

**From:** [Bill Connors](#)  
**To:** [Mayor](#); [All Alders](#)  
**Subject:** Smart Growth's Comments on Report of Farmland Preservation Task Force  
**Date:** Wednesday, May 31, 2023 3:51:14 PM  
**Attachments:** [SGGM Letter to CC re TF on Farmland Preservation 2023-05-31.pdf](#)

---

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

Mayor Rhodes-Conway and Alders:

I have attached a letter containing Smart Growth's comments about the report and recommendations of the Task Force on Farmland Preservation, which will be on the agenda for the Common Council's meeting on June 6. The task force's report can be found at Legistar 77441:

<https://madison.legistar.com/gateway.aspx?m=1&id=/matter.aspx?key=87826>

The attached letter makes the following points:

- Smart Growth appreciates the task force's recommendations that focus on enabling land the city government already owns to be used for urban agriculture.
- Smart Growth appreciates the task force's recommendations about creating incentives to encourage land owners and developers to preserve farmland for urban agriculture.
- Smart Growth objects to one recommendation because it is vaguely worded and, as a result, it will invite opponents of development (i.e., people not on the task force) to use the recommendation as a weapon against development proposals.
- Preserving farmland within or near the existing Madison city limits will force more development, particularly housing development, onto farmland further out in Dane County, which will increase greenhouse-gas emissions in Dane County. This is why CARPC's development framework for Dane County recommends exactly the opposite approach.
- Preserving farmland within or near the existing Madison city limits will decrease the number of housing constructed within Madison, which will further drive up rents and housing prices.

Thank you for your consideration.

Bill Connors  
Executive Director  
Smart Growth Greater Madison, Inc.  
608-228-5995 (mobile)  
[www.smartgrowthgreatermadison.com](http://www.smartgrowthgreatermadison.com)

25 W Main St - 5th Floor, Suite 33  
Madison, WI 53703



25 W Main St—5<sup>th</sup> Floor, Suite 33  
Madison, WI 53703

May 31, 2023

Mayor Rhodes-Conway and Alders:

Smart Growth appreciates that many of the recommendations of the Task Force on Farmland Preservation are focused on making land the city government already owns available for urban agriculture. For example, parts of existing parks and other preserved green spaces that the city government does not have the capacity to maintain could be converted to urban agriculture without decreasing the amount of prime developable land within or immediately adjacent to the city limits that is available for development.

In addition, new development projects are already required by the zoning code to include green space, and garden plots for residents of a new development could be included within that already required green space.

Smart Growth also appreciates that incentives are mentioned in the recommendations focused on preventing the development of prime developable land within the city limits so it can be preserved for urban agriculture. These incentives appear to be ones that do not involve direct outlays of city government funds, but rather provide “bonuses” above and beyond what is permitted by the zoning code and which would have a financial benefit to developers. Smart Growth would welcome an opportunity to participate in future discussions regarding what those incentives might be. It also is reasonable to question whether such zoning-code-based incentives would provide a sufficiently large value to entice a landowner or developer to agree to permanently commit to no development of a substantial parcel of land.

In contrast, Smart Growth objects to the following recommendation under zoning and land use, which was added late in the task force’s work process, unless limiting, clarifying language is added to it:

Evaluate land added to the City through recent annexation and anticipated future annexation for potential urban agriculture preservation/protection

This recommendation, in its current form, appears to invite a controversy each time a developer applies for rezoning of land from temporary agricultural zoning to a zoning district that permits development, like the controversy that happened when a developer applied to

rezone the Raemisch farm property for development and opponents sought to force the developer to set aside a substantial part of the property for urban agriculture. That process was dysfunctional and it should not be repeated. If it is repeated, it will discourage developers from even seeking to create new residential subdivisions in Madison. Many residential subdivision developers will choose to work in other cities and villages in Dane County rather than deal with such obstruction by opponents of development.

The vagueness of this recommendation, without additional limiting, clarifying language, will invite opponents of development (i.e., people not on the task force) to use this recommendation as a weapon against rezoning and development applications that are filed BEFORE any planning process to identify farmland for preservation is started or completed.

During the Plan Commission meeting on May 22, Nan Fey, the chair of the task force, explained that the intent of this recommendation is not to create controversy, but is exactly the opposite—to identify in advance farmland within the city that is well suited for preservation for urban agriculture before property owners or developers apply for rezoning to develop land.

Unfortunately, this intent is not embodied in the vague words of the task force's recommendations. In contrast, this intent is embodied in the text that Smart Growth asked the task force to add to the recommendation, which the task force chose not to add:

Evaluate land added to the City through recent annexation and anticipated future annexation for potential urban agriculture preservation/protection exclusively through framework area plans, neighborhood development plans or other plans approved by the Common Council and incorporated into the Comprehensive Plan.

This additional language would make clear that designating properties for farmland preservation should be done only through a planning process. It also makes clear that if a property has not been designated for farmland preservation through a planning process, the issue of farmland preservation should not be interjected into the consideration of an application to rezone the property from temporary agricultural zoning to a zoning district that permits development.

An example of a planning process that is consistent with the intent Nan Fey stated to the Plan Commission AND the additional text that Smart Growth requested is the future land use and street plan (Map 6) in the draft Reiner Neighborhood Development Plan, which marks an area for long-term agricultural use.

It appears the task force's report envisions that a new, separate planning process overseen by the Plan Commission would produce a new plan to implement this recommendation in the

medium term, which is defined as 6 to 24 months from adoption of the task force's report and recommendations. Based on the testimony of city Planning staff when the new area planning framework was adopted, it is doubtful that city Planning staff would have sufficient staff resources to devote to this additional planning project when they are focused on creating new framework area plans in all 12 areas of the city over the next 10 years.

Furthermore, if the city government wants to preserve part of a large parcel for urban agriculture, the city government or nonprofit organizations should pay fair market value to acquire that part of the parcel and construct the streets, sidewalks, water main, parking lot, etc. to provide access and utilities to the urban agricultural parcel, since the developer of the rest of the large parcel cannot generate any revenue from the urban agricultural parcel to pay for acquiring that land and providing the infrastructure.

The task force's report notes that there are government programs to preserve farmland in rural parts of Dane County but no mechanism to preserve farmland within the city. That is because there are strong public policy reasons for preserving farmland in rural areas while there are strong public policy reasons for NOT preserving farmland within or just outside of the boundaries of cities and villages.

Smart Growth questions the wisdom of preserving farmland within the Madison city limits at the expense of farmland outside the city limits. Preserving farmland within the Madison city limits does not result in an overall preservation of farmland. For every acre of farmland preserved within the city limits, at least another acre of farmland elsewhere in Dane County will be converted from farming to development because of the demand for new development created by a steadily growing regional population.

From the perspective of promoting farmland preservation and minimizing green-house gas emissions, relatively dense new development should occur within the city limits or on land immediately adjacent to the city limits, not further out in the county. See the Capital Area Regional Planning Commission's document entitled, "Greater Madison Grows Together: 2050 Regional Planning Framework." Preserving farmland within or immediately adjacent to the city limits does the opposite; it pushes more development further out into the county. Preserving farmland within the current or future Madison city limits will reduce the number of housing units constructed within Madison and increase the number of housing units constructed elsewhere in Dane County, because the preservation of farmland in Madison will not reduce the demand for more housing units in the county.

Finally, decreasing the number of housing units constructed in Madison will exacerbate the chronic imbalance between housing supply and demand in Madison and put additional upward pressure on rents and housing prices.

In addition, Smart Growth hopes the task force's report and recommendations will answer the following operational questions.

1. Which source of funds will pay for acquiring land for urban agriculture and providing the infrastructure for that use?
2. Which organizations will administer who receives access to new community gardens and larger parcels for urban farming? It appears the task force's report might envision that a person in a position called Food Policy Director would do this work. What is the source of funds to pay for the salary, benefits and administrative expenses of the Food Policy Director?
3. Will farmers using the preserved urban farmland be allowed to keep more chickens than city ordinances currently allow for a homeowner (8 chickens)?
4. Will farmers using preserved urban farmland be allowed to keep other barnyard animals on the land?
5. Will nearby residents tolerate the pesticides, dust, and animals smells emanating from the preserved urban farmland?
6. How will users of the preserved urban farmland travel to and from the land they are using? If they must drive a vehicle because it is not practical to use transit to reach the land they are using, will a parking lot be provided or will on-street parking be permitted?
7. Where there are storm water inlets near urban farmland, how will runoff from the urban farmland be prevented from running into the storm water inlets and our lakes?

For more information, please contact Bill Connors, Executive Director, Smart Growth Greater Madison, at 608-228-5995 or [bill@smartgrowthgreatermadison.com](mailto:bill@smartgrowthgreatermadison.com).

**From:** [Guffey Calkins, Jess](#)  
**To:** [All Alders](#); [Mayor](#)  
**Cc:** [spinach \(spinach@snughavenfarm.com\)](#); [Sheena Tesch](#)  
**Subject:** Dane County Food Council Letter of Support for Farmland Preservation Task Force Report  
**Date:** Monday, June 5, 2023 12:18:59 PM  
**Attachments:** [image001.png](#)  
[DCFC LoS for CoM Farmland Preservation Task Force Report.pdf](#)

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

Dear City of Madison Common Council Alders and Mayor Rhodes-Conway,  
Please see the attached letter from Dane County Food Council Chair Warner and Vice-Chair Tesch (copied here). The letter is in regards to **Legistar File #77441: Adopting the Final Report of the Task Force on Farmland Preservation** – Agenda Item #92 on the 6/6 Madison Common Council meeting agenda.

Thank you,

Jess Guffey Calkins

Dane County Food Council Advisory Staff

**Jess Guffey Calkins** (*preferred pronouns: she, her*)

Community Food Systems Educator

Extension Dane County

5201 Fen Oak Dr. Ste. 138

Madison, WI 53718

(p)608-224-3712

(f)608-224-3727

711 for Wisconsin Relay

[calkins.jessica@countyofdane.com](mailto:calkins.jessica@countyofdane.com)

<https://fyi.extension.wisc.edu/danefoodsystem/>



An EEO/AA employer, University of Wisconsin-Madison Division of Extension provides equal opportunities in employment and programming, including Title VI, Title IX, the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act requirements. Como empleador que brinda igualdad de oportunidades en el empleo y acción afirmativa (EEO/AA, por sus siglas en inglés), la University of Wisconsin-Madison Division of Extension, proporciona igualdad de oportunidades en el empleo y en sus programas, incluyendo los requisitos del Título VI, Título IX, y de la ley federal para personas con discapacidades en los Estados Unidos (ADA, por sus siglas en inglés) y los requisitos de la Section 504 del Rehabilitation Act.

Tus Tswv Hauj Lwm Ntawm (EEO/AA), ntawm lub Tsev Kawm Ntawv Qib Siab (University of Wisconsin-Madison Division of Extension) pab rau kev ncaj ncees txog kev hauj lwm thiab kev pab cuam, xws li nyob rau hauv Title VI, Title IX, thiab ntawm tsab cai Americans with Disabilities Act (ADA) yuav tsum kom muaj thiab Feem 504 ntawm the Txoj Cai Kev Pab Rov Tsim Kho Uas Tau Teev Tseg.

Sent Securely via TLS from County of Dane by  
**Proofpoint**

## Dane County Food Council

<https://foodcouncil.countyofdane.com/>

5201 Fen Oak Dr. Rm 138

Madison, WI 53718



June 5, 2023

City of Madison Common Council and Mayor Rhodes-Conway

Dear City of Madison Common Council Alders and Mayor Rhodes-Conway:

Created in 2005, Dane County Food Council (DCFC) explores issues and develops recommendations to create an economically, socially, and environmentally sustainable local food system for Dane County. The 9-member council includes 2 County Board Supervisors, and 7 community members who represent food system sectors including food security, nutrition, urban agriculture, food production, processing, distribution, retail, and waste.

DCFC collaborates with the Madison Food Policy Council; food is a regional issue. DCFC member Marcia Caton Campbell has served as an alternate on the City of Madison Farmland Preservation Task Force and provided updates to DCFC on the work of the Task Force.

DCFC received a presentation on the City of Madison Farmland Preservation Task Force's Final Report from Task Force Chair Nan Fey at the 5.24.23 DCFC meeting.

The report findings and recommendations are invaluable to the City of Madison, Dane County, the food councils (Dane County and Madison), as well as the South Central Wisconsin region. The Task Force's report recommendations and extensive resource list will inform future food systems policy and planning decisions and actions, and will ultimately build the resilience of the Dane County food system.

DCFC encourages the City of Madison Common Council to adopt the report.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Warner". The signature is fluid and cursive.

Bill Warner  
Chair, Dane County Food Council

A handwritten signature in black ink, appearing to read "Sheena Tesch". The signature is fluid and cursive.

Sheena Tesch  
Vice Chair, Dane County Food Council

**From:** [Sheena Tesch](#)  
**To:** [All Alders](#); [Mayor](#)  
**Subject:** RAFS Letter of Support for Farmland Preservation Task Force Report  
**Date:** Monday, June 5, 2023 3:51:57 PM  
**Attachments:** [Farmland preservation letter RAFS.pdf](#)

---

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

Hello City of Madison Common Council Alders and Mayor Rhodes-Conway,

Attached is a letter I've written in collaboration with other Regional Agriculture and Food Sovereignty work group members. The letter relates to Legistar File #77441: Adopting the Final Report of the Task Force on Farmland Preservation. Agenda Item #92 on the 6/6 Madison Common Council meeting agenda.

Thank you,

Sheena Tesch (*they/them*)  
Deputy Director of North Madison Programs  
and Director of Gardens Network  
**Rooted**  
2702 International Lane, Suite 200  
Madison, WI 53704  
P: 608.240.0409 (Office); 608.733.1079 (Mobile)  
[sheena@rootedwi.org](mailto:sheena@rootedwi.org)  
[www.rootedwi.org](http://www.rootedwi.org)



**TO:** Mayor Rhodes-Conway, City of Madison Common Council  
**FROM:** Regional Agriculture & Food Sovereignty Work Group  
**RE:** Adoption of Task Force on Farmland Preservation Final Report  
**DATE:** June 6, 2023  
Legistar #77441

Dear City of Madison Common Council Alders:

The Regional Agriculture & Food Sovereignty Work Group (RAFS) is a work group composed of members from the Madison Food Policy Council (MFPC) and the Dane County Food Council (DCFC), as well as members of the community and stakeholders in the local food system. The group examines local policy related to agricultural land use and the markets available to local farmers. Limited land access has been a focus and concern of this group since its creation in November 2020. The Gardens Network, a partnership between Rooted, UW-Madison Extension Dane County and the City of Madison, has been conducting a land access survey since 2019 and has shared those results with the RAFS work group. It is clear that many Madison farmers and gardeners are seeking agricultural land access within the city.

RAFS has reviewed the Task Force on Farmland Preservation Final Report, and we write this letter to recommend the adoption of the report. The report will be vital to inform decisions related to land use, planning and development.

Sincerely,



Sheena Tesch  
Chair, RAFS Work Group

**From:** [rebecca.renaissanceresourcesllc.com](mailto:rebecca.renaissanceresourcesllc.com)  
**To:** [All Alders](#)  
**Subject:** Item 92 Final Report of the Task Force on Farmland Preservation  
**Date:** Tuesday, June 6, 2023 3:11:13 PM

---

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

Dear Common Council Members:

I'm writing in support of adoption of the Final Report of the Task Force on Farmland Preservation. As Secretary of the Task Force, I can attest to the dedication and focused effort that all members of the Task Force contributed in just a few short months. I'm proud of the work we did to develop recommendations for policy makers as you continue to grapple with multiple and overlapping needs of City residents for housing, transportation, food, decent livelihoods and a healthy environment.

The report itself is short and speaks for itself. We have included a large amount of supporting data and information in the appendices, which we hope you'll dig into when considering specific recommendations.

I'd like to highlight an aspect of our work that I hope you can consider when establishing new task forces/work groups/committees, etc. When the resolution. Establishing this Task Force was first discussed, some folks expressed concerns that there would not be enough City staff capacity to support the proposed effort. Task Force members committed themselves to self-organization and -management, and in doing so pioneered a new way of tapping the expertise and generosity of community members willing to work on a tightly defined issue for the city while utilizing minimal staff resources.

Jeff Greger from Planning supported us with uploading the agendas and minutes that the Task Force leadership team developed, as well as any correspondence received into legistar, and he managed the zoom links for our meetings, sharing hosting functions with the leadership team. He also provided invaluable assistance with some of the content of our work, namely most of the maps you see referenced on the report and appendices.

We are grateful for Jeff's expertise and assistance, and think that we struck a good balance sharing the workload between staff and Task Force leadership, which handles all internal communications, administered all of the content of our meetings, developed the research and writing process, and finally compiled the report that is before you today. We hope our experience shows that a small group of engaged residents can produce significant, actionable work in a relatively short period of time. We hope you find other opportunities to tap the genius of our community using this model. I'm available to discuss this with anyone who is interested.

Finally, I'd like to lift up one recommendation on the report that could have a multiplier effect on many of the others, in addition to being supportive of the work of staff members in a number of City departments. That is **filling the vacancy and re-establishing funding for the Food Policy Director**. Madison Food Policy Council leadership (Chair Nicholas Leete and myself as Vice Chair) has been in discussion with the Mayor's office since last December about this issue, and the findings of this Task Force identified major gaps and inefficiencies in a number of city initiatives that could be easily solved by filling this position. The results of

the in-depth Madison Food Policy Council retreat earlier this year also point to the need for high level coordination of food-related work in the city carried out by Public Health, Streets, Planning, Economic Development, Parks, Building Inspection and Zoning. Please find a way to fund this position in the 2024 budget and re-integrate it into City administration.

Thanks for your service and your consideration of the Task Force on Farmland Preservation's work.

Rebecca Kemble, Secretary  
4217 School Rd  
Madison, WI 53704  
(608) 347-8097

Get [Outlook for iOS](#)

**From:** [sluysb@aol.com](mailto:sluysb@aol.com)  
**To:** [All Alders](#)  
**Cc:** [Chris Elholm](#); [Jennifer Argelander](#); [Don Lindsay](#)  
**Subject:** Agenda Item 62  
**Date:** Tuesday, June 6, 2023 4:33:08 PM  
**Attachments:** [CC\\_060623.docx](#)

---

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

Dear Alders,

Please find attached my letter regarding Agenda Item 62.

Many thanks,

Beth Sluys  
District 18

To: All Alders

From: Beth Sluys

Date: 6/6/2023

RE: Agenda Item 62, Legistar #77792  
Private Contract 9284

Submitted in Opposition.

Each meeting we attend we see the following at the head of the meeting agenda:

“Who benefits? Who is burdened?  
Who does not have a voice at the table?  
How can policymakers mitigate unintended consequences?”

To that end, I will try to answer these questions:

### **Who Benefits?**

The redevelopment of highly contaminated post-industrial land at 2007 Roth Street should not be allowed to proceed until a full site investigation takes place and the land cleaned up. The only people who benefit are the out of state investors in the two shell corporations that have been formed for the brownfield redevelopment of this property. Only the developer will benefit.

### **Who is Burdened?**

The future tenants will not benefit and will be burdened. The land is contaminated with benzo a pyrene, arsenic and volatile organic chemicals. The groundwater flow under this parcel is towards the south/southeast and as such, is being impacted by a large plume of trichloroethene (TCE, a well known carcinogen) flowing from a known TCE plume to the north under NorthGate Mall, and sits adjacent to many sources of toxic chemicals that underly the innocent looking Oscar Mayer parking lots, and in the buildings.

Right now, in Milwaukee, hundreds of low income families have been evicted from their apartments because they were living in recently opened apartments built in a post-industrial area without fully understanding the toxic chemical contamination that lies under the facility and all of the paths through which the cancer causing chemical can travel. TCE contamination. They promised to install a vapor mitigation system that failed miserably. Vapor mitigation systems do not work well with moisture, and when you install them in a marsh and wetland area, or low lying river bottoms, they tend to have moisture. The residents who were upended from their new apartments have been in hotels in Milwaukee since March. No solution in sight. People wanting out of their lease have not been able to get in touch with the management company. No one returns calls. We do not want this scenario here in Madison.

<https://www.wisn.com/article/what-could-happen-to-me-residents-forced-to-evacuate-community-within-the-corridor/43422114>

<https://www.jsonline.com/story/news/local/milwaukee/2023/03/28/dnr-unaware-community-within-the-corridor-apartments-were-occupied/70057026007/>

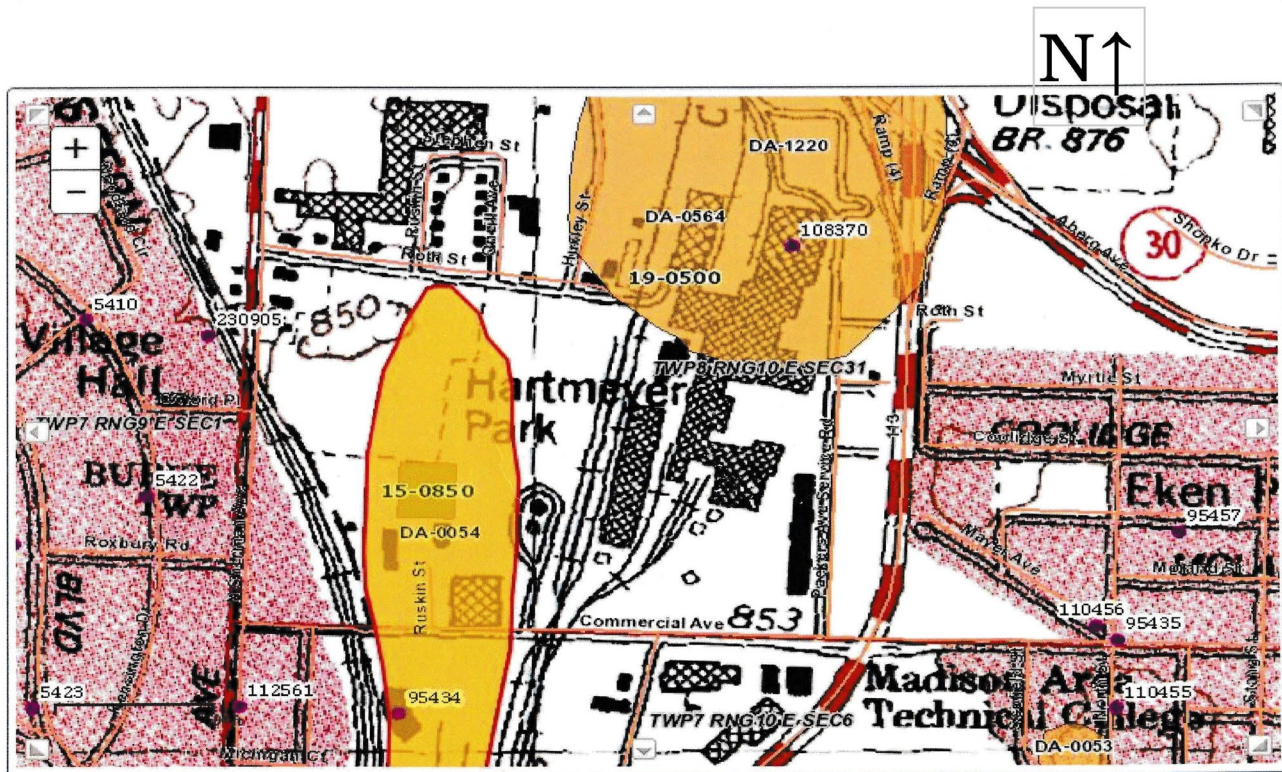
[https://captimes.com/news/community/madison-m-block-housing-complex-declared-chronic-nuisance/article\\_c6ec9609-a382-5ac0-a17e-dcb2b4db3a81.html](https://captimes.com/news/community/madison-m-block-housing-complex-declared-chronic-nuisance/article_c6ec9609-a382-5ac0-a17e-dcb2b4db3a81.html)

[https://www.wkow.com/news/increasing-police-activity-leads-madison-apartment-complex-to-be-declared-chronic-nuisance/article\\_d6f18ddc-c9cd-11ed-9fa8-c301afc07173.html](https://www.wkow.com/news/increasing-police-activity-leads-madison-apartment-complex-to-be-declared-chronic-nuisance/article_d6f18ddc-c9cd-11ed-9fa8-c301afc07173.html)

We in the community are burdened knowing that not only toxic chemicals but a catalogued Indigenous burial site sits at the north end of the Oscar Mayer property (DA-1220). We allow it to remain under parking lot asphalt and to be driven over by semi trucks. This is unacceptable.

The Indigenous community is burdened by the knowledge that there is a mound site that has not been surveyed at the north end of the Roth Street wetland. Bill Quackenbush of the Ho-Chunk Nation is willing to meet to discuss this and have a non-invasive site survey completed. The Archeological Conservancy has seen it and mapped the mound area on this land. The city has received information that almost the entire 28 acre parcel is within a previously identified Burial site area. We are burdened by the knowledge that local archeologists have seen the site, and concur that surveys should be completed and yet nothing has happened.

Yet to date, no action towards a better understanding of this mound site has occurred. Need we desecrate yet one more burial site in Madison? Area residents who have been asking that this area be respected and not disturbed are burdened.



The very land upon which you want to build roads and high-rise buildings of 7 stories is burdened. Burdened with chemicals that make it unhealthy. Soon to be burdened with thousands of cars in a time when the council wants fewer automobiles and greater use of public transportation.

How can we propose a 15-acre public park on land laden with chemicals and heavy metals where we expect children to play? How do we know that the water and sediments in the park area are safe from toxic chemicals? No testing has been completed on that water and sediment.

### **Who does not have a voice at the table?**

The very people who will live in the area and the fire department, the police, and future residents and our Ho-Chunk neighbors do not yet have a voice at the table. The WDNR has created a *Green Team* to prepare plans for this site for redevelopment but not one area resident is on that team nor anyone representing environmental justice or the Ho-Chunk nation. Is it right that we insist on creating high density affordable housing in places that do not provide for the needs of the residents nor respect that they deserve **safe** housing? Will future residents be notified prior to moving in that their apartment sits on top of and next to land with toxic chemicals? The residents in Milwaukee were not notified until they got home and were told that they could eventually return. That was in March.

Neighbors have been asking that a complete and thorough site investigation of this area be completed to determine where the leading edge of the TCE plume is located both from the north and immediately adjacent properties. We ask that the thousands of gallons of petroleum be cleaned up and the coal ash cleaned up. The carcinogens need to be addressed. Cleaned up. Kraft Heinz purchased this land from the Hartmeyer family to avoid having to clean it up. An out of court settlement made it possible to avoid the clean up.

This land should not have families living on it.

Currently we are proposing to install 553 units of affordable housing in a tight area surrounded by two active railroad companies that transport hazardous materials as well as a potential AmTrak route on the track closest to the apartment locations that will travel 55+ MPH immediately near where children will be playing. Seniors living. In addition, the building courtyards face the airport and will cause an intensification of the already loud noise from F 35 nuclear bomber jets. We will have 20 by the end of THIS year. If this were HUD housing, they would never approve this design or placement of buildings. Two major roadways, the ones here tonight on the agenda, should not be allowed as any construction on this site will be exposing area residents and the contractors doing the excavating to hazardous chemicals.

The two busy roads will run immediately along the buildings and through the two units. Railroad track crossing for traffic as high as 5,000 average daily trips will be bringing thousands of cars through those roads. 800 cars will be squeezed into the apartment buildings. What kind of future home place will this be for families with little children? For vulnerable senior citizens?

Also burdened will be the birds and wildlife that call these 28 acres home. A pair of sandhill cranes currently have two chicks that cannot fly. This pair nests in this urban wetland each spring and raise their young here in the middle of the wetland. Once the roadwork begins, the cranes will be disturbed and not able to leave with their young. Nature is burdened.

### **How can policymakers mitigate unintended consequences?**

At this point, the consequences will be considered intentional. Because we know from experience what is happening elsewhere with similar conditions and will happen here.

We have three high-density affordable housing apartment complexes in Madison that are struggling and have been determined to be nuisance properties. Our neighbors who live there are scared for their safety. People are speaking out about it and we have no other solution but to evict people and make them move to other facilities. Moving people who are struggling does not resolve the problems. It merely passes it on to the next location.

Ultimately, if this redevelopment occurs, the burden will be on your hearts and minds when the high density multi-unit apartments are fraught with social justice issues and the police burdened with yet greater calls for help, the firefighters cannot get to the 7<sup>th</sup>

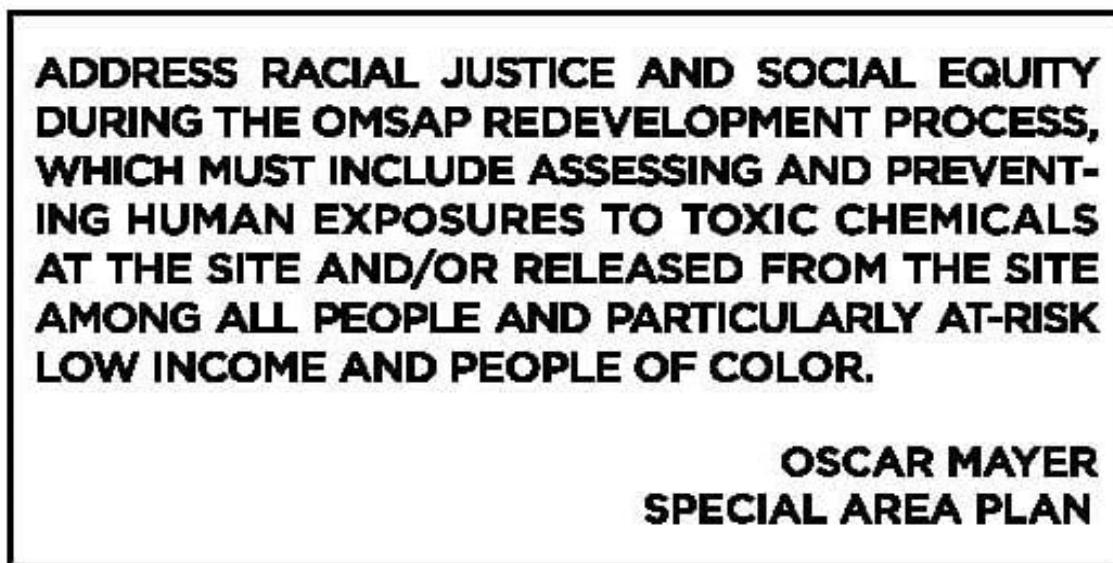


floor due to not having a ladder truck at our one fire station on the north side.....and the cancer causing TCE vapors fill the underground parking lot, the elevator shaft and people's homes.

Please stop this development before you cause harm.

We know better. We see what happens when we rush to create housing on land that is toxic and at densities that are not supported nor cared about by out of town developers.

Years of community work throughout the Oscar Mayer Special Area Plan process, we asked that the contamination be addressed. As this priority Brownfield site contamination is not being addressed prior to any land disturbance, I remind the Council that it voted to accept this language into the OMSAP:



If contamination were not on everyone's mind during this process, then how did planning, engineering, and the council vote to accept this environmental justice language into the plan? It truly is the ONLY city plan that contains environmental justice language.

Yet we do not see this council demanding that mitigating the contamination issues at this site occurs.

You can mitigate unintended consequences by voting no on this agenda item and demanding that a complete environmental survey be completed, and the land cleaned up by the owner and an archeological survey completed before any use of this land is allowed.

Thank you for your time on this matter.