

**From:** [Nora Manheim](#)  
**To:** [Plan Commission Comments](#); [Rummel, Marsha](#)  
**Subject:** Prairie along bike path  
**Date:** Friday, May 5, 2023 12:44:57 PM

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To Whom it May Concern:

As a frequent Capital City Trail user and nature lover, I am urging you to support the preservation of the delightful prairie garden along the Capital City Trail during and after the proposed building construction (legistar # 77016). I hope this could be made a condition for approval of the project.

Sincerely,

Nora Manheim  
2110 Lakeland Ave

**From:** [Sara Daum](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Rummel, Marsha](#)  
**Subject:** Prairie on the Bike Path! (Legistar #77016)  
**Date:** Friday, May 5, 2023 10:40:55 AM

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Hello to the Plan Commission!

Greetings from a nearby resident and frequent user of the Capitol City bike path which is swathed in lush and verdant Prairie Garden along the stretch between S. Paterson and S. Livingston streets.

My family and I appreciate the benefits that the Prairie Garden brings to this area, and hope you will keep this wonderfully established garden safe and unmarred by the construction happening in the adjacent space. The Prairie Garden has been a Madison treasure for 25 years, and should be there for many, many more years, so it will continue to enrich our community while it supports the pollinators and wildlife. Actually, one of the things that I think makes Madison a wonderful place to live is the existence of many green spaces, and especially those which include plantings of native species, since urbanization so often destroys native plants.

The future residents of the planned housing development can only benefit from having the Prairie Garden kept safe, as it brings beauty to their future home. I think it would be helpful for all to have a low fence to delineate the City land of the garden from the private land of the housing development.

Keeping all of this in mind, I hope that the City and the Plan Commission will require the developers to leave the Prairie Garden completely untouched and intact before during and after their work, and to put this in writing, so there is no question about the requirements. Their staging areas should not encroach on the Prairie Garden, and the various materials, and equipment should not damage any of the Prairie Garden space.

In my opinion, we need more prairie, not less. Honestly, I would like to see the Prairie Garden expanded further along the bike path. There is just so much opportunity here.

We have seen Sandhill Cranes in this stretch along the bike path! Sandhill Cranes!!!

Thank you so much for your help,

Sara Daum  
602 E Johnson St, #112  
Madison, WI 53703

[Sent from Yahoo Mail for iPhone](#)

**From:** [Bask ET](#)  
**To:** [Plan Commission Comments](#); [Rummel, Marsha](#)  
**Subject:** Isthmus Path Prairie Garden  
**Date:** Friday, May 5, 2023 8:01:34 AM

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## Legistar # 77016

Hello, my name is Elliott and I am an Isthmus resident, biker, and air-breather. The Prairie along the Bike Path is truly a bastion of nature in our neighborhood. I would request that the Plan Commission support the Friends of IPPG's requests at their May 8 meeting, and help preserve and grow conscientious relationships with the ecosystem we live within.

Thank you!

Sincerely,  
Elliott Gilfillan

--

One  
[www.brainplate.com](http://www.brainplate.com)

**From:** [Jordy Jordahl](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** development project 826 williamson/302 s Patterson  
**Date:** Thursday, May 4, 2023 10:28:12 PM

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I greatly appreciate the small prairie garden along the bike path. It always makes me smile when i bike or frequently run ont he path.

Please include protections for the prairie garden during and after the construction of this project.

Harald Jordahl

**From:** [LARRY J CHAPMAN](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Rummel, Marsha](#)  
**Subject:** I support preserving the Isthmus Path Prairie Garden Legistar # 77016  
**Date:** Thursday, May 4, 2023 1:39:21 PM

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I encourage the Plan Commission to insure the preservation of the Isthmus Path Prairie Garden (Legistar #77) during the upcoming development project near the site.

The garden is a rare big stretch of high-quality native prairie habitat in our neighborhood, and one of the loveliest sections of the bike path. It's full of many species of flowering plants, pollinators, birds and wildlife, paths, a few picnic tables in shady spots, and many people who enjoy and appreciate it on foot or bike.

Thank you -

Larry Chapman  
208 Merry Street Apt 3  
Madison WI 53704

**From:** [Diane Michalski Turner](#)  
**To:** [Plan Commission Comments](#); [Rummel, Marsha](#)  
**Subject:** Protect the The Isthmus Path Prairie Garden located along the Capital City bike path  
**Date:** Thursday, May 4, 2023 9:53:35 AM

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Dear City of Madison,

We cherish this Prairie Garden and love to see the bees, etc., enjoying the plants! I am referring to **Legistar #77016**.

Thank you,

Diane Michalski Turner  
303 S. Dickinson St Apt. 1  
Madison WI 53703

**From:** [Karen Matteoni](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Isthmus Bike Path  
**Date:** Wednesday, May 3, 2023 6:59:37 PM

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The wildflowers along the Isthmus Bike Path are a local treasure. Volunteers have worked so hard on this garden. Many years ago, this was an eyesore with trash all over. I was one of the volunteers who helped clean up the garbage. Other volunteers have worked on the flowers and weeding. I enjoy walking and biking on the path with the wildflowers and birds.

There is a construction being planned adjacent to the garden. Please make preservation of the garden a priority during the construction. I have seen gardens destroyed during construction projects while other times the gardens were protected.

Thank you.

Sincerely,

Karen Matteoni  
1710 Yahara Place  
Madison, Wi. 53704

**From:** [Pilar Gomez-Ibanez](#)  
**To:** [Plan Commission Comments](#); [Rummel, Marsha](#)  
**Subject:** Legistar #77016: Please protect the Isthmus Path Prairie Garden  
**Date:** Wednesday, May 3, 2023 3:33:09 PM

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Dear Plan Commissioners,

On May 8, you will consider Legistar #77016, a development proposal for 826 Williamson & 302 S. Paterson. The back of the project adjoins the Isthmus Path Prairie Garden (IPPG), a long-established native plant garden located in the public right-of-way along the Capital City bike path. I'm writing in support of the [letter](#) sent to you by the Friends of the IPPG, asking that the Plan Commission include several minor but crucial protections for the garden as conditions of approval for this project.

As a near neighbor and frequent bike path user, I value this garden immensely. It was created 25+ years ago and has been continuously maintained by volunteers. It's a rare big stretch of high-quality native habitat in our neighborhood, and one of the loveliest sections of the bike path. Flowering plants, pollinators, birds and wildlife thrive here, and many people enjoy it on foot or bike. Along with beauty and a restful space for people, it provides a vitally important place where biodiversity can survive in our urban environment. Many City policies call for promoting and protecting this kind of habitat.

Just down the bike path from the garden, 722 Williamson is an example of why requiring protection during and after construction is so important. Before construction, a native planting by community volunteers existed in the right-of-way. At neighborhood meetings, there was talk of how the development would interact with the bike path in a positive way. During construction, nearly the whole right-of-way was fenced and used by the developer. Now, it's turf grass used mainly by dogs for urination. Essentially, a public space was privatized into a no-man's-land.

Everyone will win if we can protect the IPPG: all the people who can continue to enjoy a beautiful public space, the developers and new residents who will have an established, gorgeous garden at their back door, and the native plants, pollinators, birds, and wildlife who depend on it for life.

Please include the Friends of the Isthmus Path Prairie Garden's requests as conditions of approval for this project.

Thank you for your service to Madison, and for your consideration of this request.

Sincerely,

Pilar Gomez-Ibanez  
1326 Dewey Court  
Madison, WI 53703



**From:** [annewalker@homelandgarden.com](mailto:annewalker@homelandgarden.com)  
**To:** [Plan Commission Comments](#); [Rummel, Marsha](#)  
**Subject:** Isthmus Prairie Path Garden, Public Right of Way  
**Date:** Wednesday, May 3, 2023 2:48:26 PM  
**Attachments:** -  
-

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Dear Plan Commission, Staff, Alder Rummel,

Before you is a proposal for a development which borders a natural wonder in our neighborhood, The Isthmus Prairie Path Garden. I LOVE the Garden! And I know many in my neighborhood treasure it too. I also know that the Prairie Garden embodies what our city documents state are essential "ingredients" in our neighborhoods.

Isthmus neighborhoods are greenspace deficient, park deficient and are dominated by transportation corridors. And in the Marquette neighborhood, we are over 62% impervious. That makes the greenspace we do have, our terraces, our paths and greenways vitally important.

The City of Madison's *Comprehensive Plan* recognizes this vital need and states that the city needs to **"Improve and preserve urban biodiversity through an interconnected greenway and habitat system."** See strategy #5 of "Green and Resilient" page 87. The explanation for this strategy includes, page 93: "It is also important to reduce conflict between the built environment and the natural environment. ... As the city becomes more developed, preservation of urban biodiversity is not only essential for protecting wildlife and the natural environment, but it also adds richness to urban life." Protecting the prairie garden from the effects of construction protects wildlife and the natural environment. Protecting the prairie garden adds richness to urban life, whether through a sighting of a bird/butterfly/bee/fox, or through the color offered by prairie blooms, or through sitting at one of the picnic tables.

Action a. of strategy #5, page 93, is "enhance the capability of greenways and open spaces to support natural habitats." (A greenway is defined, page 177, as linear corridors of land and water and the natural, cultural, and recreational resources they link together.) This action item states "linking parks and open spaces is not only valuable for humans. An interconnected greenway system also allows wildlife to move among habitats. Improving biodiversity supports wildlife, such as pollinators and birds, in many ways." The prairie garden supports butterflies, bees and birds, and fox have also been sighted.

Action c. of strategy #4 of Green and Resilient is "increase connectivity between parks and open spaces through greenways and trails." The bike trail, including this prairie garden, connects McPike Park to Law Park.

*The Madison Sustainability Plan: Fostering Environmental, Economic and Social Resilience* also focuses on this same area of importance. Goal 7 from the Plan highlights the need to **Restore and Maintain Natural Habitat**, with the specific point of "Preserv(ing) and restor(ing) existing stream valleys, marshes, prairies, woodlands and scenic areas by including them in the park and open space system whenever possible." Actions include linking parks and open spaces to the maximum extent possible to expand trail recreation, physical activity, and nature study opportunities, and minimize loss of tree cover and green space in public rights of way.

The *Sustainability Plan*, which dates back to 2012, is currently undergoing an update. The themes from 2012 continue: the draft plan has a goal to "maintain, restore, and increase the acreage of natural areas in Madison" with actions including "support and improve City planning, zoning and management policies and practices to encourage preservation and creation of urban natural areas" and "link Parks,

Greenways, bike paths and open spaces to enhance environmental corridors and expand trail recreation, physical activity, and nature study opportunities.”

<https://madison.legistar.com/View.ashx?M=F&ID=10904241&GUID=D1CC346E-4FEA-4820-8952-2AA900B6FEA6>

Street reconstructions and development greatly influence what happens to our greenspaces, and especially in greenspace poor neighborhoods. Developments which are built at or close to the property line, abutting the public right-of-way can very much influence the use, feel and make-up of those public spaces.

I strongly urge the Commission to consider this natural wonder and to help to preserve it. Part of that protection should include a plan for dogs, and more specifically, pet waste. I believe the developer plans to allow dogs in the building. Developers, if they choose to allow dogs in their buildings, should provide a spot, on site, for the majority of that activity to occur. Best management of our public right-of -ways needs to include protection for plants and trees from the effects of an abundance of urine, and, for our water quality. Pet waste is a common problem in our lakes and rivers.

Salt is also a well understood challenge in an urban environment. Salt build up can affect plant viability and water quality. Runoff from developments onto neighboring properties needs to be minimized, as does the use of the public space for snow storage.

I like plans. They help us get on the same page. As a part of good planning, as a condition of this development, and any development which borders our public right of way, there needs to be a clear understanding of the importance of maintaining our greenways and our trees, during the planning stages and into the future.

Respectfully, Anne Walker

(no attachments)

**From:** [johnC](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Rummel, Marsha](#)  
**Subject:** Comments on 826 Williamson & 302 S Paterson (Legistar 77016)  
**Date:** Wednesday, May 3, 2023 11:48:45 AM  
**Attachments:** [IPPG\\_Struck-Irwin\\_forPlanCommission2023-05-08.pdf](#)

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Dear Commissioners,

In anticipation of the May 8th meeting, attached and linked is a letter from the Friends of the Isthmus Path Prairie Garden, signed by me. We are asking that a set of minor conditions be placed in the approval letter for this project. They will make a major difference in protecting the Prairie Garden so that it can continue to be enjoyed by Madison residents and visitors. For more information about the garden visit one of the on-line sites supporting the prairie garden:

Instagram: [https://urldefense.proofpoint.com/v2/url?u=https-](https://urldefense.proofpoint.com/v2/url?u=https-3A__www.instagram.com_isthmuspathprairiegarden_&d=DwIDaQ&c=byefhD2ZumMFFQYPZBagUCDuBiM9Q9twmxaBM0hCgII&r=EQgg7uY6gX1lmVjf-bnHVDCc8f-JggwxtZapC762N-w&m=V9aT1PaaABlTrEj9b3Y1iCZYoBD9K0Jm0Os5XgftqLJUE6hzlXT_pSgEbFUeYGdg&s=Y51lhk-23DcefTr4ptUFqyQxOBZnyq5S0gr0DkqvztU&e=)

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link to letter from Friends of the IPPG: [https://urldefense.proofpoint.com/v2/url?u=https-](https://urldefense.proofpoint.com/v2/url?u=https-3A__app.box.com_s_3f80ticjvxnn66dkgfpcottoudvmy&d=DwIDaQ&c=byefhD2ZumMFFQYPZBagUCDuBiM9Q9twmxaBM0hCgII&r=EQgg7uY6gX1lmVjf-bnHVDCc8f-JggwxtZapC762N-w&m=V9aT1PaaABlTrEj9b3Y1iCZYoBD9K0Jm0Os5XgftqLJUE6hzlXT_pSgEbFUeYGdg&s=g5V4eDwK26AIsAH0BPWfhWWUK5FA8G9AdM6IHOZyrOI&e=)

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Thank you,  
john coleman

413 S. Dickinson St.  
Madison, WI 53703  
608-256-8164 or 715-209-1616  
[colemanj@ameritech.net](mailto:colemanj@ameritech.net)

## Isthmus Path Prairie Garden and Development at Struck & Irwin Site

Friends of the Isthmus Path Prairie Garden are asking that the Plan Commission specify conditions for the 302 S. Paterson portion of the proposed development at the Struck & Irwin site. These minor but important conditions will ensure that the garden is protected and will continue to provide enjoyment for Madison residents and visitors.

The Isthmus Path Prairie Garden was founded in 1997 and has been enjoyed by path users ever since. Focused on native prairie plantings the garden has evolved<sup>1</sup> into a mix of prairie plants, shade trees and picnic tables heavily used by residents and visitors. In recent years wildlife such as red-tailed hawks, foxes, goldfinches and monarch butterflies have frequented the garden. With its wide variety of flowering native plants, by mid-summer the garden is humming with activity including bikers, butterflies and native bees.



*At the west end of the Prairie Garden.*

The Isthmus Path Prairie Garden runs along the Capital City bike trail on the 800 block of former E. Wilson Street. The garden abuts the proposed construction site. Attachment 1 has three views of the garden where it abuts 302 S Paterson.

The garden needs to be protected during, and after, construction. The City has long supported, and advocated for, place-making. The Isthmus Path Prairie Garden is a model of place-making. The garden is appreciated by bikers and walkers en route to another destination, by people who use the picnic tables or wander through the paths, by dog walkers and by wildlife. Attachment 2 has images of some of those who enjoy the garden.

Please add the following to the Conditions of Approval.

1. The applicant shall not use the right-of-way for any construction related activity including, but not limited to, staging, storage, or equipment access. Except, the area between the property line and the existing chain link fence may be used. The existing chain link fence in the right-of-way will remain in place until after construction is completed.<sup>1</sup>

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<sup>1</sup> It takes years to establish a prairie garden – some plants can take 15 years to become fully established. If damaged by construction, it is not a simple matter of laying down sod. Over the years, the Isthmus Path Prairie Garden has been supported by MG&E and the Parks Division. In an area which has been short on parks for years, and even more since redevelopment has resulted in many more residents, it is an area where people can enjoy nature.

2. The easterly 99 feet of chain link fence on current Lot 8 and Lot 9 is on the property line. If applicant removes this section of fence, it shall install temporary fencing in the right-of-way to provide a line of demarcation in order to ensure the right-of-way is not used or disturbed during construction. This temporary fencing may be placed in the right-of-way, but no more than 4 feet from the property line.
3. Applicant shall install at least two dog waste stations, with a bag dispenser and a waste can. One shall be installed in the grassy area near the bike racks at the rear entry to 302 S Paterson. One shall be installed in the grassy area at the entrance to the 6' setback area (near the "match line" on page L101 of the plans).<sup>2</sup>
4. No excessive exterior lighting may spill over into the prairie garden (right-of-way).
5. Applicant shall not use the prairie garden (right-of-way) to deposit snow from the fire access lane or from other salted surfaces.<sup>3</sup>
6. Runoff from the 302 S Paterson fire access lane and other salted surfaces shall not drain into the right-of-way.<sup>3</sup>
7. At completion, a low fence shall be installed along the property line between the project and the City right-of-way. The fence shall have at least one and no more than two openings so that residents can have access to the prairie garden.<sup>4</sup>

Thank you for consideration of this request.

Sincerely,



John Coleman with the Friends of the Isthmus Path Prairie Garden

- 
- 2 The garden also needs to be protected after construction. Dog urination at newer, larger, developments has killed grass and trees, and could kill off a significant area of the garden. Disposal of excrement can also be haphazard. These issues can be addressed through (1) installation of pet waste stations and, (2) though proper location of those stations to encourage use of on-site relief areas. Attachment 3 reflects damage done by pet urination, improper disposal of waste bags, and an example of a pet waste station.
  - 3 Salt can be damaging to the garden. If conditions are imposed regarding drainage of the 26' wide fire access lane and snow dumping, the garden can be protected from high levels of salt.
  - 4 It is important that it is clear what is public space and what is private space. The public should not have to wonder if they are wandering on a private path or sitting at a private picnic table. A fence along the property line would make clear the line between the public and private space. This would also protect the garden from inadvertent herbicide applications, which has happened at adjacent properties.

Attachment 1



View from the bike path at the prairie garden.  
Monarch butterflies, declining over much of the U.S. are frequent visitors.



A portion of the garden adjacent to Struck & Irwin site.



Just beyond the above view. Though the garden is 21 years old, maintenance and diversification is ongoing.

Attachment 2





Attachment 3



Grass in City right-of-way killed by dog urination.



Inappropriate disposal of dog waste bags



Example of a dog waste station.

**From:** [a ricewoman](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Protect the Isthmus Path Prairie Garden  
**Date:** Wednesday, May 3, 2023 8:54:30 AM

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

I love and use that prairie along the Cap. City Trail

**From:** [Melissa R](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Capital city trail  
**Date:** Tuesday, May 2, 2023 1:41:02 PM

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Hello

Please consider leaving protection of the prairie garden when developing 302 s Paterson st

Thanks!

**From:** [fae dremock](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Struck and Irwin comments— protect the IPPG  
**Date:** Monday, May 1, 2023 1:51:22 PM

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

As we grow as a city, it is vital that we protect the small neighborhood parks. One such lovely pocket park (IPPG) is the prairie garden at risk during the Struck and Irwin redevelopment on Williamson and S. Paterson. Please make the protection of the prairie park a stipulation in the letter of project approval — protection during planning, preparation for the takedown and rebuild, construction, and post-construction of the site. That protection should include keeping all vehicles, sprays, materials, etc., off the land and plants of this prairie park. The prairie park (IPPG) is lovely, forms a vital part of the neighborhood pocket parks, and has long been a valued neighborhood project.

Fae Dremock  
1211 Rutledge St.  
Madison, WI 53703



PO Box 8474  
Madison, WI 53708

#### Board of Directors

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March 26, 2023

City of Madison Plan Commission  
210 Martin Luther King, Jr. Blvd.

Re: 826 Williamson Street and 302 South Paterson Street Project

Dear City of Madison Plan Commission:

The Board of the Marquette Neighborhood Association voted unanimously on March 20, 2023, to support the mixed-used development planned by Tyler Krupp, Kris Warren and Knothe & Bruce Architects at 826 Williamson Street and 302 South Paterson Street consisting of 188 units in two buildings. Specifically, the Board supports a conditional use for a five story building on the Paterson Street building (Building B) and a single zoning lot for the development.

The Board also appreciates the city's plan to retain the eight-foot terrace along Paterson Street and build an eight foot terrace on Williamson Street with this development and encourages the city to plant and maintain canopy trees in these terraces.

We ask that the Plan Commission support the development as proposed.

Sincerely,

Jen Plants  
President, Marquette Neighborhood Association

CC: MNA board, MNA P&D Committee, Alder Brian Benford, Tyler Krupp (Threshold Development), Kris Warren (Donde LLC), Jacob Morrison (KBA Architects)