

Attachment 3 – List of Public Comments Received by WDNR during both public comment periods

Public Comments Received on the March 2016 Draft Revised Decision

Name	Comments/Concerns
Richard Reinke	<p>Wetlands surrounding “boot” of Lake Waubesa are essential to keep stormwater run-off from entering Lake Waubesa.</p> <p>DNR should consider Public Trust Doctrine in making decision.</p> <p>DNR should make its decisions based on science.</p>
Audrey Koehn	<p>Concerned about impact on water quality, Lake Waubesa and the wetlands.</p> <p>Development will cause increased flooding, which will flow into the wetlands and lake and cause the spread of aquatic invasive species.</p> <p>The area is not close to the city center.</p>
Bob Uphoff	<p>Farms over 800 acres to the North, East and South of the area proposed for development.</p> <p>Drainage ditch to the east of the property in the Town of Dunn isn’t capable of handling the increased runoff that will result from development.</p> <p>The model may show reduced phosphorus and sedimentation loadings, but by the time the runoff gets to Lake Waubesa, it will have picked up nutrients, which will result in poorer water quality.</p> <p>Has worked with the Yahara Pride Farmers watershed group to help farmers understand the need for agriculture to do its part for improved water quality in the Rock River/Yahara River watersheds for four years.</p> <p>Considering the TMDL for this area, questions whether adding these 74 acres helps all of us to meet this EPA mandate.</p>

Amy Schulz and Dave Welo	<p>The wetlands in this area are critical to the quality of our lakes, especially Lake Waubesa.</p> <p>This expansion plan should have been based on standards based on 5 years of pre-development sampling, it should include 5 years of post development monitoring by an independent entity, and an enforcement mechanism to pay for restoration if the plans don't work.</p>
Timothy O'Donnell	<p>This is a sensitive natural area and the risk to the nearby wetlands outweighs the private economic interest of one developer.</p> <p>Wisconsin's natural beauty is a major economic asset for the state and all its residents.</p> <p>There is no shortage of development space with infrastructure already built in Fitchburg.</p>
Patrick Cheney	Concerns about development near former landfill.
Mike Solomon	DNR should require the developer to include adequate structures and design elements sufficient to protect the wetlands and downstream waterways.
Steve Drake	<p>Proposed development will be detrimental to the adjacent wetlands and downstream Yahara river chain.</p> <p>No data suggesting the 90% infiltration rate will adequately protect the wetlands and downstream waterways.</p> <p>In the end it will be much easier and less costly to protect these areas from the negative impacts of development now rather than try to mitigate the almost inevitable damage later.</p>
Mary Upshaw	Wetlands are important sanctuaries for the diversity of life. This proposal endangers them, which is risky and unnecessary.
Judy Plambeck	Lake Waubesa which has already been damaged by Fitchburg development between Syene and Fish Hatchery.
Bob Leff	General opposition.
Katharine Odell	<p>Wetlands are critical areas for marine and plant life.</p> <p>The buffer zone around the wetlands is inadequate to ensure preservation of the wetlands.</p>

Joanna Bernardi	General opposition.
Dean Hein	Fitchburg needs to do infill and control the expansion of water and sewer.
Karen Jackson	There is already too much sprawl south of Madison. This plan encroaches on the already fragile Nine Springs wetland.
Gino Baldarotta	Opposed to development along this corridor because of its proximity to wetlands and precious waterways.
Peter Kaseman-Wold	Developing this ecologically sensitive area presents threats to wetlands and Lake Waubesa.
Judith Stadler	Developer should not be permitted to develop more than 250 acres. DNR should maintain the strictest oversight of any development at all by this developer.
David Ende, Kathleen Murphy-Ende	The Yahara lakes have long been and continue to be one of the prime factors responsible for the settling, growth, and outstanding quality of life in the Madison area. This development will have a long-term environmental impact to the land and its inhabitants. The impact to the Waubesa Wetland areas and downstream regions can only be detrimental, and the questions are – to what degree, how rapidly, and how reversibly.
Dan and Tamara Knickmeier	Preservation of wetlands is a cost effective way to protect the quality of water in our lakes.
Carolyn Holland	General opposition.
Kathy Hauser	General opposition.
Gene Curtis	General opposition.
Marina Drake	Proposed development will be detrimental to the adjacent wetlands and downstream Yahara river chain. The DNR has required that the developer capture 90% of the run-off from the proposed development, but there is no data

	suggesting that this rate will adequately protect the wetlands and downstream waterways.
Janet Wesol	The area between Larson Road, Lacy Road, Clayton Road and Goodland Park should not be developed.
Cindy Noffkes	Concerned about aquifer drawdown and the disappearance of Starkweather Creek.
Joan and Darren Blankenship	Standards should be based on multiple years of pre-development sampling and post-development monitoring by an independent entity. There should also be an enforcement mechanism to pay for restoration if the plans do not work. 300 foot buffer around Wetland #1 not sufficient.
Kitty Brussock	The water quality of Lakes Waubesa and Kegonsa is far below that of Mendota and Monona. If the flow of Swan Creek which feeds the south end of Lake Waubesa and its wetlands is diminished, the south end of the lake will become quite stagnant.
Peter Kaseman-Wold	Concerned about threats to wetlands and Lake Waubesa.
Nancy Stolla	Lake Waubesa has the highest phosphorus level of Madison's lakes.
Hugh Hauser	Continual development of wetlands is very concerning.
Tom Potter	General opposition.
Ellen Hansen	Concerned about the post development runoff from impervious surfaces and lawn fertilizers posing a danger to Lake Waubesa and its wetlands through increasing algae blooms. Standards should be based on at least 5 years of pre-development sampling to create a baseline. There should also be post-development monitoring for 5 years by an independent entity and an enforcement mechanism to pay for any needed restoration. The current wetland pond and a large buffer area is a very important stopover site for migrating birds.
Lorraine Gardner	One of the criteria for adding land to the service area is a demonstrated benefit to the municipality, and Fitchburg already has a lot of land available for development without the Northeast Neighborhood.
Betty Viney	General opposition.
Irene Hamrick	Leaving more wetlands in place in Dane County is critical to prevent flooding.
Christine Hess-	Protecting the Northeast Neighborhood would build and extend the natural protections already in place.

Molloy	
Louis Kubai, Carol Landahl	<p>This area clearly needs to be further studied by an independent scientific body (such as an appropriate research group at UW-Madison).</p> <p>Follow-up studies by such an independent group would then be required to ensure whether any permitted development might interfere with water quality.</p>
Carrie Eaton	<p>The expansion of the area upstream from the Waubesa Wetlands will have devastating long-term impacts on these sensitive environmental areas.</p> <p>Development will result in the spread of invasive plant species, the reduction of current wildlife habitat, and a potentially dangerous impact to the regional aquifer.</p> <p>This region serves as habitat to numerous terrestrial and aquatic species and is a common migratory pathway for many different species of birds.</p>
Kate Schulte	General opposition.
Marie Seckar	<p>These wetlands are irreplaceable and extreme caution should be used before the above decision is permitted.</p> <p>Once unique wetlands are harmed, they cannot be restored to the original condition.</p> <p>Computer modeling is not enough for such critical decisions that can have a long term harmful impact for the region's wetlands and lakes.</p>
Maureen McDonnell	Wetlands are irreplaceable. Wetland restoration inadequate.
Kate Brethauer	Would like to see strict standards and plans for remediation.
Nancy McClements	Would like to see standards based on 5 years of sampling, 5 years of independent monitoring, and strict enforcement plans.
Robert Rottman	Very concerned about the loss of wetlands. Wetland restoration not very effective.
Mel Miller	Concerns about water levels in Lake Waubesa.
Anke Johnson	Post-development runoff from impervious surfaces and fertilized lawns poses the greatest danger to Lake Waubesa and its

	<p>wetlands.</p> <p>Sediment and water containing nitrogen and phosphorus flow downstream and feed invasive plants and algal blooms.</p> <p>Standards should be based on five years of pre-development sampling to create a base line. There should also be post-development monitoring for 5 years by an independent entity that controls a fund paid for by the developer, and an enforcement mechanism to pay for restoration if the plans don't work.</p>
CARPC	<p>The Commission believes there should be less development than the 454 acres DNR is approving. The Commission does support DNR's decision to deny the remaining 532 acres of the 986 acre area originally requested by the City of Fitchburg.</p> <p>The Commission supports a 300 foot minimum buffer for Wetland A.</p> <p>The Commission supports the agreement to conduct monitoring to evaluate the effectiveness of stormwater management practices.</p> <p>The Commission supports the condition that the applicant must have wetlands delineated. The Commission recommends DNR wetland experts with experience in Dane County conduct the delineations.</p> <p>The Commission supports the updating of the environmentally sensitive area map for Fitchburg.</p> <p>The Commission supports conducting a watershed study for the Waubesa Wetlands.</p>
Joy Zedler	<p>Endorses the need for a watershed-scale study of the waters affecting Swan Creek, riparian wetlands, Waubesa Wetlands, and the southwestern waters in Lake Waubesa. Recommends that study be required prior to development.</p> <p>DNR's research should begin now, and should use updated groundwater and stormwater event data.</p> <p>Monitoring to evaluate the effectiveness of stormwater management should be conducted by a third party, such as USGS. The BACI statistical design should be used for comparing data.</p>

Town of Dunn	The Town does not object to the Revised Decision as issued for public comment, but reserves its right to object to the Revised Decision if it is finalized in a form different than the parties' settlement discussions to date or is inconsistent with the potential settlement agreement.
West Waubesa Preservation Coalition	<p>New Dane County Hydrologic Model and anticipated Groundwater Status and Protection Plan should be used for this application.</p> <p>Would like to see standards that are based on five years of pre-development sampling, so as to capture enough data, including data from an unusual storm.</p> <p>There should be post-development monitoring for five years by an independent entity.</p> <p>There should be an enforcement mechanism to pay for restoration if the plans don't work.</p>
Mike Croft	The DNR should again revise the original decision to include the entire Northeast Neighborhood as submitted by the City of Fitchburg, whose citizens and Common Council approved the entire Northeast Neighborhood with a major emphasis on water quality protections and open space.

Public Comments Received Prior to the April 2015 Decision

Name and Address	Affiliation	Support or Oppose Plan Amendment	Comments/Concerns
Mary Holtshopp	Town of Dunn Resident	Oppose	<p>As a longtime resident in the Town of Dunn I am very concerned that Fitchburg is thinking of developing land in an area that is known to have springs that drain into Lake Waubesa. This area has been studied by world renowned environmentalist and shown that development could cause the ruin of Lake Waubesa.</p> <p>It was just over a year ago that Dane County purchased preservation right to many acres of land in the very area that could be affected. Why would a development be approved to destroy an area of land so precious? Fitchburg has lot of land elsewhere that could be developed and still maintain the road access they claim the NE neighborhood would provide. Please help preserve our sensitive wetlands for future generations.</p>
<p>Barry and Susan Ottmann</p> <p>Read Full Comments</p>	Recreate in Waubesa Wetlands State Natural Area	Oppose	<p>Given the potential negative impacts from increased storm water loading into this fragile area, we believe that DNR should reject Fitchburg’s Northeast Neighborhood proposal.</p> <p>The ratio of wetlands to property suitable for development is extremely small. And for an area like the Waubesa Wetlands State Natural Area to be so close and accessible to the many citizens of Dane County, it seems shortsighted to endanger it for future generations. Again, in relative terms, development is fungible but wetlands and water bodies are not. Mitigation proposals are not an effective option in this case. There may, indeed, be a broader need for the types of development as proposed by Fitchburg. However, their particular ‘Northeast Neighborhood’ site is not appropriate given the potential long-term environmental damage to the greater community.</p>

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Peter Kaseman-Wold	Nearby resident	Oppose	<p>I'm concerned about the effect on this development on the quality of our environment, particularly with regards to water quality in wetlands, lakes, and aquifers. Whether the values of environmental systems are calculated and considered or ignored, they are real. We all benefit from the water purification, flood protection, groundwater recharge, and more that healthy ecosystems provide.</p> <p>As Dr. Joy Zedler, UW Arboretum ecologist has concluded, our attempts at man-made versions of these systems haven't performed well. From her report: "Despite being designed to remove nutrients, all three swales discharged more nitrogen and phosphorus than they received." "Stormwater facilities are not cure-alls. They can reduce Total Suspended Solids, but many contaminants that degrade wetlands pass through."</p> <p>Furthermore there is plenty of land in Fitchburg that could be developed without opening this area, with less damage to water quality, and less risk of flooded homes.</p>
Chuck and Dolly Ledin Read Full Comments	Town of Dunn Residents	Oppose	<p>On our land restored a 15-acre wetland and greatly decreased the erosion and sediment loadings to Swan Creek and ultimately Lake Waubesa. Drainage ditch on property is a fish spawning area. Following our wetland restoration, property became a nesting place for ducks, geese, shorebirds and other species like rails, woodcock and snipe.</p> <p>Wetland restoration led to beneficial changes in the surface water hydrology from both quality and quantity standpoints. Groundwater usage in this area and the resultant downstream diversion of the Madison MSD effluent to Badfish Creek has resulted in regional</p>

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			<p>groundwater depletion measured in feet and associated loss of groundwater discharge to the Madison lakes.</p> <p>Long term view is needed rather than a snapshot of today to prevent or mitigate the impacts caused by groundwater depletion and water quality degradation which have been observed in the Green Bay area, the central sands or southeast Wisconsin.</p> <p>WETLAND IMPACTS</p> <p>1. Due to existing topography, surface runoff drains to a low 10 acre basin which serves as a wetland detention basin to protect downstream wetlands and surface waters from flash flood flows and resultant erosion related sediment loads (also phosphorus, nitrogen and pesticides are included in this runoff). This basin and its importance to regional hydrology must be preserved. This runoff basin is also very important as a migratory bird resting area in the spring migration period. For these reasons, and especially if the sewer plan is amended, it is important that this area and its functions be preserved.</p> <p>2. While we have a restored wetland on our property, there are also wetlands on the adjacent county parklands, properties to the south and the entire southwest shore area of Lake Waubesa. To preserve these areas, it is important to retain the current hydrology and minimize the off-site flood flows while preserving the summer base flows. The significant hydrologic impacts caused when permeable surfaces are converted to roofs and pavement could easily destroy the downstream wetlands and the habitat quality of Swan Creek.</p> <p>GROUNDWATER IMPACTS</p> <p>1. From a quality perspective, there has already been significant impact to our groundwater as elevated nitrogen levels, at times above the 10 mg/l</p>

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			<p>health level, were the result of past nutrient management practices on the agricultural lands. If this land converts to residential and commercial development, we are concerned that new lawns and landscaping will lead to even a less controlled usage and further health threats from nutrients and pesticides(which include herbicides) to our, and our neighbors', private wells in the shallow aquifers.</p> <p>2. We understand that a new high capacity well which would be much deeper than our private well would provide a municipally owned and operated system for the proposed development. While we have been given assurances that this high capacity well would not impact water levels in our wells, it is not clear that any studies have been done which demonstrate that there is an impermeable layer which separates our shallow supplies from the deeper aquifer to protect us. Further if the current precipitation and site runoff is changed, it is unclear to what extent the high capacity well related drawdown and the related shallow aquifer decrease in recharge will impact not only our water supplies but also the connections to the wetlands, streams and Lake Waubesa.</p>
Tim Herbert	Lives on Lake Waubesa	Oppose	-Water Quality impacts
Erik and Amy Berning	Town of Dunn Residents and Lake Waubesa Recreation	Oppose	-Water quality impacts to Waubesa Wetlands and Lake Waubesa are of concern. . Lake Waubesa is a wonderful natural asset that we utilize for fishing, swimming and boating. As parents of young children who swim in the lake and eat the fish from the lake, protecting the Waubesa Wetlands and the health of Lake Waubesa is extremely important to us. We count on you, the Department of Natural Resources, to be our front lines in protecting these areas.
Randall Lansing	Nearby Resident	Oppose	-Water quality impact to Waubesa Wetlands -Out of date stormwater data

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William McAuliffe-Schroeder	Town of Dunn Resident	Oppose	<ul style="list-style-type: none"> -Groundwater -Stormwater runoff -Overdevelopment of area
Sharon Hanrahan	Fitchburg Resident	Oppose	<ul style="list-style-type: none"> -Runoff to Swan Creek -Other developable land available -Impacts to Lake Waubesa and Waubesa Wetlands
Gary Leverington	Fitchburg Resident	Oppose	<ul style="list-style-type: none"> -Overdevelopment
Joan and Darren Blankenship	Fitchburg Residents	Oppose	<ul style="list-style-type: none"> -Stormwater facilities inadequate for intense storm events -Waubesa wetlands and Lake Waubesa <i>-Request Public Hearing</i>
Phyllis Hasbrouck	West Waubesa Preservation Coalition	Oppose	<ul style="list-style-type: none"> <i>-Request Public Hearing</i> -Wishes to be copied on all correspondence
<p>Jake Johnson</p> <p>Read Full Comments</p>	City of Fitchburg Parks Commission Member and area resident Sierra Club member	Oppose	<p>Concerned about too much development throughout our city, especially in the environmentally sensitive Northeast Neighborhood. The plan for high density housing and the subsequently needed roads and driveways and digging in this area will undoubtedly hurt the natural nature of the area and will cause significantly more runoff into the sensitive Lake Waubesa watershed.</p> <p>As a city, we have a lot of central land slated for development, and I'm sure that down the road the northeast neighborhood will pair with a developer that understands low impact housing and green practices. Historically, our city council has approved a development and then the developer changes things, specifically adding housing and requesting smaller buffers around wetland and water resources, which are then subsequently given to them by our</p>

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			<p>mayor and council.</p> <p>Until we get a council that understands the importance of environmental sensitivities and all of the factors that affect water health, I am strongly against developing the Northeast Neighborhood. A petition with hundreds of signatures was circulated and the people in this community do not want dense development there. I think we need to prioritize residents and the environment first here and avoid development in the Northeast Neighborhood of Fitchburg until we can come up with a good green plan.</p>
Linda Kietzer	Dane County Resident and Recreator	Oppose	<p>I think there is no need for this development at this time. From what I gather, there is plenty of developable land elsewhere in Fitchburg, and the population growth is not expected to exceed that demand for a couple of decades.</p> <p>I feel that preserving the wetlands is critical for its many native species and habitats. Also, won't that area flood if it's developed? I live near a marsh, and all the homes nearest the marsh flood all the time. Seems like a bad idea.</p> <p>Please formally register my opposition to this development.</p>
Steve Richter	The Nature Conservancy, Director of Field Programs	Oppose	<ul style="list-style-type: none"> -TNC owns more than 300 acres of land in the Waubesa Wetlands State Natural Area -Waubesa Wetlands contain high-quality fens, springs and plants/animals -Stormwater runoff prevention and maintenance of groundwater infiltration important -Should plant perennial native vegetation

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Erica Schmitz	Land Use Manager Deputy Clerk Treasurer, Town of Dunn	Oppose	<p>I'm writing on behalf of the Town of Dunn. We are adjacent to the City of Fitchburg and have a great deal of concern about the water quality impacts of the proposed Northeast Neighborhood Development and thus for the requested sewer service area amendment.</p> <p>We understand that the next step in the process is for the DNR to review the decision of the Capital Area Regional Planning Commission. We would like to participate in the review process. I would appreciate it if you would please give me a call. In particular, I would like to understand the timeframe for the review.</p>
Robert Wieldholz Read Full Comments	Town of Dunn Resident, located "downstream" of proposal area	Oppose	<p>Water quality of Lake Waubesa; Excess run-off; Flooding Quality of life in the Town of Dunn; Traffic Concerned with flooding (Has survived 3 or more 100 year floods over last 20 years)</p>
Gene Curtis		Oppose	<p>Please uphold the CARPC decision to NOT allow the development of the proposed Fitchburg NE Neighborhood project! Besides all of the scientific reasons and risks to the wetlands, the simple fact is this development is NOT needed at this time. Just because a developer has purchased the land and wants to build on it and start making his investment turn a profit does not mean it is good for the region! Fitchburg already has enough land in their existing USA they can develop and let's not forget and properly managed growth that should look and in-fill and Brownstone development and NOT urban sprawl and Greenfield development.</p> <p>Please do what is right for the entire region and NOT the mayor of Fitchburg and his development friends and up hold the CARPC vote of NO to the NE Neighborhood development.</p>

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Mary E. Madigan		Oppose	Please (do) not overrule the planning committee's recommendation to deny the request to develop the area around Lake Waubesa. The scientific evidence strongly suggests that developing the area will cause flooding and degrade sensitive wetlands. Ignoring this evidence would be a short-sighted advancement of a few developers' interests over the interests of all citizens, now and in the future.
Wade and Kim Mapes	Lake Waubesa resident	Oppose	Acknowledge and confirm the overwhelming possibility that runoff would be detrimental to our marsh and lake. We urge you to insure that this development will not be allowed to move forward, gambling with the future of one of our important resources. We are placing our trust in you and your fellow DNR staff, to make the right decision and stop this development.
Scott Taylor	Town of Dunn Resident Taylor Conservation, LLC	Oppose	<p>I am very concerned by the comments of local wetland scientists regarding the possible impact to Waubesa Wetlands from surface water runoff from Fitchburg's proposed development. For an ecosystem as important and as vulnerable as Waubesa Wetlands, it is essential that we incorporate a large margin of error into watershed land use planning. In other words, even if the models suggest storm water runoff can be controlled, we must allow for model error, particularly in light of increasingly unpredictable weather under climate change.</p> <p>I believe CARPC made the right decision for the protection of Waubesa Wetlands, a regionally significant ecosystem. I ask that the DNR uphold this decision.</p>
Joe Parisi Read Full Comments	Dane County Executive	Oppose	Concerned the development will have adverse impacts for residents of our county and local lakes our taxpayers are currently investing millions of dollars into for cleanup and restoration. This is only the

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			<p>second development in Dane County in past 4 years that I have publicly scrutinized the placement and need for...</p> <p>Our lakes have tens of millions of dollars in economic impact annually. Development will affect wetlands, watershed, and areas important to having a healthy and vibrant Lake Waubesa-one of the lakes in the Yahara Chain.</p> <p>Dane County budget has \$10million available this year alone for capital borrowing for lake clean-up efforts. Siting new development in the headwaters of the waters we are trying to clean is wasteful, counterproductive, and disrespectful of the hard work and investments underway by many in the public and private sector.</p> <p>-Other developable land available -Broadest opposition to development he's seen in 4 years</p>
Dave Hannon		Oppose	-Concerned about impact on lake, streams and wetland
Bob Leff		Oppose	Please do not allow this proposed development to proceed and thereby to endanger, nay, to destroy one more valuable wetland ecosystem. The pro-developers always insist they won't do harm until they inevitably do, and then it's too late.
Diane Streck Read Full Comments	Chair, Fitchburg Resource Conservation Commission	Oppose	<p>-Concerned about impact to wetlands -Stormwater data not current -Groundwater model not current -Need full study of impact on Waubesa wetlands using updated groundwater and stormwater models</p>

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Theresa Brandabur	Area resident, professional geologist	Oppose	<p>This development is not needed and Fitchburg is using old outdated population projections as justification</p> <p>Development not needed -1125 acres empty land in urban service area -Impacts to Lake Waubesa and wetlands</p>
Don Hammes Read Full Comments	Yahara Fishing Club Sierra Club- John Muir Chapter Dane County Conservation League	Oppose	<p>Please take into account studies conducted by UW researchers and others that show the impacts of climate change that include more frequent rain events and larger rain events in our not too distant future. Please uphold the CARPC decision and help us protect this watershed from the damages of flooding and sediment loading. The amount of nonporous surface from this development will result in thousands of gallons of water draining towards the wetlands and lake, water laden with chemicals and sediment. A simple stormwater retention pond will not do the job of controlling these flood waters.</p> <p>-Real potential for flooding, wetland destruction, impacts to Lake Waubesa and Lake Kegonsa -Climate change will impact -Non-porous surface from development will result in thousands of gallons of chemicals and sediment draining to watershed</p>
Nina Camic Read Full Comments	Fitchburg	Oppose	<p>I strongly oppose the proposed development in the Northeast Neighborhood of Fitchburg.</p> <p>All scientists say development will damage wetlands and streams There are plenty of concentrated areas – much more in demand than the sprawling suburban neighborhoods in fashion in the 1950s - - where development can proceed in Fitchburg! Why go here?</p>

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Marilynn Brunson Read Full Comments	South end of Lake Waubesa resident	Oppose	<ul style="list-style-type: none"> -No need for development -Phosphorus and silt run-off damaging
Ellen Hansen Read Full Comments		Oppose	<ul style="list-style-type: none"> -Invasive plants may damage wetlands -Rerouting of Clayton road toward Mc Coy Road could encroach on E-Way wetland -Nine springs creek muddy after rainstorm
David W. Martin Linda L. Martin		Oppose	<ul style="list-style-type: none"> -Risks to Lake Waubesa and wetlands too great -Need new groundwater study before developing
Anneliese Emerson	Madison	Oppose	<p>There isn't a real need for developing this land at this time and now more than ever, we need to protect our precious natural resources. Wetland scientists just met with the DNR on March 27th, so It just doesn't make much sense to rush and close comments about this matter by April 3rd.</p> <p>It makes much more sense to open this to a public hearing, and give Dane County citizens the opportunity to participate in the final decision.</p> <p>There should not be any reason to rush on a matter that affects us, now and in the future.</p>
Steve Arnold Read Full Comments	Chaired steering committee that developed Northeast Neighborhood Plan Fitchburg Mayor elect	Oppose	<ul style="list-style-type: none"> -NEN Plan calls for analysis using updated Dane County Groundwater Model, which was not done -Groundwater recharge in area sensitive -NEN Plan calls for fire and EMS station before development; that will not happen for 2 years -NEN Amendment would violate Fitchburg's Comprehensive Plan and WI's Smart Growth Law -Land not needed for development

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Barbara Wengert	Fitchburg resident	Oppose	<p>Fitchburg currently has 1125 acres (across 7 areas) of empty, developable land already within its Urban Service Area, enough to meet demand for 20 years or more.</p> <p>Developing the NEN in an age of increasingly frequent and violent storms is risking the future of the Waubesa Wetlands and Lake Waubesa. Please take the NEN out of consideration for the foreseeable future; our sustainable future depends upon that decision.</p>
Ted Keyes	Fitchburg resident	Oppose	<p>I'm against the proposal for development. I reside as far north in Fitchburg as one can on a no outlet street off Rimrock Rd. We've already had water problems requiring the elimination of wells; I do not want to see water quality further degraded with the imposition of so much water impervious structure. Additionally, the increase in traffic flow up Rimrock will increase air pollution in my neighborhood.</p>
Arthur Harrington Read Full Comments	Legal Counsel for the Town of Dunn, Godfrey and Kahn Law Firm	Oppose	<ul style="list-style-type: none"> -<i>Requests public hearing</i> on behalf of Town of Dunn - Meeting with DNR regarding decision during public comment -Town of Dunn has direct financial interest because of conservation easements and fee title interests -Public hearing will provide more time for public input
Richard Reinke	Lake Waubesa Recreation	Oppose	<p>-Springs renew Lake Waubesa</p> <p>CARPC charged with implementing Public Trust Doctrine</p>
Dr. Joy Zedler Read Full Comments	Town of Dunn Resident UW Professor	Oppose	<p>The chain of impacts that threaten Waubesa Wetlands (detailed documentation of the problems associated with the development and what specific actions will happen with the land use change)</p>

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			Technical document explaining how development threatens Waubesa Wetlands. Detailed submittal relating to nutrients, sediment and aquatic invasive species that will be posted online.
Paula Romeo	Fitchburg Resident	Oppose	My concern is for the environment and habitat. Enough scientific testimony has been given to halt the proposal.
John Powell	Lake Waubesa property owner	Oppose	This development is almost certain to harm water quality and makes no sense at a time when Dane County taxpayers are footing the bill for efforts to clean up the lakes
John Sorenson Theresa Wiklund	residents of the Town of Dunn	Oppose	Impervious surfaces such as roads, driveways and roofs increase the likelihood of storm water run-off. We are not scientists but, as several scientists have provided evidence, if 1) the storm drain systems are undersized for this development and 2) climate change will provide even greater precipitation and storm severity variations, then the nutrients, pollutants and floodwater of the proposed Northeast Neighborhood development pose a real threat to the Waubesa Wetlands and the larger bodies for which it serves as a buffer, principally Lake Waubesa, but also the Yahara River.

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cheneype@juno.com		Oppose	Outdated population and water quality information. New updated figures and information are available, Construction and providing public services to this distant area are not in place. No City well in this neighborhood area, due to the risk of depleting groundwater levels. The neighborhood closer to services is practically dormant, mostly empty fields, with little activity. A decision will be made the same week of our Fitchburg Spring election. Fitchburg's two Mayoral candidates are polar opposites on their support / non-support of this. It seems the DNR is in some kind of rush, immediately after the comment period ends, to decide.
Jon Becker Read Full Comments	Co-founder & Vice-President/Treasurer <i>Capital Region Advocacy Network for Environmental Sustainability</i> CRANESinc.org	Oppose	Our primary concern had to do with water quality issues, in large part caused by Fitchburg's unwise decision to pursue urbanization at this particularly sensitive location in the watershed. We pointed out the need to wait for the results of the forthcoming groundwater model for Dane County. We also noted the importance of considering the results of the forthcoming UW-Madison storm transposition study, which— now six months later— is still only partially released. Therefore, besides affirming the CARPC's decision on the Fitchburg USAAA matter, we request that the WDNR also direct CARPC staff to do what CRANES urged last year: <i>"Before considering any new USAAAs ... adopt population and land demand projections based on revised 2013 U.S. census data."</i>
Sally Hestad	Fitchburg resident and I have lived here for 25 years	Oppose	<ul style="list-style-type: none"> • Two eminent wetlands scientists have testified before the CARPC that this property development would damage the wetlands and Lake Waubesa. • Fitchburg already has 1350 acres of developable land in its Urban Service Area. This is more than enough for the next 20

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			years.
Peg Unger		Oppose	The scientific arguments have convinced me that this is a bad idea for the environment. There are other areas in Fitchburg that could be developed instead.
Phyllis Hasbrouck	Chair, West Waubesa Preservation Coalition	Oppose	<p>20-year supply of development land, not a 40-year supply. The Fitchburg application was based on the 2003 population projections, even though the newest, the 2013 projections, became available in Feb. 2014, before Fitchburg submitted its application.</p> <p>2003 projections predicted that in 2030 Fitchburg would have 35,386 inhabitants, whereas the newest ones predict 29,620 people. That's 5,766 fewer people or 16 % lower.</p> <p>4171 new residences predicted by the old projections have been replaced by only 2768 new residences under the new projections. That's 1403 fewer residences in the coming 20 years</p>
David L. Egger Read Full Comments	Emeritus Hasler Center for Limnology	Oppose	Department of Natural Resources - accept the findings of the Dane County Commission regarding NEN in the Town of Fitchburg. The wetlands area near Lake Waubesa should not be compromised and development in that area is inappropriate for the continued health of the aquatic systems and wetlands at the edge of Lake Waubesa.
Mary Upshaw	Fitchburg	Oppose	Deny Fitchburg's appeal of CARPC's rejection of the Northeast Neighborhood proposal. I have lived in Fitchburg for 14 years and have seen both sensible and insane development.

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Anne Hecht	Fitchburg	Oppose	<p>Surprised to see the date for some decision making the day after an important mayoral and city council election in Fitchburg. I continue to be strongly against it in its current content.</p> <p>Fitchburg currently has plenty of land being developed and doesn't need another at this time. Listen to the brilliance of the CARPC members who voted against this proposal.</p>
Diane M. Dillett	Fitchburg	Oppose	<p>Reject the NEN project until Fitchburg restores enough wetlands upstream to keep nitrogen and phosphorus from destroying downstream wetlands</p> <p>Fitchburg will have enough developable land to meet demand for the next twenty years or more within its Urban Service Area—1125 acres of empty land.</p>
Ed Korn Read Full Comments	Fitchburg	Oppose	<p>Fitchburg currently has 1350 acres of developable land within its Urban Service area including the just approved North Stoner Prairie Neighborhood. This is more than enough for the next 20 years, and those acres are significantly closer to the core of Fitchburg resulting in more compact development.</p>
Michael T. Neuman Read Full Comments	Madison	Oppose	<p>It is wrong for DNR to overrule the Capitol Area RPC's decision to reject the extension of sewer services to allow construction and development of the proposed 924-acre development in Fitchburg near the Beltline and Lake Waubesa's wetlands.</p> <p>Consider a moratorium on approving all future development proposals, similar to the proposed development, which will add to the congestion on the Beltline, because such developments will ultimately make construction of more lanes of pavement and motor</p>

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			vehicle traffic and water pollution more likely in Dane County.
John, Matt & Connie Darling	Fitchburg	Oppose	Please take every opportunity to use the latest, most scientific, most reputable stats and experts that are not biased in their projections and research. Please take time to visit the sites and hear all sides. You owe us all that respect and effort if you are to represent your communities.
Audrey Koehn Read Full Comments	Town of Dunn for 23 years, property abuts DNR land/ Waubesa Wetlands.	Oppose	Impact on the environment, more specifically the water quality and effect on the wetlands and Lake Waubesa and the loss of prime farmland. The area is not close to the city center. The city already has areas approved for development over the next ten years (see written comments)
Andy Royston	Lives near lake Waubesa	Oppose	Property developments come and go but natural environments such as the Waubesa Wetlands are unique in existence and must be protected.
Kitty Brussock Read Full Comments	Clean Lakes Alliance and Lake Waubesa Conservation Association	Oppose	<ul style="list-style-type: none"> -Fitchburg occupies an enormous amount of land -Very few people were granted control over a large area of land in the interest of staving off encroachment and expansion -Fitchburg was incorporated in order to halt expansion of Madison- has lost sight of that purpose
Hugh and Kathleen Hauser	Fitchburg	Oppose	We are writing to encourage the DNR to uphold the rejection by the Capital Area Regional Planning Commission of Fitchburg's application to bring the NEN into the Urban Service Area. This proposed development is an obvious threat to wetlands and Lake Waubesa. Stormwater run-off in this area cannot be properly managed to avoid environmental damage. There is plenty of less

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			environmentally sensitive land already designated for development in Fitchburg. It's inconceivable that development would ever be considered so close to bodies of water which are a key part to the quality of life in Dane County. Please reject this proposal to protect our natural resources against unnecessary development.
Nancy Hylbert		Oppose	Uphold the rejection by the Capital Area Regional Planning Commission of Fitchburg's application
Judith Broad,	Fitchburg	Oppose	There is currently over 1000 acres of empty developable land within Fitchburg's Urban Service Area, enough to meet demand for 20 plus years. There is no need to risk the future of the Waubesa Wetlands and Lake Waubesa.
Kristine Kappel David Polich	Fitchburg	Oppose	<p>Why all the RUSH with this decision Don't we the people, have a say in our neighborhoods any more. Why is the political spin put on development when it is clear to the majority that the political big wigs need to LISTEN to "we the people" and not just to their own political agendas?</p> <p>I have fought, listened, attended, talked, read and re-read, in the hopes that the right things will be done when it comes to development. I am very sad to think that all of "we the people's" time is spend for no reason, and the political machine will win. I hope I don't have to see this happen.</p>
Sharon Trimborn	Fitchburg	Oppose	Please uphold the rejection by the Capitol Area Regional Planning Commission of Fitchburg's application to bring the NEN into the Urban Service Area. I believe that Dr. Joy Zedler, Professor of Botany and Aldo Leopold Chair of Restoration Ecology, University of Wisconsin, Botany, articulated a very clear and compelling case as to why the Northeast corridor should not be developed. Her reasoning includes among other variables, water runoff quality and cost. I

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			expect that you are in possession of her letter. Thank you for your consideration.
Judy and John Plambeck	Town of Dunn	Oppose	We do not live in Fitchburg, but we live in the environmentally conscious Town of Dunn which is a neighbor to the proposed NEN. The Swan Creek development is already affecting water quality in the south end of Lake Waubesa and NEN will add more pressure. Fitchburg already has vast amounts of land already developed for homes, and no homes being developed. This seems to be a favor for a developer and a burden on Fitchburg taxpayers to support. Please vote no on this petition or at least wait to vote until after the April 7 election Lake Waubesa belongs to all of Dane County and the state of Wisconsin and shouldn't be spoiled by the city of Fitchburg.
Judith and Karl Stadler	Fitch burg	Oppose	I urge the DNR to let stand the decision of the Capital Area Regional Planning Commission re the Northeast Neighborhood of Fitchburg. There are already over 1100 acres of developable land in Fitchburg. The NEN does not need to be developed now.
Bill and Judy Harris Read Full Comments	Fitchburg	Oppose	Request for a public hearing. Oppose to development. Wetland issues are extraordinary.
Sheryl Renslo Read Full Comments	Town of Dunn	Oppose	Soil and water system are a concern The development is concerning.
Dave Hannon			I am writing you today to express concern about the impact of this proposal upon our lake, streams, and wetlands. This area is a treasure, and part of the allure to people like myself and my family in buying a house here. Increased development, and the impact that inevitably has upon the surface and ground waters will

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			<p>absolutely alter that, and I fear the current plans by the City of Fitchburg are already flawed.</p> <p>Please do whatever you can to protect our water and wildlife, and thereby our quality of life, and stop this proposal.</p>
Aaron McGee		Oppose	<p>I am against this proposal. I think it's unnecessary. They have lots of land already that is served by sewer and services that is undeveloped and of lower biological quality. It is a really beautiful area that happens to be next to the town of Dunn (which is wiser with land use planning.) Together with the town of Dunn, this land should be protected from development and shared as a resource so close to Madison.</p> <p>It is what makes living in Madison so nice... that you can still get to the country and see nature without having to drive through miles of poorly planned sprawl first. Please don't approve their proposal. It's bad for nearby nature, and bad for the overall community of the greater Madison metro area.</p>
John Sorenson		Oppose	<p>Our objection to these large scale neighborhood projects is based on the potential harm that these developments pose to the adjacent wetlands, waterways and lakes. Impervious surfaces such as roads, driveways and roofs increase the likelihood of storm water run-off. We are not scientists but, as several scientists have provided evidence, if 1) the storm drain systems are undersized for this development and 2) climate change will provide even greater precipitation and storm severity variations, then the nutrients, pollutants and floodwater of the proposed Northeast Neighborhood development pose a real threat to the Waubesa Wetlands and the larger bodies for which it serves as a buffer, principally Lake Waubesa, but also the Yahara River.</p>

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			<p>It takes a long time to restore the water quality of a wetlands area, but it takes just a short time to eliminate oxygenation of wetland waters – reducing fish and wildlife diversity and replacing natural vegetation with invasive and non-native plant species. It seems likely to us that the societal value of our wetlands (and potentially our lakes) must be assigned a very high value because of the benefits that accrue to so many.</p>
William McAuliffe-Schroeder	Local resident	Oppose	<p>The hydro-geology of this area is clearly at risk, via run-off and ground water pumping. The economics of development will be negative for Fitchburg residents and continue the bad practice of encouraging overpopulation and economic inequity.</p>
Forbes McIntosh Read Full Comments	Dane County Cities' & Villages' Association (DCCVA)	Support	<p>DCCVA requests the WDNR provide additional guidance to CARPC and the municipalities under its jurisdiction to better understand the Commission's discretion in denying plan amendments that meet or exceed the requirements of NR121 and the Dane County portion of the statewide area water quality management plan.</p> <p>DCCVA wishes to express its concern that CARPC denial of the Amendment request is not supported by the criteria described in chapter NR;121 Wis. Admin Code. As a representative of the municipalities governed by the CARPC's decision, DCCVA has a vital interest in ensuring that amendment process remains both reliable and transparent through strict adherence to these regulatory requirements. Therefore, in addition to overturning the CARPC denial of the Amendment, DCCVA also seeks clarification from the WDNR on the extent to which the CARPC may exercise its discretion in denying amendments that are consistent with both the administrative code, and the Dane County portion of the plan.</p>

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Robert C. Procter Read Full Comments	Represents landowner Attorney, Axley Brynelson, LLP	Support	Responding to the comments submitted by Dane County and the objections made by some CARPC Commissioners to the proposal. Don't believe CARPC Commissioners followed the role as a contract agency.
Sonjia Short	Fitchburg 20+ year resident of the NE Neighborhood	Support	Northeast Neighborhood should be allowed to move forward with development. Smart growth can be accomplished to protect sensitive areas; runoff can be controlled during construction. I'm tired of watching pristine farm lands out in the middle of nowhere sprouting up with houses and generating even more commuter traffic. Let's infill and develop lands adjacent to existing city infrastructure, where primary roads are already in place.
Phil Sveum Read Full Comments	City of Fitchburg resident; Served on Fitchburg's NEN planning committee Landowner	Support	-Fitchburg hosted over 50 public meetings involving NEN -Plan as implemented will be a better neighbor to the water quality than most other surrounding lands with respect to run-off and recharge -Facts do not support the opponents' contentions
Ed Kinney and John Freiburger Read full comments	Fitchburg	Support	-Location adjacent to City of Madison is best for development -Agricultural lands contribute runoff and fertilizers Written statement (Participated in and helped shape comprehensive planning process)

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<p>Mike Croft</p> <p>Read Full Comments</p>	<p>Fitchburg</p>	<p>Support</p>	<p>The Northeast neighborhood is very close to the urban center of Dane County and is considered infill. Few new roadways are required to service the entire area.</p> <p>The Northeast neighborhood is immediately adjacent to existing transportation and utility corridors, and close to the Madison Metropolitan Sewerage Plant. Water service is easily provided by existing area wells.</p> <p>The City of Fitchburg has discussed development in this area for decades and the Neighborhood Plan is carefully constructed and well planned. The City of Fitchburg has sponsored thorough public reviews and exhaustive commentary. Many scientists agree that the Plan's environmental protections are more than adequate, meeting all standards and exceeding many.</p>
<p>William Horns</p>	<p>Fitchburg Alder from 2005 to 2011</p>	<p>Support</p>	<p>I strongly support expansion of the Urban Service Area to allow implementation of that plan. This was the recommendation of the CARPC staff. I think you will find that their review of the issue was thorough and objective.</p> <p>I believe that the NEN Plan affords greater protection for Swan Creek and the associated wetlands than continued use of the area for agriculture. The environmental issues surrounding the proposed development of the NEN were discussed at length by the NEN committee. The NEN Plan that we developed includes engineered water retention and ground-water recharge features, the restoration (insofar as it is possible) of a small wetland, the designation and protection of an environmental corridor and other open spaces, and the maintenance of a sizeable open-space buffer for Swan Creek. This is good responsible planning and will be better for the downstream aquatic resources than continuation of current</p>

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			<p>agricultural practices.</p> <p>Please understand the larger planning context of the NEN Plan. The City of Fitchburg, acting in accord with the State’s Smart Growth Law, developed a Comprehensive Plan that includes a long-term development boundary. After extensive discussion, the development boundary was drawn to allow implementation of the NEN Plan. The development boundary was designed to allow limited and responsibly-paced urban growth guided by four principles: 1) Favor protection of high-quality agricultural lands. 2) Favor protection of groundwater recharge areas. 3) Provide a 300-foot development buffer around wetlands outside the current urban service area. 4) Favor development along the Fitchburg-Oregon rail and highway corridor. Those are sound planning principles. They seek to protect wetlands, preserve ground water, sustain productive local agriculture, and accommodate efficient transportation options. Now we are engaged in a test of whether this smart, responsible local planning will be respected. Please help us.</p>