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| **From:** | Steve.Arnold@Fitchburg.WI.US on behalf of Steve Arnold |
| **To:** | Helmuth, Lisa D - DNR |
| **Cc:** | Steve.Arnold@Fitchburg.WI.US |
| **Subject:** | Comments on Fitchburg"s proposed "Northeast Neighborhood" amendment |
| **Date:** | Wednesday, April 01, 2015 4:27:00 PM |
| **Attachments:** | Plan Commission testimony 2012-02-18.pdf<br>Common Council debate 2013-02-19.pdf<br>CARPC testimony 2014-10-09.pdf |
| **Importance:** | High |

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As you may be aware, the Northeast Neighborhood (NEN) proposal is controversial, with certain land owners and business associations supportive and the public general in opposition. I chaired the steering committee that developed the NEN Plan, now part of Fitchburg's Comprehensive Plan.

I oppose the NEN amendment at this time for three principle reasons:

1. The NEN Plan calls for analysis of the amendment using the updated Dane County Ground Water Model, developed by the Wisconsin Geological and Natural History Survey. This has not been done.

Water management in this sensitive area is on a knife edge. Too much ground water recharge will flood the Meadowview subdivision to the east, while too little will dry out and thus damage the Waubesa Wetlands, a State Natural Area, and Lake Waubesa.

2. The NEN Plan calls for a fire and EMS station to serve the area before opening it for development. This will not happen for at least two years.

Because of these failings 1 and 2, adopting the NEN amendment at this time would violate Fitchburg's Comprehensive Plan, and thus Wisconsin's Smart Growth Law.

3. This land is not needed for development at this time. To adopt the amendment would bring Fitchburg to a 25-year supply of development land, based on five-year-old DOA population projections, but a 40-year supply based on current, lower projections, far exceeding regional planning commission guidelines.

Allowing development in the NEN would be damaging to the regional design in Fitchburg's Comprehensive Plan, consisting of urban transit-oriented development along Fitchburg's now-active eastern rail line. It would spread development over a much wider area, causing lower-value development, and discouraging in-fill development by flooding the local market with cheap land.

Smart planning for the good of Fitchburg and the region must take into account all three of these reasons.

I have attached three documents that further elaborate on these concerns for the department to consider:

- My testimony to Fitchburg's Plan Commission on 2012-02-18
- My presentation to Common Council colleagures on 2013-02-19
- My testimony to the Capital Area Regional Planning Commission on 2014-10-09

These statements consistently object to the NEN amendment at this time

for the reasons above and others.

Since the approval of the NEN amendment and the development of the NEN are issues in the current elections for Fitchburg mayor and all eight Common Council seats, and these elections will be decide on April 7, I urge the department to withhold further analysis of this amendment and its decision until after the new Mayor and Common Council are seated.

If elected Mayor on April 7, I will withdraw the City of Fitchburg's appeal of the Capital Area Regional Planning Commission's rejection of the NEN amendment as soon as possible, and reconsider it in a future year, in light of further analysis using the new Dane County Ground Water Model, after Fitchburg's new eastern fire/EMS station is operational, and when other areas already in Fitchburg's urban service area are more substantially developed.

Please acknowledge the receipt of this message and the readability of the three attachments. Thank you!

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