

From: [Orlando Furioso](#)
To: [Plan Commission Comments](#); [All Alders](#); [Abbas, Syed](#); [Leah Hugo](#)
Subject: Please Support CN Park Zoning and Oppose Roth-Ruskin-Huxley Street Remapping
Date: Monday, March 7, 2022 3:01:35 PM

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

- Please support Item 18 - 69517 CN Park zoning for 16 acres as approved in the OMSAP plan. If any of the CN Park zoning borders need to be adjusted for non-conforming properties the east border of the CN Park should be adjusted accordingly to keep the OMSAP approved total of 16 acres as CN Park and protect the old oaks and treeline.

- Please Oppose Item 15 - 69519 Roth-Ruskin-Huxley Street Remapping. There is already a Huxley Street to Commercial Avenue extension mapping and a Roth Street railroad crossing right of way. The OMSAP street proposal cuts too close to the CN Park old oaks and treeline and presumes a new railroad crossing right of way that is unlikely to be granted.

Thanks;
Orlando Furioso

March 7, 2022

Opposition to the proposed street reservation.

Agenda Item: 15. Legistar ID [69519](#) Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the City of Madison consistent with recommendations in the adopted Oscar Mayer Special Area Plan.

District 18, Alder Myadze

Prepared by: Beth Sluys

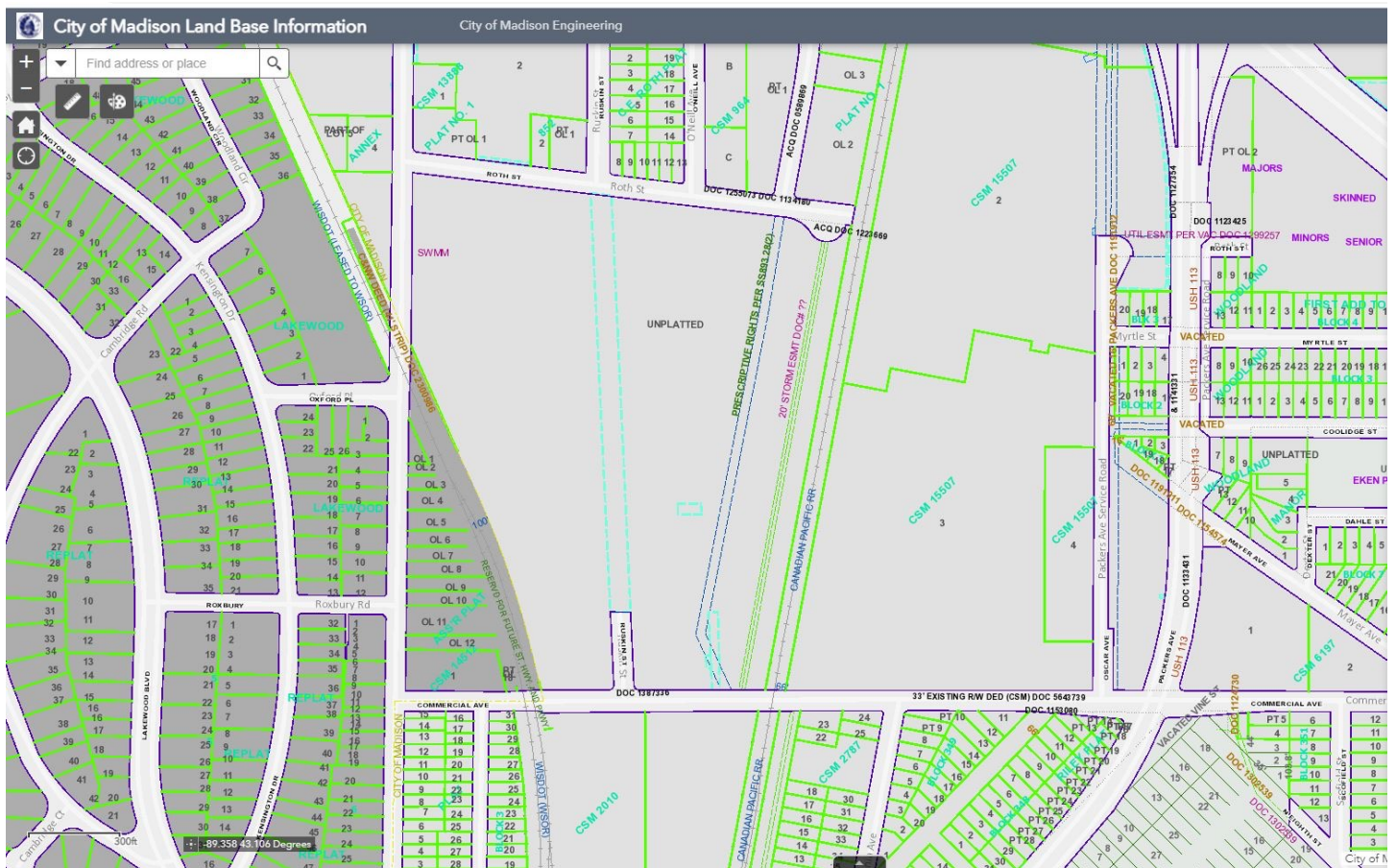
The Relationship Between the Comprehensive Plan and Sub-Area Plans

(p. 124 Land Use and Transportation Supplement, from the Imagine Madison Comprehensive Plan)

“Sub-area plans provide more detailed recommendations for a specific geographic area. This Plan (The Comprehensive Plan) should be modified if a sub-area plan makes recommendations for a given area that is inconsistent with this Plan.”

The property located at 2007 Roth Street, previously owned by the Hartmeyer Estate and currently under contract for sale to a developer, already has an established official mapped reservation that runs from Huxley to the south and connects with Commercial Avenue. It appears that this reservation will avoid all of the existing buildings in the amendment area without causing harm to existing landowner facilities.

Roth Street currently is a dead end street that crosses the Canadian Pacific Railroad tracks at an approved crossing into the 910 Mayer (previous Oscar Mayer) property. This ends at a cold storage facility that in all likelihood will be taken down as it is outdated, the cooling system is not functional and is inefficient to run. The road can travel across the 910 Mayer property as a through street to its connector to the East to Packers Highway. The Federal Railroad Administration is focused on fewer crossings, not adding more.



Protect the cultural resource.

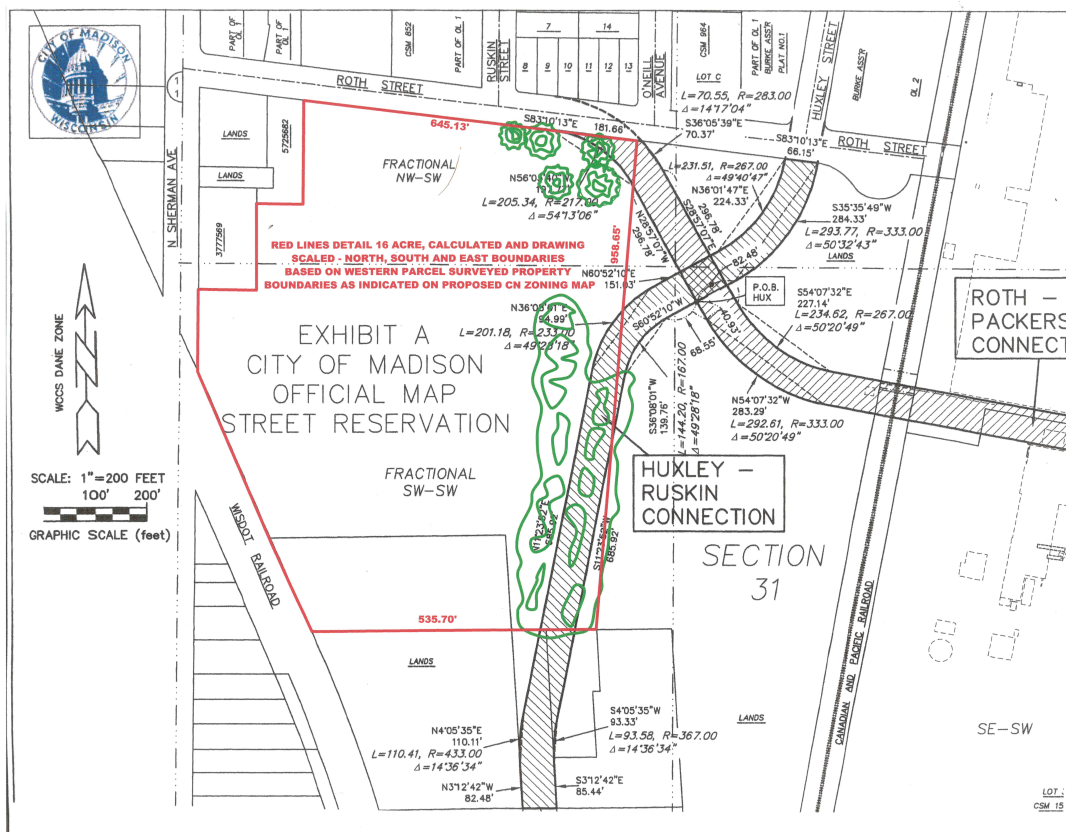
Most of the 2007 Roth Street area is a known Indigenous burial site recognized by the Wisconsin Historical Society. In communications Amy Rosebrough, mound specialist with the WHS, it is supported that the mounded area within the 200+ year old trees along Roth Street should be surveyed. Mr. Skibo, WI State Archeologist, visited the site near the trees as well. They are in concurrence.

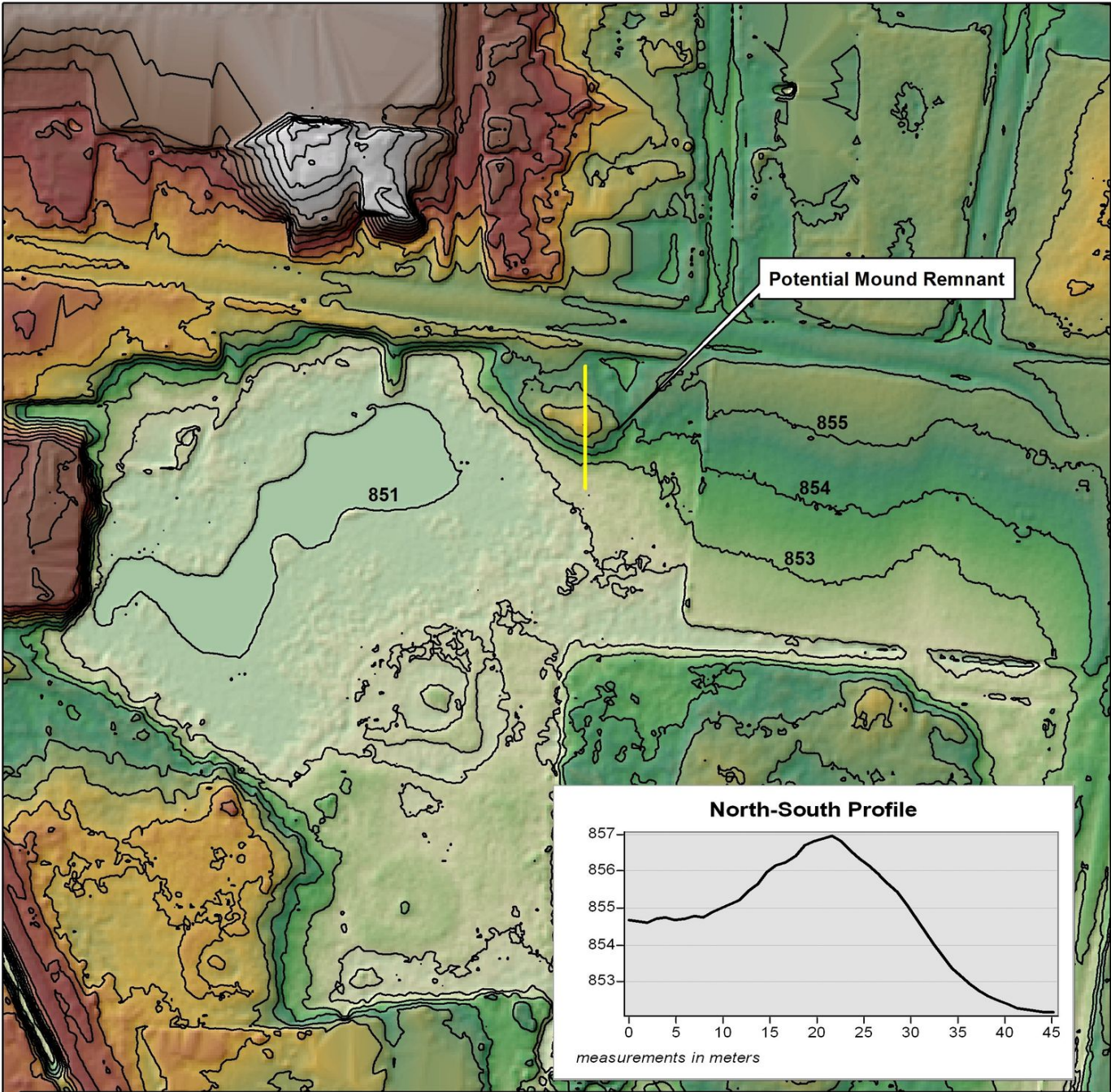
In a recent email Ms. Rosebrough wrote: **“Our office’s view, per Dr. Skibo, is that the City would be best served by hiring an archaeologist qualified to work within the boundaries of burial sites conduct a formal investigation of that location in order to rule out the presence of potential mounds.”**

I am opposed to any disturbance to this area near the trees and that an archeological survey of this site is conducted to ensure that no artifacts or human burial remains are within this area. As you can see on the to scale drawing below, the road is well within the area of the mound and trees. As we look at redevelopment on this parcel of sacred ground, we need to proceed with caution and with our hearts aligned with doing no harm and protecting this cultural resource. **Proceed in respect to our Ho-Chunk neighbors.**

Protect the Natural Resource.

In an area that is largely post-industrial, keeping as many trees as possible is important. If the reservation shown below is allowed, all of the trees along Ruskin Street, that are contained within the actual 16 acre boundary, would be protected.





Hartmeyer Property
Tracks (47DA54) mound group
Madison, Wi

Digital Elevation Model

masl

High : 876.5

Low : 848.5

Profile Line

0 75 150 300 Meters

0 250 500 1,000 Feet

N



From: [Parks, Timothy](#)
To: [Ethington, Ruth](#); [Cleveland, Julie](#)
Subject: FW: PC meeting 03072022
Date: Monday, March 7, 2022 1:10:36 PM

Please attach these to the three items it pertains to. Thanks!



Timothy M. Parks

Planner (Pronouns: He/ Him/ His)
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite 017 (Level Zero "0")
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
tparks@cityofmadison.com
T: 608.261.9632

Beginning September 7, 2021 until further notice, my hours are generally 8:30 AM to 5:00 PM. On Mondays, Wednesdays, and Fridays, I will be in the office. On Tuesdays and Thursdays, I am scheduled to work remotely.

From: Ledell Zellers <ledell.zellers@gmail.com>
Sent: Monday, March 7, 2022 1:03 PM
To: Stouder, Heather <HStouder@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>
Subject: FW: PC meeting 03072022

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

From: Jennifer Argelander [<mailto:jargelander@yahoo.com>]
Sent: Sunday, March 06, 2022 4:28 PM
To: district20@cityofmadison.com; Brad Cantrell <bacantrell@charter.net>; Tony Fernandez <tony.fernandez5@gmail.com>; jshagenow@yahoo.com; Patrick Heck <district2@cityofmadison.com>; district3@cityofmadison.com; mcsheppard@madisoncollege.edu; nicole.solheim@gmail.com; klanespencer@uwalumni.com; ledell.zellers@gmail.com
Cc: district12@cityofmadison.com
Subject: PC meeting 03072022

Dear Commissioners, Comments from the Sherman Neighborhood Association.

Item 18. Legistar 69517.

In reference to Item 18, Legistar 69517, the Sherman Neighborhood Association (SNA) fully supports preservation of the entire 16 acre Conservancy Natural area (known as the Hartmeyer wetlands) as shown on the Land Use Map in the Oscar Mayer Special Area Plan adopted in July 2020 by the Common Council and supports zoning this area as CN, Conservancy District for a conservation park. This rare urban natural area must be preserved and protected: both the wetlands and the ancient bur oak trees with their entire root system.

The area is the home to a large variety of wildlife (including sandhill cranes) and incredible plant life including rare orchids.

The current map shown in the document related to the public hearing for rezoning under Legistar 69517 does not include the 0.29 acres located behind the Esquire Club. That parcel should be: (1) zoned CN OR (2) an area near the oak trees can be amended to allow for a replacement .29 acres of land to maintain the 16 acre parcel for CN and better protect the cultural and natural resources.

No development around the CN designated area should adversely affect the wetlands. Tall buildings will block the sun which will negatively affect the plants and wildlife. Dewatering during construction would draw down the water table and affect the wetland. It is critical that no road or development work damages or impedes the root system of the bur oak trees. Damage to the root system of these majestic old trees will kill them.

This means that no RMX zoned buildings should be built on 2007 Roth Street, 701-705 Ruskin Street, and 1810 and 1834 Commercial Avenue and there should be no development with underground parking or dewatering on the developed portions of the Hartmeyer parcel. Five or more story buildings on the borders of the Hartmeyer Natural area will degrade both the ecological functions of the wetland and the aesthetic impact on visitors. Wetlands make urban areas more livable by lessening impacts of flooding, diminishing the urban heat island effect, filtering storm water, replenishing groundwater, improving air quality and providing green spaces needed by people and wildlife alike

There should be no TR-U2 zoned sites near the CN boundary. A more appropriate option would be Traditional Residential - Varied zoning district. TR-V1 allows a variety of housing types, including single-family detached, duplexes, small apartment buildings, and row housing. Some retail spaces are permitted. TR-V2 zoning is similar, but it allows more units per site. The maximum height is 40 feet in both TR-V1 and TR-V2 districts. If necessary, just part of a parcel can be placed in a Traditional Residential - Varied zoning district along the border of the CN designated area; further east away from the border, could be TR-U1 but nothing more than 3 or 4 stories.

In addition, redevelopment of this site should honor the goal of OMSAP: “Address racial justice and social equity during the OMSAP redevelopment process, which must include assessing and preventing human exposures to toxic chemicals at the site and/or released from the site among all people and particularly at-risk low income and people of color.” All development at this site must insure that toxic chemicals are not released and that future residents are protected.

Item 15. Legistar 69519

The Sherman Neighborhood Association opposes the street map proposed in 69519, Item 15. No roadway should endanger the ancient bur oak trees along Roth Street nor the tree line to the south along Ruskin. The current proposed road design is too close to the bur oak tree line and its root systems. It also removes over an acre of land from the 16 acres that the Common Council has designated as green and open space while destroying more trees. We want those trees saved and to maintain ALL 16 acres as promised in OMSAP.

Item 20. Legistar 69538

The Sherman Neighborhood Association supports Item 20, Legistar 69538, the rezoning of 702 Ruskin from IL to part CN and part CC-T. Those 2 rezoned acres at 702 Ruskin are part of the 16 acres of CN promised on OMSAP.

From: [Kaye jaeger](#)
To: [Plan Commission Comments](#); [All Alders](#); [Abbas, Syed](#)
Subject: Agenda Item:18 Asking for support on CN Park Zoning and opposition to Roth-Rusking-Huxley Street Remapping
Date: Monday, March 7, 2022 12:38:39 PM

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

I ask that you support Item 18-69517 CN Park zoning for 16 acres as approved in the OMSAP plan.

This plan was discussed and approved. Adjusting borders at this point is just an open invitation to undermine the approved plan. Should there be a reason a border needs to be revised, then an alternative border must be adjusted to provide a constant acreage total and not that also maintains the integrity of the the CN park

I ask that the Item 15-69519 Roth-Ruskin-Hexley Street Remapping be opposed. One of the purposes of the CN Park plan was to protect the old oaks and treeline. This remapping may jeopardize this goal. It presumes a new railroad crossing right of way, and past articles have been posted stating that the railroad is not planning any changes...until the railroad makes a specific request with a new developed plan, the railroad should have no consideration in this proposed new plan plan. It appears that the present extension mapping from Huxley Street to Commercial Avenue has already been approved. O do not see that this new remapping is of benefit. Development plans should work within the existing decisions, unless overwhelming information shows a need to reconsider. Any adjustments should only be considered if accompanied by full data.

Thank you,
Kaye Jaeger
1513 Steensland Dr
Madison, WI 53704

From: [Mary Johnston](#)
To: [Plan Commission Comments](#); [All Alders](#); [Abbas, Syed](#)
Subject: Zoning proposals for Hartmeyer area (Item 18 and 15)
Date: Monday, March 7, 2022 11:50:23 AM

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

To all involved -- Please **support Item 18-69517** CN Park zoning related to the OMSAP Nature Park in the 16 acre Hartmeyer Natural Area. It is vital that the old oaks and treeline in the area be protected to preserve this wonderful resource in our community.

Please **oppose Item 15-69519** relating to new street connections and remapping of Roth, Ruskin and Huxley since this could jeopardize the health of the natural area.

Thank you for your thoughtful consideration of these issues.

Mary Johnston, 1708 Fremont Ave. Madison WI 53704

From: [Linda Szewczyk](#)
To: [Plan Commission Comments](#)
Subject: Please Support the approved 16 acre CN Park Zoning (Item 18 - 69517) and Oppose Roth-Ruskin-Huxley Street Remapping (Item 15 - 69519)
Date: Monday, March 7, 2022 10:55:46 AM

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Hello,

I recently had the pleasure, and displeasure, of traveling cross-country. I state this in this manner because it all too well reminded me of the gift of this land, and unfortunately the moments in passing to witness the abuses of what we have been given.

In my viewing I see trees - some abundant but many sparse. It seemed to me the trees were speaking to me saying, "We are doing our part, are you?" Such a simple fact the magnitude of which is unbelievable and lost in our present day quests.

I write today asking for continued steadfastness in support of the CN Park Zoning for Hartmeyer and opposition to the Roth-Ruskin-Huxley Street Remapping. We have come a long way toward this goal. This goal still needs care in planning. It's too easy to get lost in other demands. This goal, if carried out, will be such a gift to the next generation, who unfortunately are already burdened with our past mistakes.

Thank you for your assistance in this manner. Your role for the community is very much appreciated.

Sincerely,

Linda Szewczyk

From: [Paul Noeldner](#)
To: pccomments@cityofmadison.com; [All Alders](#); [Abbas, Syed](#)
Subject: Support CN Park Zoning and Oppose Roth-Ruskin-Huxley Street Remapping
Date: Monday, March 7, 2022 9:55:42 AM
Attachments: [1646575571169.png](#)

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

PLEASE MOVE AND VOTE TO OPPOSE ITEM 15 - 69519 ROTH-RUSKIN-HUXLEY STREET REMAPPING AT THIS TIME.

There is already a Huxley Street to Commercial Avenue extension mapping and a Roth Street railroad crossing right of way. The OMSAP street proposal cuts too close to the CN Park wetland, old oaks and treeline and possible cultural sites. It presumes a new railroad crossing right of way that is very unlikely to be granted. Keep the current extension mapping until these issues are clarified.

PLEASE MOVE AND VOTE TO SUPPORT ITEM 18 - 69517 CN PARK ZONING FOR THE 16 ACRE CN PARK APPROVED IN THE OMSAP PLAN.

Please also Move and Vote to direct Planning to adjust a 2.29 acre strip along the CN Park east border to keep the approved total of 16 CN acres if the .29 acres behind Esquire Club and 2.0 acres on the south border are determined to be non-conforming. This is fair to current property owners and it protects the CN Park.

THANK YOU!

Thank You for Saving this 16 Acre CN Nature Park as a refuge for urban wildlife, a wetland providing water and climate benefits to the city, and healthy equitable access to nature for kids and a growing and diverse population.

Paul Noeldner
Madison FUN Friends of Urban Nature Volunteer Coordinator
Wisconsin Master Naturalist Instructor
136 Kensington Maple Bluff
paul_noeldner@hotmail.com
[608 698 0104](tel:6086980104)

Public Ethics, Facts and Fairness Trump Personal, Family and Religious Values and Profits in Public Decisions in Democratic Government, Laws and Institutions in a Free Civil Society. Simply put being civil is just like sports. Fair rules mean everybody can play hard and cheer for our team, but not keep some people out of the game, skip paying our fair share, wreck the playing field, or cheat to win.

/

(:~>)

/



SAVE THE
WETLANDS

IT'S OUR
HOME

MAKE IT MY

CN CONSERVATION
NATURE PARK
OFFICIAL!

From: [Dave J. Bierman](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Exhibit Document for 3/7/22 Meeting-Agenda Item 15 (legistar 69519)
Date: Monday, March 7, 2022 8:47:01 AM

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

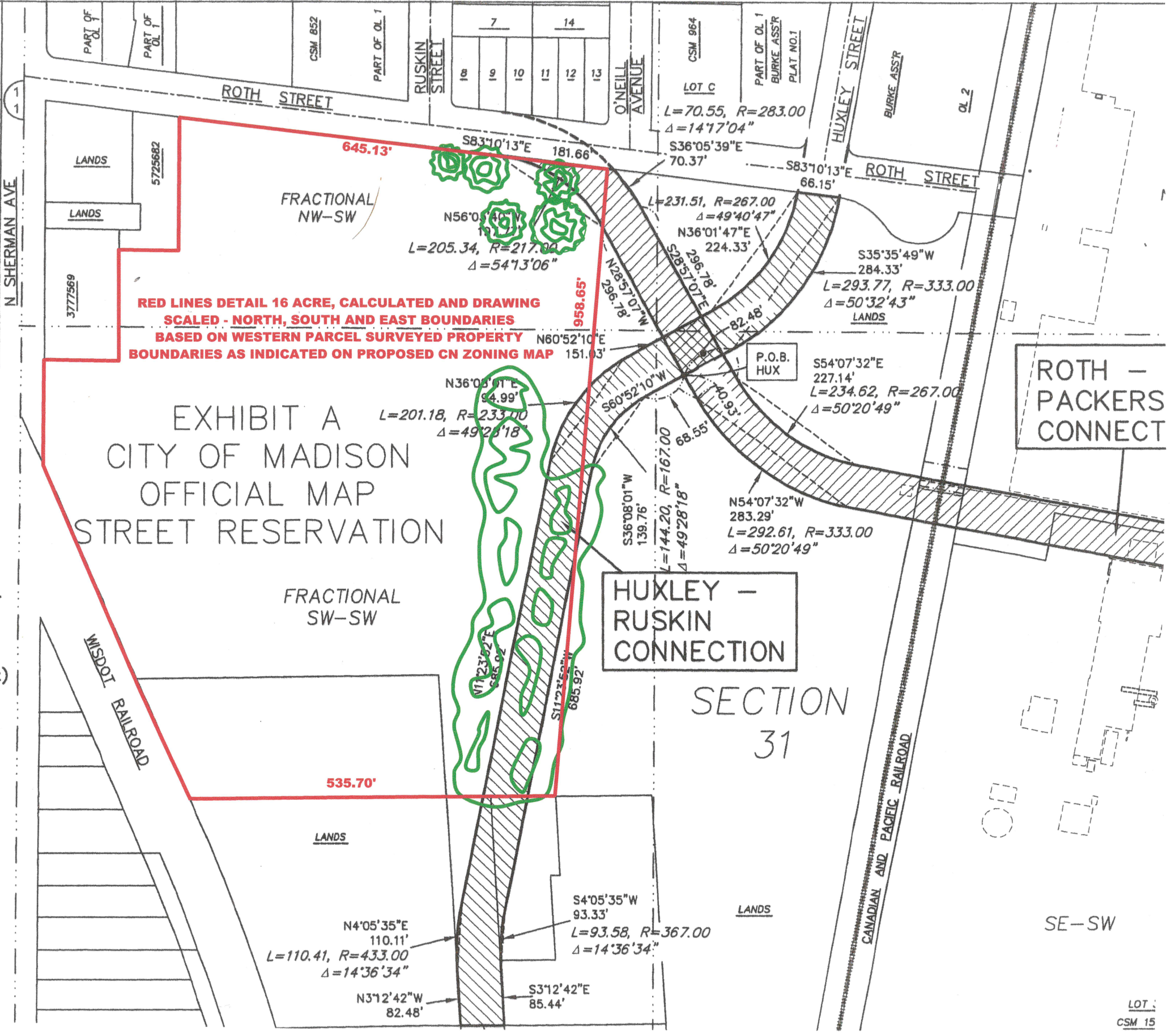
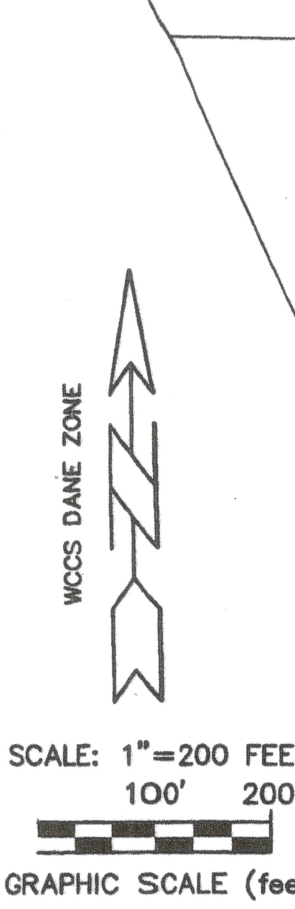
Plan Commission and Staff

Attached above, please find exhibit documents, **DJBExhibit_1_RuskinHuxley.jpg**,
DJBExhibit_2_RuskinHuxley.JPG **DJBExhibit_3_RuskinHuxley.JPG**

Please distribute this document to Plan Commission Members and have it presentable and available for staff to place on screen when it is my turn to speak during 3/7/2022 Plan Commission Meeting, Agenda Item 15 (legistar 69519).

Thank You

David Bierman
514 Nova Way
Madison WI 53704
608-370-3701
dbierman@watco.com



**RED LINES DETAIL 16 ACRE, CALCULATED AND DRAWING
 SCALED - NORTH, SOUTH AND EAST BOUNDARIES
 BASED ON WESTERN PARCEL SURVEYED PROPERTY
 BOUNDARIES AS INDICATED ON PROPOSED CN ZONING MAP**

**EXHIBIT A
 CITY OF MADISON
 OFFICIAL MAP
 STREET RESERVATION**

**HUXLEY -
 RUSKIN
 CONNECTION**

**ROTH -
 PACKERS
 CONNECT**

**SECTION
 31**

LOT:
 CSM 15

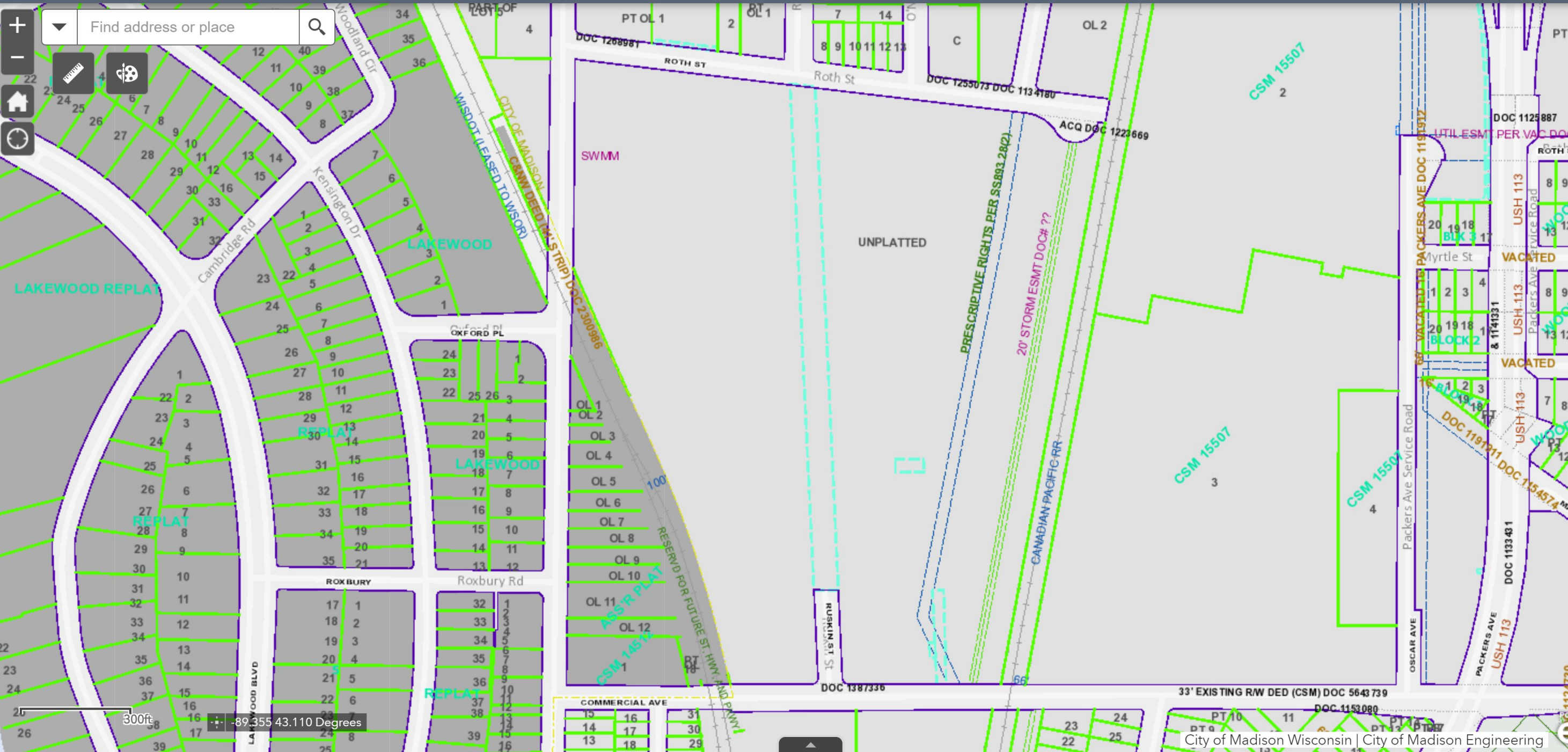
Proposed Zoning Map Area & Street Reservation **Yellow Border** = 14.81 Acres

Red Border = 16 Acre Calculated and Scaled Area shifting North, East and South Boundaries, restoring 1.19 Acres lost by Zoning and Street Reservation Map Boundaries, to comply to Common Council action, July 2020, for preservation of 16 Acres Total Wetland, Green Space & Cultural and Historical Resources Area.



Find address or place

Map navigation controls: zoom in (+), zoom out (-), home, refresh, and other tools.



-89.355 43.110 Degrees

From: anitaweier@netscape.net
To: [Plan Commission Comments](#)
Subject: Comments on March 7, 2022 agenda items
Date: Monday, March 7, 2022 9:16:32 AM

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

Please support Item 18 re zoning all 16 acres of the Hartmeyer Natural Area/with wetland and surrounding green space as CN.

Also, please oppose Item 15. Do not allow rezoning of land near Hartmeyer Natural Area to allow buildings with more than four stories in height, as that would pressure the wetland. Do not allow more streets endangering the wetland area.

Regards,
Anita Weier
Former District 18 Alder, Madison Common Council

From: Jenny Kox <jennymkox@gmail.com>

Sent: Sunday, March 06, 2022 4:01 PM

To: Plan Commission Comments <pccomments@cityofmadison.com>

Subject: Please Support CN Park Zoning and Oppose Roth-Ruskin-Huxley Street Remapping

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

SUBJECT:

Please Support CN Park Zoning and Oppose Roth-Ruskin-Huxley Street Remapping

- Please support Item 18 - 69517 CN Park zoning for 16 acres as approved in the OMSAP plan. If any of the CN Park zoning borders need to be adjusted for non-conforming properties the east border of the CN Park should be adjusted accordingly to keep the OMSAP approved total of 16 acres as CN Park and protect the old oaks and treeline.

- Please Oppose Item 15 - 69519 Roth-Ruskin-Huxley Street Remapping. There is already a Huxley Street to Commercial Avenue extension mapping and a Roth Street railroad crossing right of way. The OMSAP street proposal cuts too close to the CN Park old oaks and treeline and presumes a new railroad crossing right of way that is unlikely to be granted.

2 - REGISTER TO SUPPORT CN PARK ZONING

* Open this link:

<https://www.cityofmadison.com/city-hall/committees/plan-commission/3-07-2022>

* Specify Agenda Item: 18

(69517 - adopt the 16 acre CN Park Zoning in the OMSAP plan)

* Select: SUPPORT

* Please Speak if you are willing, all public comments will be at the beginning of the meeting.

3 - REGISTER TO OPPOSE STREET REMAPPING

* Open this link again:

<https://www.cityofmadison.com/city-hall/committees/plan-commission/3-07-2022>

* This time Specify Agenda Item: 15

(69519 - Roth-Ruskin-Huxley Street Remapping)

* Select: OPPOSE

* Please Speak if you are willing, all public comments will be at the beginning of the meeting.

From: Jennifer Argelander <jargelander@yahoo.com>

Sent: Sunday, March 06, 2022 3:00 PM

To: Plan Commission Comments <pccomments@cityofmadison.com>; All Alders <allalders@cityofmadison.com>

Subject: PC meeting 03072022

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

Item 15. Legistar 69519

The Sherman Neighborhood Association opposes the street map proposed in 69519, Item 15. No roadway should endanger the ancient bur oak trees along Roth Street nor the tree line to the south along Ruskin. The current proposed road design is too close to the bur oak tree line and its root systems. It also removes over an acre of land from the 16 acres that the Common Council has designated as green and open space while destroying more trees. We want those trees saved and to maintain ALL 16 acres as promised in OMSAP.

Jennifer Argelander and Michelle Martin
Co-Chairs, Sherman Neighborhood Association

From: Don Ferber <d_ferber@sbcglobal.net>
Sent: Sunday, March 06, 2022 2:34 PM
To: Plan Commission Comments <pccomments@cityofmadison.com>
Subject: Agenda item 15, 3/7 Plan Commission meeting

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

Plan Commission,

I would like to express my opposition in particular to the Huxley-Ruskin connection in this proposal. We don't need to build more roads and impervious surfaces everywhere to support every last cut through for cars. This road connection especially is not needed, with plenty of access to this area from Sherman and Aberg, and Sherman and Aberg as major nearby north/south corridors already that have plenty of capacity. It would also cause significant impacts to the proposed park/natural area. Many residents have indicated a wish to retain the full planned 16 acres, and the road would probably result in the loss of a number of large trees in this area.

I am however more agnostic about the Roth-Packers connection that may be more justified, although I know there is some neighborhood opposition. With the planned Oscar Mayer development and the proposed BRT route on Packers, access to Packers is warranted, although that may not require a roadway.

Thank you,

Don Ferber