

February 9, 2021

Alder Michael Tierney, District 16
Mr. Tim Parks, Planning Division
Mr. Kevin Virchow, Planning Division
Mr. Tim Stella, Traffic Engineering

RE: 5027-5101 Tradewinds Parkway
Proposed N-S Roadway

All,

The City of Madison recently amended the Marsh Road Neighborhood Development Plan at the request of the Dane County Humane Society to remove outdated restrictions that were mapped on the DCHS property. As part of the NDP amendment, the mapped alignment for the northerly extension of Tormey Lane from Voges Road to Tradewinds Parkway was revised. DCHS met with City staff and was informed that the realigned roadway would not be constructed for many years, if ever, and that many reviews and approvals would be required prior to the road construction.

Since the NDP amendment, Newcomb Construction has proposed a new development on Tradewinds Parkway that would be a positive addition to the neighborhood. Unfortunately, Newcomb was not made aware of the new roadway alignment and now, after spending considerable time and money to prepare for construction, realizes that the development cannot occur as the road is currently mapped,

The currently mapped roadway is detrimental to both the DCHS and Newcomb properties. Further, the undersigned request that the City reconsider the necessity of this roadway, especially in light of the new north-south road just west of the DCHS property that Carl Ruedebusch has already committed to building between Voges and Tradewinds. Neighborhood interests are not significantly improved by the second roadway proposed in the amendment, which would significantly and negatively impact two large property owners by bisecting the DCHS property and interfering with Newcomb's planned development. In addition, any roadway alignment will disturb low lying wetlands and eliminating the road would eliminate negative wetland impacts.

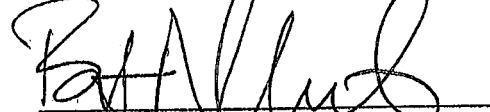
If the City ever decides to install such a road, we request that the City first provide a study that reviews the costs and benefits of the roadway for public review. Please consider our position and contact us if you consider any additional amendments to the NDP or proposed roadway.

Sincerely,

Dane County Humane Society


Pam McCloud Smith, Executive Director

Newcomb Construction Company


Bret Newcomb, President