

From: Amanda W <werhane@live.com>

Sent: Monday, March 28, 2022 9:43 AM

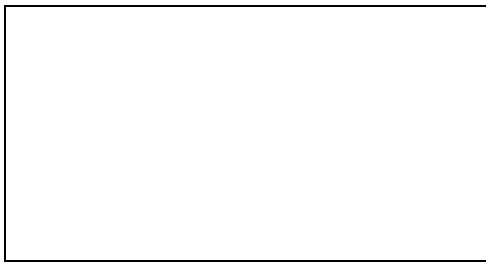
To: All Alders <allalders@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>

Subject: Please Support Item 24 to Create Conservation Nature Park

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Dear Alders,

I'm writing today to urge you to vote in support of Item #24 at the Tuesday March 29th Common Council meeting, to signal your approval of zoning a 16-acre "CN" Conservation Nature Park that saves current wetland open space - <https://tinyurl.com/SaveTheSweet16Acres>



[16 Acre CN Conservation
Nature Park Zoning Boundary
Map.pdf](https://tinyurl.com/SaveTheSweet16Acres)
tinyurl.com

Thank you for your consideration,

Amanda Werhane
Madison, WI 53704
608-658-9114
werhane@live.com

From: PAUL R VAN GINKEL <prvangin@wisc.edu>
Sent: Monday, March 28, 2022 10:03 AM
To: All Alders <allalders@cityofmadison.com>
Subject: wetland in OMSAP

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Dear all,

I would like to voice my support for protecting all 16 acres of wetland in the Oscar Meyer Special Plan as agreed to by the Madison City Council in July 2020. With climate change upon us, I think it is crucial for our climate resiliency and hazard mitigation to maintain functional wetlands in our community.

Sincerely,

Paul van Ginkel
4318 Somerset Lane
Madison, WI 53711

From: Laura V <lauralvits@gmail.com>

Sent: Monday, March 28, 2022 10:33 AM

To: All Alders <allalders@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>

Subject: Save the Sweet Sixteen!

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Dear Madison Alders,

I am writing to you as a long time resident of Madison's northside. In my many years on the northside side I have seen a lot of development, but I have also seen remarkable planning on the part of the city to preserve greenspace, open areas, and wetlands. I urge you to do this again, by adopting a 16 acre conservation nature park behind the old Oscar Mayer plant. Your vote will ensure protection of the current wetland ecosystem and preserve 100-plus year old oaks that are within the 16 acres. This is the least we can do to protect our diminishing wetlands and ensure future generations have access to protected greenspace within walking distance of their homes and businesses. How lucky we are to have this in our backyards!

Regards,

Laura Vogel
(608) 244-7187

From: Jeri Parrott <jeriparrott51@gmail.com>
Sent: Monday, March 28, 2022 10:49 AM
To: All Alders <allalders@cityofmadison.com>
Subject: wetlands preservation

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Please vote to support item 24 Tuesday night.

Thanks.

Geraldine Parrott

From: Mueller, Scott <smueller21@msn.com>

Sent: Monday, March 28, 2022 10:56 AM

To: All Alders <allalders@cityofmadison.com>

Subject: Please Support Item 24 to Save the Sweet 16 Acres of Wetland as a Conservation Nature Park

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Dear Alder,

Please vote at the Tuesday March 29 Common Council meeting to support Item 24 in favor of zoning a 16 Acre CN Conservation Nature Park using this boundary map to save a full 16 acres of current wetland open space - <https://tinyurl.com/SaveTheSweet16Acres>

This is an unique remnant area that can never be replaced if destroyed. There are plenty of other area that can be developed without destroying old growth trees and wetlands.

Thank you,

Scott H Mueller
2022 E Washington Ave
Madison WI

From: Linda Szewczyk <linda.szewczyk@yahoo.com>
Sent: Monday, March 28, 2022 11:14 AM
To: All Alders <allalders@cityofmadison.com>
Subject: The WHOLE 16 acres cannot be sacrificed.

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So much effort and work has gone into this mission. Once again I remind you just how this is an obvious example for the future generations. A seed planted in their minds that they will see right in their own neighborhood. To accomplish this the whole 16 acres are needed

Again thank you for all you do.

Linda Szewczyk

From: Beth Sluys <sluysb@aol.com>
Sent: Monday, March 28, 2022 11:38 AM
To: All Alders <allalders@cityofmadison.com>
Subject: Agenda Item #24, March 29 2022 Meeting

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

Dear Alders,

Please find attached my comments regarding Agenda Item 24, specifically related to the rezoning of 2007 Roth Street and the wetland at that property.

Thank you for your service,

Beth Sluys
District 18

Zoning for a Wetland and the Surrounding Area
Agenda Item #24

**ADDRESS RACIAL JUSTICE AND SOCIAL EQUITY
DURING THE OMSAP REDEVELOPMENT PROCESS,
WHICH MUST INCLUDE ASSESSING AND PREVENT-
ING 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.**

**OSCAR MAYER
SPECIAL AREA PLAN**

Beth Sluys

March 29, 2022

District 18

On July 22, 2020, the Common Council voted to include the goal shown at the top of this document as a key part of the Oscar Mayer Special Area Plan.

A commitment to protect public health and safety, no matter the zoning.

Conserve the Natural Resource – Keep 16 acres of natural area at 2007 Roth Street, as adopted by the 2020 Common Council as dedicated green and open space.

Map 1. Displays the option for 16 acres that would be available for CN zoning in its entirety and would not create any non-conforming issues for area landowners. **Please consider this area for 16 acres of natural area park designated with CN zoning.**

Conserve the Cultural Resource – Map 1 also displays the area known as the *Track Site* (Outlined in blue). A known Indigenous burial site area, see Map 2, page 5. We need to be careful as we consider developing this land that we continue to honor our neighbors, the Ho-Chunk Nation and their ancestors. We need to conduct a survey of this site to make sure we do not disturb or destroy artifacts or burial sites. As the leaders of Madison, you can consider this land for **a land back opportunity to the Ho-Chunk Nation**. It is known to hold the remains of their ancestors. The Ho-Chunk Nation's flag being raised over Bascom Hall was described as "a good first step" by Mr. WhiteEagle, leader of the Ho-Chunk Nation. Returning this land to its ancestral owners is a good 'second step.' You can choose **Action Over Acknowledgement!**

Environmental Justice and the promise made in the Oscar Mayer Special Area Plan

Protect the health and safety of our most vulnerable families – As you look at creating zoning for the highest density allowable in Madison (RMX), does it make sense to create low income and working poor housing next to or on top of some of the most highly contaminated land in Madison? We need to make sure that we make a start towards understanding the contamination by conducting a community-wide environmental assessment via a USEPA grant that is focused solely on the Northside contamination issues.

No housing should be allowed on the Eastern border of the 2007 Roth Street parcel as it contains fuel oil (previous storage tanks were in this location) in the subsurface soil as well as arsenic (from coal piles used at the power station at Oscar Mayer) in surface soils. No housing should be allowed until the land is thoroughly investigated, levels and extent of the contamination determined and the land remediated to be safe for living on or near. Keep the land designated for RMX or TR-U2 as industrial (IL or IG-W) until we know the full extent of the contamination in this area.

Once we know the full extent of the contamination, and its related risks, we can then take action to remediate the land for future use, determine its best use given the level of clean up that is possible.

We need to protect low-income BIPOC community members and provide safe housing for everyone. Just as this Council voted to protect low income and working poor families from harm's way during discussions about F-35 jet noise issues, we need to remember that this area has been industrial for over a hundred years. It has been garbage dumps, toxic chemical dumps, toxic pesticides were tested and sprayed, household and military trash dumps, and other landfills are all over this area. There is even "Hartmeyer landfill" mentioned in WDNR records. This landfill needs to be located, assessed and determine what was dumped in that landfill and how it will impact public health and safety. There is much work needed to ensure the safety of our most vulnerable neighbors.

The toxic contamination in the Oscar Mayer area that is slated for "affordable" housing (primarily the RMX and TR-U2 zoning areas) should not be considered for housing. The Common Council and Mayor chose not to buy 15 acres and a building full of toxic TCE vapors at the north end of the Oscar Mayer property to keep Metro workers safe. A better building location was found and purchased.

Now it is our time to protect our neighbors from being placed in harm's way as we look to redevelopment within the Oscar Mayer plan area.

Map 1.



Conserve the Natural Resource

The Wetland at Roth Street (aka Hartmeyer Natural Area) is a unique resource for Madison's Northside and presents an extraordinary opportunity for the city to partner with area groups, Groundswell, and Dane County, granting agencies, as well as private donors to create a legacy park. It is a once in a lifetime moment for us to consider preserving an historic piece of Madison that has always been a marsh and wetland, once disrupted by human use but rebounding with amazing biodiversity, as well as a known Indigenous burial site worthy of protecting.

Northsiders have a rich history of space making for the public good. In 1953, when the prospect of creating a northern pike spawning ground in the marsh area of Warner Park came into the forefront, local residents, like Alvina Neibuhr, a bait shop owner on Madison's north side, put out a donation can in her bait station. This photo is of Alvina, who is shown here "holding the *winning* contribution can in the campaign to finance the purchase of a northern pike spawning and rearing area in Castle's Marsh near Warner Park."



Alvina Neibuhr

As we consider the 16 acres adopted for Green and Open space in the Oscar Mayer Special Area Plan for a conservation park for the public good (CN zoning), we also need to consider climate change, and all that this parcel of land provides for people, wildlife and birds.

Madison has often taken on so-called "low quality" land situations and turned lemons to lemonade. The issue at hand is to create zoning that will protect a re-emerging functioning wetland so that it can continually improve and be restored. Is it a perfect natural area accessible to everyone? Not yet. Even the "high quality" Cherokee Marsh contains vast areas of reed canary grass and other invasive species that require a rather high level of spraying of grass killer (Roundup) in the marsh, but yet, through a strategic partnership, the land was purchased. If canary grass and other invasive plants are the litmus test for decision-making, then how have we ended up with many hundreds of acres of parks that contain invasive plants throughout the park system? This parcel is no better, no worse. But has an active Friends group that has already started restoration and maintenance work. Young bur oaks are growing nicely along the Roth Street roadside due to less mowing, greater care. The Capitol Area Regional Planning Council understands this and has designated it as an environmental corridor. Green area on the map below.



Currently the zoning of the 16 acres is Industrial – General Use within a wetland overlay (IG-W). All of the land at 2007 Roth Street is within a municipal wetland overlay district, currently zoned IG-W.

Let's be creative, collaborative and look outside the standard options in this legacy moment to preserve the Council approved 16 acres of wetland ecosystem, future greenway and key park area for the Sherman Neighborhood. **Establish the boundaries and zone it CN.**

This site is largely hydric soils that function in this manner: 1. They facilitate and regulate the flow of water between groundwater systems and surface water systems. 2. They act as a recharge point that allows for the movement of water from surface water to groundwater and 3. They release groundwater to soil. Almost all of the land within the wetland at Roth Street is hydric soil and indicates that this area has a history of flooding. Current water levels in this area already reach a height that causes standing water in the building located at 1017 N Sherman Avenue in heavy rain events. The 100-year flood level is 853 mean sea level (MSL). Levels in the wetland have risen as high as 852.6 MSL and remained in the low-lying area for months.

The wetland does serve to gather and absorb surface runoff as well as acts as a holding area to allow for gradual absorption. In addition, this wetland ecosystem provides for carbon sequestration, with soils being the largest carbon reservoir in the terrestrial carbon cycle. So by restoring the wetland ecosystem, we not only provide a beautiful wetland natural area, a public space for learning about and observing nature, an outdoor classroom for area students, and a gathering place that is not about hard structures but it also can help with reducing our carbon footprint.

Environmental Justice

We are currently considering several zoning options that will include the highest density allowed in Madison. Why is it that we continue to consider putting low income and working poor families in housing located in areas that have a history of high levels of chemical contamination? Current plans are to put housing on top of soils contaminated with petroleum products and arsenic along the eastern edge of the Roth Street property without a thorough environmental assessment being completed to fully understand the extent of this contamination before ground is broken or a way to insure it will be cleaned up prior to construction.

At the Oscar Mayer site, the city walked away from purchasing the northern 15 acres of land while working with a high-powered environmental attorney when considering the bus facility for Metro. The owners would not allow the city to conduct its due diligence for a Phase II study, refusing to give the city access to complete this pre-purchase work. We have not determined if there are PFAs or PCBs on this site, the current levels of contamination or the extent of its migration off-site. Is this the land we want for housing?

Please consider a similar process be completed that took place with greater care during pre-construction on the South side of Madison. A \$300,000 USEPA grant was procured for a community-wide assessment. A small portion of these funds were used on the Northside, but no Northside community-wide assessment or public outreach related to the contamination and related issues were hosted. We need to get a USEPA community-wide assessment grant for the OMSAP area to determine the extent of the contamination on the areas currently being designated for low-income housing.

This is an environmental justice issue and a real concern for area residents, President Abbas and State leaders. We need to commit to gathering the information we need to get funding to conduct a community-wide assessment on the Northside.

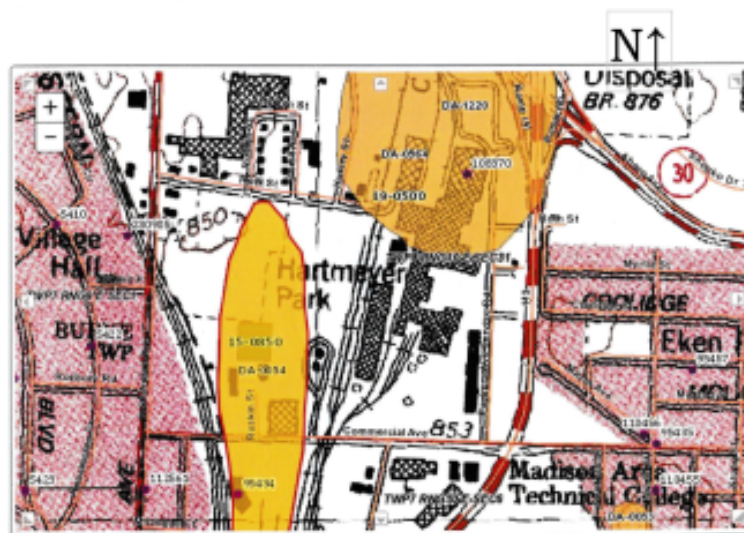
In an area known for redlining and for putting low income and senior housing next to a contaminated industrial site at Oscar Mayer and a homeless village on top of a previous gas station site without an assessment of contamination and next to a building containing known TCE vapors, it appears that we continue to put "affordable" housing on or near contaminated land. **We need to insure public health and safety before any housing, any buildings are built. We can do better for our most vulnerable families.** In addition, proposed cuts to bus service on Aberg Avenue will leave these vulnerable neighbors without local food or local job access (Route 17 planned to be cut).

Protect the Cultural Resource

The Comprehensive Plan offers that we “preserve historic and special places that tell the story of Madison and reflect racially and ethnically diverse cultures and histories.” Part of the wetland natural area is a confirmed Indigenous burial site known as the Track Site. This site is a documented archeological and human burial ground site. While the property has had a limited survey completed there has not been one conducted near the three ancient (200+ year old) bur oak tree area located along Roth Street nor in the old growth tree line near Ruskin Street.

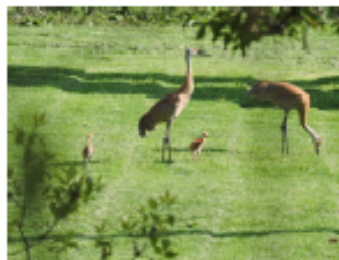
The exploration of the history of this parcel of land should be ongoing, and it will rely on help from local cultural organizations, preservation groups, neighborhood associations and most importantly the Ho-Chunk Nation. Again, we might consider the return of this land to its rightful owners and good stewards, the Ho-Chunk Nation.

Map 2. Below shows the location of the Track Site boundary showing on an overlay, ironically showing on “Hartmeyer Park” designated on the topographic map and is represented on Map 1. as the blue line.



The Return of Species

Over the last couple of decades, this area has slowly regained its function as a wetland/upland habitat. Many birds, including a returning migratory pair of sandhill cranes, amphibians and other species have found this small parcel of land and call it home. The sandhill cranes raise colts in the wetlands each Spring, and there is the potential for native plant species that have long been cut back or under fill that could emerge, given time. To date, a rare orchid (over 143 plants!) and a semi-rare milkweed plant have been discovered at the wetland site.



Putting roads and high-density housing at the wetland area does not serve the residents of the Sherman Neighborhood nor the wetland ecosystem. The current trend in the city is to plan for public transportation supporting existing and new development, rather than adding more cars and roads. Transit oriented development does not mean adding cars and roads, but rather considering the best way to connect people to public transportation. **Current proposed changes to the public bus system include major cuts to routes that are the only source of a bus route to the only general grocery store on the entire Northside.** Putting a sidewalk in place at the exit ramp of Highway 30 to Aberg Avenue is not a solution.

There are claims that this area has great public transportation is far from the shared experience of area bus riders. Planned cuts to Northside bus service only will make it much harder for working poor families to local access to food and jobs. If the service and reliability were there, more area residents would be using public transportation.

It is expected that in the next 10-15 years, the Sherman Neighborhood population is expected to double. More cars are likely. According to the manager of the Packers Townhomes, a low-income apartment complex on Northport Drive, most of the residents who live there drive cars. Public transportation is not working for those families. We can do better but not with the current route cuts being planned for Northside bus riders. We face an increase in carbon on the Northside with increased car traffic, diesel trucks as MG& E moves its fleet to the Northside and as we face the arrival of the F-35 jets in 2023. Now more than ever, we need this wetland. We need good bus service.

In these times of global pandemics and contagious disease, global climate change and our flooding issues, it is clear that open spaces are more important than ever for public health and safety. Let us provide area neighborhoods and residents, and all of Madison, an opportunity for a natural area that provides for outdoor recreation and a place to visit in times of distress to be provided with a calming place.

The Hartmeyer natural area provides a balance point for public health, both mental and physical as well as a site for carbon sequestration and provides a welcoming location for all people to find solace in nature.

Let's see it for the unique resource that it is, how we can improve it, restore it and ecologically and economically remediate it. With a collaboration of stakeholders, an active Friends group, students that see it as an outdoor classroom, and a community that clearly supports preservation of this historic site, we can make this natural area a reality. We need only be willing to decide to be innovative.

Volunteer clean up day at the wetland.



From: Jennifer Argelander <jargelander@yahoo.com>

Sent: Monday, March 28, 2022 11:52 AM

To: All Alders <allalders@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>

Subject: Item 24, Legistar 69517 Oppose

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

All Alders,

The Sherman Neighborhood Association (SNA) opposes (item 24—Legistar 69517) the recommendation of the Plan Commission that reduces the 16 acres by almost 3 acres. In July 2020, the Common Council approved the preservation of 16 acres for a Conservancy Natural (CN) area (known as the Hartmeyer wetland) and SNA expects the Common Council to honor that original approval of the 16 acres. This rare urban natural area must be preserved and protected: the wetlands, the ancient bur oak trees with their entire root system, and the mature tree line border running to the south. The area is the home to a large variety of wildlife (including sandhill cranes) and incredible plant life including rare orchids.

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.

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.

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.

We are requesting that the Common Council support the revised map as is attached. Thank you for your consideration to our request.

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

ROTH STREET WETLAND CONSERVATION NATURAL AREA



From: Lisa A. Spain <lspain2@yahoo.com>
Sent: Monday, March 28, 2022 11:56 AM
To: All Alders <allalders@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>
Subject: Item 24 vote

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

Please, please vote to save the full 16 acres of wetlands.
Life is not all about development and generating money, money, money.
Thank you.

From: Adam Chern <adamchern@gmail.com>
Sent: Monday, March 28, 2022 12:04 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Preserve Hartmeyer/Roth St. Wetland

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

I am writing to encourage you to vote YES on agenda item #24 to preserve 16 acres of wetland associated with the Oscar Mayer property. Natural areas can only be destroyed...not created. Let us take this opportunity to provide recreational space, natural habitat, water preservation and treatment in an area that allows access to a wide variety of residents.

Thank you,
Adam Chern
4217 School Rd.
Madison, WI 53704

From: Jennifer Lange <darby418@yahoo.com>
Sent: Monday, March 28, 2022 1:24 PM
To: All Alders <allalders@cityofmadison.com>
Subject: 16 acre conservancy

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

Please vote in favor of setting aside the 16 acres! Keep Madison a great place to live! And save the frogs!
Thanks!!
Jennifer Lange

From: Dorothy <dborchardt1@charter.net>
Sent: Monday, March 28, 2022 2:01 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Agenda Items #21 & #23 - March 28, 2022 -Preserve the wetlands

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

Greetings,

I asking for your support to save at least the 16 acres of wetlands as promised in the OMSAP. The entire 30 acres should have been saved considering all the wetlands the developers have consumed over the years.

Agenda item 21 - No roadway (Roth to Ruskin) It will endanger the root systems of the ancient bur oak trees along Roth Street and the trees that run south connecting with Roth Street.

Agenda item 23 - Save the entire 16 acres of wetlands as promised, including the trees!

Always remember, as elected officials your first duty is to DO NO HARM!

Thanks for your time and consideration.

Dorothy Borchardt
1717 Elka Lane
Madison, WI
12th district

From: Lori Getter <baileygetter@icloud.com>
Sent: Monday, March 28, 2022 3:38 PM
To: All Alders <allalders@cityofmadison.com>
Cc: Abbas, Syed <district12@cityofmadison.com>
Subject: #24 on March 29 agenda

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

Hello,

Please support #24 to zone the 16 acre CN Conservation Nature Park and save the full 16 acres of wetland space. The council is scheduled to recognize Earth Day. It is appropriate to support this measure.

Thank you!

Lori Getter
1529 Delaware Blvd.
Madison, WI 53704

From: Colleen Doherty <cocodoherty@att.net>
Sent: Monday, March 28, 2022 3:43 PM
To: All Alders <allalders@cityofmadison.com>
Subject: 16 acres

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

I want all 16 acres of the wetlands preserved. Thank you!!

From: Kathleen Kelly <kakellydds@outlook.com>

Sent: Monday, March 28, 2022 4:16 PM

To: All Alders <allalders@cityofmadison.com>

Subject: 16 acres

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

Dear representatives,

I strongly urge you to approve saving all the 16 wetland acres adjacent to the old Oscar Mayer site. As a long time Northside resident, I realize how important this property is for the beauty and environmental health of our area. Wild birds flock here and rare orchids grow there also. We must take this chance to hang on to this precious piece of land.

Thank you, Dr. Kathleen Kelly

410

Woodward Drive

From: diane walder <cockadoodledoo1953@gmail.com>

Sent: Monday, March 28, 2022 4:47 PM

To: All Alders <allalders@cityofmadison.com>

Subject: Do the INTELLIGENT and RESPONSIBLE thing:

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

16 Acre CN Conservation Nature Park Zoning Boundary Map Alders, Please Move and Vote to "Save the Sweet 16"

- This creates a **16 Acre CN Conservation Nature Park** per Council approved OMSAP Plan
- This saves the **key wetland open space** while avoiding non-conforming developed acres
- This protects the mapped wetland boundary and **CARPC Environmental Corridor**
- This keeps open **street reservation options** for Roth-Huxley-Ruskin-Coolidge connection
- This reduces impact on **quiet nature park** of new buildings, cars, streets, and lighting
- This enables greenway planning for **wildlife corridor and bike path connections**
- This includes a **buffer for old oaks** and cultural area and saves a long **mature tree line**
- This preserves the **cultural resources and natural resources** of the area for the future
- This offers **equitable access to nature** for a rapidly growing and diverse population
- This affords a place for quiet contemplation for **mental and physical health benefits**
- This **creates an outdoor classroom** for Malcom Shabazz and Sherman Middle School
- This mitigates flooding by **preserving a functioning wetland as a natural sponge**
- This provides critical habitat for cranes, fox, and a **sustainable wetland ecosystem**
- This honors **Madison's commitment to sustainability and saving climate assets**
- Saving 16 acres will help enable **land trust, county, and state funding assistance**



From: Rollie Littlewood <rklittle@gmail.com>

Sent: Monday, March 28, 2022 6:10 PM

To: All Alders <allalders@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>

Subject: Please Support Item 24 to Save the Sweet 16 Acres of Wetland as a Conservation Nature Park

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

Please vote at the Tuesday March 29 Common Council meeting to support Item 24 in favor of zoning a 16 Acre CN Conservation Nature Park using this boundary map to save a full 16 acres of current wetland open space - <https://tinyurl.com/SaveTheSweet16Acres>

Rollie Littlewood
6205 Mineral Point Rd, Apt 622
Madison WI 53705

From: C Debevec <cdebevec@rocketmail.com>
Sent: Monday, March 28, 2022 6:19 PM
To: All Alders <allalders@cityofmadison.com>
Subject: VOTE YES for item 24 (Hartmeyer Natural Area)

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

Hello alders,

Please vote at the Tuesday March 29 Common Council meeting to support Item 24 in favor of zoning a 16 Acre CN Conservation Nature Park using this boundary map to save a full 16 acres of current wetland open space - <https://tinyurl.com/SaveTheSweet16Acres>

PLEASE NOTE that this space is a walkable distance (less than 1 mile) from many of us in District 6 and 15 and should NOT be seen as only serving District 12!

All 16 acres should be zoned CN. There is no need to make this a recreational area as Demetral Park with athletic field, tennis court, picnic shelter is very close by (only 2000 feet!)

Wildlife and natural space on the other hand is in very short supply here on the east isthmus! Yeah there is Warner and Cherokee Marsh, but that's another 2-3 miles further away, not walkable as the Hartmeyer area will be for many of us.

Thank you - PLEASE VOTE YES!!!!

Cathy Debevec
1885 E Main St, Madison, Wi

From: Cynthia Poe <crpoe@uwalumni.com>
Sent: Monday, March 28, 2022 6:52 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Tuesday, March 29, Item 24

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

Dear Alder:

I'm writing to support Item 24 on the agenda for the Common Council meeting on Tuesday, March 29 and to urge you to support the item too. This item preserves 16 acres of wetland on Madison's Northside as a Conversation Nature Park. This small piece of wetland is not only a vital piece of the ecosystem in this area--doing all that wetlands do to filter water, slow down runoff, and provide habitat for birds--but it's also a small natural oasis in an area that is transitioning from significantly commercial and industrial to more residential. Please protect the full 16 acres.

Sincerely,
Cynthia Poe

Cynthia Poe
1606 Farragut St.
Madison, WI 53704
(608) 243-9349

From: annewalker@homelandgarden.com <annewalker@homelandgarden.com>
Sent: Monday, March 28, 2022 7:07 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Item 24, Hartmeyer wetland

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

Dear Alders,

Please protect the Hartmeyer wetland. After the flooding event of 2008, there was quite a bit of energy to 'do better' going forward and we need to. According to John Young director of the Wisconsin State Climatology office "what makes this area (Madison) uniquely vulnerable to the effects of climate change is also what we enjoy most about the area--the Yahara chain of Lakes."

Wetlands help deal with storms that might otherwise inundate a community. Wisconsin, at one time, has nearly 10 million acres of wetlands. According to the Wisconsin Wetlands Association, "in the past century, about 5 million acres have been ditched, diked, and drained for uses such as agriculture, roads, housing and shopping centers.

Wetlands serve many vital functions, including flood control, wildlife habitat, groundwater recharge and discharge."

Please vote to keep Hartmeyer wetlands fully intact.

Respectfully,

Anne Walker

Wisconsin Wetlands Association
www.wisconsinwetlands.org

From: Ann Harris <awharris2@gmail.com>
Sent: Monday, March 28, 2022 8:03 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Please vote in favor of Item 24

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

Please vote at the Tuesday March 29 Common Council meeting to support Item 24 in favor of zoning a 16 Acre CN Conservation Nature Park using this boundary map to save a full 16 acres of current wetland open space - <https://tinyurl.com/SaveTheSweet16Acres>

From: Karen Matteoni <karenahome@gmail.com>
Sent: Monday, March 28, 2022 8:18 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Hartmeyer Natural Area

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

The City of Madison Parks has more usage than ever before. Please preserve all of the 16 acres of the Hartmeyer Natural Area for passive recreation. So many people are using parks for their physical activity that we need to preserve this land now rather than waiting until parts of the area are developed.

Thank you.

Karen Matteoni
1710 Yahara Pl, Madison, WI 53704

From: Mike Kohn <yellowlabone@gmail.com>
Sent: Tuesday, March 29, 2022 9:08 AM
To: All Alders <allalders@cityofmadison.com>
Subject: Item 24

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

Please Support Item 24 to Save the Sweet 16 Acres of Wetland as a Conservation Nature Park. We need more conservation park areas in the City of Madison.

Mike Kohn DVM

From: Barbara Chusid <bachusid@gmail.com>
Sent: Tuesday, March 29, 2022 9:45 AM
To: All Alders <allalders@cityofmadison.com>
Subject: Save the Sweet 16 Acres of Wetland as a conservation nature park

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

Please vote at the Tuesday March 29 Common Council meeting to support Item 24 in favor of zoning a 16 Acre CN Conservation Nature Park using this boundary map to save a full 16 acres of current wetland open space as a nature preservation park.

<https://tinyurl.com/SaveTheSweet16Acres>

Thanks,
Barbara Chusid
28706 Sommers Ave
Madison 53704

-----Original Message-----

From: Mary Lou Nord <mary.lou.nord44@gmail.com>

Sent: Tuesday, March 29, 2022 10:08 AM

To: All Alders <allalders@cityofmadison.com>

Subject: Support Item #24

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

Dear Alders

Please vote at the Tuesday March 29 Common Council meeting to support Item 24 in favor of zoning a 16 Acre CN Conservation Nature Park using this boundary map

(https://urldefense.proofpoint.com/v2/url?u=https-3A__tinyurl.com_SaveTheSweet16Acres&d=DwIFAg&c=byefhD2ZumMFFQYPZBagUCDuBiM9Q9twmxaBM0hCgII&r=T-hRz9hrLTJTXvPJzewIOV-_ZMY-_a6ib5duZQcg73E&m=4Tf5Xk52RugOY6pSyILfr89i_DoBLh2X3jL3bzfoW5c&s=inwHZCFFGzrVpglisFfKh5Bn2HYmQ8zZSGzR4W9eQzY&e=)

to save a full 16 acres of current wetland open space.

Thank you,

Mary Lou Nord

From: Iris S Hengst <ishengst@madison.k12.wi.us>
Sent: Tuesday, March 29, 2022 10:22 AM
To: All Alders <allalders@cityofmadison.com>
Subject: In support of item #24

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

Hi,

I'm writing to you in support of item#24 save the sweet 16 acres of wetland at Hartmeyer Conversation Park!

Please assure the wetland to not only do what wetlands naturally do like absorbing surplus water from it's surrounding but also relax, inspire and enrich everyone's world crossing her paths, playing in her playground of humming, croaking, chirping sounds, gentle winds making talk grass wave and shiver and tall tree's shadows bordering balance the searing midday heat.

Give her room to breathe by providing sufficient green space surrounding her beauty.

Thank you in the name of common good,

Sincerely

Iris Hengst

From: Michael D. Barrett <mikeb@urbanthoreau.com>
Sent: Tuesday, March 29, 2022 10:49 AM
To: All Alders <allalders@cityofmadison.com>
Cc: Mayor <Mayor@cityofmadison.com>; dbrogan@isthmus.com; Isthmus Davidoff <jdavidoff@isthmus.com>; Marc Eisen <marc.eisen02@gmail.com>
Subject: Ag Item 24: Please Support Saving the Sweet 16 Acres of Wetland as a Conservation Nature Park

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

Dear Alders,

Please vote at the Tuesday March 29 Common Council meeting in favor of Item 24, zoning *all* 16 Acres as CN Conservation Nature Park. Here's the boundary map <https://tinyurl.com/SaveTheSweet16Acres>

It is important on so many levels—community building, clean air, clean water, habitat in the city, civic pride, our *sanity*!—to save the full 16 acres of current wetland open space for nature. Madison *deserves* this as a counterpoint to all the paving that has gone before. Nature has already done a great job on its own in recovering & reclaiming what was once an industrial wasteland. Let's let nature continue its work. Please.

Sincerely,

Michael & Pamela Barrett
2137 Sommers Ave
Madison, Wisconsin

Ps. To others reading this, please consider writing allalders & the mayor (see above) in support of this very important measure. You can ALSO REGISTER YOUR SUPPORT AT: <http://cityofmadison.com/city-hall/committees/common-council/3-29-2022> Specify Agenda Item: 24 Check: Support Check: Speak (if you can) THANK YOU!

From: Tony Abate <tony@groundswellconservancy.org>
Sent: Tuesday, March 29, 2022 11:23 AM
To: All Alders <allalders@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>
Cc: Angela West Blank <angela@groundswellconservancy.org>; paul_noeldner@cityofmadison.com
Subject: Please Amend Zoning to protect a 16 Acre CN Park

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

Dear Madison Alders,

I am writing on behalf of Groundswell to recommend the Madison Common Council adopt a 16-acre CN Park Zoning Amendment to designate at least 16 acres of the 30-acre former Hartmeyer property as a CN Conservation Nature Park. The Common Council has already approved saving a 16-acre CN Park in the Oscar Mayer Special Area Plan. The 16-acre CN Park boundary is the minimum required to preserve those 16 acres, protect the most recent officially mapped wetland boundary with minimum wetland setbacks, and protect the Capitol Area Regional Plan Commission mapped Environmental Corridor for this urban wetland area.

Additional benefits of this amendment which help meet important City of Madison goals include 1) creating equitable access to nearby nature for a growing diverse population, 2) enhancing environmental sustainability, 3) creating a place for nature education, 4) protecting wetland services, 5) protecting water quality, and 6) demonstrating a commitment to preserve and sustain natural climate assets.

Studies show even 20 minutes spent in a natural environment, three times a week, can significantly reduce the stress hormone cortisol in our bodies. Walking through a park or listening to birds can help lower blood pressure and increase energy levels. Even looking at greenspace through a window can be beneficial. Urban nature is especially important to protect, as for some, a small urban park might be the only opportunity they have to enjoy these benefits.

I look forward to your support of this amendment.

All the best,

Tony Abate

--

Tony Abate
Conservation Director
Pronouns: He, Him, His
(608) 258-9797

From: E Crawford <bcrawf2000@gmail.com>
Sent: Tuesday, March 29, 2022 12:02 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Support Item 24

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

Please Support Item 24 to Save the Sweet 16 Acres of Wetland as a Conservation Nature Park

Elizabeth Crawford
836 Spaight St.
Madison WI 53703

From: Chris Elholm <chris.elholm@gmail.com>
Sent: Tuesday, March 29, 2022 12:37 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Oppose Legistar 69517, Agenda #24

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

Alders, hear me out elected officials and then please make the right decision to keep 16 acres of wetland and zone them CN. I worry about those of you who haven't visited and witnessed the functioning wetland for yourselves. I worry that you haven't seen this natural gem, this urban space filled with the sights and sounds of nature. I worry that you haven't seen the mature trees in the landscape and the upland that is a potential indigenous burial site. I worry that you might not realize how critical it is in an urban area to keep significant green space for the health and well-being of our residents. And it is critical to protect residents from exposure to contamination if high density housing zoning is approved near the wetland. I worry that you might not have enough respect for the mighty and magical powers of this wetland and how it functions in our environment as the impacts of climate change become more real every day. Please have the wisdom to vote to keep the 16 acres of wetland approved in OMSAP, please prevent mature trees from being cut down for the sake of building a road, please protect all the diverse plant and animal life that call the wetland home, and please make sure we humans can experience this green space for generations to come.

Thank you, Chris Elholm, resident in district 12

From: Matthew James <ellenm1133@gmail.com>

Sent: Tuesday, March 29, 2022 2:36 PM

To: All Alders <allalders@cityofmadison.com>

Subject: Sweet 16 acres

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

My name is Matthew Leaverton and I live at 1425 Loftsgordon. The neighborhood is VERY wet with lots of chances for flooding and standing water; PLEASE preserve ALL the natural wetland that is currently on this property so the rain doesn't flood where WE are!

Thank you so much for your consideration!

MJL

From: Kester, Dolores <dakester@sbcglobal.net>
Sent: Tuesday, March 29, 2022 3:24 PM
To: All Alders <allalders@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>
Subject: RE: Common Council meeting March 29,2022--Agenda Item 24-Legistar 69517- re: rezoning within OMSAP areas

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

To be clear and succinct, I agree with the Sherman Neighborhood association letter which OPPOSES this agenda item.

I urge you to SUPPORT the map attached to our neighborhood letter.

**Thank you for your time and attention,
D. Kester**

From: dakester@sbcglobal.net <dakester@sbcglobal.net>
Sent: Tuesday, March 29, 2022 3:19 PM
To: allalders@cityofmadison.com; Syed Abbas (district12@cityofmadison.com)
<district12@cityofmadison.com>
Subject: FW: Common Council meeting March 29,2022--Agenda Item 24-Legistar 69517- re: rezoning within OMSAP areas

Greetings to all alders:

I support the letter to the Council sent this week from Jennifer Argelander and Michelle Martin, co-chairs of the Sherman Neighborhood Association, on whose board I serve. See, map submitted as part of their letter.

The proposed rezoning would cut away a portion of the land shown as green and open space in the special area plan. Currently zoned IG-W (Industrial Use - General in a Wetland Overlay district) and part of the existing Fox Water Building, it is already within the high water mark area for the site. It is in the Wisconsin Wetland Inventory. The property proposed for rezoning stands within the delineated wetland area. It is a part of the very land that the Plan Commission recommended during the proactive zoning in April 2021, for CN or Conservancy / Natural Area.

Thus any rezoning such as the one proposed at this time would fail to honor the city's commitments to the community in the Oscar Mayer Special Area Plan (OMSAP), as previously approved by the Common Council, to maintain 16 acres of green and open space primarily in the form of wetlands in this location. In addition, I have recently learned that this land is sacred ancestral Ho-Chunk burial site land and should be treated as such. Creating the natural resource protections through keeping this land (ALL 16 acres per the special area plan) as green and open space also could protect the cultural resources that are there as well. According to the state historical society, no archeological survey has been completed on the 16 acres of land that are designated for the green space as CN. Madison needs to protect this site as a cultural and natural heritage area. Any rezoning at this time would disrupt that important process.

For all the above reasons, I urge you to deny this rezoning request.

**Dolores Kester
1818 Winchester Street
12th aldermanic district**

From: Jim Mand <jimmand@charter.net>

Sent: Tuesday, March 29, 2022 4:14 PM

To: All Alders <allalders@cityofmadison.com>

Subject: Please Support Item 24 to Save the Sweet 16 Acres of Wetland as a Conservation Nature Park

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

Please vote at the Tuesday March 29 Common Council meeting to support Item 24 in favor of zoning a 16 Acre CN Conservation Nature Park using this boundary map to save a full 16 acres of current wetland open space –

16 Acre CN Conservation Nature Park Zoning Boundary Map Alders, Please Move and Vote to “Save the Sweet 16”

- This creates a **16 Acre CN Conservation Nature Park** per Council approved OMSAP Plan
- This saves the **key wetland open space** while avoiding non-conforming developed acres
- This protects the mapped wetland boundary and **CARPC Environmental Corridor**
- This keeps open **street reservation options** for Roth-Huxley-Ruskin-Coolidge connection
- This reduces impact on **quiet nature park** of new buildings, cars, streets, and lighting
- This enables greenway planning for **wildlife corridor and bike path connections**
- This includes a **buffer for old oaks** and cultural area and saves a long **mature tree line**
- This preserves the **cultural resources and natural resources** of the area for the future
- This offers **equitable access to nature** for a rapidly **growing and diverse population**
- This affords a place for quiet contemplation for **mental and physical health benefits**
- This **creates an outdoor classroom** for Malcom Shabazz and Sherman Middle School
- This mitigates flooding by **preserving a functioning wetland as a natural sponge**
- This provides critical habitat for cranes, fox, and a **sustainable wetland ecosystem**
- This honors **Madison’s commitment to sustainability** and **saving climate assets**
- Saving 16 acres will help enable **land trust, county, and state funding assistance**

ROTH STREET WETLAND CONSERVATION NATURAL AREA



From: Janet Battista <janet@grammata.com>
Sent: Tuesday, March 29, 2022 4:31 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Fwd: map

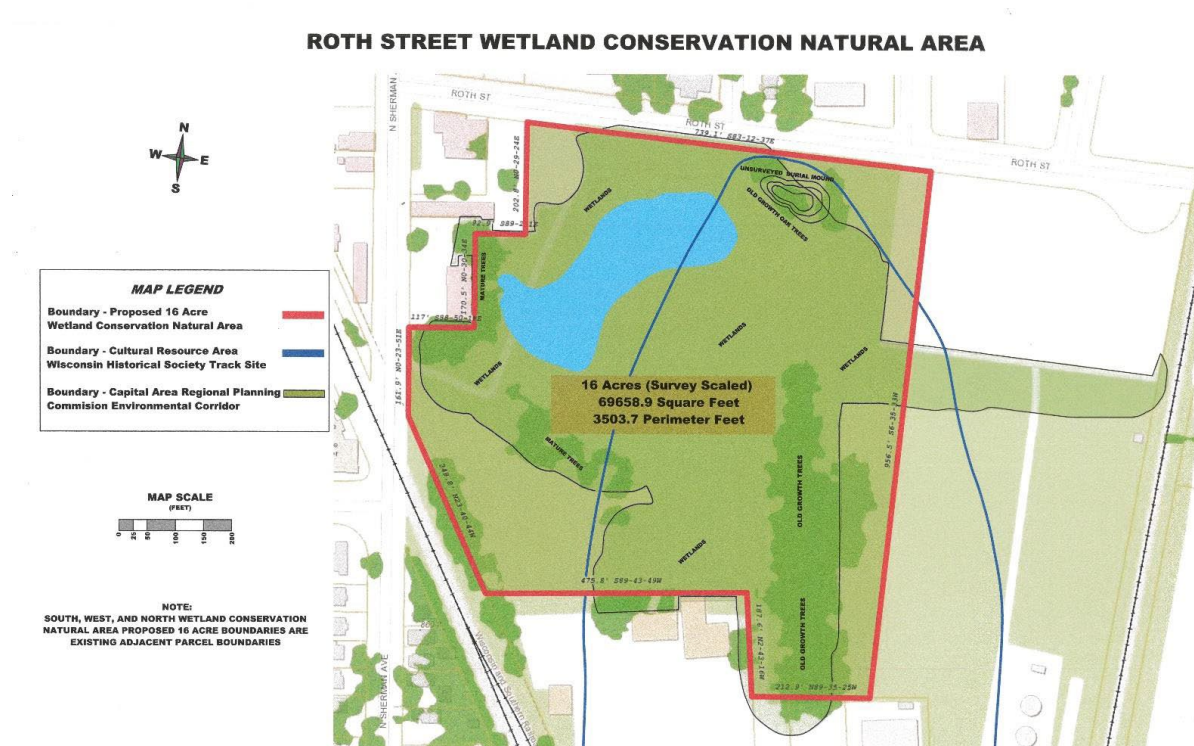
Caution: This email was sent from an external source. Avoid unknown links and attachments.

----- Forwarded message -----

From: Janet.R.Battista@gmail.com
Date: Tue, Mar 29, 2022 at 4:03 PM
Subject: Support for Agenda Item #24

Please support CN zoning for the full 16 acres of conservation nature park as indicated on the attached map. This wetland gem should not be diminished or impinged on in any way.

Janet Battista
154 Kensington Drive
Madison, Wisconsin 53704



From: [Susan Salisbury](#)
To: [Plan Commission Comments](#); [All Alders](#); [Abbas, Syed](#)
Subject: Please Support CN Park Zoning and Oppose Roth-Ruskin-Huxley Street Remapping
Date: Monday, March 14, 2022 3:06:16 PM

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

As a northsider and someone who values all the benefits of nature, and one who has appreciated what Madison has done to care for so many of its gifts of natural habitats, I am urgently asking that:

SUPPORT be given to **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.

I also strongly appeal that **Item 15 - 69519 Roth-Ruskin-Huxley Street Remapping** be **OPPOSED**.

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.

The need to protect our valuable natural resources has never been more urgent! There are so many species of critters there that should be valued, not decimated, and with the proposed 2,500 people that are slated to be living in high density housing all around the wetland, it will be **additionally** relevant to the mental and physical health of those future residents who will be able to encounter nature there, with its diversity of sights, smells, and sounds! We ALL benefit from areas like this! Don't "pave paradise and put up a parking lot"!!!

Sincerely,
Susan Salisbury
Manley St., Madison

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

From: [Mike Kronz](#)
To: [Plan Commission Comments](#)
Subject: Legistar 69517, Agenda #18
Date: Monday, March 7, 2022 2:54:29 PM

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

Re: Legistar 69517, Agenda #18

Comments to the Plan Commission:

The Hartmeyer Wetland along Sherman Ave near the former Oscar Mayer is a natural wonder that deserves protection.

The Hartmeyer Wetland is home to at least one pair of sandhill cranes, rare orchids, milkweed, foxes and deer. The designation of Conservation District would protect ancient Bur Oak trees including their root system.

Within the 16 acre conservancy natural area there are strong indications of a potential Native American mound or burial site which must also be investigated and protected.

The entire 16 acre conservancy natural area approved by the Madison City Council in July 2020 should be zoned CN Conservation District for a conservation park.

This area has unfortunately been the site of numerous fuel spills, improper hydrocarbon storage and decades of abuse which continued with the last hazardous discharge reported as recently as April 2017.

Although this is still considered an Open site, where clean-up has never been concluded, and realistically never could be, nature has taken on the project.

Please allow this natural transformation to continue and benefit the citizens of Madison.

Michael Kronz
mkronz@roi360.com

From: [Katherine Sturm](#)
To: [Plan Commission Comments](#)
Subject: Legistar 69517 that focuses on 2007 Roth Street, Agenda #18
Date: Monday, March 7, 2022 2:09:42 PM

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

Re: Legistar 69517, Agenda #18

Comment to the Plan Commission:

The Hartmeyer Wetland along Sherman Ave near the former Oscar Mayer is a natural wonder that deserves protection. The entire 16 acre conservancy natural area approved by the Madison City Council in July 2020 should be zoned CN Conservation District for a conservation park.

One of the things I value more than anything about living in Madison is proximity to little oases within the urban environment where one can see wildlife flourishing in protected areas. It is so important that we not sell off and "pave paradise" in Madison.

The Hartmeyer Wetland is home to at least one pair of sandhill cranes, rare orchids, milkweed, foxes and deer. The designation of Conservation District would protect ancient Bur Oak trees including their root system.

Within the 16 acre conservancy natural area there are strong indications of a potential Native American mound or burial site which must also be investigated and protected.

I hope that the Plan commission vote will be to approve the CN, Conservation District, for a conservation park.

Katherine Sturm
sturkat@yahoo.com

From: [Beth Sluys](#)
To: bacantrell@charter.net; [Albouras, Christian](#); [Heck, Patrick](#); [Lemmer, Lindsay](#); jshagenow@yahoo.com; klanespencer@uwalumni.com; ledell.zellers@gmail.com; mcsheppard@madisoncollege.edu; nicole.solheim@gmail.com; tony.fernandez5@gmail.com; [Abbas, Syed](#); [Plan Commission Comments](#)
Subject: Agenda Item 18, Legistar 69517
Date: Monday, March 7, 2022 1:28:55 PM

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

Please accept this document in opposition to the proposed zoning in Agenda Item 18, Legistar 69517.

Thank you,

Beth Sluys
District 18

March 7, 2022

Opposition.

Agenda Item: 18. Legistar ID [69517](#) SUBSTITUTE. Creating Section 28.022-00546 of the Madison General Ordinances to change the zoning of property located at 2007 Roth Street, 12th Aldermanic District, from IG (Industrial-General) District to CN (Conservancy) District; and creating Section 28.002-00547 of the Madison General Ordinances to change the zoning of the property located at 2007 Roth Street, 12th Aldermanic District, from IG (Industrial-General) District to TR-U2 (Traditional Residential-Urban 2) District; and creating Section 28.022-00548 of the Madison General Ordinances to change the zoning of the property located at 701-705 Ruskin Street, 2007 Roth Street, and 1810 and 1834 Commercial Avenue, 12th Aldermanic District from IL (Industrial-Limited) District to RMX (Regional Mixed-Use) District.

District 18, Alder Myadze

Prepared by: Beth Sluys

“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.” July 2020, Oscar Mayer Special Area Plan

As our community works towards the implementation of the Oscar Mayer Special Area Plan, first and foremost will always be our concerns related to chemical contamination on both the Oscar Mayer site as well as the Hartmeyer property. As you are looking to create extremely high-rise and dense housing in this post-industrial area for low income, working poor families with children and senior citizens, we need to keep an environmental justice lens towards these areas. Is it just to put people into housing that sits on top of or next to contaminated soil and groundwater? Environmental assessments and related reports discuss the contamination at Oscar Mayer and the proposed recommendations for further work that needs to occur prior to any development occurring. The Midwest Environmental Advocates group created The Transparency Project that offers the opportunity to see a map and related information on contamination.

The Transparency Project

https://drive.google.com/file/d/1PWYyqQ85zmXs1aCOM6wo4dNrclhniu_h/view?usp=sharing

TPP Map:

<https://www.google.com/maps/d/drive?state=%7B%22ids%22%3A%5B%221pofUPrHHQtKW1WJbB7InDq1HB%22%5D%2C%22action%22%3A%22open%22%2C%22userId%22%3A%22110461747828319937332%22%7D&usp=sharing>

There are open-ended questions as well for the Hartmeyer property (2007 Roth Street) for the area that we are currently considering for housing (TR-U2) contains subsurface contamination as well as surface soil contamination. A preliminary round of testing shows petroleum contamination as well as arsenic in surface soils. There is also the question of the location of the Hartmeyer Landfill. Where was it located, what was dumped there and how is it impacting the groundwater in an area slated for putting low-income families and seniors? Is it safe to build there?

I request that prior to any ground being disturbed at the Oscar Mayer and Hartmeyer properties, that we get a US EPA grant for a Northside Community-wide Brownfields Assessment. The Oscar Mayer site has had Phase I site evaluations but conducting a Phase II assessment for both sites will be important. A Phase II assessment was to be completed but only as a function of the possible purchase of the contaminated north end of the Oscar Mayer property, which did not occur after working with an expert environmental attorney from Milwaukee. The owner would not allow access to conduct such a survey, and another site was purchased.

A thorough assessment process like this was utilized for redevelopment efforts on the south side of Madison. Both the Oscar Mayer and Hartmeyer sites need to involve the public regarding contamination, next steps, what funding is necessary to have the area investigated with a Phase II project.

We have contamination on both sites and likely along N. Sherman Avenue, Packers Avenue, Aberg Avenue and Commercial Avenue. In the Well #7 Protection Plan, over 137 sites were included in the contaminant source inventory summary. Once the ground is opened, we will find contamination. Right now, near the Sherwood Glen apartments on Fordham and Johnson, the sewers were being worked on and chemical contamination was found, needing testing. Many of these sites were along roadways that offered gas stations and auto related businesses. While both the Hartmeyer and the Oscar Mayer sites have been partially investigated, further assessment is warranted to delineate the extent of soil and groundwater contamination impeding future redevelopment as well as to determine if the volatile organic vapors are traveling off site into area homes and businesses via *sanitary and storm sewer pathways*.

I request that this commission will require language in this ordinance that will reflect the stated environmental justice goal of the OMSAP and the care it will take to insure we do no harm and protect the health and safety of current and future residents of the Sherman Neighborhood.

RMX and TR-U2 along the 2007 Roth Street parcel

During the Oscar Mayer Special Area Plan (OMSAP) public process, hundreds of local residents and thousands of people hours were spent on the creation of the plan document. The land use map reflects this work. During that time, the expectation for the areas now slated for RMX was that it would be mostly community mixed-use per BOTH the Madison Comprehensive Plan and the OMSAP. At that point in time, RMX was nowhere in our ordinances. It was only recently created, well after the OMSAP was completed. So medium and high designations on the land use map could not and does not reflect this sort of intense development as prescribed under Regional Mixed Use. The only regional mixed-use areas mentioned in the Comprehensive Plan are East and West Towne Malls, and nowhere in the Oscar Mayer special area plan and of course, nowhere in the neighborhood plan.

We expect 2-4 story buildings, with 20-70 for the general density range (DU/acre). This housing would include single family attached housing, small to medium multi-family buildings and courtyard multi-family buildings with some 2-3 unit owner occupied townhomes with a lower profile buildings with higher buildings along the rail corridor. We hoped for commercial space along the main corridors for retail and civic uses that would support a healthy lifestyle and a wide customer base. We embraced the “Northside Vibe” that an open community space could provide. So much hope for a beautiful home place.

Per the comprehensive plan, “Many of the City’s aging auto-oriented strips are recommended for CMU redevelopment due to their accessible locations along major transportation corridors....” This could create the new part of the Sherman Neighborhood as a place where people can walk or ride their bikes to work, shop and live.

The Ruskin Street area north of Commercial Avenue should be zoned CMU (community mixed use, CC-T) not RMX.

IG to CN, Conservancy District – 16 acres at 2007 Roth Street

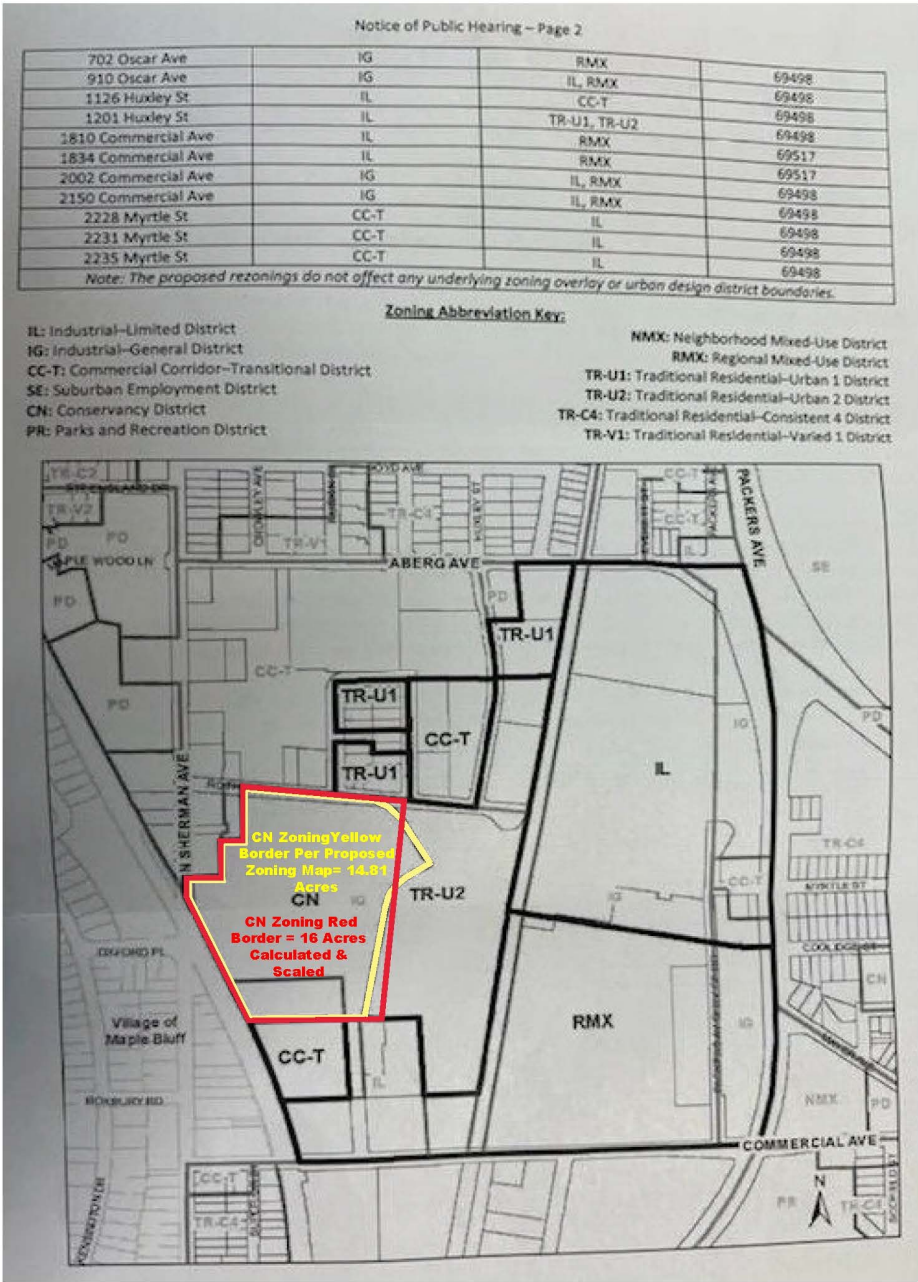
During the special area plan process, in July 2020, after a grueling almost 8 hour meeting, the Common Council voted to adopt the Oscar Mayer Special Area Plan. In the wee hours of that morning, the vote to accept 16 acres for the green and open space was voted with an 11-6 vote. It is important that we understand the full scope of this area as it relates to both the full 16 acres and where they are located. We have already lost the portion of the 16 acres located behind the Esquire Club, .35 acres. Using the land use map as a base for determining the 16 acre area for green space, it is actually less than 16 acres. In addition, the proposed road reservation action on the 2007 Roth Street parcel takes away almost an acre as well as the wonderful tree line along Ruskin. I see families wandering through that little area of woodland on a Summer afternoon as they head out into the conservation park. Not a roadway.

To accommodate for this short fall, the maps on the following page show a red boundary that contains 16 acres, protects the trees on Roth Street at the mound site as well as the trees along Ruskin Street. The Common Council did great work towards the final OMSAP. Please be considerate of the hard work of the community, all of the various committees, commissions and boards as well as the Common Council.

We understood that the land at the 2007 Roth Street area is within a wetland overlay district as well as it will be designated as an environmental corridor. This area has intense cultural heritage as an Indigenous burial site and still contains a mound site, maybe more. We do not know. It is imperative that we investigate before ground is broken.

We have a full functioning wetland that acts to collect surface runoff, filter and recharge the groundwater aquifer and offers an abundant amount of biodiversity to birds, wildlife, and other animals. Other countries pay to create an artificial wetland. We have a wonderful resource. Let us protect it.

Please consider the outline for the 16 acres of CN on the base map presented for this rezoning effort:



Original OMSAP Land Use Plan **Yellow Border** = 15.16 Acres

Red Border = 16 Acre Calculated and Scaled Area, shifting boundary of lost 0.35 Acres Suter Property (Parcel 81031300908) and restoring lost OMSAP Map Area of 0.84 Acres totaling 1.19 Acres to comply to Common Council action, July 2020, for preservation of 16 Acres Total Wetland, Green Space & Cultural and Historical Resources Area.



From: [Judith Krise](#)
To: [Plan Commission Comments](#)
Subject: Legistar 69517 that focuses on 2007 Roth St.
Date: Monday, March 7, 2022 1:21:41 PM

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

Dear Gentlepeople,

I am writing in support of saving the Hartmeyer Wetland area.

I want to add my voice in full support of protecting the entire 16 acre Conservancy Natural area approved per the land use map in the Oscar Mayer Special Area Plan - adopted by the Madison City Council in July 2020 - as well as having it zoned a Conservation District, for a conservation park. If development is allowed around the designated Conservation Natural area I understand that it would likely adversely affect this wetland. Our generation should protect the ancient bur oak trees and their entire root system living there while on our watch. I also understand that there is a potential Native American mound or burial site on the property, which is not ours to destroy.

In the scheme of world events, I know that this might seem a very small and insignificant project, but, for those living in the area, using our collective power to treat the life within this area with care and respect begets more of the same, and turns our legacy. There is that saying: what is the ocean, but a multitude of drops?

Thank You,
Judy Krise
2305 N Sherman Avenue
Madison WI 53704

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: [Chris Elholm](#)
To: [Plan Commission Comments](#)
Subject: Legistar 69517. Agenda #18.
Date: Monday, March 7, 2022 11:13:45 AM

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

Legistar 69517. Agenda #18. OPPOSITON to RMX zoning that didn't exist in Comprehensive Plan.

You have rules that citizens can only address one Legistar agenda item at a time. But in my opinion, protecting and saving the 16 acres of green space as CN Conservation Park approved in OMSAP by the City Council shouldn't be looked at in isolation but rather with a macro approach. If approved, the rezoning requests under multiple Legistar items addressing high density development on top of and near the wetland, will adversely affect and create its demise through dewatering, contaminant release, and erasing the habitat of plants and animals that thrive there now. Simply put, please don't play a shortsighted role by denying Madison adequate green space for the health and well-being of us all. In times of rapidly advancing climate change this is critical.

Many years of my career at the UW I worked at the Land Tenure Center, a research center with a world-wide reputation focusing on land and property rights. I remember one of our researchers expressing the importance of their work by saying "because they're not making more land". I think applying this principle to the 16 acres of wetland says it all. You, Plan Commission, have the ability to do everything possible and necessary to protect and save the wetland. Once it's gone it's gone and neither you nor I can make it again.

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.

/

(:>)

/



From: [Dave J. Bierman](#)
To: [Plan Commission Comments](#)
Cc: [All Alders](#)
Subject: Plan Commission Exhibit Document for 3/7/22 Meeting-Agenda Item 18 (legistar 69517)
Date: Monday, March 7, 2022 8:55:55 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_CN_Zoning.jpg**,
DJBExhibit_2_CN_Zoning.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 18 (legistar 69517).

Thank You

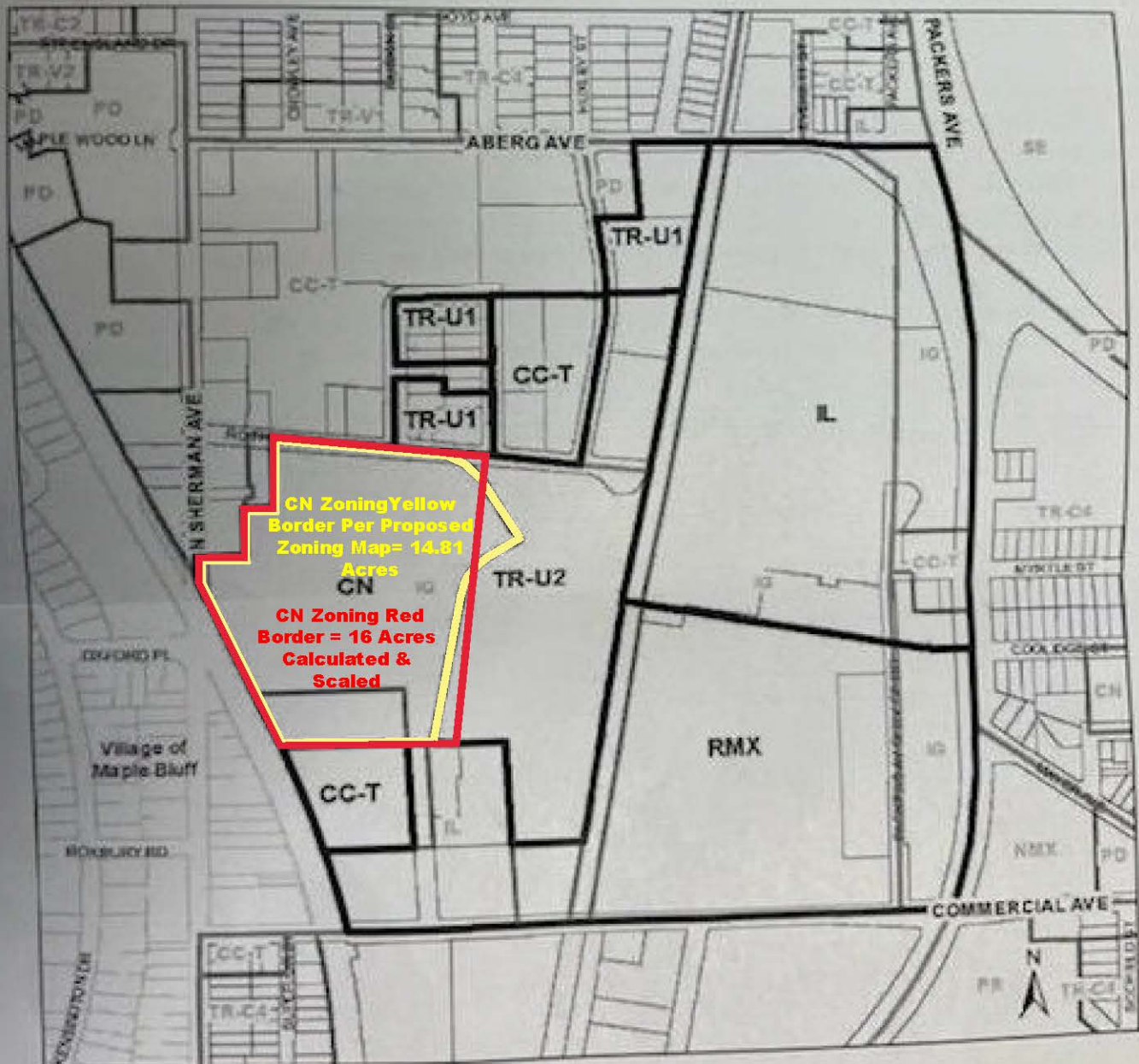
David Bierman
514 Nova Way
Madison WI 53704
608-370-3701
dbierman@watco.com

702 Oscar Ave	IG	RMX	69498
910 Oscar Ave	IG	IL, RMX	69498
1126 Huxley St	IL	CC-T	69498
1201 Huxley St	IL	TR-U1, TR-U2	69498
1810 Commercial Ave	IL	RMX	69498
1834 Commercial Ave	IL	RMX	69517
2002 Commercial Ave	IG	IL, RMX	69517
2150 Commercial Ave	IG	IL, RMX	69498
2228 Myrtle St	CC-T	IL	69498
2231 Myrtle St	CC-T	IL	69498
2235 Myrtle St	CC-T	IL	69498
Note: The proposed rezonings do not affect any underlying zoning overlay or urban design district boundaries.			

Zoning Abbreviation Key:

IL: Industrial-Limited District
 IG: Industrial-General District
 CC-T: Commercial Corridor-Transitional District
 SE: Suburban Employment District
 CN: Conservancy District
 PR: Parks and Recreation District

NMX: Neighborhood Mixed-Use District
 RMX: Regional Mixed-Use District
 TR-U1: Traditional Residential-Urban 1 District
 TR-U2: Traditional Residential-Urban 2 District
 TR-C4: Traditional Residential-Consistent 4 District
 TR-V1: Traditional Residential-Varied 1 District



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.



Badger Diversified Metals Inc
703 Ruskin Street
Madison, WI 53704

March 6, 2022

City Madison Plan Commission
Alder Syed Abbas
Tim Parks City of Madison Plan Commission
Dan McAuliffe City of Madison Plan Commission
Sherman Ave Neighborhood Assn.

RE: Rezoning 701, 703, and 705 Ruskin St.
Madison, WI 53704

Dear Sirs/Madams

Our names are Alan and Brenda Klecker and we are the lease holder for properties located at 701, 703, and 705 Ruskin Street, Madison, WI. We are writing to oppose the rezoning of 701, 703, and 705 Ruskin Street from IL to RMX.

At no point in the meeting of 6/29/2020 did any of the commission members nor staff inquire about what was currently on the proposed area to be rezoned to RMX. There are 10 businesses operating out of these buildings and employ Eighty plus employees. If this were to be rezoned, we are not sure how many businesses would want to remain in the area of Ruskin St or make a move to the outskirts of town. The commission continues to show concern about the importance of displacing home owners from this area, what about business owners?

As you know most rezoning is done when there is a change of use. But not here! Why? Mr. McAuliffe letter dated April 19th 2021 describe options for Ruskin St, 1) Rezone to be consistent with the plan. 2) Rezoning to RMT, Cn and CC-T, which allows residential development as a conditional use or 3) Keeping it IL and rezone when request for use changes. I am asking you to keep it IL as a rezoning will not allow us to expand and or change exterior of what's there without a conditional use permit.

You are also proposing to have a street run right through an existing building and what about the cell tower which exists in this area? Is there not a ruling on how close you can put a street to that tower for the safety of all involved? The land you propose to do all these changes to is leased land for another 27 years.

In the Mapping Exhibit Ordinance Number 4 you show a road in which you are trying to save some trees by moving the original road which was to go straight through this area. Have you looked at the trees? They are Cotton woods a scrub tree. I could see saving them if they were Oak trees or something like them, but they are not.

A representative from our area went to most of the neighborhood meeting and at no point did the neighborhood, city staff or planning personal show the changes in Ruskin to CN or RMX zoning. If it would have, we would have objected to that. We feel that this whole plan has been approved and modified by city staff and commissions without any input from the current occupants and business owners in this area. We really feel that the whole process is lacking transparency by changing what the neighborhood pointed out as to what is important to the North side in the OMSAP meetings and what we now have before us. Has anyone from staff contacted any of these business owners, I don't believe so. The Plan Commission needs to slow this process down and let the business owners in this area voices be heard.

Alan and I have been lifelong business owners of the North Side. We are invested as neighbors, business owners and community members. We are not absent land lords. We provide a service to many businesses in this area, and would like to continue to do so. If the zoning change is completed on these property, it creates a financial burden and it takes away a major portion of these properties value in this area, including the City of Madison.

Sincerely,

Alan and Brenda Klecker
Badger Diversified Metals
608-241-8140

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: Lori Getter <baileygetter@icloud.com>
Sent: Monday, March 07, 2022 7:14 AM
To: Plan Commission Comments <pccomments@cityofmadison.com>
Subject: Comments

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

Please support the CN Park for 16 acres. The trees and wildlife are important! I'm also opposed to the Roth, Ruskin , Hawley street remapping!

Thank you

Lori Getter
1529 Delaware Blvd
Madison, WI 53704

Sent from my iPhone

From: Virginia Scholtz <viriniascholtz29@att.net>
Sent: Monday, March 07, 2022 7:12 AM
To: Virginia Scholtz <viriniascholtz29@att.net>
Subject: Please Oppose Roth-Ruskin-Huxley Street Remapping; Support CN Park Zoning

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

As a resident of the north side and a close neighbor of the area known as "Hartmeyer Marsh" or "Hartmeyer NATURAL Area" I am asking your help to preserve the one bit of green space offered to our current and growing number of residents. With several multifamily buildings going up within a quarter-mile of the natural space, the value an unmanicured area is all the more precious. Let us keep a bit of the wonder we can see at Hartmeyer so that we can be renewed by its solitude and so that we can share this space with our children and the future generations.

I support Item 18 - 69517 CN Park zoning for 16 acres as approved in the Oscar Mayer Special Area Plan (OMSAP).

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.

I 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.

Thank you for your careful consideration of this matter.

~~~~~

Virginia Scholtz  
Apartment 316  
1110 N Sherman Avenue  
Madison, WI 53704  
262-490-2865  
[VirginiaScholtz29@att.net](mailto:VirginiaScholtz29@att.net)



**From:** Susan Marth <suemarth@gmail.com>

**Sent:** Sunday, March 06, 2022 8:41 PM

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

**Subject:** Re: March 7 2022 Planning Commission meeting

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

In reference to Legistar 69517 that focuses on 2007 Roth St. ; agenda item #18 on Plan Commission meeting March 7, 2022

I am writing as a resident of the the Northside of Madison to voice my support for the protection of the entire 16 acre Conservancy Natural area behind Oscar Meyer. It is my understanding that this area was approved to be zoned CN in July of 2020.

Wetlands are very fragile and important ecosystems - there should not be development around these areas as they threaten the health and continued existence of this resource.

Housing is an ongoing need in our growing community - but it is not the only, nor highest need. These transitional zones (wetlands) - even small ones - are enormously valuable to us: harboring wildlife, helping to purify polluted water, replenishing aquifers, and acting to absorb and then gradually release storm waters - thus mitigating flood damage.

I urge you to protect this wetland!

Sincerely,  
J. S. Marth  
1901 Manley Street  
Madison, WI 53704

**From:** Barbara Noeldner <barbnoeldner@msn.com>

**Sent:** Sunday, March 06, 2022 6:23 PM

**To:** Plan Commission Comments <pccomments@cityofmadison.com>; All Alders <allalders@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>

**Subject:** PC Meeting March 7, 2022 Items 15 and 18

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

Please oppose item 15, the Roth, Ruskin, Huxley remapping of the streets. These new streets will cut too close to the new nature park of item 18. Also, this presumes a railway crossing that is not likely to happen.

Roth Street should continue straight through what is now the old Oscar Mayer building. There is a rail crossing there. It is premature to make a plan for these streets when we do not know the specific plan for the Oscar Mayer proper area. Why is there such a rush to rezone the Hartmeyer park area streets when the Oscar Mayer proper area is a great unknown?

Please support item 18, the rezoning of for the 16 acre natural park, juxtaposing non-conforming areas to the east border of the park, creating a buffer for the oak trees and Indian Mounds. However, the part allowing RMX zoning of this area must be eliminated.

Thank you,

Barbara Noeldner

**From:** AnnMarie Preece <annmariepreece28@gmail.com>  
**Sent:** Sunday, March 06, 2022 5:43 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>  
**Subject:** Please support the park

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

At Oscar Mayer. We need to support wetlands-Bird populations are down severely due to habitat loss and climate change.

Save birds and you save the earth. Save trees and you help save the climate

**From:** Susannah Michaels <susannah\_michaels@hotmail.com>  
**Sent:** Sunday, March 06, 2022 5:35 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>  
**Subject:** Oscar wetland preservation

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

In reference to: Legistar 69517 that focuses on 2007 Roth St. Agenda item 18.

Dear Commision Members,

Thank you in advance for having the foresight to preserve the 16-acre Conservancy Natural area in the Oscar Mayer Special Area Plan.

Wetlands play a critical role in the ecosystem, in processing pollutants and in absorbing water during heavy rainstorms. And urban areas, and the people who live in them, need green spaces. I think we've discovered over the past 100 years of human development that we destroy wetlands at our own peril. With climate change and heavier rainfall, they are all the more important, thanks to their spongy soil.

Please preserve the beautiful burr oak trees, the area where the cranes hang out, and any potential Native American mounds, as a legacy to our beautiful Northside and our children and grandchildren.

I know you have a big and hard task in front of you and I thank you for your service and for helping to keep the Northside the best place to live in Madison, including our important green spaces and natural habitats.

Sincerely,

Susannah Michaels  
1937 Melrose St  
[susannah\\_michaels@hotmail.com](mailto:susannah_michaels@hotmail.com)

**From:** Jerry Harrington <jerryharrington785@gmail.com>  
**Sent:** Sunday, March 06, 2022 4:11 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>  
**Subject:** Legistar 69517 that focuses on 2007 Roth St. Agenda item 18.

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

In regard to Plan Commission meeting, Monday, March 7 beginning at 5:30 p.m.:

Legistar 69517 that focuses on 2007 Roth St. Agenda item 18.

As you all know, climate change is a tangible threat for which we must prepare. Preserving wetlands is one way we can prepare! YOU KNOW wetlands are crucial in decreasing flooding which was experienced in the area of the Hartmeyer Wetland in the last decade.

I fully support protecting the entire 16 acre Conservancy Natural area approved per the land use map in the Oscar Mayer Special Area Plan adopted by the Madison City Council in July 2020, and having it zoned CN, Conservation District, for a conservation park. This would include protecting the ancient bur oak trees and their entire root system and the potential Native American mound or burial site. I strongly believe no development around the designated Conservation Natural area should adversely affect the wetland.

Thank you for protecting this vital area for our neighborhood and for the city!

Jerry Harrington  
1909 Elka Ln.  
Madison, WI

**From:** Jean Harrington <jean\_harrington@yahoo.com>  
**Sent:** Sunday, March 06, 2022 4:03 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>  
**Subject:** Legistar 69517 that focuses on 2007 Roth St. Agenda item 18.

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

In regard to Plan Commission meeting, Monday, March 7 beginning at 5:30 p.m.:

Legistar 69517 that focuses on 2007 Roth St. Agenda item 18.

As you all know, climate change is a tangible threat for which we must prepare. Preserving wetlands is one way we can prepare! YOU KNOW wetlands are crucial in decreasing flooding which was experienced in the area of the Hartmeyer Wetland in the last decade.

I fully support protecting the entire 16 acre Conservancy Natural area approved per the land use map in the Oscar Mayer Special Area Plan adopted by the Madison City Council in July 2020, and having it zoned CN, Conservation District, for a conservation park. This would include protecting the ancient bur oak trees and their entire root system and the potential Native American mound or burial site. I strongly believe no development around the designated Conservation Natural area should adversely affect the wetland.

Thank you for protecting this vital area for our neighborhood and for the city!

Jean Harrington  
1909 Elka Ln.  
Madison, WI

**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:** Joan A Bell-Kaul <joan.bellkaul@wisc.edu>  
**Sent:** Sunday, March 06, 2022 3:24 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>;  
dist12@cityofmadison.com; All Alders <allalders@cityofmadison.com>  
**Subject:** RE: Zoning Agenda Items Needed to Pro Hartmeyer Natural Area

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

**Dear Plan Commission and Alders,**

**As Lead of the now-599- member " Nextdoor" Environmental Group, we ask that all 16 acres designated by the Council as Hartmeyer Natural Area/ with wetland and Green surrounding space, be zoned as CN to preserve the integrity of the natural area. \*That is why our vote for the zoning change to CN for all 16 acres on item 18 is YES.**

**Also, related to this goal, the land which abuts this Natural Area space should NOT be re-zoned to allow buildings which exceed four stories in height. Anything higher than that would create more population-density pressure on the saved Natural Reserve. \*That is why our vote for the zoning change on Item 15 is NO.**

**Our ecosystem/climate has currently been recognized, nationally, as being in a state of "crisis" as opposed to "change." The old relentless push to develop as much natural area as possible should now be recognized as "regressive" and detrimental to what remains of our planet's ability to sustain life.**

**So let's acknowledge reality—and preserve the integrity of what has been set aside as the Hartmeyer Natural Area and the land that surrounds it.**

Respectfully,

Joan Bell-Kaul  
4225 Esch Lane  
Madison, WI 53704  
60-244-2335

**From:** Jennifer Argelander <jargelander@yahoo.com>  
**Sent:** Sunday, March 06, 2022 3:07 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>; All Alders <allalders@cityofmadison.com>  
**Cc:** mlmart29@yahoo.com  
**Subject:** PC meeting 03072022

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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.

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

From: wonelson@chorus.net <wonelson@chorus.net>  
Sent: Sunday, March 06, 2022 2:47 PM  
To: Plan Commission Comments <pccomments@cityofmadison.com>  
Subject: Legistar 69517 on 2007 Roth Street

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I would like to express my support for protecting the 16 acre Conservancy Natural area that was approved in the land use map for the Oscar Mayer Special Area Plan adopted by the Madison City Council in July 2020 and having it used for a conservation park under zoning CN. It should include protecting the ancient bur oak trees (which provide requirements for more creatures than any other plant) as well as the possible Native American mound or burial site. I would hope that any development around the site would protect the entire wetland. We all benefit in so many ways from these wetlands and once gone, they can never be fully remediated.

Thank you.

Virginia Nelson

03/07/2022

Attention City Plan Commission

RE: Legistar 69517 2007 Roth Street, Agenda Item 18—Hartmeyer Natural Area

Please consider protecting the full 16 acre Conservancy Natural Area as approved by the Madison City Council in July 2020 (see land use map in the Oscar Mayer Special Area Plan).

This wetland, if protected in its current state,

- can provide much needed floodplain for the surrounding area in a time of increasing peak precipitation events (my degree in Hydrogeology informs me that this is indeed a very important asset)
- can continue to allow for the existence of a number of established plants including an old growth oak stand among other plants of interest
- can continue to provide protection for a possible Native American mound/burial site
- can continue to provide habitat for permanent and migrating bird/animal species
- can continue to provide a “touchable” greenspace for the area, including areas to walk and explore the wetlands for residents of and visitors to the area (note especially new apartments being built to the north)
- could provide, with careful long-range planning, a wonderful central greenspace for development around the conservancy as the city decides the bigger picture of the Oscar Mayer area

This area can be best protected with zoning, and this includes the entire 16 acre area as Conservation District (CN) for a conservation park, thus protecting it from haphazard, short-term developments that would remove the above listed assets, either a bit at a time or potentially by full destruction.

Please consider protecting the full area as any destruction of a part of it would be a part that is removed from the current higher use forever.

*“Wilderness is the heart of the world but a heart that is not much good without arteries and capillaries that touch every cell of civilization with wildness.”*  
Evan Eisenberg

Kathryn Engber, Engineering/Environmental Special Project Coordinator (Retired)  
3002 Shefford Drive  
Madison, WI 53719  
Kathryn.engber@gmail.com

## LETTERS TO THE EDITOR



Letter | Save Hartmeyer Wetland

- Feb 16, 2022

Dear Editor: Madison has a unique gem along Sherman Avenue near the former Oscar Mayer called the Hartmeyer Wetland. Urban wetlands are all but disappearing in cities, and once lost can never be recovered. Many cities create artificial wetlands to help combat climate change; we have a natural one in our city.

Due to development that surrounds urban wetlands, they frequently get lower ranking and are often small, hydrologically isolated and polluted from land use practices. However, they provide massive benefits. 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. By spreading and slowing water during peak rainfall events, dissipating energy from storm surge and retaining water through dry periods, wetlands help to mitigate natural hazards. As climate change advances and urban communities experience frequent extreme weather events, the role that wetlands play in providing climate resiliency and hazard mitigation become more significant.

Since the closing of Oscar Mayer and the toxicity of that industry, this wetland has reverted back to its natural wonder. Madisonians can study hundreds of plant and wildlife species, learn about climate change and simply enjoy nature. It is critical for our city that professes to be concerned with climate change, environmental protection and equity to stand up for those values and protect this natural gem for decades to come by zoning it as a conservancy park.

**Jeff Argelander**

Madison

From: Maggie Freespirit <maggie\_freespirit@yahoo.com>  
Sent: Sunday, March 06, 2022 11:07 AM  
To: Plan Commission Comments <pccomments@cityofmadison.com>; Plan Commission Comments <pccomments@cityofmadison.com>  
Cc: All Alders <allalders@cityofmadison.com>  
Subject: March 7 meeting agenda item 18 file 69517

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

Hello, all.

I am writing to register my support for this agenda item.

I strongly support 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.

Neighbors and area residents have fought long and hard to protect the Hartmeyer Natural Area and to preserve the property and wildlife. Please keep in mind also that as this area is being threatened, Dane County is going out of its way to buy and protect wetlands.

Thank you for your consideration,  
Maggie Freespirit 2302 Coolidge Street

**From:** Joy Zedler <jbzedler@wisc.edu>  
**Sent:** Saturday, March 05, 2022 8:51 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>  
**Subject:** Save Hartmeyer Wetland

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To: City Plan Commission

I am writing to offer information that supports the protection of Hartmeyer Wetland--the 16 acres of green space. In addition, the surrounding area in green space adds to the value of Hartmeyer Wetland. Protecting the entire remaining open space would be more beneficial to people and the wetland than permitting residential or commercial development. Every year, the earth loses wetlands that provide essential and valuable ecosystem services. Where they have been studied, researchers have estimated that, on average, inland freshwater wetlands provide services that are worth over \$10,500 per acre year after year after year (R. Costanza et al. 1997). They are worth more where the surrounding area has natural habitat rather than concrete and other forms of hardscape. Hardscaping more of the open space in Madison adds to the heat-island effect and also exacerbates the problems of excess, contaminated surface water flow. Madison has the opportunity to set aside open space with a remnant wetland and transitional habitat for absorbing and cleaning surface water, supporting food webs of diverse native animals, storing carbon, provide field sites for recreation and school field trips, and inspiring people and enhancing our well-being.

I urge you to consider the future well-being of the earth as well as the people who benefit from retaining wetlands and surrounding areas as buffers--we are those people.

Yours sincerely,

Joy Zedler, Wetland Scientist and  
Aldo Leopold Professor Emerita, UW-Madison

**From:** Dorothy <dborchardt1@charter.net>  
**Sent:** Saturday, March 05, 2022 8:12 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>  
**Subject:** Legistar - Agenda # 69517 and 69538

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March 5, 2022

Hello Commissioners,

I'm contacting you in regards to the proposed zoning of the Oscar Mayer Site on your agenda .

**Zoning should not be considered until there has been an environmental assessment of the entire Oscar Mayer site to determine all of the contamination. High levels of trichloroethylene underneath at least one of the buildings has been discovered, that could be migrating towards other areas. Clean up the site first, then rezone! The only zoning that should be considered is the 16 acre wetlands to protect them from further damage.**

Beth Sluys will be attending the meeting, she is very knowledgeable on the environmental concerns at the Oscar Mayer site, and can answer any questions you may have.

If you're going ahead with the rezoning, without knowing the harm that can be done, follow the recommendations of the Sherman Neighborhood Association (SNA). Several board members spent countless hours working on what was best for our neighborhood and the entire community. They know the area very well and share my concerns.

Thank you for your time and consideration.

Dorothy Borchardt



**From:** gordian@nym.hush.com <gordian@nym.hush.com>

**Sent:** Saturday, March 05, 2022 2:23 PM

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

**Cc:** Albouras, Christian <district20@cityofmadison.com>; Bradley A. Cantrell <bacantrell@charter.net>; Anthony S. Fernandez <tony.fernandez5@gmail.com>; Jason S. Hagenow <jshagenow@yahoo.com>; Heck, Patrick <district2@cityofmadison.com>; Lemmer, Lindsay <district3@cityofmadison.com>; Maurice C. Sheppard <mcsheppard@madisoncollege.edu>; Nicole A. Solheim <nicole.solheim@gmail.com>; Kathleen L. Spencer <klanespencer@uwalumni.com>; Ledell Zellers <ledell.zellers@gmail.com>

**Subject:** Legistar item 69517 Hartmeyer open space

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Sat. March 5, 2022

Re: Legistar item 69517

I strongly support Conservancy Natural (CN) zoning for all 16 acres of the former Hartmeyer land, at 2007 Roth St., recommended as open space in the Oscar Mayer Special Area Plan. Please ensure that the boundaries of the 16 acres protect the bur oak trees on the site. I oppose Traditional - Urban 2 (TR-U2) zoning for the land adjacent to the recommended open space; Traditional Residential - Varied 1 (TR-V1) zoning would be much better for preserving all that is valuable in the open space.

The Oscar Mayer Special Area Plan projects population growth in the Plan area of 4,000 people. Please see p. 44 of (i) below. Just as those new residents will need additional housing, they will need additional open space. The Oscar Mayer Special Area Plan recommends only 16 acres of new open space; the Oscar Mayer Special Area totals 425 acres. The other areas of open space mentioned in the Oscar Mayer Special Area Plan, such as Demetral Field and the East Madison Little League ball field are already used as parkland. Moving 4,000 people into an area without adding public open spaces is a recipe for dystopian, overcrowded neighborhoods.

The wetland on the recommended open space provides a home to wildlife and a wide variety of plant life. Wetlands are also valuable for absorbing flood waters and for filtering urban pollution. Preserving wetlands requires protecting the land surrounding them.

Constructing five story tall buildings immediately next to the recommended open space area will degrade both the ecological functions of the wetland and the aesthetic impact on visitors.

To preserve the wetland located on the recommended open space, the land adjacent to the open space should be placed in a 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. Although TR-V zoning districts are usually areas of mature housing, they are also intended to "Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans". See (ii) Code of Ordinances 28.046(1)(e) below.

The combination of Conservancy Natural zoning for the open space and Traditional Residential - Varied zoning for the adjacent land can preserve this natural area for generations to come.

Don Lindsay

(i)

Oscar Mayer Special Area Plan - Final

<https://www.cityofmadison.com/dpced/planning/documents/OscarMayerSpecialAreaPlan.pdf>

(ii)

Code of Ordinances 28.046

[https://library.municode.com/wi/madison/codes/code\\_of\\_ordinances?nodeId=COORMAWIVOIICH20--31\\_CH28ZOCOOR\\_SUBCHAPTER\\_28CREDI\\_28.046TRREARDI](https://library.municode.com/wi/madison/codes/code_of_ordinances?nodeId=COORMAWIVOIICH20--31_CH28ZOCOOR_SUBCHAPTER_28CREDI_28.046TRREARDI)

**From:** Becky Leidner <rw11951@yahoo.com>

**Sent:** Friday, March 04, 2022 10:27 AM

**To:** All Alders <allalders@cityofmadison.com>; Planning <planning@cityofmadison.com>

**Subject:** Oscar Mayer plans

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

As development moves forward in the Oscar Mayer Special Area, please take all necessary steps to preserve the previously-approved 16 acres of wetland for conservation as specified in the OMSAP. These fragile ecosystems will be under intense human pressure from the surrounding high-density development and we must do all we can to protect them. They are a tiny remnant of the rich variety of habitats that have existed there for thousands of years and are now entirely dependent on us for their survival. Housing is important, but we need to remember in our rush to "develop" that there is already housing there--for the plants and animals that call those acres home.

Also, new properties along Roth St should be limited to 4 stories or less. The area between Roth St and Aberg Ave is the site of a small-city-sized development which is completely incongruous with its surroundings in terms of density and height. Sadly, it is a harbinger of changes to come. If they must be built, these large projects should be limited to wider commercial corridors such as East Washington Ave. where they are already changing the cityscape. They are monotonous, ugly, unimaginative, and designed to maximize rental profits rather than support neighborhoods and owner-occupied housing. They should not be inflicted on the Northside.

Thanks for your consideration.

Rebecca Leidner

**From:** Joan A Bell-Kaul <[joan.bellkaul@wisc.edu](mailto:joan.bellkaul@wisc.edu)>

**Sent:** Thursday, March 03, 2022 8:21 PM

**To:** Plan Commission Comments <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>; Abbas, Syed <[district12@cityofmadison.com](mailto:district12@cityofmadison.com)>; All Alders <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>

**Subject:** Hartmeyer Natural Area Zoning

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

Dear Plan Commission and Alders,

As Lead of the now-599- member " Nextdoor" Environmental Group, we ask that all 16 acres designated by the Council as Hartmeyer Natural Area/ with wetland and Green surrounding space, be zoned as CN to preserve the integrity of the natural area.

Also, related to this goal, the land which abuts this Natural Area space should NOT be re-zoned to allow buildings which exceed four stories in height. Anything higher than that would create more population-density pressure on the saved Natural Reserve.

Our ecosystem/climate has currently been recognized, nationally, as being in a state of "crisis" as opposed to "change." The old relentless push to develop as much natural area as possible should now be recognized as "regressive" and detrimental to what remains of our planet's ability to sustain life.

So let's acknowledge reality—and preserve the integrity of what has been set aside as the Hartmeyer Natural Area and the land that surrounds it.

Respectfully,

Joan Bell-Kaul  
4225 Esch Lane  
Madison, WI 53704

**From:** Brenda Klecker <[badgerdiversified@att.net](mailto:badgerdiversified@att.net)>  
**Sent:** Friday, February 25, 2022 10:19 AM  
**To:** Plan Commission Comments <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>  
**Subject:** rezoning

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

Would like to know why the businesses in this rezoning area were not notified of such changes being considered.

Also we can not find what IL and RMX stand for. Would like an explanation of these abbreviations.

Brenda

Sent from [Mail](#) for Windows



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# 16 Acre CN Nature Park Zoning Boundary Amendment

## “Save the Sweet 16!”

Please Support a Motion and Vote to Adopt the CN Zoning Boundary Map Below

- Create a 16 Acre CN Nature Park per Council Approved OMSAP Plan
- Replace 2.29 Non-Conforming Property Acres (hashed) with Existing Open Space
- Fully Protect the Mapped Wetland and CARPC Environmental Corridor (inset)
- Keeps Options for Roth-Huxley-Ruskin-Coolidge Street Reservation (eg dashed)
- Reduces Impact of Buildings, Streets, Lighting, and Traffic on Quiet Nature Park
- Includes a Critical Greenway Connecting to RR Wildlife Corridor and Bike Paths
- Includes a Buffer for Old Oaks and Cultural Area and Saves the Mature Treeline
- Conserves the Cultural Resources and Natural Resources of the Area for Future
- Offers Equitable Access to a Nearby Nature Park for Growing Diverse Population
- Offers Year-Round Quiet Nature Recreation and Natural Public Health Benefits
- Offers an Outdoor Classroom for Malcom Shabazz and Sherman Middle School
- Preserves a Functioning Wetland as a Natural Sponge for Flood Mitigation
- Provides Habitat Areas to Sustain Cranes, Fox, and Healthy Biodiversity Refugia
- Honor Madison Commitment to Sustainability and Saving Climate Assets
- \$ - Saving 16 Acres of Open Space Zoned CN Nature Park Creates Opportunities for Land Trust, County and State Funding to Assist with Purchase and Restoration

