

**From:** [Susan A. Shay](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Low income and senior housing  
**Date:** Tuesday, June 14, 2022 10:19:47 PM

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Dear Plan Commission and City Alders :

I am writing to add my voice. I am in favor of more Senior and Low Income Housing in the Oscar Mayer Area.

Please vote to adopt the developer proposed compromise Version 2 street plan that will create more housing than the city plan.

Also please vote for Version 3 CN zoning that will save a larger safer nature park including the quiet green border of old trees.

Thank you, Susan Shay

2 esther court

Madison, WI 53714

**From:** [Janice Knapp-Cordes](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Vote to Adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning  
**Date:** Tuesday, June 14, 2022 10:00:35 AM

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Members of the Plan Commission,

I respectfully request that you adopt Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning.

If we are to create a city that can weather the climate crisis and provide environmental justice to all, we need to create more affordable housing that is energy efficient and provide places for nature to renew itself and the nearby residents.

I would write more but I'm in Cincinnati visiting a friend with terminal cancer. You can see that I think this is important enough for me to take time away from this visit.

Hopefully  
Janice Knapp-Cordes

--

Janice Knapp-Cordes  
[615 W. Main Street #210](#)  
[Madison, WI 53703](#)  
[608.630.9088](#)  
[cell: 608.977.1867](#)

**From:** [Randy Coloni](#)  
**To:** [All Alders](#); [Abbas, Syed](#); [Plan Commission Comments](#)  
**Subject:** Vote to Adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning  
**Date:** Monday, June 13, 2022 7:01:12 PM

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***Please Use your vote to support a compromise that really is a win for everyone, satisfying several competing needs in a reasonable, equitable, and environmentally enlightened way.***

Some city alders and staff apparently didn't get the memo about creating more housing or the Common Council vote to try and save at least 16 acres for a nature park, and are ignoring Madison's goals for green transportation, climate mitigation, and equitable access to nearby nature for a rapidly growing neighborhood population and area school kids.

The Oscar Mayer developer buying the 30 acre wetland area has proposed a compromise that the community supports. The Version 2 Street Mapping **CREATES MORE SENIOR AND LOW INCOME HOUSING** than the city plan. The Version 3 CN Conservation Park Zoning **SAVES A LARGER SAFER QUIETER NATURE PARK** than the city plan.

The city proposed Version 1 street plan and Version 1 CN zoning would reduce total developable space, have room for fewer total senior and low income housing units, cut back the nature park, put streets right next to the park and CARPC environmental wetland boundary with not even the recommended minimum setback, and destroy the only large bordering grove of old trees.

Some alders and city staff continue to devalue the ecological, human, climate and water runoff benefits of this historic urban wetland and old treeline by calling it low quality. The nesting cranes, denning fox, turtles, deer, hawks, wood ducks, singing frogs, rare orchids, large stands of butterfly milkweed and old trees all tell us this is still a surprisingly high quality restorable wetland natural area in spite of 100 years of human neglect and pollution. It offers important equitable healthy access to enjoy nearby nature for people of all means, a growing neighborhood population and school kids. Lets save the best nature park we can!

North and east side neighborhoods, Environmental groups, the Friends of Hartmeyer Natural Area and the local Madison alder all support the Developer Compromise Version 2 street plan that creates more badly needed Senior and Low Income housing and the Version 3 CN Zoning that saves a larger safer accessible wetland nature park with a mature tree line border to create a quiet sanctuary for wildlife and people to enjoy.

The Developer Compromise Version 2 street mapping does not eliminate and still includes the city desired opportunity to create a new Coolidge connection street within the OMSAP area with a railroad crossing if the railroad permits it. The Version 2 street plan avoids encouraging unsafe cut-through traffic next to the park and between senior and low income housing and avoids adding yet more traffic to North Sherman Avenue. Aberg and Commercial already provide two major east-west arteries within a block. The Developer Compromise Version 2 street plan saves park and developed area space for adding a separate Walk and Bike Path with city wide connections to provide safer park access for families and kids and encourage green transportation.

Please support this hard-fought compromise win-win-win-win for the the environment, the community, the developer, and the city!

Step up and Make a Motion and Vote to Adopt Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Zoning. Thank You!

**From:** [Sue Goldwomon](#)  
**To:** [Plan Commission Comments](#); [All Alders](#)  
**Subject:** Hartmeyer Natural Area  
**Date:** Monday, June 13, 2022 6:06:15 PM

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Hello All, please support version 2 street plan and version3 CN zoning. These plans would create more low income housing and a larger park area. Thank you.  
Sue Goldwomon

**From:** [Liz Hachten](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Abbas, Syed](#); [All Alders](#)  
**Subject:** Vote to Adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning  
**Date:** Monday, June 13, 2022 4:34:10 PM

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I am a Madison resident who is strongly in favor of increasing affordable housing in Madison while preserving the natural environment and addressing climate change.

Some city alders and staff apparently didn't get the memo about creating more housing or the Common Council vote to try and save at least 16 acres for a nature park, and are ignoring Madison's goals for green transportation, climate mitigation, and equitable access to nearby nature for a rapidly growing neighborhood population and area school kids.

The Oscar Mayer developer buying the 30-acre wetland area has proposed a compromise that the community supports. The Version 2 Street Mapping CREATES MORE SENIOR AND LOW-INCOME HOUSING than the city plan. The Version 3 CN Conservation Park Zoning SAVES A LARGER SAFER QUIETER NATURE PARK than the city plan.

The city proposed Version 1 street plan and Version 1 CN zoning would reduce total developable space, have room for fewer total senior and low-income housing units, cut back the nature park, put streets right next to the park and CARPC environmental wetland boundary with not even the recommended minimum setback, and destroy the only large bordering grove of old trees.

Some alders and city staff continue to devalue the ecological, human, climate and water runoff benefits of this historic urban wetland and old tree line by calling it low quality. The nesting cranes, denning fox, turtles, deer, hawks, wood ducks, singing frogs, rare orchids, large stands of butterfly milkweed and old trees all tell us this is still a surprisingly high-quality restorable wetland natural area in spite of 100 years of human neglect and pollution. It offers important equitable healthy access to enjoy nearby nature for people of all means, a growing neighborhood population and school kids. Lets save the best nature park we can!

North and east side neighborhoods, Environmental groups, the Friends of Hartmeyer Natural Area and the local Madison alder all support the Developer Compromise Version 2 street plan that creates more badly needed Senior and Low Income housing and the Version 3 CN Zoning that saves a larger safer accessible wetland nature park with a mature tree line border to create a quiet sanctuary for wildlife and people to enjoy.

The Developer Compromise Version 2 street mapping does not eliminate and still includes the city desired opportunity to create a new Coolidge connection street within the OMSAP area with a railroad crossing if the railroad permits it. The Version 2 street plan avoids encouraging unsafe cut-through traffic next to the park and between senior and low-income housing and avoids adding yet more traffic to North Sherman Avenue. Aberg and Commercial already provide two major east-west arteries within a block. The Developer Compromise Version 2 street plan saves park and developed area space for adding a separate Walk and Bike Path with city wide connections to provide safer park access for families and kids and encourage green transportation.

Please support this hard-fought compromise win-win-win-win for the environment, the community, the developer, and the city!

Step up and Make a Motion and Vote to Adopt Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Zoning. Thank You!

Elizabeth Hachten  
634 Odell Street  
Madison, WI 53711

**From:** [Iris Hengst](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** save 16 acres and create more housing  
**Date:** Monday, June 13, 2022 3:45:28 PM

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Hi,

I'm speaking in favor of the alternative plan of saving 16 acres, the trees and getting more housing units in!!

Please listen to the people who will be sharing this space and are relying on high quality living standards for all neighbors around the area. Green space is crucial to mental health as we all know it!

Let's make this world breathe better and calmer !! We have a chance to do the right thing right here and now : )))

respectfully

Iris Hengst



**From:** [Susan Hessel](#)  
**To:** [Plan Commission Comments](#); [All Alders](#); [Abbas, Syed](#)  
**Subject:** Vote to Adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning  
**Date:** Monday, June 13, 2022 3:34:34 PM

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Dear Madison Council,

Some city alders and staff apparently didn't get the memo about creating more housing or the Common Council vote to try and save at least 16 acres for a nature park, and are ignoring **Madison's goals for green transportation, climate mitigation, and equitable access to nearby nature for a rapidly growing neighborhood population and area school kids.**

Some alders and city staff continue to devalue the ecological, human, climate and water runoff benefits of this historic urban wetland and old treeline by calling it low quality. **The nesting cranes, denning fox, turtles, deer, hawks, wood ducks, singing frogs, rare orchids, large stands of butterfly milkweed and old trees all tell us this is still a surprisingly high quality restorable wetland natural area** in spite of 100 years of human neglect and pollution. It offers important **equitable healthy access to enjoy nearby nature for people of all means**, a growing neighborhood population and school kids. Lets save the best nature park we can!

**Significant research supports the benefits of access to nature space for human health, both physical and mental. Take this important step to privilege access to nature over access to cars!** North and east side neighborhoods, Environmental groups, the Friends of Hartmeyer Natural Area and the local Madison alder all support the Developer Compromise Version 2 street plan that creates more badly needed Senior and Low Income housing and the Version 3 CN Zoning that saves a larger safer accessible wetland nature park with a mature tree line border to create a quiet sanctuary for wildlife and people to enjoy. The Developer Compromise Version 2 street mapping does not eliminate and still includes the city desired opportunity to create a new Coolidge connection street within the OMSAP area with a railroad crossing if the railroad permits it. The Version 2 street plan avoids encouraging unsafe cut-through traffic next to the park and between senior and low income housing and avoids adding yet more traffic to North Sherman Avenue. Aberg and Commercial already provide two major east-west arteries within a block. The Developer Compromise Version 2 street plan saves park and developed area space for adding a separate Walk and Bike Path with city wide connections to provide safer park access for families and kids and encourage green transportation. Please support this hard-fought compromise win-win-win-win for the the environment, the community, the developer, and the city! Step up and Make a Motion and Vote to Adopt Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Zoning.

Thank You!

Susan Hessel  
4221 School Rd, 53704

**From:** [Michael D. Barrett](#)  
**To:** [Plan Commission Comments](#); [All Alders](#)  
**Cc:** [Mayor](#)  
**Subject:** Tonight's PC: Please, Vote to Adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning  
**Date:** Monday, June 13, 2022 3:34:15 PM

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Dear Alders, Commissioners, Mayor Rhodes-Conway,

It seems that neighbors and developers have found common ground in maximizing housing while preserving a much-needed natural area. The only people standing in the way are the stuck-in-the-50s planners & highwaymen.

Why not use this moment to help the hidebound out of their husks to learn some new things about community building, to include nature preservation. Resiliency is the term du jour. Why not, for once, embrace it for realies, not just in fancy, wistful, maybe-someday verbiage in dusty plans. Look ahead. Embrace the good, flood mitigating solutions that are wetlands.

Because those floods are sure to return. Soon. Fancy pronouncements notwithstanding, this will be the test as to whether city leadership is *\*de facto\** in denial about the cooking climate that is upon us.

Sincerely,  
Mike Barrett  
2137 Sommers Ave  
Madison WI 53704

[http://www.facebook.com/help/delete\\_account](http://www.facebook.com/help/delete_account)

**From:** [DOLORES KESTER](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Abbas, Syed](#)  
**Subject:** Agenda Items 4 and 5 Plan Commission Meeting June 13, 2022  
**Date:** Monday, June 13, 2022 3:19:56 PM

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## **Greetings:**

**I support the Substitute Street Mapping for the Hartmeyer natural area proposed and supported as a compromise by the prospective developer (Lincoln National), District 12 Alder Abbas, the Sherman Neighborhood Association, and the greater Northside Community.**

**This well thought out street design in Map 2 would have the least impact on existing diverse plant, animal and tree life while maintaining at least 15 acres of Conservation Natural and functioning wetland. It would mean less impervious concrete surfaces resulting in less maintenance by the City and less damaging water runoff.**

**The substitute mapping would mean protecting a potential indigenous burial site and a definitive survey could move forward.**

**The substitute mapping would be much safer than a main thoroughfare going through a planned senior and low income housing development.**

**The substitute mapping would have a significant impact on the long term life, environmental and esthetic importance of this unique nature area.**

**According to the developer, this compromise substitute mapping would also allow more opportunities for affordable housing for low-income and senior residents of Madison. See, article by Dean Mosiman:**

**[https://madison.com/news/local/govt-and-politics/developer-proposes-150-million-550-unit-low-cost-housing-project-near-oscar-mayer/article\\_8005e717-788a-57a0-bce5-](https://madison.com/news/local/govt-and-politics/developer-proposes-150-million-550-unit-low-cost-housing-project-near-oscar-mayer/article_8005e717-788a-57a0-bce5-)**

[c170cd7fb461.html?  
utm\\_medium=social&utm\\_source=email&utm\\_campaign=user-  
share/](https://www.cityofchicago.org/c170cd7fb461.html?utm_medium=social&utm_source=email&utm_campaign=user-share/).

**Please support the substitute road mapping and the CN wetlands zoning in agenda items 4 and 5.**

**Thank you for your time and attention.**

**Dolores Kester, board member, Sherman Neighborhood Association  
1818 Winchester Street, Aldermanic District 12**

**From:** [Ellen Zweibel](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Oscar Meyer Plan  
**Date:** Monday, June 13, 2022 3:06:09 PM

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Dear Planning Commission,

I'm writing you regarding Items 4 & 5 on the Agenda for June 13, 2022 (today). These concern the Oscar Meyer Special Area Plan. The developer's Version 2 Street Mapping creates more senior and low income housing than the city plan, and as a bonus creates fewer streets. Please support this plan. I also support Version 3 CN Zoning for creating a larger and better Nature Park.

I am privileged to live near Yahara Place Park and the Yahara River Parkway, and I know how important green spaces are for all ages, including mine. When I see a crane, heron, or owl it is like a gift to me for the rest of the day. The Oscar Meyer area is already challenged due to the proximity of US 30 and other busy roads, and residents will really need open space for relaxation, recreation, and overall wellbeing.

Thank you for considering my views.

Ellen Zweibel

--

William L. Kraushaar Professor of Astronomy & Physics  
Vilas Distinguished Achievement Professor

**From:** [Tracy Doreen](#)  
**To:** [Plan Commission Comments](#); [All Alders](#); [Abbas, Syed](#)  
**Subject:** Vote to Adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning  
**Date:** Monday, June 13, 2022 2:46:54 PM

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Dear Plan Commission and City Alders,  
Please vote to adopt the developer proposed compromise version 2 street plan that will create more housing than the city plan and version 3 CN zoning that will save a larger safer nature park including the quiet green border of old trees.

Madison needs to preserve what little wetland we have left. Nature is what makes Madison, Madison. The ecological, human, climate and water runoff benefits of this historic urban wetland and old tree-line are and can be even more than you realize. The nesting cranes, denning fox, turtles, deer, hawks, wood ducks, singing frogs, rare orchids, large stands of butterfly milkweed and old trees demonstrate that this is still a surprisingly high quality restorable wetland natural area in spite of 100 years of human neglect and pollution. It offers important equitable healthy access to enjoy nearby nature for people of all means, a growing neighborhood population and school kids.

Tracy Doreen Dietzel  
Madison

**From:** [Marsha Cannon](#)  
**To:** [Plan Commission Comments](#); [All Alders](#); [Abbas, Syed](#)  
**Subject:** PC June 13: Agenda Item-V2 & Agenda Item 5-V#  
**Date:** Monday, June 13, 2022 2:43:39 PM

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Dear Madison Plan Commission Members,

**Please Vote to Adopt the Developer Compromise at Hartmeyer Wetland**

- Agenda Item 4 Version 2 Street Mapping
- Agenda Item 5 Version 3 CN Conservation Park Zoning

Ask yourself . . . Why?

Why does the Planning Department insist on the “X” street layout when the developer, the neighborhood, and the alderman all support a “T” format?

Why, when more housing is a community priority, does the “X” plan support the loss of 80 senior housing units?

Why does a perceived “best chance” for a railroad crossing location outweigh everything else?

Why hasn't there been a Vision Zero evaluation of the two street layouts to determine which plan puts safety over speed; supports community; fosters sustainability; and is most equitable?

Why are all other parties . . . except Planning . . . being ignored in deciding the quality of life for future residents in 550 units at Hartmeyer Wetland?

Why not save everyone's time and vote to:

- \* Adopt Agenda Item 4 Version 2 Street Mapping
- \* Adopt Agenda Item 5 Version 3 CN Zoning.

Respectfully submitted,

Marsha Cannon  
5 Cherokee Cir. Unit 202  
Madison, WI 53704  
608.251.1276 (land line, no text)  
608.692.1276 (Pete's cell)

**From:** [Amy Miller](#)  
**To:** [All Alders](#); [Plan Commission Comments](#); [Abbas, Syed](#)  
**Subject:** redevelopment of Oscar Meyer/Hartmeyer  
**Date:** Monday, June 13, 2022 2:38:00 PM

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Please vote to adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning. I visited this area on bike after I first learned of the redevelopment in 2021. I have driven by it many times in my 30 years of living on the Eastside. I think it's important to preserve as much green space as possible, so I strongly support the effort to save at least 16 acres for a nature park. We are so short on green space on the Eastside. I actually favor not reducing the wetlands at all.

The Oscar Mayer developer buying the 30 acre wetland area has proposed a compromise that the community supports. The Version 2 Street Mapping **CREATES MORE SENIOR AND LOW INCOME HOUSING** than the city plan. The Version 3 CN Conservation Park Zoning **SAVES A LARGER SAFER QUIETER NATURE PARK** than the city plan. The city proposed Version 1 street plan and Version 1 CN zoning would reduce total developable space, have room for fewer total senior and low income housing units, cut back the nature park, put streets right next to the park and CARPC environmental wetland boundary with not even the recommended minimum setback, and destroy the only large bordering grove of old trees.

Some alders and city staff continue to devalue the ecological, human, climate and water runoff benefits of this historic urban wetland and old treeline by calling it low quality. The nesting cranes, denning fox, turtles, deer, hawks, wood ducks, singing frogs, rare orchids, large stands of butterfly milkweed and old trees all tell us this is still a surprisingly high quality restorable wetland natural area in spite of 100 years of human neglect and pollution. It offers important equitable healthy access to enjoy nearby nature for people of all means, a growing neighborhood population and school kids. Lets save the best nature park we can!

North and east side neighborhoods, Environmental groups, the Friends of Hartmeyer Natural Area and the local Madison alder all support the Developer Compromise Version 2 street plan that creates more badly needed Senior and Low Income housing and the Version 3 CN Zoning that saves a larger safer accessible wetland nature park with a mature tree line border to create a quiet sanctuary for wildlife and people to enjoy. The Developer Compromise Version 2 street mapping does not eliminate and still includes the city desired opportunity to create a new Coolidge connection street within the OMSAP area with a railroad crossing if the railroad permits it. The Version 2 street plan avoids encouraging unsafe cut-through traffic next to the park and between senior and low income housing and avoids adding yet more traffic to North Sherman Avenue. Aberg and Commercial already provide two major east-west arteries within a block. The Developer Compromise Version 2 street plan saves park and developed area space for adding a separate Walk and Bike Path with city wide connections to provide safer park access for families and kids and encourage green transportation. Please support this hard-fought compromise win-win-win-win for the the environment, the community, the developer, and the city! Step up and Make a Motion and Vote to Adopt Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Zoning.

Regards,  
Amy Miller  
1507 Rutledge St



**From:** [Kapusta-Pofahl, Karen](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Plan commission meeting, June 13  
**Date:** Monday, June 13, 2022 2:22:25 PM

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**From:** JANAN FRERIKS <ejf912@gmail.com>  
**Sent:** Monday, June 13, 2022 2:18 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Fwd: Plan commission meeting, June 13

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----- Forwarded message -----  
From: **JANAN FRERIKS** <[ejf912@gmail.com](mailto:ejf912@gmail.com)>  
Date: Mon, Jun 13, 2022 at 2:11 PM  
Subject: Plan commission meeting, June 13  
To: <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>

Please vote YES for Developer compromise Agenda item 4 version 2 for street mapping & item 5 version 3 CN conservation park zoning.

As a 40 year resident of the North side these items are very important to me & all current & future residents.

We want to keep as much of the original Hartmeyer Natural Area wetlands & green space left intact as possible. It helps support a large variety of plants, birds, insects & animals that continue to face a loss of habitat.

Thank you,  
Sincerely,  
JaNan Freriks

**From:** [JANAN FRERIKS](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan commission meeting, June 13  
**Date:** Monday, June 13, 2022 2:11:52 PM

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

Please vote YES for Developer compromise Agenda item 4 version 2 for street mapping & item 5 version 3 CN conservation park zoning.

As a 40 year resident of the North side these items are very important to me & all current & future residents.

We want to keep as much of the original Hartmeyer Natural Area wetlands & green space left intact as possible. It helps support a large variety of plants, birds, insects & animals that continue to face a loss of habitat.

Thank you,  
Sincerely,  
Janan Freriks

**From:** [Orlando Furioso](#)  
**To:** [Plan Commission Comments](#); [All Alders](#)  
**Subject:** Vote to Adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning - PLEASE SAVE THE WETLAND!  
**Date:** Monday, June 13, 2022 1:57:50 PM

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

Hello All!

Please Step up and Make a Motion and Vote to Adopt Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Zoning. Thank You!

I appreciate your efforts to preserve the beautiful Hartmeyer wetland.

Sincerely;  
Read Eldred  
206 Jackson St  
Madison WI 53704

**From:** [Mary Johnston](#)  
**To:** [Plan Commission Comments](#); [All Alders](#); [Abbas, Syed](#)  
**Subject:** Adoption of Developer Agenda proposals for Housing and Nature Park on "Hartmeyer" OM property  
**Date:** Monday, June 13, 2022 1:53:55 PM

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

Many of us in the community are in favor of adopting the proposals of the developer who has purchased the 30 acre tract to the west of the old Oscar Mayer property. I believe their proposal in Version 2 for street and housing planning as well as Version 3 for a conservation nature park is preferable to the city proposals.

The city needs more housing and the streets plan is what's best for the area. I'm especially interested in preserving the maximum area for a Nature Park including preservation of areas which contain the beautiful old trees. The city plan is inferior to accomplish these goals. I can attest to the fact that a great deal of wild life and plants already inhabit this sometimes neglected area. I'm confident that even more would thrive if the area is maintained and restored. The current human residents, as well as future folks would also benefit from protection of the natural setting.

Thank you for your consideration. Mary Johnston, 1708 Fremont Ave, Madison 53704

**From:** [Lance Green](#)  
**To:** [Plan Commission Comments; All Alders](#)  
**Subject:** HARTMEYER - Vote to Adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning  
**Date:** Monday, June 13, 2022 1:40:00 PM

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

Support Item 4 at Planning tonight. The Developer Compromise Version 2 street plan saves park and developed area space for adding a separate Walk and Bike Path with city wide connections to provide safer park access for families and kids and encourage green transportation.

Please vote FOR Item 5, saving at least 16 acres for a nature park, as in Version 3 CN Conservation Park Zoning. It will support Madison's goals for green transportation, climate mitigation, and equitable access to nearby nature for a rapidly growing neighborhood population and area school kids.

Hundreds of residents support these two choices. Please support this hard-fought compromise win-win-win-win for the the environment, the community, the developer, and the city!

Step up and Make a Motion and Vote to Adopt Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Zoning. Thank You!

Lance Green  
186 Dixon St  
Madison

**From:** [Jennifer Argelander](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Item 5 Legistar 69517 Second Substitute  
**Date:** Monday, June 13, 2022 12:58:35 PM

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

I support Item 5, legistar 69517, the SECOND SUBSTITUTE . This Second Substitute in concert with Item 4 the Substitute road would allow for a larger wetland natural area and allow for needed Senior and low income housing. I do not support RMX for the parcel of 701-705 Ruskin Street and 2007 Roth Street. RMX does not belong so close to the wetland area because it would degrade the wetlands by dewatering and other various adverse effects of such large development.

<!--[if !supportLineBreakNewLine]-->

<!--[endif]-->Thank you.

Jennifer Argelander

**From:** [Jennifer Argelander](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Item 4 Legistar 69519 Substitute Street Mapping  
**Date:** Monday, June 13, 2022 12:56:48 PM

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

I support Agenda Item 4, legistar 69519, the Substitute Street Mapping proposed by the developer and supported by Alder Abbas, Sherman Neighborhood Association, Friends of Hartmeyer Natural Area, Environmental groups, and the Northside community. This well thought out street design would have the least impact on existing diverse plant, animal and tree life and would maintain at least 15 acres of the 16 acres promised for the Conservation Natural area which includes the functioning wetland. There would be less impervious concrete surfaces resulting in less damage to the natural area, less damaging water and salt runoff, and less maintenance by the City. Less impervious surfaces would help address Madison's climate, carbon, and clean water goals as well as equitable safe walkable access to nearby nature for a rapidly growing neighborhood and area school kids. In addition the substitute road would avoid encouraging unsafe cut-through traffic next to the natural area and senior and low income housing.

The original road map design is not appropriate for what is needed in this area. The City's original map would reduce the total space for fewer senior and low income housing units, cut back the on natural area to less than 13 acres, put unneeded streets right next to the natural wetland boundary without the recommended minimum set back. It would destroy the critical mature tree line and damage the bur oak trees to the north.

The new street alignment would protect the ecologically important mature tree line which currently has many healthy large trees that support natural area biodiversity and sustainability. Although it may look messy, a conservancy is not supposed to look like a golf course. The birds and animals which the old tree line supports need that area for critical shelter, habitat and food source. Removing that mature tree line and planting young trees is a ridiculous argument. It would take decades before those new trees could replace any significant percentage of the carbon and environmental loss caused by destroying the mature native trees.

The City is ignoring the developer's and community's wishes. City Staff and some alders continue to devalue the ecological, human, climate, and water runoff benefits of the urban wetland and mature tree line by calling it low quality. They are ignoring the Madison goals of green transportation, climate mitigation, and equitable access for all Madisonians to celebrate nature and escape the toxic stressors of life. Although, we in the community, the local affected businesses, and the developer do not want any through road other than access to the development, we have come together to support a compromise substitute road. It is time for City staff to stop defending the indefensible—the original road—and come to the table to accept this compromise road which is a win win for everyone. I am asking that you do the right thing—for the environment, for the community, for local business, for the developers, and for the rich biodiversity found in the area.

Thank you.  
Jennifer Argelander

**From:** [Alison Lindsay Mares](#)  
**To:** [Plan Commission Comments](#); [All Alders](#); [Abbas, Syed](#)  
**Subject:** Plan Commission Meeting: Item 4 (Legistar 69519) and Item 5 (Legistar 69517) --Substitute Motions on the Oscar Mayer Area Plan  
**Date:** Monday, June 13, 2022 12:50:40 PM

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Plan Commissioners:

City Planning Division Staff, and some city alders, apparently haven't got the memo about creating more housing. And they presumably haven't understood the Common Council's vote to save at least 16 acres of the Oscar Mayer/Hartmeyer property for a nature park. And they are ignoring Madison's goals for green transportation, climate mitigation, and equitable access to nearby nature for a rapidly growing neighborhood population and area school kids.

The Oscar Mayer developer buying the 30 acre wetland area has proposed a compromise that the community supports. The Version 2 Street Mapping **CREATES MORE SENIOR AND LOW INCOME HOUSING** than the city plan. The Version 3 CN Conservation Park Zoning **SAVES A LARGER SAFER QUIETER NATURE PARK** than the city plan.

The city's Planning Division proposed Version 1 street plan and Version 1 CN zoning would **reduce total developable space, have room for fewer total senior and low income housing units (when all the Mayor talks about is wanting more low income housing units!)**, cut back the nature park, put streets right next to the park and CARPC environmental wetland boundary with not even the recommended minimum setback, and destroy the only large bordering grove of old trees.

City Planning Division staff and some alders continue to devalue the ecological, human, climate, and water runoff benefits of this historic urban wetland and old treeline by calling it low quality. The nesting cranes, denning fox, turtles, deer, hawks, wood ducks, singing frogs, rare orchids, large stands of butterfly milkweed and old trees all tell us this is still a surprisingly high quality restorable wetland natural area in spite of 100 years of human neglect and pollution. It offers important equitable healthy access to enjoy nearby nature for people of all means, a growing neighborhood population and school kids. It's probably even part of the underground drainage system to stop Maple Bluff from flooding. We must save this nature park!

North and east side neighborhoods, Environmental groups, the Friends of Hartmeyer Natural Area, and the local Madison alder **all support the Developer Compromise Version 2 street plan that creates more badly needed Senior and Low Income housing and the Version 3 CN Zoning that saves a larger safer accessible wetland nature park** with a mature tree line border to create a quiet sanctuary for wildlife and people to enjoy.

The Developer Compromise Version 2 street mapping does not eliminate, and still includes, the Planning Department's desired opportunity to create a new Coolidge connection street within the OMSAP area with a railroad crossing if the railroad permits it. The Version 2 street plan avoids encouraging unsafe cut-through traffic next to the park and between senior and low income housing and avoids adding yet more traffic to North Sherman Avenue. Aberg and Commercial already provide two major east-west arteries within a block. The Developer Compromise Version 2 street plan saves park and developed area space for adding a separate



Walk and Bike Path with city wide connections to provide safer park access for families and kids and encourage green transportation.

Please support this hard-fought compromise win-win-win-win for the environment, the community, the developer, and the city!

Please listen to us on the north- and east-sides of Madison instead of allowing the Planning Division to push through unwanted proposals that will result in the destruction of one of the few remaining green spaces on our side of town. Please don't allow the Planning Division to push through their proposed road system that will only result in expensive remodeling in the future when the city keeps taxing us for more and more services (wheel tax, recycling tax).

PLEASE, step up and **Vote to Adopt Plan Commission Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Zoning.**

Thank You!

Alison Lindsay Mares  
5409 Comanche Way  
Madison 53704

**From:** [Les and Susan Hoffman](#)  
**To:** [Plan Commission Comments](#); [All Alders](#); [Abbas, Syed](#)  
**Subject:** Oscar Mayer/Hartmeyer Wetland Agenda Items 4 and 5  
**Date:** Monday, June 13, 2022 12:27:29 PM

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To Whom It Concerns—not only today, but also in the future:

Marshes once were considered “low quality” and drained to create urban landscapes and farmland. As a society we now know better. For generations to come such destructive measures damage ecological and water systems far greater than the area of immediate impact.

Adopting Agenda Item 5 Version 3 CN Zoning not only retains a high quality wetland natural area that is homeland to cranes, foxes, turtles, waterfowl, amphibians, and old trees, but also it addresses Madison’s goals for climate mitigation and less run-off.

The Developer Compromise Version 2 street plan saves more park. It adds a separate walk and bike path with city-wide connections that provide safer park access for families and kids and encourages green transportation. Residents can enjoy the benefits of nature nearby and first-hand.

The city proposed Version 1 cuts back on this wetland and destroys the only large bordering grove of old trees. Madison gains little if it sees a future with fewer beautiful, neighborhood parks and green spaces.

Please adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning.

Respectfully submitted,  
Susan Young Hoffman  
1510 Comanche Glen  
Madison, WI 53704

**From:** [Mary Ann McBride](#)  
**To:** [All Alders](#); [Abbas, Syed](#); [Plan Commission Comments](#)  
**Subject:** Vote to Adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning MESSAGE  
**Date:** Monday, June 13, 2022 12:19:16 PM

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To City Council,

I believe that saving as much of the Hartmeyer wetlands and land for open green space makes the most sense for development. We must have a long-term, wide angle view when developing land for housing. People and cities thrive when they have access to trees, shrubs, grass, wild greens, birds, little animals, snakes, fish, etc.

Do you yourself have access to nurturing green space and nature, and if not, do you wish you did? Or do you pop in your car and drive to a nice park? Senior citizens and low income citizens deserve a larger green space for their mental health, too. The children who will live in this area will benefit from more nature around them. Again, think of your own childhood; what nature do you remember?

Vote Option 2, and be proud of being part of a development that created better green space for senior citizens and low income families. Be a leader.

Vote to Adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning

One other question: why do we have a developer from California on this job? There is no one in the state who can do it and keep the money in Wisconsin? I find that hard to believe.

Sincerely,

Mary Ann McBride

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Mary Ann

**From:** [Linda Szewczyk](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Please support Version 2 of Agenda 4 and Version 3 of Agenda 5 for the Hartmeyer project.  
**Date:** Monday, June 13, 2022 10:02:12 AM

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I am so pleased that the plan for the Hartmeyer project has been given such steadfast attention. Much of the tweaking in this plan has been or should I say will come to fruition with persistence and pursuit of goals that are only becoming of Madison! Please help Madison live up to these standards

Thank you,

Linda Szewczyk.

Sent from my iPhone

**From:** [Colleen Robinson](#)  
**To:** [Plan Commission Comments](#); [All Alders](#); [Abbas, Syed](#)  
**Subject:** More affordability and natural health at Oscar plan  
**Date:** Monday, June 13, 2022 9:14:33 AM

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Dear Alders and Planners,

Some city alders and staff apparently didn't get the memo about creating more housing or the Common Council vote to try and save at least 16 acres for a nature park, and are ignoring Madison's goals for green transportation, climate mitigation, and equitable access to nearby nature for a rapidly growing neighborhood population and area school kids.

The Oscar Mayer developer buying the 30 acre wetland area has proposed a compromise that the community supports. The Version 2 Street Mapping **CREATES MORE SENIOR AND LOW INCOME HOUSING** than the city plan. The Version 3 CN Conservation Park Zoning **SAVES A LARGER SAFER QUIETER NATURE PARK** than the city plan.

The city proposed Version 1 street plan and Version 1 CN zoning would reduce total developable space, have room for fewer total senior and low income housing units, cut back the nature park, put streets right next to the park and CARPC environmental wetland boundary with not even the recommended minimum setback, and destroy the only large bordering grove of old trees.

Some alders and city staff continue to devalue the ecological, human, climate and water runoff benefits of this historic urban wetland and old treeline by calling it low quality. However, plenty of natural communities are adapting here and if we didn't work to restore degraded land, we'd have almost no urban green space. Degraded doesn't mean low value. It means it needs our help! The nesting cranes, denning fox, turtles, deer, hawks, wood ducks, singing frogs, rare orchids, large stands of butterfly milkweed and old trees all tell us this is still a surprisingly high quality restorable wetland natural area in spite of 100 years of human neglect and pollution. It offers important equitable healthy access to enjoy nearby nature for people of all means, a growing neighborhood population and school kids. Let's save the best nature park we can!

North and east side neighborhoods, Environmental groups, the Friends of Hartmeyer Natural Area and the local Madison alder all support the Developer Compromise Version 2 street plan that creates more badly needed Senior and Low Income housing and the Version 3 CN Zoning that saves a larger safer accessible wetland nature park with a mature tree line border to create a quiet sanctuary for wildlife and people to enjoy.

The Developer Compromise Version 2 street mapping does not eliminate and still includes the city desired opportunity to create a new Coolidge connection street within the OMSAP area with a railroad crossing if the railroad permits it. The Version 2 street plan avoids encouraging unsafe cut-through traffic next to the park and between senior and low income housing and avoids adding yet more traffic to North Sherman Avenue. Aberg and Commercial already provide two major east-west arteries within a block. The Developer Compromise Version 2 street plan saves park and developed area space for adding a separate Walk and Bike Path with city wide connections to provide safer park access for families and

kids and encourage green transportation.

Please support this hard-fought compromise win-win-win-win for the the environment, the community, the developer, and the city!

Step up and Make a Motion and Vote to Adopt Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Zoning. Thank You!

**From:** [James Wold](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Oscar Mayer Special Plan Area, meeting of June 13.  
**Date:** Monday, June 13, 2022 8:44:56 AM

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Dear Plan Commission,

Enough already of the messing around with mother nature.

For Agenda Item 4 please vote to adopt the Developer Compromise Version 2 for the Street mapping. Further, please vote to adopt the Agenda Item 5, Version 3 CN Conservation Park Zoning.

Thank you for your consideration of this matter.

Sincerely,  
Jim Wold,  
2845 Hoard St.  
District 12.

**From:** [Becky Leidner](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [All Alders](#); [Abbas, Syed](#)  
**Subject:** OMSAP developer compromise plan and conservation zoning  
**Date:** Sunday, June 12, 2022 11:19:23 AM

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Dear Plan Commission members,

As a longtime resident of the Sherman neighborhood on Madison's Northside, I'm writing to ask you to support the developer proposed compromise OMSAP Version 2 street plan and Version 3 CN zoning. The need for more affordable housing in Madison must be balanced with our obligation to preserve and protect the few natural areas still remaining. These plans take both needs into account, as the developer's plan will create more housing than the city plan and Version 3 CN zoning will save a larger area. Growth and change may be inevitable, but environmental destruction should not be. Especially in Madison, where our collective environmental conscience should compel us to do better.

Thank you,

Rebecca Leidner



**From:** [Barbara Noeldner](#)  
**To:** [All Alders](#); [Plan Commission Comments](#); [Abbas, Syed](#)  
**Subject:** Planning Commission meeting 6/13/2022 Agenda items 4 and 5  
**Date:** Sunday, June 12, 2022 10:41:57 AM

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

Please support Agenda Item 4, version 2 street map that maximizes affordable housing and Nature Park. Madison is sorely in need of this quiet nature park that is a refuge for wildlife and humans. Putting the version 1 street through here would ruin the neighborhood and the park. Please support street map version 3 for Agenda item 5. This gives us CN boundaries for the park and allows RMX zoning near Commercial Avenue.

Thank you,  
Barbara Noeldner

**From:** [Joan A Bell-Kaul](#)  
**To:** [Plan Commission Comments](#); [All Alders](#); [dist12@cityofmadison.com](mailto:dist12@cityofmadison.com); [paul\\_noeldner@hotmail.com](mailto:paul_noeldner@hotmail.com)  
**Subject:** RE: Current Agenda Items Pertaining to Pro Hartmeyer Natural Area  
**Date:** Sunday, June 12, 2022 4:00:01 PM

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**From:** Joan A Bell-Kaul, Lead Environmental/Nature/and Wildlife Group (697 current members), NEXTDOOR

**To:** Plan Commission Comments <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>; [dist12@cityofmadison.com](mailto:dist12@cityofmadison.com); [allalders@cityofMadison.com](mailto:allalders@cityofMadison.com)

**Subject:** RE: CURRENT Agenda Items-approval Related to the Hartmeyer Natural Area

**SUPPORTING: Both Items supported by Alder Abbas, the Developer and the Neighborhood Association:**

**ITEM 4 , Version Two**

**ITEM 5, Version Three**

Dear Plan Commission and Alders,

As Lead of the now-670- member " Nextdoor" Environmental Group, we ASK that you APPROVE the most recent plan (substitute street mapping) AGREED upon by the Neighbors and the Developers associated with the Hartmeyer Natural Area --NOT the plan presented by the City Planning Co.—which would "wipe out" the entire existing line of mature trees in addition to compromising the scope and integrity of the Natural Area!

Access to the area which is favored by City Planning would result in LOSS of several acres of the originally-designated Hartmeyer Natural Area. Moreover, the proposed new street extension from N. Sherman Avenue would run basically THROUGH the sensitive CN-zoned Nature area as well as senior and low-income housing units!

MORE IMPORTANT—access to the desired area that has been proposed by City Planners is ALREADY AVAILABLE at the corner of Aberg Ave and Commercial St.

To top it all off, said new street development would destroy the only grove of existing mature trees which this acreage currently encompasses!!

As our well-known Madison naturalist and leader of many local conservation efforts recently put it, "We don't need to pave every inch of this city."

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 LAND as possible

**should now be recognized as “regressive” and DETRIMENTAL to what remains of our planet’s ECOSYSTEM—and to its continuing 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 NOT sacrifice acres of it in order to construct a new street which would run right through this natural area, when existing access to the designated area is already IN PLACE.**

Respectfully,

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

**From:** [Cheryl Sullivan](#)  
**Subject:** Vote to Adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning  
**Date:** Monday, June 13, 2022 7:20:10 AM

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Dear esteemed community and political leaders,

The Oscar Mayer developer buying the 30 acre wetland area has proposed a compromise that the community supports. The Version 2 Street Mapping creates more senior and low income housing than the city plan. The Version 3 CN Conservation Park Zoning saves a larger and safer and quieter nature park than the city plan.

Please support this hard-fought compromise win-win-win-win for the the environment, the community, the developer, and the city!

Please, Make a Motion and Vote to Adopt Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Zoning. Thank You!

Sincerely,  
Cheryl Sullivan  
Sherman Village Neighborhood resident

**From:** [Paul Noeldner](#)  
**To:** [Plan Commission Comments](#); [All Alders](#); [Abbas, Syed](#)  
**Subject:** Vote to Adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning  
**Date:** Sunday, June 12, 2022 9:43:53 AM  
**Attachments:** [1643582964454.png](#)

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Please support the developer proposed compromise Version 2 street mapping that adds more housing than the city plan and Version 3 CN zoning that saves a larger quieter safer nature park for wildlife and for residents and the city to enjoy. Support Madison's green transportation, climate, water and environmental sustainability goals!

Some city alders and staff apparently didn't get the memo about creating more housing or the Common Council vote to try and save at least 16 acres for a nature park, and are ignoring Madison's goals for green transportation, climate mitigation, and equitable access to nearby nature for a rapidly growing neighborhood population and area school kids.

The Oscar Mayer developer buying the 30 acre wetland area has proposed a compromise that the community supports. The compromise Version 2 Street Mapping **CREATES MORE SENIOR AND LOW INCOME HOUSING** than the city plan. The compromise Version 3 CN Conservation Park Zoning **SAVES A LARGER SAFER QUIETER NATURE PARK** than the city plan.

The city proposed Version 1 street plan and Version 1 CN zoning would reduce total developable space, have room for fewer total senior and low income housing units, cut back the nature park, put streets right next to the park and CARPC environmental wetland boundary with not even the recommended minimum setback, and destroy the only large bordering grove of old trees. The DNR tells us keeping old and dying trees in a natural area has major environmental value.

Some alders and city staff continue to devalue the ecological, human, climate and water runoff benefits of this historic urban wetland and old treeline by calling it low quality. The nesting cranes, denning fox, turtles, deer, hawks, wood ducks, singing frogs, rare orchids, large stands of butterfly milkweed and old trees all tell us this is still a surprisingly high quality restorable wetland natural area in spite of 100 years of human neglect and pollution. It offers important equitable healthy access to enjoy nearby nature for people of all means, a growing neighborhood population and school kids. Lets save the best nature park we can!

North and east side neighborhoods, Environmental groups, the Friends of Hartmeyer Natural Area and the local Madison alder all support the Developer Compromise Version 2 street plan that creates more badly needed Senior and Low Income housing and the Version 3 CN Zoning that saves a larger safer accessible wetland nature park with a mature tree line border to create a quiet nature sanctuary for wildlife and people to enjoy.

The Developer Compromise Version 2 street mapping does not eliminate and still includes the city desired opportunity to create a Coolidge connection street within the OMSAP area with a new railroad crossing if the railroad permits it. The Version 2 street plan avoids encouraging unsafe cut-through traffic next to the park and between senior and low income housing and avoids adding yet more traffic to North Sherman Avenue. Aberg and Commercial already

provide two major east-west arteries within a block. The Developer Compromise Version 2 street plan saves more park and developed area space for adding a separate Walk and Bike Path with city wide connections to provide safer park access for families and kids and encourage green transportation.

Please support this hard-fought compromise win-win-win-win for the the environment, the community, the developer, and the city!

Step up and Make a Motion and Vote to Adopt Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Zoning. Thank You!

Paul Noeldner  
Volunteer Madison FUN Coordinator  
Wisconsin Master Naturalist Instructor  
136 Kensington Maple Bluff  
[paul\\_noeldner@hotmail.com](mailto: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.

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SAVE THE  
WETLANDS

IT'S OUR  
HOME

MAKE THEM MAKE  
CN CONSERVATION  
NATURE PARK  
OFFICIAL!