

Cherokee Development Questions from Cherokee Park Neighborhood Residents:

Environmental Questions

1. Has an environmental impact study been done on the area of this development?
2. When was the most recent DNR wetland delineation done on the area around the development? If it is not current, or if it is in contradiction to other studies, another should be requested before development occurs.
3. When was the last hydrology study? What did it show? If it is not current (since the Whitetail Ridge development and the development on Dovetail Drive), there should be one done.
4. How will stormwater runoff be managed so that it the river levels do not continue to rise even further after heavy rains? Currently a heavy rain raises the water within hours, and many people in the Cherokee Park neighborhood (particularly those along Menomonie Lane) get flooding in their basements.
5. How will pesticide runoff be managed? Is it possible to ban pesticide use in any development on the 5th addition and the Wheeler Triangle so that there is not runoff into the adjacent wetlands?
6. Why is the city not respecting the 200 ft. setback from the shorelines and wetlands recommended in the 1981 Open Space Plan, rather than a 75 ft. setback as proposed in the plan? Although the Cherokee Park property is exempted in this Open Space Plan, that is clearly political, as the flood plain would otherwise include all of the Cherokee Park owned space. This is an issue when preserving wildlife habitat.
7. Will this many housing units put undue strain on the current drinking water well? Given the state of our wells and the problems the city is having, this seems to be a huge strain on our resources.
8. What will the effect of this much development be on groundwater levels? The Fen at Cherokee is very delicate and groundwater that is too high or too low will destroy it.
9. While we acknowledge that the development of the 5th addition is in the city's Comprehensive Plan and has been on the books since the 1960's, that doesn't mean that it is a good plan. We have learned a great deal since the 1960's and 1970's and there are many things that we would not do now, including the existing Cherokee Park Neighborhood. Does the city really need to develop the 5th addition, or can it pursue options to turn it into parkland through a partnership of city, county & private funding to purchase the parcel?
10. Since Dane County has classified the Upper Yahara River as "degraded" and requiring "protection and restoration", this means that any development should be done with minimum impermeability (http://www.danewaters.com/management/water_body_classification.aspx , see Phase 1 Classification Report for details and recommendations). For the 5th addition this means no more than 1 home per _ acre, and preferably 1 home per _ acre, with integrated rain gardens and other water and silt management strategies built in and maintained to prevent further adverse effects on the Yahara River. Will the city insist on these recommendations being fully implemented if the 5th addition is developed?

Traffic

1. How will traffic be managed at Wheeler & Comanche Way if 24 units are built? This intersection has terrible problems at "rush hours" already, with many near-misses happening at this corner.
2. Many residents are concerned about the confusion of a roundabout at Wheeler & Sherman avenue. Older drivers (and there are many in the area who live in the condos) get particularly

confused. Why not put up a stoplight instead?

3. Could the Wheeler Triangle be preserved as parkland rather than developed? This would eliminate the traffic problems.

Housing and fit with the neighborhood

1. The Wheeler Triangle is past the point where the neighborhood becomes single-family housing. Many people in the Cherokee Park neighborhood and those farther west of Cherokee Park want to know why the plan is not for single family homes in the Wheeler Triangle, rather than the very dense 24 units of condominiums. This makes much more sense as a fit for the neighborhood as well as lessening the impact on the adjacent wetland.
2. There is strong sentiment from many residents that there should be a large buffer between the wetlands and the Wheeler Triangle, and that the trees should be preserved as a part of that buffer.
3. The housing that flows from Whitetail Ridge north should also fit with the neighborhoods. Single-family dwellings that are for moderate-income families to upper-middle income families makes the most sense for the neighborhood and the mix of people.

Economics

1. Why is the city allowing the Cherokee Country Club to remain outside the city of Madison? It makes more sense to have the city get the benefit of the taxes that the club generates, particularly because the city will be putting so much time and money into this development (already has, in fact).
2. Why don't the Madison public schools receive money from the current condominiums that are in previously annexed land? How will Madison assure that the schools will receive property tax money from the proposed annexed land?
3. What will the impact of this development be on the area schools?
4. Are you aware of the following study:

A comprehensive analysis by American Farmland Trust of **83 studies** of the “cost of community services” found that privately owned farm, ranch and forest lands boost community coffers by contributing more in tax revenues than they require back in public services. For every tax dollar generated, working and open lands cost communities from two cents in Carroll Township, Pa., to 94 cents in Dover, N.H., with a median of 36 cents, the analysis found. But aggregated residential land uses never broke even, according to “Cost of Community Services Studies: Making the Case for Land Conservation” (\$16.95, 800/370-4879). For every tax dollar received from the residential sector, communities spent from \$1.01 in Groton, N.H., to \$2.11 in Stewardson Township, Pa., with a median of \$1.15. On average, residential development generates significant tax revenue but requires costly public services that surpass its tax contributions. *(from the April 2003 issue of Common Ground, the newsletter of the Conservation Fund)*

So the question is, who really benefits from this development? We urge a very careful analysis of the cost to the city (and the taxpayer) of this development (and any other that takes farmland and turns it into housing).

Many residents of the Cherokee Park Neighborhood care deeply about the quality of life in our neighborhood. We are not trying to block this development out of hand, but we want it to be very carefully planned, well integrated into the existing neighborhoods, and more respectful of the natural treasures around us than earlier developments have been.