

**From:** [Dorothy](#)  
**To:** [Urban Design Comments](#)  
**Subject:** Agenda item 5, Legistar 88916.  
**Date:** Tuesday, February 17, 2026 3:37:22 PM

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Urban Design Commission,

Please oppose Agenda item 5, Legistar 88916.

- This site is on Packers Avenue, a six lane divided highway that carries thousands of cars, trucks, and buses. Noise from the highway will echo off the walls of the five story building.
- The building in the proposed project plan creates an 800 foot long, five story tall wall along Packers Ave. The project should complement rather than conceal the 50 acres behind the proposed apartment building. Potential retail businesses will be discouraged from locating on the 50 acre site if their stores are not visible from a high traffic road like Packers Ave.
- The project plans show no provisions for dealing with the site's toxic contamination. A place for vapor control technologies might be needed. Soil vapor extraction equipment is not very large, but it must be carefully placed and vented to keep fumes out of inhabited spaces. Special landscaping might be needed to cap the residual contamination. The site is currently completely paved in order to cap contaminated soil and prevent direct human contact with toxic chemicals. Access to monitoring wells might be needed. No project plans should be approved until thorough testing allows the Wisconsin DNR to determine what soil and water remediation is required.

The success of developing the entire area is dependent upon on how this very important gateway to the area is developed, We depend on the Urban Design Commission to do it right.

Thanks for your time and consideration,

Dorothy Borchardt

**From:** [Dorothy](#)  
**To:** [Urban Design Comments](#)  
**Subject:** Fwd: Agenda item # 5 - UDC meeting Feb. 18, 2026  
**Date:** Tuesday, February 17, 2026 3:20:55 PM

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Hi Northsiders,

The Urban Design Commission (UDC) is meeting on Wednesday at 4:30pm and will be voting on the request to build a 241 unit apartment building that will be **800 feet long** at the corner of Commercial & Packers Ave. A building that long is not neighborhood friendly, and will bring more problems to the area

Please contact the UDC and let them know the northside cares about what is happening on the Oscar Mayer site.

Below you find instructions from Don on how you can stand up for the northside and help stop a bad decision.

Dorothy B

Feb. 14, 2026

The Agenda for the Urban Design Commission's (UDC) meeting has been posted. The UDC will meet on Wednesday Feb. 18, 2026 at 4:30. This meeting will be a virtual meeting. Instructions for public participation are copied below.

The Annex Group's housing project at 2150 Commercial Avenue is item 5 on the agenda.

The public can send comments to

[urbandesigncomments@cityofmadison.com](mailto:urbandesigncomments@cityofmadison.com)

Your opinion can be registered at

<https://www.cityofmadison.com/MeetingRegistration>

Instructions for public participation:

The City of Madison is holding the Urban Design Commission meeting in virtual format.

Written Comments: You can send comments on agenda items to

[urbandesigncomments@cityofmadison.com](mailto:urbandesigncomments@cityofmadison.com).

Please note that comments received after 3:00 p.m. day of meeting may not be added to the public record until after the meeting.

Register for Public Comment:

- Register to speak at the meeting
- Register to answer questions
- Register in support or opposition of an agenda item (without speaking)

If you want to speak at this meeting you must register. You can register at

<https://www.cityofmadison.com/MeetingRegistration>

When you register to speak, you will be sent an email with the information you will need to join the virtual meeting.

Watch the Meeting: If you would like to join the meeting as an observer, please visit

<https://www.cityofmadison.com/watchmeetings>

Listen by Phone: (877) 853-5257 (Toll Free) Webinar ID: 863 6562 9667

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5. 88916 2150 Commercial Avenue - New Mixed-Use Building in Urban Design District (UDD) 4.  
(District 12)

Owner: OM Land, LLC

Applicant: Jennifer Camp, JLA Architects

Initial/Final Approval is Requested

UDC is an Approving Body

Please don't miss this opportunity to tell the UDC what you think about the Annex Group's housing project at 2150 Commercial Avenue.

Don

**From:** [Jennifer Argelander](#)  
**To:** [Urban Design Comments](#)  
**Subject:** Item 5, Legistar 88916  
**Date:** Tuesday, February 17, 2026 12:26:27 PM

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Dear UDC members,

I oppose the Annex Group proposed 241 unit housing project at 2150 Commercial and Packers Avenue (Item 5, Legistar 88916) as currently designed. This project was designed without looking at the whole OM design and possible development as well as not in agreement with the OSCAR MAYER Plan. There must be more green and safe open space between buildings. It should promote openness and visual environment that would encourage businesses to draw customers into the remaining 50 acres of the OM property. The ground is toxic and I don't see how that is being addressed and protected from affecting those who would live there. Any new development must compliment other development in the OM property and encourage pedestrian safe open access and connection.

Thank you  
Jennifer Argelander  
1715 Erie Court  
Madison 53704

**From:** [Linda Justmann](#)  
**To:** [Urban Design Comments](#)  
**Subject:** OM Annex  
**Date:** Tuesday, February 17, 2026 12:51:34 PM

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Hello Committee

As designers, u must know, the suggested building is toooo big for the area, with it very close to packers Ave

To edit building into buildings would be better and contribute to more of a community feel.....

As well, how about some color, tile, upbeat sculpture around the campus,

Do the right thing,  
Linda Justmann  
Chet's Car Care

Sent from my iPhone

**From:** [Becky Leidner](#)  
**To:** [Urban Design Comments](#)  
**Cc:** [Matthews, Julia](#)  
**Subject:** 2150 Commercial Ave proposal  
**Date:** Tuesday, February 17, 2026 11:18:44 AM

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You don't often get email from [rwl1951@yahoo.com](mailto:rwl1951@yahoo.com). [Learn why this is important](#)

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Dear UDC members,

Please oppose agenda item 88916, requesting approval for a new mixed-use building at 2150 Commercial Avenue. The proposed design for this building is not in keeping with several important aspects of the Oscar Mayer Special Area Plan and would limit visibility and access to other proposed buildings in the area. The demonstrated willingness of planners to ignore, modify, and override all other considerations in the City's push to infill every possible space with the maximum number of housing units is disappointing. Madison's legitimate need for more housing should not, but frequently seems to, outweigh residents' and neighbors' need for living and recreating spaces that are appropriate in scale and design. Your role is to ensure that these objectives are prioritized, not to rubberstamp or suggest a few cosmetic changes to every proposal that comes before you, the larger, uglier, and more profitable to developers the better.

Thank you,  
Rebecca Leidner  
1915 Spohn Ave.  
Madison WI 53704



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