

From: Punky <punky@punkybakes.com>
Sent: Monday, October 10, 2022 11:02 AM
To: Park Commission <pacommission@cityofmadison.com>
Subject: Land Swap at County CV and Wheeler

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Board of Park Commissioners,

I live on the Northside. I will preface my remarks with the acknowledgment that Madison needs intelligent planning for housing units as it continues to grow. I am referencing the proposed land swap at the corner of Wheeler R. and County CV for a 250 multi-family rental units in 5-6 buildings.

A terrible, terrible idea. The noise from the F-35s alone should shut this down as it's in the unacceptable noise boundary. But there are other serious issues that need to be addressed. The land was recently purchased for the expressed purpose of being a land buffer for Cherokee Marsh. Simply "trading" it for an adjacent wooded parcel is not in keeping with the purpose of the purchase. It's an actual betrayal of the original intent. Building on more land surrounding the marsh could in the future, with climate change negatively affect the marsh, which in turn, affects the whole watershed surrounding Madison. With unknowns, why build and be sorry later. Another very serious concern is TRAFFIC.

This development has 2 new roads exiting onto Wheeler very close to the corner of County CV, and another directly onto CV. The traffic already gets backed up on Wheeler at that intersection so those cars won't even be able to exit onto the road. People who already live on the Northside know what an issue that intersection is. More cars mean more congestion. And with the Raemisch development approved, the situation at that intersection is already going to be a problem.

I am concerned that the city only cares about developers. You on committees, the Council, and the Mayor are supposed to represent us, the citizens, not kowtow to any developer who appears before you with a half baked plan. Most of them don't even live in Madison and will never suffer the negative consequences their plans may cause those of us who live near by.

Cherokee Marsh is not only a jewel of Madison, but THE essential component of a healthy waterway system for all the wonderful lakes surrounding Madison. You should NOT be carelessly trading away parts for another parcel in thinking it will be the same. Nobody really knows for sure.

Please do not agree to this land swap.

Thank you,
Punky Egan

From: Marsha Cannon <mpcannon76@gmail.com>
Sent: Wednesday, October 12, 2022 1:07 PM
To: Park Commission <pacommission@cityofmadison.com>
Subject: Agenda Item #21 - Oct. 12, 2022 . . . Legistar #74092 - Land Swap

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Note: the following message is also attached as a pdf file.

TO: Board of Park Commissioners
FROM: Marsha Cannon, 5 Cherokee Circle-#202, Madison, WI 53704
RE: Legistar #74092 – Land Swap

Tonight's Board meeting agenda includes an informational item described as *Potential Land Swap at Cherokee Marsh, North Unit*. I urge you to dismiss consideration of this idea for the following reasons:

- A. The 30.5 acres at Wheeler Road and County Hwy. CV were acquired in 2018—less than 5 years ago—as a buffer for runoff headed toward Cherokee Marsh. The land was destined for prairie habitat restoration. The land swap under discussion is all about development.
- B. The 5.99-acre woodland being offered in exchange is a completely different habitat from the 4.5 acres of potential grassland that the developer would like to acquire. The woodland, adjacent to hundreds of proposed new living units, makes it a prime prospect for development as a “traditional” park with playground equipment, etc., especially since no parkland is shown on the May 26, 2022 site plan provided.
- C. While the City annually leases the 30.5 acres for traditional agriculture, the land “has not risen to the level of priority to create a detailed long-term land management plan and corresponding budget nearby for the purpose of habitat restoration,” per Mr. Knepp's October 6 memo. Lack of a plan does not justify dismissing the original intent for land acquisition—habitat restoration.
- D. I appreciate that both Parks and Planning staff have devoted considerable effort to this idea. However, I find the Analysis section of Mr. Knepp's October 6 memo not only confusing but heavily skewed toward human wants, not protection of Cherokee Marsh.
- E. Madison taxpayers, through our elected officials, supported acquisition of 30.5 acres for prairie habitat restoration. We trust that you will follow through on that promise.

Commissioners:

Please instruct both Parks and Planning to apply their skills to develop a management plan that meets the original intent and goals of the land acquisition.

Marsha Cannon
5 Cherokee Cir. Unit 202

Madison, WI 53704

608.251.1276 (land line, no text)

608.692.1276 (Pete's cell)
