

**Northeast Neighborhood  
Public Informational Meeting  
Thursday, February 23, 2006**

This list represents comments from citizens that were written on post-it notes and placed on boards across the room.

***Transportation Factors***

- Yes to public transit
1. The East USH 14 Interchange will be constructed.
    - It is needed to service the not yet built area of T. Wa?, Green Tech V., and high density housing
    - It is not needed
    - With the proposal of this neighborhood, this is needed, very congested already
    - What is the point of putting more traffic on MM? It's already congested. (someone else wrote: It allows traffic to get off of MM and onto 14.)
    - An interchange at Lacy and Hwy 14 is definitely needed to redirect traffic off of Cty Trunk MM and Fish Hatchery Road
  2. The McCoy Road interchange will be reconfigured.
    - How?
    - Would a bike/ped. Bridge be constructed by DOT or Fitchburg?
    - This is one of the most dangerous interchanges in Dane – let's fix it
    - Needs to be but consider the bike trail
    - I do not agree with eliminating the McCoy Rd ingress and egress this will make it very inconvenient if not impossible for people in the north portion of the neighborhood to come and go – a bad idea!
    - McCoy Road is not a beneficial major road – the impact on the wetland needs to be minimized
  3. Connections to the Capital City Bike Trail are important.
    - Yes
    - Yes!
    - Let it be! Leave it alone and they will not come – the profit seekers only
  4. There is a need for multi-modal transportation including public transit, train, bicycle, walking.
    - It seems to me that Fitchburg is behind the curve now in this area. What will an island neighborhood get for a plan in MT.
    - Neighborhoods should be dense enough to support transit
    - That assumes high population density! Keep those in the City where high density exist
    - Keep it country! The animals can walk there now
    - Open rail for freight. Then open rail Oregon to Brooklyn for freight and redesignate Oregon to Madison for commuter.
    - Yes, need public transportation soon
  5. Rail corridor should be used for public transportation.
    - The existing areas (Madison, etc) have already said no to the cost of commuter rail and the cost of track upgrades. So it appears that this won't be an option. It should be considered, but without a link to the City of Madison it won't happen.

- Develop a rail corridor and you invite high density development
  - No, rail corridor isn't economically feasible. Would the city pay the tab – higher taxes
  - The rail line is not retired
  - Who says it will be used? We'll have bumper to bumper on Larsen & MM instead!
6. Neighborhoods should be pedestrian friendly.
- Pedestrian friendly – higher taxes than already? More upkeep, etc. No!
  - The existing rural roads are pedestrian friendly to me – but going thru suburbs wouldn't be!
  - There should be interesting walkable destinations (neighborhood retail, parks, public spaces, workplaces, homes) in every pedestrian shed
  - Same – but where would they go to in this area?
7. Traffic access to Larson Road should be limited.
- Neighbors should use small blocks and dense road connections on MM and through neighborhoods.
  - Yes! Road will not support any more traffic.
  - Please stay off Larson Road – it is currently a "scenic overlay" road along with Meadowview Road
  - Absolutely – keep traffic off Larsen – for farm machinery, bikers etc.
  - Absolutely! No traffic access at all – I second that!
  - No access to Larson Road
  - Yes
  - Definitely
  - If traffic to Larson Road is shut off it will isolate Meadowview from going to Madison. (Fitchburg just repaved Larson and E. Clayton in past 2 yrs)
  - That's irrelevant. Even 1 access will become an exit to Larson if MM gets picked.
  - Designate Larson a "rustic road"? Larson road should have full connectivity but traffic calming and appropriate cross section to keep speeds down.
  - Yes, I agree. East Clayton Road cannot service as a collector road due to width and topo.
  - No access on Larson
8. There is a need for a park and ride.
- Yes
  - No
  - Not really! What is the expectation for utilization
  - No park and ride – who needs surface parking! Serve both this neighborhood and more southerly ones with transit. Serve Oregon and McFarland with commuter express bus.

## *External Factors*

- Is the Town of Dunn an EXTERNAL FACTOR? Should it be?
1. Residential densities and style will be comparable to other more recently developed portions of the City.
    - By recently I think you mean Hatchery Hill and Civic Center. Good! Harlan Hills – too sprawly
    - 1) Why did Fitchburg become a city if they wanted to act like Madison with all this expansion? 2) Development should be contiguous. Wait until you fill one spot before disrupting open lands. Our economy could slow, inflation all sorts of events could affect building and were stuck with all the disruption. 3) We'll never get these precious open spaces back... Caution. 4) The developers are investing a mint in this... but the citizens will be left with the cost and disruption of open space.
    - Where/how do you address sewerage? It's across the Hwy 14 from Fitchburg. Sounds expensive.
    - Area not likely to support residential or commercial development or commercial development at a density consistent with other areas without impacting the environment.
    - Why do we need more density and sprawl? What's the point?
    - Why be limited by this areas past patterns?
    - "Comparable to more recently developed areas", which areas? We should not be promoting such high densities and small lots
    - Low density, natural materials (no vinyl), not another Swan Creek, nicer homes, respect environment wildlife traffic patterns
    - We don't need more sprawl. It is so depressing to drive thru Fitchburg today to see the unending vistas of ticky tacky boxes.
    - I agree – sprawl is not a good use of land.
  2. The Urban Service Area will be expanded for future development.
    - Madison Metro service? Park & Ride? Soon please!
    - 1) Wait until you fill in areas closer to current development. 2) stop growing – it's only for developer's pockets
    - Infill first – leave room for working farms and small CSA.
    - Why? We need to preserve farmland for local food security.
    - Would you expand the area for food production? Or do you just buy your food at the grocery store?
    - What's wrong with not having "development"?
  3. Only gravity-type sewer systems are permitted by the City.
    - Will sewer be attached to San. District 4, or attached directly to metro interceptor?
    - How can you develop in a floodplain?
    - Will the sewer system be installed to handle future development south of this proposed development?
  4. Residential development will not by itself, create a need for a school site.
    - Of course, any further residential development will requires a need for more school sites. OSD is already crowded and MMSD already needs to build an elementary school to house the Swan Creek residents (that Oregon schools couldn't handle).
    - Then what would?
    - Do you expect this to be a neighborhood of illiterate, ignorant people?

- But we'll need school expansion in some surrounding area – so we'll still incur the expense.
  - Are all of these families homeschooling?
  - Nonsense
  - How could it not? Retirement community?
  - How? With continued classroom crowding in Oregon. How can it support more homes? Where will there kids go?
  - If residential development doesn't create a need for more schools what does?
  - No school requirements would indicate highly commercial development minimal residential density – is this a neighborhood then?
5. There will be a need for well and water tower sites.
- We need to have a detailed assessment of the aquifer before this decision is made.
  - How will a large draw on water table effect current wells in area?
  - Where will the power come from? MGE, substations? Power generation? Wind towers?
  - Will municipal water well suck all water from Meadowview? How much will it lower water table?
6. Neighborhood parks are needed for future residents and will be provided in accordance with the Parks and Open Space Plan.
- Parks are important but farmland is also – leave it as farmland.
  - Parks do not replace natural space.
  - Fitchburg parks need to be connected by bike paths and trails to each other and surrounded by open space and vegetation.
  - I am disappointed with manicured parks – they are not really "parks" to me.
  - Don't fill it in the first place. It's already open. We'll need our local farmland for food growth as gas prices increase and it becomes more expensive to ship. Fitchburg – leave us something.
7. Market demand exists for development in this area.
- I'm sure there is a market demand for development in the northeast neighborhood, but that doesn't mean it is economically feasible for the city or its residents!
  - Who's to profit? Isn't fertile land important?
  - By whom – a few developers?!
  - Where is our plan to preserve our agriculture and will we develop gardens and produce farms?
  - Realtors say so, do the residents?
  - If you give in to market demand for housing, when they all need food, it will be to late to meet that demand!
  - Are you going to eminent domain us?
  - Is market demands the only consideration? What about ecological demands the plants and animals we enjoy they coexist with us!
  - Of course it does and demand far exceeds what is currently being planned.
  - Housing costs will only increase if development is not allowed.
  - As Dane County's population increases, so does demand to develop open space. This doesn't, however, always mean it's the right thing to do.
  - Who is expected to travel into this area to shop? Commuters? Not enough residential density planned to have self supporting neighborhood.

- Demand exists but does not have to be fulfilled, especially at the cost of losing buffer land between wetlands and working farms.
8. Business development east of USH 14 will be different in character from Green Tech.
- Still don't understand where the demand for services in the northeast neighborhood is coming from!
  - What does this mean?
  - What business is planned east of Hwy 14?
  - This of course implies we should simply expect business to develop!
  - Where?
  - Being removed from other goods and services. This neighborhood will create more "auto trip" traffic as opposed to less.
9. Development will be more intense west of CTH MM.
- Reduce speed limit on Hwy MM? This road will become increasingly dangerous with more access points.
  - Speed limit on NE neighborhood roads should be reduced regardless of the number of access points to developments. This should occur immediately.
  - What type of business/zoning? East of MM, west of MM
  - Not necessarily – why assume development should be a reproduction of past mistakes?

## *Environmental Factors*

- Strongly agree with environmental statements 1-6.
  - These all sound good – the devil is in the details. Do as much preservation of this last wonder place in N. Fitchburg as possible.
1. All efforts will be taken to preserve the Nine Springs Creek and Swan Creek.
    - Concerned about all this water running under Goodland Park Road towards Swan Creek? You can't stop the flow of water. Brian Parley 513-8991, owner/MM and Goodland Park Road
    - We've heard this all before – the effort will be made – and having "made every effort" the decision will favor economics and expediency.
    - The Nine Springs area is an absolutely necessary wetlands. How will we have water if we don't protect it.
    - Effort is different then making it mandatory to preserve these areas. In the end cost will effect the efforts.
    - Will Swan Creek flow stay the same or will it increase and if so what impact on wetlands?
    - What defines all efforts?
    - How about restoring the damage already done?
    - A meaningless statement
    - How dare you develop land near the Town of Dunn, has not anyone told you how special we are?
  2. Sufficient areas will be preserved and utilized for groundwater recharge.
    - What do you mean "preserved" and "sufficient"? I'm doubtful that this would ever be acceptable to Dunn township neighbors who will bear the brunt of the development.
    - Does the plan take into consideration the holding area from rising water in Madison lakes?
    - Note existing retainage areas – 4852 Goodland
    - Areas can be preserved above ground. Usage will draw from the water table below. Humans do not determine the borders and boundaries of the table below growth 15 miles away can drain your preserved area.
  3. Storm water runoff from future development will be controlled.
    - It is environmentally irresponsible to develop up to the edge of Dunn Town and upset your neighbors to receive all your excess run off and provide all your scenery and wildlife.
    - If so, it would be a first. Most plans only deal with the 10-year flood!
    - East end is now prone to runoff, what plan?
    - How? We already have problems with run-off and standing water. The SE corner of the proposed neighborhood is a lake during rain or snow melts.
    - Why have storm water runoff. Rain gardens have been used successfully in many places. I suggest rain gardens on each property.
    - Storm water runoff is not controlled now. What is the plan to control storm water runoff if we have been unsuccessful thus far?
    - How do you plan on controlling the storm water?
    - You need to watch water flow onto Larsen Road between Meadowview and E. Clayton.
    - How? We already get floods. Paved surfaces and roofs will increase the water.

- How do you propose doing this? Sometimes the best way to deal with run off is to leave large areas of land undeveloped!
4. Steep slopes are not suitable for development.
    - Deception of Par fore group. Golf course if anything.
    - Not true. I was just in Montana and there are lots of homes built on slopes steeper than what is in Fitchburg without erosion or other problems.
    - Neither are low areas where water runs/sits.
    - Of course not, and neither are most of the areas you propose.
    - I very strongly agree with there statements, #4 and #5.
  5. Wetlands will be buffered.
    - I very strongly agree with there statements, #4 and #5.
    - It does not suffice to say "buffered". Specify 100-m buffer of high quality habitat.
    - Translation: Wetlands, will not be destroyed out – right but will be allowed to degrade slowly – the rate inversely proportional to the "buffer" and directly to isolation.
    - How extensive will the buffer zone be?
    - Can the Town of Dun be buffered from Fitchburg's development, please?
    - Buffered how? Needs to have an integrated plan for flowage between the wetlands based on topography and soil types.
  6. Ecologically sensitive areas will be placed into environmental corridors.
    - Who will decide what is environmentally sensitive? The entire proposed area is sensitive!
    - Specify size and quality of corridors and basis for plans for corridors.
    - The whole place should be an environmental corridor.
    - E-way connections via neighborhood parks and trails are vital. Wetlands and tributaries need vegetation and other help! Flooding springs is a problem to be solved also.
  7. A Forest Preservation Plan will be applied to the wooded areas in the northeast neighborhood.
    - Environmental corridors are defined by water, wetlands and topography >12.5%
    - Then why wipe out all the beautiful woods for an interchange Hwy 14?
    - How is whatever you are planning in concept with: DNR? Cap City Bike Trail?
    - Is it Fitchburg's intention to not develop the heavily wooded areas or to have larger home sites to preserve the woodlands/lower density.
    - Has a forest preservation plan been development? I didn't know that!
    - Wetland buffers should be at least 500 feet from the edge of wetland soil and vegetation area. Stormwater needs to be infiltrated onsite at least to the extent it filters into the soil in an undeveloped condition. The well site required will impact aquifers – how will that water be replenished? Phil & Libby Lewis

### *Comments placed on maps*

#### Soil Characteristics – Percent Slope Map

- Don't level it! Leave the natural topography
- Amen

#### Topology Map

- Too much runoff as it is (arrow pointing to wooded wetland west of Larson Road, south of E Clayton Road)
- You will flood us out on Nora and View Roads if you build west of Larson!
- H<sub>2</sub>O runoff is a huge factor on East of Larson Road. What will be done?
- This is a wetland. Do not plan development in or near this important environmental area (arrow pointing to area immediately west of Larson Road, 2,000 feet north of Goodland Park Road).
- Lowest elevation of the entire NE Neighborhood – 800' (arrow pointing North of Goodland Park Road east of the three homes)

#### Wetlands Map

- This is a unique area. It would be a crime if this were developed (i.e. multi housing) (arrow pointing to wooded wetland south of E Clayton Road)
- Do farms also get developed? Why not?
- This is a small lake about 6 months of the year (arrow pointing to area immediately west of Larson Road, 2,000 feet north of Goodland Park Road).
- This probably used to be wetland – let's restore it – too low for homes (arrow pointing to area immediately west of Larson Road, 2,000 feet north of Goodland Park Road).

#### Neighborhood Location Map

- Why not develop the hub of Fitchburg rather than the end of a “spoke”?
- What is the remaining residential capacity in existing McGaw, Stoner, and Swan Creek?
- This is our neighborhood and our community! What about community! Is this important to you? Will you live here too?

#### Transportation Map

- An improvement on bike path looks good.
- Bike & park, drive & park areas needed.
- This area is an oak savannah (arrow pointing to area between MM and USH 14 north of proposed interchange)
- How much farmland will this take up? (placed near proposed interchange)

#### Nine Springs Green-Tech Village Map

- Do not understand a park in the middle of roads.

### Existing Land Use Map

- There are floods every year. Runoff means there's no downward flow. Sewage also will run downhill. Chemicals to treat sewage will also run downhill – and collect somewhere – what protection will there be to the farmland?
- Runoff a huge problem – east side of plan
- What is the school district plan? Hopefully stay in Oregon
- Water is retained at this location most of the time (arrow pointing to area immediately west of Larson Road, 2,000 feet north of Goodland Park Road).
- There is 60 acres in the NE that were permanently protected for agriculture use. This is part of an active livestock farm that will be applying for WPDES Permit in the summer of 2006. Are you still maintaining agriculture?
- What are you doing for community separation? It is covered in the Town of Dunn Open Space Book
- Land use must taper down in intensity as it approaches the Dunn conservation areas.
- What is this really now! MAP IT! (arrow pointing to area immediately west of Larson Road, 2,000 feet north of Goodland Park Road).
- State, County, City, and Town all agree by policy: protect farmland.
- Is this work being done in consultation with the Dunn Town Board and Dunn Plan Commission?

### Existing Zoning Map

- There must be a permanent urban development boundary near the east edge of the neighborhood. Density must be high far from the boundary and taper to low at the boundary.
- Please show all mapping factors to 1.5 mile potential limit of Fitchburg extraterritorial zoning.
- Have you read the Town of Dunn Land Use Plan and the Town of Dunn Open Space Preservation Handbook?
- Town of Dunn land use? Existing Zoning?
- Jensen Schuepbock 17 acres. E. Clayton Road – zoned commercial. We hope it stays that way (we have been here for 64 years). Also strip along MM should be zoned with other parcels. We have given easements to E-way, bike path, MGE & sewer and hope we are not overlooked. – Joanne Jensen
- The form of our developed areas must be urban not suburban. This is to save land, energy, cost of municipal services, traffic.
- We have lived here for 48 years! Do we have a voice? If so, we are opposed to this destruction of our land and community.
- Do not understand this white strip (northwest corner of neighborhood boundary)
- What ever happened to our 1995 General Land Use Plan? Has it been consulted? Is it garbage?
- Why is this zoned AG-X?
- Land use must be unified with neighborhood retail, workplaces, and residential.
- Pond (arrow pointing to area east of CTH MM, north of residential lots).
- Big pond (arrow pointing to area immediately west of Larson Road, 2,000 feet north of Goodland Park Road).
- Flooding (placed on the southeast corner of neighborhood)