

## Northeast Neighborhood

I have been an alder for this area for nearly 10 years.

It's the position of the administration to request this, but it's controversial. Hundreds of citizens have petitioned the City to reject or delay development here until more study can be made of climate change and groundwater, emergency services can be provided, and unplatted land already in the USA is more fully developed.

I chaired the committee which produced the Plan for this neighborhood. It was a good compromise, but it says little (over my objections) out timing, absolutely or in relations to other city development. It does set preconditions, however.

The plan assumes that our new NE fire/EMS station will open in 2015. It's been pushed back to 2017 at the earliest. EMS response from our current stations to CTH MM is about 14 minutes. No new occupancy permits should be granted before the new station opens.

Water management is on a knife edge here. We need to recharge enough precipitation to nourish the Waubesa Wetlands, but not too much that Meadowview is flooded. In light of our changing climate, the Plan requires that development be analyzed using the new Dane County Ground Water Model. It asks that this be done while we wait for the fire station to be built. I ask the Commission to follow the approved Neighborhood Plan with respect to these two issues.

If the full NEN and NSPN amendments are approved now, Fitchburg will have nearly all of its permitted 25-year supply of development land **under the former population projections**. But DOA this year reduced those projections by a third. If you approve these USA amendments at this time, Fitchburg will have a nearly 40-year supply of development land, and the commissioners and staff are well aware that a glut of greenfield development land leads to low-value development, per acre and per mile of infrastructure, and fosters scattered development instead of the compact development that is a goal of both the commission and the Fitchburg Comprehensive Plan.

Even today, the threat of this USA amendment is deterring 5- to 20-acre infill development projects along the south side of Lacy Road, where water, sewer, and roads are already available. This amendment should wait until more of the current USA is developed.

Please reject this USA amendment at this time!