

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

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

--

Mary Ann

**From:** [gordian@nym.hush.com](mailto:gordian@nym.hush.com)  
**To:** [Plan Commission Comments](#)  
**Subject:** Legistar item 69517  
**Date:** Monday, June 13, 2022 11:48:21 AM

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

Sun. June 12, 2022

Re: Legistar item 69517

Members of the Madison Plan Commission,

Buildings as tall as six stories and covering 80% of the lot are conditionally allowed in in TR-U2 zoning districts. (See Code of Ordinances 28.051 (2).) Constructing such large buildings right next to the area zoned Conservancy Natural would degrade the aesthetic value of the open space, damage the ecological functions of the site's wetlands, and impair the site's value as a wildlife refuge. It could become a Conservancy Natural district in name only.

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

To preserve the wetland located on the recommended open space, the land adjacent to the open space should be placed in a Traditional Residential - Varied zoning district. TR-V1 allows a variety of housing types, including single-family detached, duplexes, small apartment buildings, and row housing. Some retail spaces are permitted. TR-V2 zoning is similar, but it allows more units per site. The maximum height is 40 feet in both TR-V1 and TR-V2 districts. Although TR-V zoning districts are usually areas of mature housing, they are also intended to "Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans". See Code of Ordinances 28.046(1)(e). A Traditional Residential - Varied zoning district would codify a transition area between the Conservancy Natural district and more intensively developed areas nearby.

I strongly support Conservancy Natural (CN) zoning for all 16 acres of the former Hartmeyer land, at 2007 Roth St., recommended as open space in the Oscar Mayer Special Area Plan. Please ensure that the boundaries

of the 16 acres protect the bur oak trees on the site. I oppose Traditional Residential - Urban 2 (TR-U2) zoning for the land adjacent to the recommended open space; Traditional Residential - Varied 1 (TR-V1) zoning would be much better for preserving all that is valuable in the open space.

Don Lindsay

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

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

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!

**From:** Joan A Bell-Kaul <joan.bellkaul@wisc.edu>

**Sent:** Thursday, March 3, 2022 8:21 PM

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

**Subject:** Hartmeyer Natural Area Zoning

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

Dear Plan Commission and Alders,

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

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

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

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

Respectfully,

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



**From:** Becky Leidner <rwl1951@yahoo.com>

**Sent:** Friday, March 4, 2022 10:27 AM

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

**Subject:** Oscar Mayer plans

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

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

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

Thanks for your consideration.

Rebecca Leidner

**From:** chet hermansen <chetherm@hotmail.com>

**Sent:** Sunday, March 6, 2022 9:37 AM

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

**Subject:** The Land of the Ukraine

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I'm in the process of trying to convince myself that what The Russian President is doing could very well be what we are doing to the 16 acres of the OMSAP designated as green space to be zoned as CN.

God has given us a chance to stand up and be counted as stewards of His Land and His Creatures.

He has also done that with the land and people of the Ukraine . The people of Ukraine have accepted the challenge to fight for their Country in hopes to continue living in Freedom. They are not giving in to the superior force who think they are the only force that has control over their lives. They have brought most of the world to support them now that the world has the information and know the truth about what the end result may be.

I can only hope the Ukraine brings the world together before all is lost.

The S.N.A. is doing the same for the Hartmeyer Wetlands. We feel this is our last chance to preserve this for ALL of Gods creations for all time.

I respect the laws of our City. I am asking all of the Planning Commission Members and City Council Members to respect the laws of Mother Nature. All of them! Land, water and air. Let the truth be known to the people of Madison.

I ask if that is what our feelings are in regards to the Large Burr Oaks Trees. They, like all God's creatures, man included, need open space to survive.

The small amount of difference this property will make in the war we are having right here in the boundaries of the S.N.A. despite the laws and plans and rules and



zoning changes will not be noticed if you compare them to the devastation seen in UKRAINE. All of man's paperwork only leads to more and more paperwork. I have never seen man make an effort to build a wetland duplicating the Hartmeyer CN zoning area.

It will make a difference to God's creatures who call it home. Life for all is based on their surroundings. Not on the way we feel a small amount of land with a zoning code tells us it should be. What will the difference in tax base make to the wildlife who are forced out of their homes?

I ask you to search your Hearts and Souls for the Creatures of the Hartmeyer Open Space. Those creatures are facing a war like the one in UKRAINE Where would you tell them to go? You're bombing their home. Are you going to build them a new one.

I convinced myself in the hour I spent thinking about writing this that the city is playing the role of the Russian President in what they are doing. Please change my mind. Thanks for reading.

Chet Hermansen 1745 Boyd Ave. Madison Wi.

From: Maggie Freespirit <maggie\_freespirit@yahoo.com>  
Sent: Sunday, March 6, 2022 11:07 AM  
To: Plan Commission Comments <pccomments@cityofmadison.com>; Plan Commission Comments <pccomments@cityofmadison.com>  
Cc: All Alders <allalders@cityofmadison.com>  
Subject: March 7 meeting agenda item 18 file 69517

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

Hello, all.

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

I strongly support CN Park zoning for 16 acres as approved in the OMSAP plan. If any of the CN Park zoning borders need to be adjusted for non-conforming properties the east border of the CN Park should be adjusted accordingly to keep the OMSAP approved total of 16 acres as CN Park and protect the old oaks and treeline.

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

Thank you for your consideration,  
Maggie Freespirit 2302 Coolidge Street

**From:** Jennifer Argelander <jargelander@yahoo.com>  
**Sent:** Sunday, March 6, 2022 3:07 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>; All Alders <allalders@cityofmadison.com>  
**Cc:** mlmart29@yahoo.com  
**Subject:** PC meeting 03072022

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

Item 18. Legistar 69517.

In reference to Item 18, Legistar 69517, the Sherman Neighborhood Association (SNA) fully supports preservation of the entire 16 acre Conservancy Natural area (known as the Hartmeyer wetlands) as shown on the Land Use Map in the Oscar Mayer Special Area Plan adopted in July 2020 by the Common Council and supports zoning this area as CN, Conservancy District for a conservation park. This rare urban natural area must be preserved and protected: both the wetlands and the ancient bur oak trees with their entire root system. The area is the home to a large variety of wildlife (including sandhill cranes) and incredible plant life including rare orchids.

**The current map shown in the document related to the public hearing for rezoning under Legistar 69517 does not include the 0.29 acres located behind the Esquire Club. That parcel should be: (1) zoned CN OR (2) an area near the oak trees can be amended to allow for a replacement .29 acres of land to maintain the 16 acre parcel for CN and better protect the cultural and natural resources.**

**No development around the CN designated area should adversely affect the wetlands.** Tall buildings will block the sun which will negatively affect the plants and wildlife. Dewatering during construction would draw down the water table and affect the wetland. It is critical that no road or development work damages or impedes the root system of the bur oak trees. Damage to the root system of these majestic old trees will kill them.

**This means that no RMX zoned buildings should be built on 2007 Roth Street, 701-705 Ruskin Street, and 1810 and 1834 Commercial Avenue** and there should be no development with underground parking or dewatering on the developed portions of the Hartmeyer parcel. Five or more story buildings on the borders of the Hartmeyer Natural area will degrade both the ecological functions of the wetland and the aesthetic impact on visitors. Wetlands make urban areas more livable by lessening impacts of flooding, diminishing the urban heat island effect, filtering storm water, replenishing groundwater, improving air quality and providing green spaces needed by people and wildlife alike.

**There should be no TR-U2 zoned sites near the CN boundary.** A more appropriate option would be Traditional Residential - Varied zoning district. TR-V1 allows a variety of housing types, including single-family detached, duplexes, small apartment buildings, and row housing. Some retail spaces are permitted. TR-V2 zoning is similar, but it allows more units per site. The maximum height is 40 feet in both TR-V1 and TR-V2 districts. If necessary, just part of a parcel can be placed in a Traditional Residential - Varied zoning district along the border of the CN designated area; further east away from the border, could be TR-U1 but nothing more than 3 or 4 stories.

In addition, redevelopment of this site should honor the goal of OMSAP: "Address racial justice and social equity during the OMSAP redevelopment process, which must include assessing and preventing human exposures to toxic chemicals at the site and/or released from the site among all people and particularly at-risk low income and people of color." All development at this site must insure that toxic chemicals are not released and that future residents are protected.

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

**From:** Joan A Bell-Kaul <joan.bellkaul@wisc.edu>

**Sent:** Sunday, March 6, 2022 3:24 PM

**To:** Plan Commission Comments <pccomments@cityofmadison.com>; dist12@cityofmadison.com; All Alders <allalders@cityofmadison.com>

**Subject:** RE: Zoning Agenda Items Needed to Pro Hartmeyer Natural Area

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

Dear Plan Commission and Alders,

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

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

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

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

Respectfully,

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

**From:** Jenny Kox <jennymkox@gmail.com>

**Sent:** Sunday, March 6, 2022 4:03 PM

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

**Subject:** Please support Item 18 - 69517 CN Park zoning for 16 acres as approved in the OMSAP plan. If any of the CN Park zoning borders need to be adjusted for non-conforming properties the east border of the CN Park should be adjusted accordingly to keep the O...

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

Please support Item 18 - 69517 CN Park zoning for 16 acres as approved in the OMSAP plan. If any of the CN Park zoning borders need to be adjusted for non-conforming properties the east border of the CN Park should be adjusted accordingly to keep the OMSAP approved total of 16 acres as CN Park and protect the old oaks and treeline.

- Please Oppose Item 15 - 69519 Roth-Ruskin-Huxley Street Remapping. There is already a Huxley Street to Commercial Avenue extension mapping and a Roth Street railroad crossing right of way. The OMSAP street proposal cuts too close to the CN Park old oaks and treeline and presumes a new railroad crossing right of way that is unlikely to be granted.

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

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

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

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

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

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

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

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

Thank you,

Barbara Noeldner

**From:** Virginia Scholtz <virginiascholtz29@att.net>  
**Sent:** Monday, March 7, 2022 7:12 AM  
**To:** Virginia Scholtz <virginiascholtz29@att.net>  
**Subject:** Please Oppose Roth-Ruskin-Huxley Street Remapping; Support CN Park Zoning

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

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

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

If any of the CN Park zoning borders need to be adjusted for non-conforming properties the east border of the CN Park should be adjusted accordingly to keep the OMSAP approved total of 16 acres as CN Park and protect the old oaks and treeline.

I oppose Item 15 - 69519 Roth-Ruskin-Huxley Street Remapping. There is already a Huxley Street to Commercial Avenue extension mapping and a Roth Street railroad crossing right of way. The OMSAP street proposal cuts too close to the CN Park old oaks and treeline and presumes a new railroad crossing right of way that is unlikely to be granted.

Thank you for your careful consideration of this matter.

~ ~ ~ ~ ~

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



MAKE IT

CN CONSERVATION  
NATURE PARK  
OFFICIAL!



**From:** Dave J. Bierman <dbierman@watco.com>

**Sent:** Monday, March 7, 2022 8:56 AM

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

**Cc:** All Alders <allalders@cityofmadison.com>

**Subject:** Plan Commission Exhibit Document for 3/7/22 Meeting-Agenda Item 18 (legistar 69517)

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

Plan Commission and Staff

Attached above, please find exhibit documents,

**DJBExhibit\_1\_CN\_Zoning.jpg, DJBExhibit\_2\_CN\_Zoning.JPG**

Please distribute this document to Plan Commission Members and have it presentable and available for staff to place on screen when it is my turn to speak during 3/7/2022 Plan Commission Meeting, Agenda Item 18 (legistar 69517).

Thank You

David Bierman

514 Nova Way

Madison WI 53704

608-370-3701

[dbierman@watco.com](mailto:dbierman@watco.com)

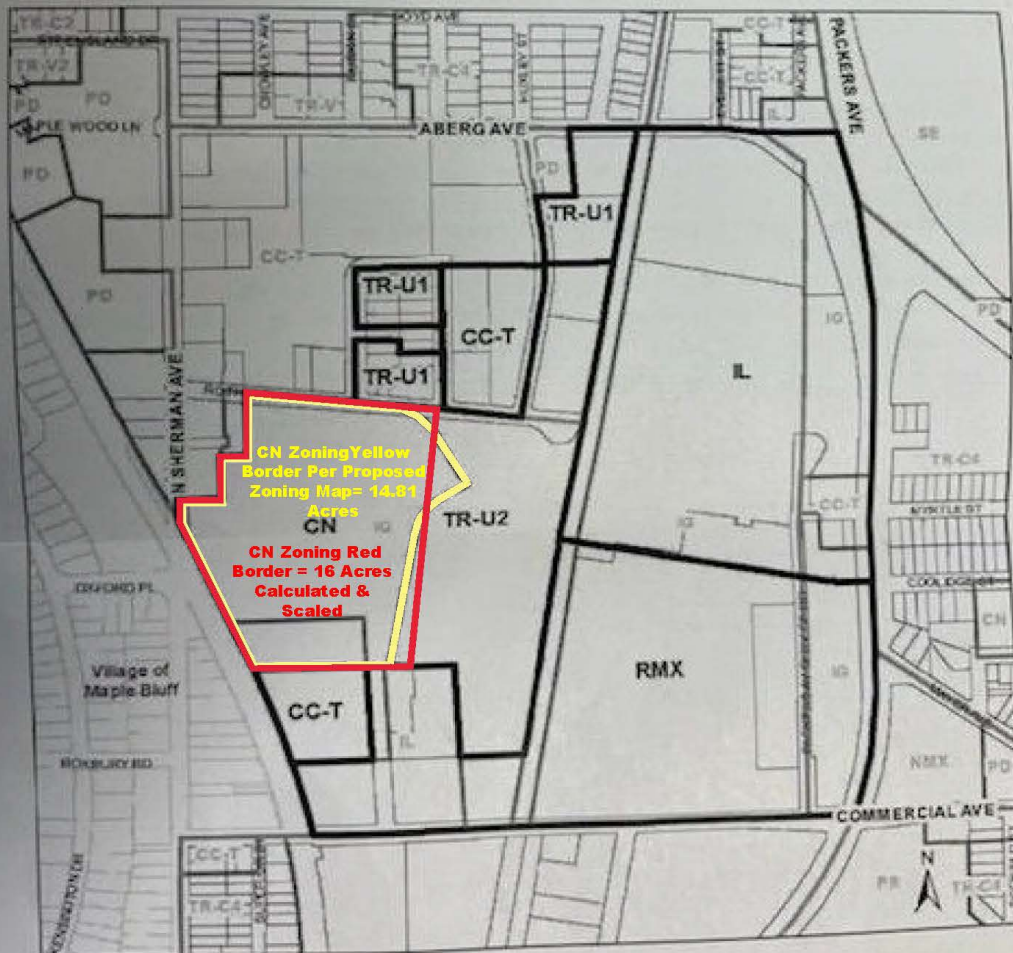
702 Oscar Ave	IG	RMX	69498
910 Oscar Ave	IG	IL, RMX	69498
1126 Huxley St	IL	CC-T	69498
1201 Huxley St	IL	TR-U1, TR-U2	69498
1810 Commercial Ave	IL	RMX	69498
1834 Commercial Ave	IL	RMX	69517
2002 Commercial Ave	IG	IL, RMX	69517
2150 Commercial Ave	IG	IL, RMX	69498
2228 Myrtle St	CC-T	IL	69498
2231 Myrtle St	CC-T	IL	69498
2235 Myrtle St	CC-T	IL	69498

*Note: The proposed rezonings do not affect any underlying zoning overlay or urban design district boundaries.*

**Zoning Abbreviation Key:**

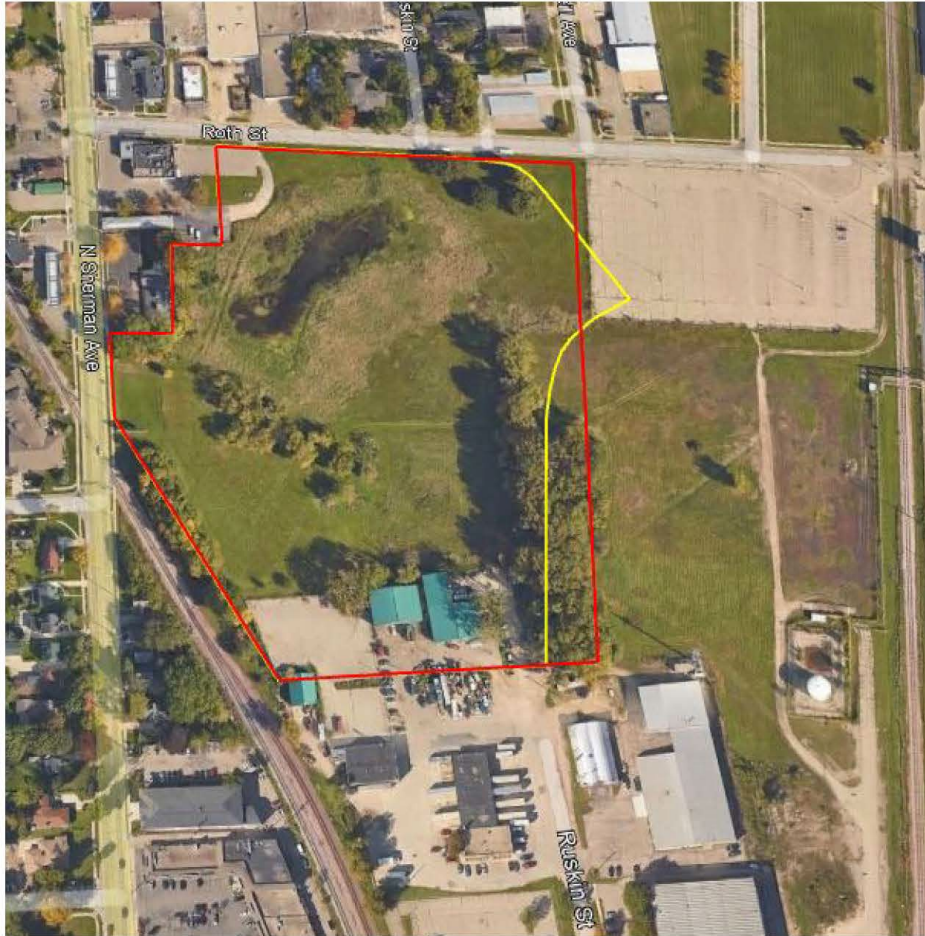
IL: Industrial-Limited District  
 IG: Industrial-General District  
 CC-T: Commercial Corridor-Transitional District  
 SE: Suburban Employment District  
 CN: Conservancy District  
 PR: Parks and Recreation District

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



Proposed Zoning Map Area & Street Reservation **Yellow Border** = 14.81 Acres

**Red Border** = 16 Acre Calculated and Scaled Area shifting North, East and South Boundaries, restoring 1.19 Acres lost by Zoning and Street Reservation Map Boundaries, to comply to Common Council action, July 2020, for preservation of 16 Acres Total Wetland, Green Space & Cultural and Historical Resources Area.



**From:** Paul Noeldner <paul\_noeldner@hotmail.com>

**Sent:** Monday, March 7, 2022 9:56 AM

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

**Subject:** Support CN Park Zoning and Oppose Roth-Ruskin-Huxley Street Remapping

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

PLEASE MOVE AND VOTE TO OPPOSE ITEM 15 - 69519 ROTH-RUSKIN-HUXLEY STREET REMAPPING AT THIS TIME.

There is already a Huxley Street to Commercial Avenue extension mapping and a Roth Street railroad crossing right of way. The OMSAP street proposal cuts too close to the CN Park wetland, old oaks and treeline and possible cultural sites. It presumes a new railroad crossing right of way that is very unlikely to be granted. Keep the current extension mapping until these issues are clarified.

PLEASE MOVE AND VOTE TO SUPPORT ITEM 18 - 69517 CN PARK ZONING FOR THE 16 ACRE CN PARK APPROVED IN THE OMSAP PLAN.

Please also Move and Vote to direct Planning to adjust a 2.29 acre strip along the CN Park east border to keep the approved total of 16 CN acres if the .29 acres behind Esquire Club and 2.0 acres on the south border are determined to be non-conforming. This is fair to current property owners and it protects the CN Park.

THANK YOU!

Thank You for Saving this 16 Acre CN Nature Park as a refuge for urban wildlife, a wetland providing water and climate benefits to the city, and healthy equitable access to nature for kids and a growing and diverse population.

Paul Noeldner  
Madison FUN Friends of Urban Nature Volunteer Coordinator  
Wisconsin Master Naturalist Instructor  
136 Kensington Maple Bluff  
[paul\\_noeldner@hotmail.com](mailto:paul_noeldner@hotmail.com)  
[608 698 0104](tel:6086980104)

**From:** Linda Szewczyk <linda.szewczyk@yahoo.com>

**Sent:** Monday, March 7, 2022 10:57 AM

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

**Subject:** Please Support the approved 16 acre CN Park Zoning (Item 18 - 69517) and Oppose Roth-Ruskin-Huxley Street Remapping (Item 15 - 69519)

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

Hello,

I recently had the pleasure, and displeasure, of traveling cross-country. I state this in this manner because it all too well reminded me of the gift of this land, and unfortunately the moments in passing to witness the abuses of what we have been given.

In my viewing I see trees - some abundant but many sparse. It seemed to me the trees were speaking to me saying, "We are doing our part, are you?" Such a simple fact the magnitude of which is unbelievable and lost in our present day quests.

I write today asking for continued steadfastness in support of the CN Park Zoning for Hartmeyer and opposition to the Roth-Ruskin-Huxley Street Remapping. We have come a long way toward this goal. This goal still needs care in planning. It's too easy to get lost in other demands. This goal, if carried out, will be such a gift to the next generation, who unfortunately are already burdened with our past mistakes.

Thank you for your assistance in this manner. Your role for the community is very much appreciated.

Sincerely,

**From:** Mary Johnston <me.johnston@sbcglobal.net>

**Sent:** Monday, March 7, 2022 11:50 AM

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

**Subject:** Zoning proposals for Hartmeyer area (Item 18 and 15)

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

To all involved -- Please **support Item 18-69517** CN Park zoning related to the OMSAP Nature Park in the 16 acre Hartmeyer Natural Area. It is vital that the old oaks and treeline in the area be protected to preserve this wonderful resource in our community.

Please **oppose Item 15-69519** relating to new street connections and remapping of Roth, Ruskin and Huxley since this could jeopardize the health of the natural area.

Thank you for your thoughtful consideration of these issues.

Mary Johnston, 1708 Fremont Ave. Madison WI 53704



**From:** Kaye jaeger <rhinelanderjaegers@gmail.com>

**Sent:** Monday, March 7, 2022 12:38 PM

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

**Subject:** Agenda Item:18 Asking for support on CN Park Zoning and opposition to Roth-Rusking-Huxley Street Remapping

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

## I ask that you support Item 18-69517 CN Park zoning for 16 acres as approved in the OMSAP plan. This plan was discussed and approved. Adjusting borders at this point is just an open invitation to undermine the approved plan. Should there be a reason a border needs to be revised, then an alternative border must be adjusted to provide a constant acreage total and not that also maintains the integrity of the the CN park

## I ask that the Item 15-69519 Roth-Ruskin-Hexley Street Remapping be opposed. One of the purposes of the CN Park plan was to protect the old oaks and treeline. This remapping may jeopardize this goal. It presumes a new railroad crossing right of way, and past articles have been posted stating that the railroad is not planning any changes...until the railroad makes a specific request with a new developed plan, the railroad should have no consideration in this proposed new plan plan. It appears that the present extension mapping from Huxley Street to Commercial Avenue has already been approved. O do not see that this new remapping is of benefit. Development plans should work within the existing decisions, unless overwhelming information shows a need to reconsider. Any adjustments should only be considered if accompanied by full data.

Thank you,  
Kaye Jaeger  
1513 Steensland Dr  
Madison, WI 53704

**From:** pomplun <pomplun@sbcglobal.net>  
**Sent:** Monday, March 7, 2022 1:09 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** CN Park Zoning

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

I am writing to ask that you strongly  
Support CN Park Zoning and Oppose Roth-Ruskin-Huxley Street Remapping.

Please support Item 18 - 69517 CN Park zoning for 16 acres as approved in the OMSAP plan. If any of the CN Park zoning borders need to be adjusted, the east border of the CN Park should be adjusted to maintain the OMSAP approved total of 16 acres as CN Park and protect the old oaks and treeline.

Deborah Pomplun  
1842 Sheridan Street



**From:** Orlando Furioso <ultimathule1001@hotmail.com>

**Sent:** Monday, March 7, 2022 3:02 PM

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

**Subject:** Please Support CN Park Zoning and Oppose Roth-Ruskin-Huxley Street Remapping

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

- Please support Item 18 - 69517 CN Park zoning for 16 acres as approved in the OMSAP plan. If any of the CN Park zoning borders need to be adjusted for non-conforming properties the east border of the CN Park should be adjusted accordingly to keep the OMSAP approved total of 16 acres as CN Park and protect the old oaks and treeline.

- Please Oppose Item 15 - 69519 Roth-Ruskin-Huxley Street Remapping. There is already a Huxley Street to Commercial Avenue extension mapping and a Roth Street railroad crossing right of way. The OMSAP street proposal cuts too close to the CN Park old oaks and treeline and presumes a new railroad crossing right of way that is unlikely to be granted.

Thanks;

Orlando Furioso

**From:** Mary Jo Walters <waltersmaryjo@gmail.com>  
**Sent:** Sunday, March 13, 2022 11:53 AM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** !6 Acres

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

Hi

This is a request.

Please include the total of 16 acres with the Hartmeyer Natural Area.

We need more green spaces in Madison. As I have written before, WE ARE BEING SQUEEZED by developments.

A recent visit to view Lake Monona at Yahara Park showed a flood of dog walkers. I had lived in that area on Rutledge in 2003-2009, and never were there as many people. as I saw the other day. Animals and birds need spaces to be.

Please save what little we have left.

Thank you.]  
MJ

**From:** Susan Salisbury <sbury1000@gmail.com>

**Sent:** Monday, March 14, 2022 3:06 PM

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

**Subject:** Please Support CN Park Zoning and Oppose Roth-Ruskin-Huxley Street Remapping

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

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

**SUPPORT** be given to **Item 18 - 69517 CN Park zoning for 16 acres as approved in the OMSAP plan.**

If any of the CN Park zoning borders need to be adjusted for non-conforming properties the east border of the CN Park should be adjusted accordingly to keep the OMSAP approved total of 16 acres as CN Park and protect the old oaks and treeline.

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

There is already a Huxley Street to Commercial Avenue extension mapping and a Roth Street railroad crossing right of way. The OMSAP street proposal cuts too close to the CN Park old oaks and treeline and presumes a new railroad crossing right of way that is unlikely to be granted.

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

Sincerely,  
Susan Salisbury  
Manley St., Madison

**From:** Rachel Schramm <rscschramm@gmail.com>  
**Sent:** Sunday, March 20, 2022 5:00 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Save the 16 acres

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

Hello,

I am a Northside resident and teacher at Shabazz on the Northside. I was shocked to hear the agreement to save 16 acres of wetlands is not being honored. Shabazz has two Sandhills cranes (named Malcolm and Betty) who return to Shabazz every year because of the wetlands nearby. Please place the environment of the Northside before corporate profits.

#savethe16

Rachel Schramm

From: greg cannon <gregmc85@gmail.com>  
Sent: Sunday, March 20, 2022 5:16 PM  
To: All Alders <allalders@cityofmadison.com>  
Subject: Keep the 16

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

Greetings Alders,

I am a Northside resident and I have been following the development of Oscar Meyer. I am deeply disturbed to learn that the agreed and approved plan to keep 16 acres of wetlands is not being honored!

The urban wetland plays a vital role in the habitat of Sandhill cranes, and also provide a buffer against flooding in the area. Is Madison to become an urban sprawl so that tax dollars can be earned off mixed use development? Or is the city council and planning commission going to hold true to their word?

I wonder if it is more important to the planning commission to have corporate interests at the heart of their decisions rather than the citizens of Madison...

Thank you,  
Greg Cannon  
A Northside Madison Resident

**From:** Paul Noeldner <paul\_noeldner@hotmail.com>

**Sent:** Sunday, March 20, 2022 8:36 PM

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

**Subject:** Save the Sweet 16! Adopt a 16 Acre CN Zoning Boundary Amendment to protect the full wetland and CARPC Environmental Corridor.

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

The Common Council will vote March 29 to zone a 16 Acre CN Conservation Nature Park as approved in the OMSAP Oscar Mayer Special Area Plan. Please make a motion and vote to approve an amendment to the CN zoning border to save the "Sweet 16" open space acres that will fully protect the wetland, old oak opening and mature tree line.

An amended boundary map is attached as an image and pdf and available via link at <http://tinyurl.com/16AcreCNMap> that will save the "Sweet 16 Acres".

A bit of history. North and East Side residents have strongly advocated to "Save All 30 Acres" of the historic wetland and open green space behind the old Oscar Mayer plant as a Nature Park to preserve a sustainable wetland ecosystem and provide needed green space for a growing population. At a meeting that went until 3 in the morning the Common Council voted to approve a compromise to save AT LEAST 16 ACRES as a CN Conservation Nature Park. We should honor that public input and Council decision and intent.

Unfortunately, the subsequent Plan Commission approved CN zoning boundary includes non-conforming property that is already developed and reduces total open acres. It proposes street reservations that cut close to 250 year old oaks and a possible Native American mound and would remove a 100 year old mature tree line park border.

The 16 Acre CN Zoning Boundary needs to be Amended to replace 2.29 acres of non-conforming property with existing open space acres, protect the full wetland boundary as mapped in the CARPC Environmental Corridor, and save the old oaks and tree line buffer.

The amended border will resolve problems and preserve a full 16 wetland open space acres. The amended boundary is almost identical to the CARPC Environmental Corridor shown in the map inset. It is the right solution and will address strategic Madison goals listed below. Please vote for 16 Acre CN Park zoning with this border amendment.

"Saving the Sweet 16" will have these benefits

- Create a 16 Acre CN Nature Park per Council Approved OMSAP Plan
- Replace 2.29 Non-Conforming Property Acres (hashed) with Existing Open Space
- Fully Protect the Mapped Wetland and CARPC Environmental Corridor (see map inset)
- Keeps Options for Roth-Huxley-Ruskin-Coolidge Street Reservation (eg dashed)

- Reduce Impact of Buildings, Streets, Lighting, and Traffic on Quiet Nature Park
- Include a Critical Greenway Connecting to RR Wildlife Corridor and Bike Paths
- Include a Buffer for Old Oaks and Cultural Area and Saves the Mature Treeline
- Conserve the Cultural Resources and Natural Resources of the Area for Future
- Offer Equitable Access to a Nearby Nature Park for Growing Diverse Population
- Offer Year-Round Quiet Nature Recreation and Natural Public Health Benefits
- Offer an Outdoor Classroom for Malcom Shabazz and Sherman Middle School
- Preserve a Functioning Wetland as a Natural Sponge for Flood Mitigation
- Provide Sufficient Habitat Areas to Sustain Cranes, Fox, and Healthy Biodiversity Refugia
- Honor Madisons Commitment to Sustainability and Saving Climate Assets
- \$ - Saving 16 Acres of Open Space Zoned CN Nature Park Creates Opportunities for Land Trust, County and State Funding to Assist with Purchase and Restoration

Thank You for Saving this Wonderful Nature Park in the Heart of Madison! New area residents and future generations will thank you, along with all of nature's creatures that call this small urban natural area their home.

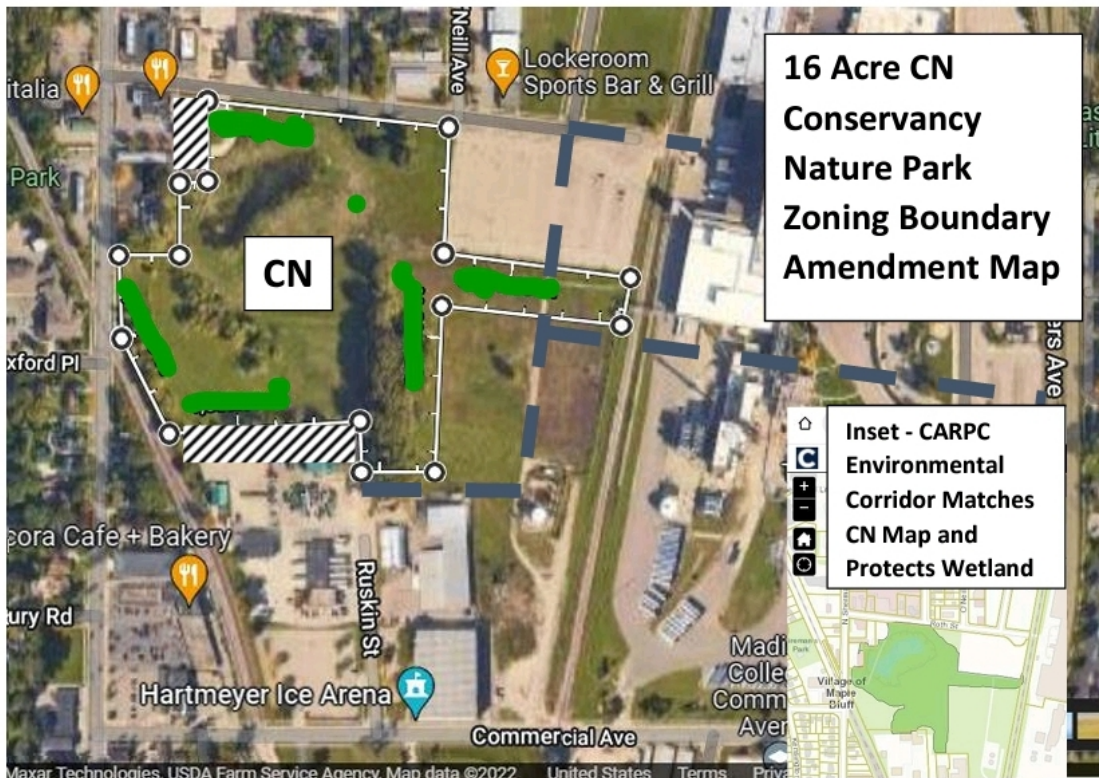
Paul Noeldner  
Volunteer Madison FUN Coordinator  
Wisconsin Master Naturalist Instructor  
136 Kensington Maple Bluff  
[paul\\_noeldner@hotmail.com](mailto:paul_noeldner@hotmail.com)  
[608 698 0104](tel:6086980104)

# 16 Acre CN Nature Park Zoning Boundary Amendment

## “Save the Sweet 16!”

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

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





From: Kathy Henchel <katchel01@me.com>  
Sent: Sunday, March 20, 2022 9:00 PM  
To: All Alders <allalders@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>  
Subject: Save the Sweet 16! Adopt a 16 Acre CN Zoning Boundary Amendment to protect the full wetland and CARPC Environmental Corridor.

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

The Common Council will vote March 29 to zone a 16 Acre CN Conservation Nature Park as approved in the OMSAP Oscar Mayer Special Area Plan. Please make a motion and vote to approve an amendment to the CN zoning border to save the "Sweet 16" open space acres that will fully protect the wetland, old oak opening and mature tree line. An amended boundary map is attached or available via link at [https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_tinyurl.com\\_16AcreCNMap&d=DwIFaQ&c=byefhD2ZumMFFQYPZBagUCDuBiM9Q9twmxaBM0hCgII&r=T-hRz9hrLTJTXvPJzewIOV-\\_ZMY-\\_a6ib5duZQcg73E&m=dMEYXaQgsJgDp9P\\_rYTjopSB\\_iNqhgUE1bN1REfBFoM&s=kX3BgSdvl\\_hTUaSL0t0vfrYVTZgKYtBv-sGviXXCKqw&e=](https://urldefense.proofpoint.com/v2/url?u=http-3A__tinyurl.com_16AcreCNMap&d=DwIFaQ&c=byefhD2ZumMFFQYPZBagUCDuBiM9Q9twmxaBM0hCgII&r=T-hRz9hrLTJTXvPJzewIOV-_ZMY-_a6ib5duZQcg73E&m=dMEYXaQgsJgDp9P_rYTjopSB_iNqhgUE1bN1REfBFoM&s=kX3BgSdvl_hTUaSL0t0vfrYVTZgKYtBv-sGviXXCKqw&e=) that will save the "Sweet 16 Acres".

A bit of history. North and East Side residents have strongly advocated to "Save All 30 Acres" of the historic wetland and open green space behind the old Oscar Mayer plant as a Nature Park to preserve a sustainable wetland ecosystem and provide needed green space for a growing population. At a meeting that went until 3 in the morning the Common Council voted to approve a compromise to save AT LEAST 16 ACRES as a CN Conservation Nature Park. We should honor that public input and Council decision and intent.

Unfortunately, the subsequent Plan Commission approved CN zoning boundary includes non-conforming property that is already developed and reduces total open acres. It proposes street reservations that cut close to 250 year old oaks and a possible Native American mound and would remove a 100 year old mature tree line park border.

The 16 Acre CN Zoning Boundary needs to be Amended to replace 2.29 acres of non-conforming property with existing open space acres, protect the full wetland boundary as mapped in the CARPC Environmental Corridor, and save the old oaks and tree line buffer.

The amended border will resolve problems and preserve a full 16 wetland open space acres. The amended boundary is almost identical to the CARPC Environmental Corridor shown in the map inset. It is the right solution and will address strategic Madison goals listed below. Please vote for 16 Acre CN Park zoning with this border amendment.

Here are some talking points ---

"Saving the Sweet 16" will have these benefits

- Create a 16 Acre CN Nature Park per Council Approved OMSAP Plan
- Replace 2.29 Non-Conforming Property Acres (hashed) with Existing Open Space

- Fully Protect the Mapped Wetland and CARPC Environmental Corridor (see map inset)
- Keeps Options for Roth-Huxley-Ruskin-Coolidge Street Reservation (eg dashed)
- Reduce Impact of Buildings, Streets, Lighting, and Traffic on Quiet Nature Park
- Include a Critical Greenway Connecting to RR Wildlife Corridor and Bike Paths
- Include a Buffer for Old Oaks and Cultural Area and Saves the Mature Treeline
- Conserve the Cultural Resources and Natural Resources of the Area for Future
- Offer Equitable Access to a Nearby Nature Park for Growing Diverse Population
- Offer Year-Round Quiet Nature Recreation and Natural Public Health Benefits
- Offer an Outdoor Classroom for Malcom Shabazz and Sherman Middle School
- Preserve a Functioning Wetland as a Natural Sponge for Flood Mitigation
- Provide Sufficient Habitat Areas to Sustain Cranes, Fox, and Healthy Biodiversity Refugia
- Honor Madisons Commitment to Sustainability and Saving Climate Assets
- \$ - Saving 16 Acres of Open Space Zoned CN Nature Park Creates Opportunities for Land Trust, County and State Funding to Assist with Purchase and Restoration

Thank You for Saving this Wonderful Nature Park in the Heart of Madison! New area residents and future generations will thank you, along with all of nature's creatures that call this small urban natural area their home.

Best,  
Kathy Henchel

**From:** Esther Martin <esther.r.martin@gmail.com>  
**Sent:** Monday, March 21, 2022 5:56 AM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Adopt a 16 Acre CN Zoning Boundary Amendment to protect the full wetland and CARPC Environmental Corridor

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

The Common Council will vote March 29 to zone a 16 Acre CN Conservation Nature Park as approved in the OMSAP Oscar Mayer Special Area Plan. Please make a motion and vote to approve an amendment to the CN zoning border to save the "Sweet 16" open space acres that will fully protect the wetland, old oak opening and mature tree line. An amended boundary map is attached or available via link at <http://tinyurl.com/16AcreCNMap> that will save the "Sweet 16 Acres".

A bit of history. North and East Side residents have strongly advocated to "Save All 30 Acres" of the historic wetland and open green space behind the old Oscar Mayer plant as a Nature Park to preserve a sustainable wetland ecosystem and provide needed green space for a growing population. At a meeting that went until 3 in the morning the Common Council voted to approve a compromise to save AT LEAST 16 ACRES as a CN Conservation Nature Park. We should honor that public input and Council decision and intent.

Unfortunately, the subsequent Plan Commission approved CN zoning boundary includes non-conforming property that is already developed and reduces total open acres. It proposes street reservations that cut close to 250 year old oaks and a possible Native American mound and would remove a 100 year old mature tree line park border.

The 16 Acre CN Zoning Boundary needs to be Amended to replace 2.29 acres of non-conforming property with existing open space acres, protect the full wetland boundary as mapped in the CARPC Environmental Corridor, and save the old oaks and tree line buffer.

The amended border will resolve problems and preserve a full 16 wetland open space acres. The amended boundary is almost identical to the CARPC Environmental Corridor shown in the map inset. It is the right solution and will address strategic Madison goals listed below. Please vote for 16 Acre CN Park zoning with this border amendment.

Here are some talking points ---

"Saving the Sweet 16" will have these benefits

- Create a 16 Acre CN Nature Park per Council Approved OMSAP Plan
- Replace 2.29 Non-Conforming Property Acres (hashed) with Existing Open Space
- Fully Protect the Mapped Wetland and CARPC Environmental Corridor (see map inset)
- Keeps Options for Roth-Huxley-Ruskin-Coolidge Street Reservation (eg dashed)
- Reduce Impact of Buildings, Streets, Lighting, and Traffic on Quiet Nature Park

- Include a Critical Greenway Connecting to RR Wildlife Corridor and Bike Paths
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- \$ - Saving 16 Acres of Open Space Zoned CN Nature Park Creates Opportunities for Land Trust, County and State Funding to Assist with Purchase and Restoration

Thank You for Saving this Wonderful Nature Park in the Heart of Madison! New area residents and future generations will thank you, along with all of nature's creatures that call this small urban natural area their home.

--

Esther Martin

[esther.r.martin@gmail.com](mailto:esther.r.martin@gmail.com)

From: kristine gallagher <k\_galla@hotmail.com>  
Sent: Monday, March 21, 2022 7:02 AM  
To: All Alders <allalders@cityofmadison.com>  
Subject: Oscar Mayer Wetlands

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

Alders:

My grandfather Clyde A Gallagher was a City of Madison Alderperson who also ran for mayor. Despite being an developer himself, he honored his agreements.

By the way, he read 3 newspapers daily. Never foreclosed on anybody. If mortgage was unable to be paid he brought them groceries.

Also only used Union labor.

Be like Clyde. Honor your agreement. Save these wetlands.

Thank you kindly,

Kristine M Gallagher

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

From: Marilyn M Doll Rayner <mdoll1513@gmail.com>

Sent: Monday, March 21, 2022 7:31 AM

To: All Alders <allalders@cityofmadison.com>

Subject: Hartmeyer wetlands

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

I am a Northside resident and support retaining AND protecting the Hartmeyer wetlands. It's unique, and in a special location. Don't let it wither. It needs special protections. We can't "make" anything like it anymore.

Marilyn M Doll Rayner

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

**Sent:** Monday, March 21, 2022 10:07 AM

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

**Subject:** Save the Sweet 16! Adopt a 16 Acre CN Zoning Boundary Amendment to protect the full wetland and CARPC Environmental Corridor

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

Please support an amendment to create a 16 acre CN Nature Park as promised to the people of Madison. Attached is a map that shows how such a park supports the Capital Area Regional Planning Commission environment corridor and wetland protection.

This is an easy choice!

This is a WIN/WIN to support the environment, nature and wildlife as well as creating a NICE PARK for people living in planned high rises in this area to appreciate and enjoy.

This plan does not disrupt business that have been in the developed area (buildings, etc, leases until 2045) and that employ 50+ workers.

This plan can utilize a railroad crossing that is present at this time (Roth Street).

This plan allows a bike path along the railroad corridor.

This plan is an easy choice.

Please see attached map with the inset of the CARPC map at the bottom right corner.

Please ask City Planning to make an official version of this map for discussion at the Common Council Meeting.

Thank you,

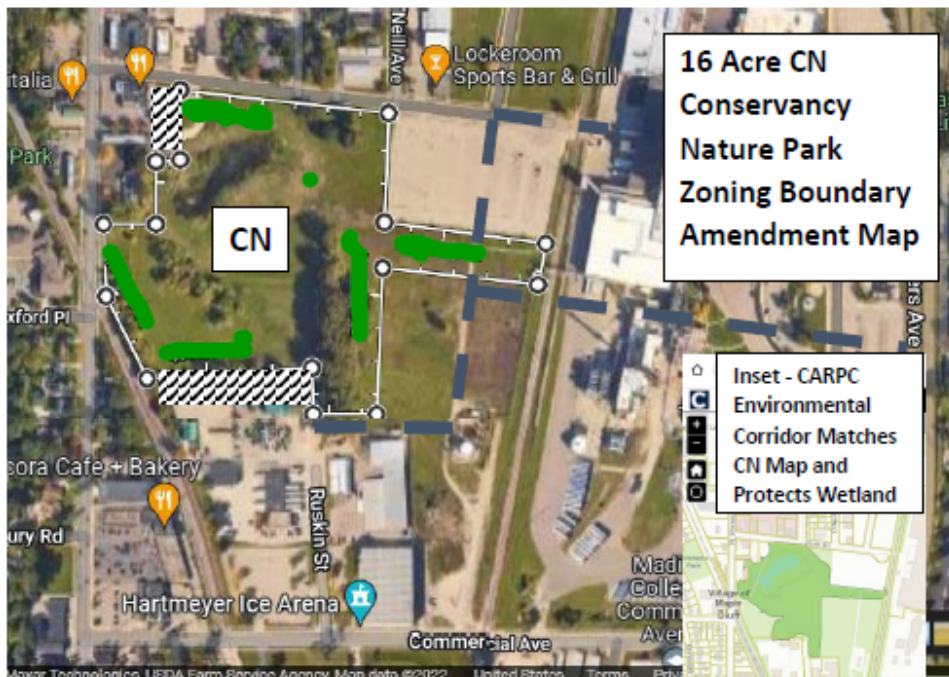
Barbara Noeldner

# 16 Acre CN Nature Park Zoning Boundary Amendment

## “Save the Sweet 16!”

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

- Create a 16 Acre CN Nature Park per Council Approved OMSAP Plan
- Replace 2.29 Non-Conforming Property Acres (hashed) with Existing Open Space
- Fully Protect the Mapped Wetland and CARPC Environmental Corridor (inset)
- Keeps Options for Roth-Huxley-Ruskin-Coolidge Street Reservation (eg dashed)
- Reduces Impact of Buildings, Streets, Lighting, and Traffic on Quiet Nature Park
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- Honor Madison Commitment to Sustainability and Saving Climate Assets
- \$ - Saving 16 Acres of Open Space Zoned CN Nature Park Creates Opportunities for Land Trust, County and State Funding to Assist with Purchase and Restoration





**From:** Jane Qualle <emmaq@att.net>  
**Sent:** Monday, March 21, 2022 10:14 AM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Development of the Hartmeyer Natural Area

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

I am writing to asking for your support of protecting the full 16 acres of wetland in the Hartmeyer Natural Area. While I appreciate Madison is growing and there is a need for housing, there is also a very important need for nature - we are all living creatures on this planet! It is our responsibility not to destroy natural areas any more than we humans already have. Developing more acreage will affect everything from the wetland plant and animal environment, to risk of damaging the root systems of the ancient oak trees. It is my understanding there is also an Indigenous burial site in the area that is needing to be surveyed. Keeping the 16 acres will protect natural environment of the Northside as well as be respectful of the Indigenous people who lived here first.

Please support protecting the entire 16 acres of wetland in the Hartmeyer Natural Area.

Respectfully submitted,

Jane Qualle  
1634 Sunfield Street  
53704

**From:** Paul Noeldner <paul\_noeldner@hotmail.com>

**Sent:** Monday, March 21, 2022 10:38 AM

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

**Subject:** RE: Save the Sweet 16! Please ask Planning to prepare a map of the proposed amended OMSAP CN Park boundary that is widely supported by the public.

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

Please request City Planning staff to prepare a map with the attached amended 16 Acre CN Nature Park Zoning Boundary and provide it for public and Alder discussion and motion to adopt. A copy is attached as a pdf and as an image.

Please print a copy for reference as you discuss this with colleagues.

Please Make a Friendly Motion to Consider and Vote to Adopt this amended 16 Acre CN Nature Park Zoning Boundary on March 29.

"Save the Sweet 16" Acres of Existing Open Space to fully protect the wetland and CARPC Environmental Corridor as a wonderful existing ecologically sustainable natural area for a growing and diverse population to enjoy!

Thank you!

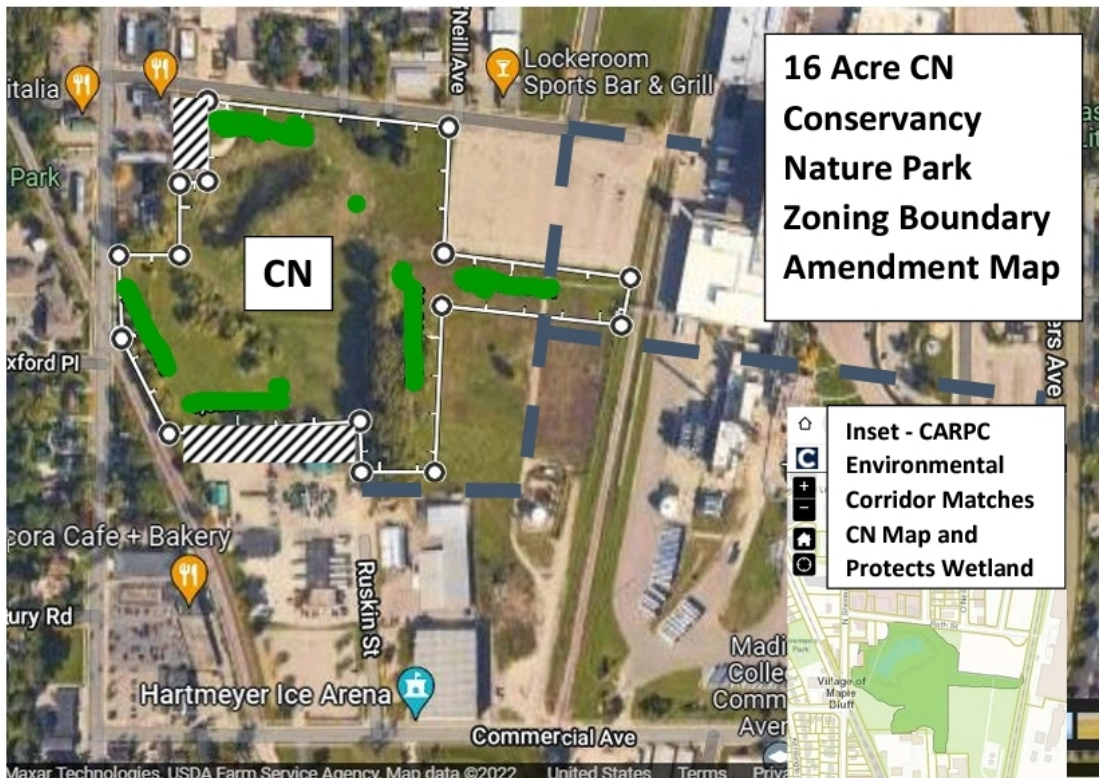
Paul Noeldner  
Volunteer Madison FUN Coordinator  
Wisconsin Master Naturalist Instructor  
136 Kensington Maple Bluff  
[paul\\_noeldner@hotmail.com](mailto:paul_noeldner@hotmail.com)  
[608 698 0104](tel:6086980104)

# 16 Acre CN Nature Park Zoning Boundary Amendment

## “Save the Sweet 16!”

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

- Create a 16 Acre CN Nature Park per Council Approved OMSAP Plan
- Replace 2.29 Non-Conforming Property Acres (hashed) with Existing Open Space
- Fully Protect the Mapped Wetland and CARPC Environmental Corridor (inset)
- Keeps Options for Roth-Huxley-Ruskin-Coolidge Street Reservation (eg dashed)
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- Honor Madison Commitment to Sustainability and Saving Climate Assets
- \$ - Saving 16 Acres of Open Space Zoned CN Nature Park Creates Opportunities for Land Trust, County and State Funding to Assist with Purchase and Restoration



**From:** Cindy Carlson <carlcin1@yahoo.com>  
**Sent:** Monday, March 21, 2022 11:10 AM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Hartmeyer Natural Area

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

Good morning--

I am writing in support of **not** developing, and in fact saving the 16 acres of wetlands in Hartmeyer Natural Area. I'm extremely concerned that, despite the Common Council's decision to protect this area, the Plan Commission voted to go ahead with this property's development -- this decision also is not in line with area residents' views to keep this as wetlands.

If there are continued needs for development in Madison, it makes more sense to focus on properties that are vacant and that can be repurposed versus continually taking more land, trees, and wildlife habitat for this purpose.

Cindy Carlson

**From:** Judith Landsman <jlandsman71@gmail.com>

**Sent:** Monday, March 21, 2022 12:45 PM

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

**Subject:** Save the 16

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

Please save the 16 acres of wetlands, as promised, from development at the old Oscar Meyers site.

Thank you,  
Judith Landsman



**From:** Marsha Cannon <mpcannon76@gmail.com>  
**Sent:** Monday, March 21, 2022 5:13 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Hartmeyer Urban Wetland: Keep all 16 acres

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

*Please fulfill the Oscar Mayer Special Area Plan promise*  
**Create a 16-acre nature park zoned CN (Conservancy)**  
**Image below is also in attached file.**

*Fulfill the Oscar Mayer Special Area Plan promise*  
**Create a 16-acre nature park zoned CN (Conservancy)**



- Replace non-conforming property acres. 
- Provide options for Huxley-Ruskin-Coolidge Street 
- Protect environmental corridor mapped by CARPC (Capital Area Regional Planning Commission) . . . quite similar to area outlined in white, above.



Marsha Cannon  
5 Cherokee Cir. Unit 202  
Madison, WI 53704  
608.251.1276 (land line, no text)

**From:** Jenny Kox <jennymkox@gmail.com>

**Sent:** Monday, March 21, 2022 5:53 PM

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

**Subject:** Save the Sweet 16! Adopt a 16 Acre CN Zoning Boundary Amendment to protect the full wetland and CARPC Environmental Corridor.

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

The Common Council will vote March 29 to zone a 16 Acre CN Conservation Nature Park as approved in the OMSAP Oscar Mayer Special Area Plan. Please make a motion and vote to approve an amendment to the CN zoning border to save the "Sweet 16" open space acres that will fully protect the wetland, old oak opening and mature tree line. An amended boundary map is attached or available via link at <http://tinyurl.com/16AcreCNMap> that will save the "Sweet 16 Acres".

A bit of history. North and East Side residents have strongly advocated to "Save All 30 Acres" of the historic wetland and open green space behind the old Oscar Mayer plant as a Nature Park to preserve a sustainable wetland ecosystem and provide needed green space for a growing population. At a meeting that went until 3 in the morning the Common Council voted to approve a compromise to save AT LEAST 16 ACRES as a CN Conservation Nature Park. We should honor that public input and Council decision and intent.

Unfortunately, the subsequent Plan Commission approved CN zoning boundary includes non-conforming property that is already developed and reduces total open acres. It proposes street reservations that cut close to 250 year old oaks and a possible Native American mound and would remove a 100 year old mature tree line park border.

The 16 Acre CN Zoning Boundary needs to be Amended to replace 2.29 acres of non-conforming property with existing open space acres, protect the full wetland boundary as mapped in the CARPC Environmental Corridor, and save the old oaks and tree line buffer.

The amended border will resolve problems and preserve a full 16 wetland open space acres. The amended boundary is almost identical to the CARPC Environmental Corridor shown in the map inset. It is the right solution and will address strategic Madison goals listed below. Please vote for 16 Acre CN Park zoning with this border amendment.



**From:** EENA Chair <eenachairs@gmail.com>

**Sent:** Monday, March 21, 2022 9:39 PM

**To:** Metro Redesign <MetroRedesign@cityofmadison.com>; All Alders <allalders@cityofmadison.com>

**Cc:** madison\_eena@googlegroups.com

**Subject:** Emerson East Neighborhood Association Statement on Proposed Transit Redesign

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

Dear Alders and City Staff,

The Emerson East Neighborhood Association (EENA) has feedback regarding the [Metro Transit Network Redesign Draft Plan Report from 1/28/2022](#).

The Emerson East, Eken Park, and SASY neighborhoods would benefit greatly from the MTNR Draft Plan changes. This plan's increased bus frequency, improved BRT stations, and consolidated transfer locations are all big wins for neighborhoods along the E Washington and North St corridors.

That being said, EENA has concerns on a few specifics of this plan that need to be addressed to minimize negative impact to east/northside neighborhoods.

## Benefits for Emerson East

### 1. Milwaukee St at North St station

- a. Improved transfer options at a new stop as well as increased bus frequency
- b. "Routes A and B would meet at Milwaukee and East Washington. This would be an important connection point for those travelling between North Madison and destinations along East Washington such as East Towne Mall, The American Center, and Sun Prairie." *[MTNR plan page 22]*

### First St at E Washington Ave station

- a. Greatly improved transfer options at improved BRT station as well as increased bus frequency
- b. "Routes A, B, C and D would all meet at the intersection of First Street and East Washington Ave. Connections between these routes would be untimed but all four lines run frequently, so waits would usually be short." *[MTNR plan page 22]*

### Increased frequency stops on North St

- a. New route passing on North St as well as increased frequency from old, relocated route
- b. "The connection to the East side provided by Routes 17 and 20 would be replaced with connections at North Street (Route B -> Route A or D1) and First Street (Route D2 ->Route A or C)." *[MTNR plan page 29]*

### New BRT stops on E Washington Ave (at First St, Fourth St, and North St)

- a. Improved BRT stations as well as increased bus frequency along major corridor
- b. BRT access right at Madison East High School and a few blocks from Emerson Elementary School

## Concerns

### 1. Packers Ave at Aberg Ave

- a. "The Pick 'n Save would be served by new stops at Packers and Aberg with a new planned pedestrian connection." *[MTNR plan page 29]*



- b. “New bus stops and sidewalks on off-ramps at Packers & Aberg, and reconfiguration of intersection islands so buses can keep going straight from southbound offramp to onramp. Also new sidewalk connection to Pick and Save grocery store.” *[MTNR plan page 23]*
- c. “Proactively plan for continued grocery store access in the plan area, but prepare for long-term conversion/redevelopment of the site to employment uses ... Work to facilitate the development of the northeast quadrant of the interchange” [\*\[Oscar Mayer special area plan page 28\]\*](#)
- d. Alder Abbas has communicated to EENA that proposed pedestrian and bus access to the NE quadrant of this intersection, and specifically the only area grocery store, is dependent on WisDOT classification of Packers Ave as state highway 113. WisDOT requirements may interfere with the City’s proposed plan here.
- e. Moving forward with the MTNR plan should be contingent on providing safe pedestrian and bus access to the NE quadrant of this intersection due to the high percentage of both employees and customers depending on public transit for access to sparse grocery options in the area.
- f. The Packers/Aberg intersection needs to be designed to allow for safe pedestrian access to a stop by the Pick & Save, including safe crossing of these busy roadways  
**Displacing North Transfer Point “Park & Ride” traffic to adjacent neighborhoods**
- a. “Existing feeder service to the North Transfer Point (on Routes 20, 21, 22) would be replaced with direct service to and through Central Madison on Route B and Route D2.” *[MTNR plan page 29]*
- b. The NTP is used by many Park & Ride commuters. Removing parking and connection to existing Transfer Point will lead to increased street parking near other route stops in adjacent neighborhoods.
- c. There needs to be a plan to accommodate Park & Ride needs that are displaced by this change.

Thank you for your work on this challenging project,

Emerson East Neighborhood Association Steering Committee

**From:** Brian D Counselman <bdcounselman@madison.k12.wi.us>

**Sent:** Tuesday, March 22, 2022 8:28 AM

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

**Subject:** Hartmeyer Wetland & March 29th Meeting...

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

Hello Mayor Rhodes-Conway, President Abbas, and the Common Council!

I am a teacher at Malcolm Shabazz City High School on Madison's north side and I have been working with an **inspired group of high school students and community partners in our neighborhood** to advocate, restore, and re envision the wetland and natural areas adjacent to the Oscar Meyer redevelopment site being considered at the March 29th meeting.

**I enthusiastically support protecting the 16 acres of the Hartmeyer Wetland** and am excited about the educational potential of this space if we are only given the opportunity to nurture it.

Attached is a full length letter of my rationale and aspirations that I would like to submit to the public record and for your consideration.

Thank you for your thoughtful consideration of this space as you find a balance between economic development, affordable housing, and preserving the precious urban ecosystems that exist in our great city. I truly believe Hartmeyer wetland could become an amazing jewel of this project and the northside community!

Sincerely,  
Brian Counselman

**From:** Les Hoffman <ales.wellfast@gmail.com>  
**Sent:** Tuesday, March 22, 2022 2:07 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Hartmeyer Natural Area

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

Dear Alders,

I'm writing in opposition to the downsizing of the wetlands designated at the Hartmeyer Natural Area of the former Oscar Meyer property from 16 to 12 acres.

- Should the future of the wetland be determined by elected/appointed officials who appear more focused on developers than the health of the community and the environment?
- Shouldn't input from citizens, a required part of the planning process, be considered and valued? This input, aside from communications such as this one, seems lacking.
- Will the City or a developer address remediation of contaminated soil or will remediation be ignored?
- Shouldn't the City be concerned with fighting climate change and environmental issues? This may be even more urgent in light of the ongoing removal of trees and marshland from Cherokee Country Club, a site not distant from Hartmeyer.

It is critical for our City--that professes to be concerned with climate change, environmental protection and equity-- to stand up for those values and keep all 16 acres of wetland as promised. It is time for our City to do the right thing.

Sincerely,

Les Hoffman

District 18

**From:** Brinnan Shaffer <ndp888@yahoo.com>

**Sent:** Tuesday, March 22, 2022 5:50 PM

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

**Subject:** Save the Sweet 16! Adopt a 16 Acre CN Zoning Boundary Amendment to protect the full wetland and CARPC Environmental Corridor.

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

**PLEASE HELP TURN THE NORTH SIDE INTO A NATURE OASIS!!**

**We have Warner Park and Cherokee Marsh, but what we need on the north side is a reason for people to visit.**

**Let's have the north side, the gateway to Madison via the airport, be a green gem! Let's let everyone know that this side of town is a place to visit to see wildlife.**

The Common Council will vote March 29 to zone a 16 Acre CN Conservation Nature Park as approved in the OMSAP Oscar Mayer Special Area Plan.

Please make a motion and vote to approve an amendment to the CN zoning border to save the "Sweet 16" open space acres that will fully protect the wetland, old oaks and mature treeline.

The amended boundary map is available via link at <http://tinyurl.com/16AcreCNMap> that will save the "Sweet 16 Acres". Please request City Planning staff to prepare a map with this amended 16 Acre CN Nature Park Zoning Boundary and provide it for public and Alder discussion and motion to adopt.

A bit of history. North and East Side residents have strongly advocated to "Save All 30 Acres" of the historic wetland and open green space behind the old Oscar Mayer plant as a Nature Park to preserve a sustainable wetland ecosystem and provide needed green space for a growing population. At a meeting that went until 3 in the morning the Common Council voted to approve a compromise to save AT LEAST 16 ACRES as a CN Conservation Nature Park. We should honor that public input and Council decision and intent.

Unfortunately the subsequent Plan Commission approved CN zoning boundary includes non-conforming property that is already developed and reduces total open acres. It proposes Street Reservations that cut close to 250 year old oaks and a possible Native American mound and would remove a 100 year old mature tree line park border.

The 16 Acre CN Zoning Boundary needs to be Amended to replace 2.29 acres of non-conforming property with existing open space acres, protect the full wetland boundary as mapped in the CARPC Environmental Corridor, and save the old oaks and treeline buffer.

The amended border will resolve problems and preserve a full 16 wetland open space acres. The amended boundary is almost identical to the CARPC Environmental Corridor shown in the map inset. It is the right solution and will address strategic Madison goals listed below. Please vote for 16 Acre CN Park zoning with this border amendment.

"Saving the Sweet 16" will have these benefits

- Create a 16 Acre CN Nature Park per Council Approved OMSAP Plan
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- Honor Madisons Commitment to Sustainability and Saving Climate Assets
- \$ - Saving 16 Acres of Open Space Zoned CN Nature Park Creates Opportunities for Land Trust, County and State Funding to Assist with Purchase and Restoration

Thank You for Saving this Wonderful Nature Park in the Heart of Madison! New area residents and future generations will thank you.

Brinnan Shaffer

North Side resident for over 20 years

**From:** C Luna <ccluna36@gmail.com>  
**Sent:** Wednesday, March 23, 2022 10:07 AM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Save the Sweet

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

I live on the Northside and it's important to save this wetland area. Save the Sweet 16! Vote for an amended CN Conservation Nature Park boundary that includes 16 acres of wetland open space!

Thanks,  
Claudia Coria Luna

**From:** Mary Johnston <me.johnston@sbcglobal.net>

**Sent:** Wednesday, March 23, 2022 11:57 AM

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

**Subject:** Save the Sweet 16

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

As the March 29 vote approaches, I urge you all to make any efforts necessary to save a full 16 acres of the nature park proposed for the old Oscar Mayer property near North Sherman Ave. No action should be accepted that includes non-conforming developed property within the CN zoning boundary. At the very least, the 2.9 acres of such property should be replaced with existing open acres.

Any action taken that might cut or otherwise harm the beautiful existing oaks in the area should be rejected. The wetland must be protected to allow for flood mitigation as well as biodiversity in the area which is a haven for many "wild" creatures amid the surrounding industrial and commercial structures. If all these efforts are accomplished, funding sources for the nature park will be more readily available.

As a long term resident of the northside, I appreciate this little nature refuge in our community and hope that you can do anything to protect it.

Sincerely, Mary Johnston, 1708 Fremont Ave., Madison WI 53704

**From:** Brenda Morris <albertina72@gmail.com>

**Sent:** Friday, March 25, 2022 7:36 PM

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

**Subject:** Save the Sweet 16! Adopt a 16 Acre CN Zoning Boundary Amendment to protect the full wetland and CARPC Environmental Corridor.

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

### To Whom It May Concern:

The Common Council will vote March 29 to zone a 16 Acre CN Conservation Nature Park as approved in the OMSAP Oscar Mayer Special Area Plan.

Please make a motion and vote to approve an amendment to the CN zoning border to save the "Sweet 16" open space acres that will fully protect the wetland, old oaks and mature treeline.

The amended boundary map is available via link at <http://tinyurl.com/16AcreCNMap> that will save the "Sweet 16 Acres". Please request City Planning staff to prepare a map with this amended 16 Acre CN Nature Park Zoning Boundary and provide it for public and Alder discussion and motion to adopt.

The 16 Acre CN Zoning Boundary needs to be Amended to replace 2.29 acres of non-conforming property with existing open space acres, protect the full wetland boundary as mapped in the CARPC Environmental Corridor, and save the old oaks and treeline buffer.

The amended border will resolve problems and preserve a full 16 wetland open space acres. The amended boundary is almost identical to the CARPC Environmental Corridor shown in the map inset. It is the right solution and will address strategic Madison goals. Please vote for 16 Acre CN Park zoning with this border amendment.

Thank you for your hard work on this issue.

Sincerely,  
Brenda Morris  
3149 Buena Vista St.  
Madison, WI 53704

--

Brenda Morris  
Madison, WI



**From:** Julia Pitz <julia.pitz@yahoo.com>  
**Sent:** Friday, March 25, 2022 10:31 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Sweet 16

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

On March 29th, please make a motion and vote to approve an amendment to the CN zoning border to save the "Sweet 16" open space acres that will fully protect the wetland, old oaks and mature treeline.

There is so much growth happening in Madison that we are quickly losing the very landscape that makes Madison the beautiful place that it is. Nature doesn't get to vote, therefore I implore you to.

Julia Pitz

**From:** Nancy Thayer-Hart <nthayerhart@gmail.com>  
**Sent:** Saturday, March 26, 2022 6:05 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Re: Not just for the privileged - with map this time

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

My apologies for forgetting to attach the map. Here it is, with the text of my original email below:



On Mar 26, 2022, at 3:51 PM, Nancy Thayer-Hart <[nthayerhart@gmail.com](mailto:nthayerhart@gmail.com)> wrote:

Dear Alder,

Do you have an “urban wetland” in your neighborhood? To some it might look like a big puddle or a drainage ditch, but a functioning wetland adds value to your property, lessens flooding, cleans your drinking water, and provides habitat for the birds and wild animals you delight in glimpsing in your neighborhood. These benefits occur with very little effort or expense when wetlands are simply given the protection of a buffer that enables them to do their thing free from harmful human activity (think chemical contamination, mowing, soil erosion . . . ).

You will have an opportunity on Tuesday evening, March 29, to decide whether those on Madison’s Northside get to have access to the benefits of the 16 acre urban wetland the Council approved in July of 2020. Due to short-sighted attempts to chip away at the 16 acres and rezone not only the natural area but large swaths of surrounding neighborhoods, a motion - and YOUR vote - are needed to amend the “CN Nature Park” boundaries so that the health and viability of the wetlands, several 250 year-old oak trees, a row of 100 year-old trees, and what is likely an Indigenous mound, are all preserved.

Too often residents of the Northside are ignored, discounted, and/or subjected to negative impacts on their health and safety because they can’t compete with well-funded development interests. Your vote for the 16 acre open space, zoned as a CN Nature Park, pictured below can prevent this from becoming yet another example of those impositions.

With gratitude for your service,

Nancy Thayer-Hart  
[Nthayerhart@gmail.com](mailto:Nthayerhart@gmail.com)

**From:** Becky Leidner <rwl1951@yahoo.com>  
**Sent:** Sunday, March 27, 2022 10:57 AM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Oscar Mayer Plan Zoning

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

Dear alders,

I strongly support preserving the full sixteen acres of the former Hartmayer property with Conservation zoning. This acreage is a "remnant of a remnant" of what was once a thriving natural area. Development will bring intense human pressure on the remaining ecosystems and their diverse plant, insect, and animal residents. Please recognize the importance of these acres and do everything in your considerable power to save them in their natural state.

Thank you,  
Rebecca Leidner

**From:** Wendy Phifer <wlphifer@mac.com>

**Sent:** Sunday, March 27, 2022 2:36 PM

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

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

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

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

- <https://tinyurl.com/SaveTheSweet16Acres>

Thank you,

Wendy Phifer  
Sherman Ave, Madison

**From:** Jennifer <vlad.girl@hotmail.com>  
**Sent:** Sunday, March 27, 2022 2:44 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Hartmeyer Natural Area

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

Hello all,

I live down the street of the Hartmeyer Natural Area. Please save the Sweet 16! Vote for an amended CN Conservation Nature Park boundary that includes 16 acres of wetland open space! I am deeply concerned about the effect encroaching upon this land. I am primarily concerned about the wetlands that act as a sponge, soaking up the high waters that we get in the area. I am equally concerned that the possible Native American burial site is investigated thoroughly as I am distantly related to the Haudenosaunee. They did not build mounds but all our burial sites are sacred, as all American burial sites are. With that I am concerned about the wildlife; the Sandhill cranes that nest there as well as other biodiversity. PLEASE keep these last 16 acres protected from commercial and housing development.

Respectfully,

Jennifer Grandeau  
1704 Northfield Pl  
Madison

**From:** Paul Noeldner <paul\_noeldner@hotmail.com>

**Sent:** Sunday, March 27, 2022 3:05 PM

**To:** All Alders <allalders@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>; Carter, Sheri <district14@cityofmadison.com>

**Subject:** Please Support Item 24 to Save the Sweet 16 Acres of Current Wetland Open Space as a CN Conservation Nature Park

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

The Common Council will vote at 6:30pm Tuesday March 29 to zone a 16 Acre CN Conservation Nature Park in the historic wetland behind the old Oscar Mayer plant. The rest will be dense housing.

There was strong public support in the OMSAP planning process to save all 30 open space acres. Saving 16 acres as a CN Conservation Nature Park was the Council approved compromise. Unfortunately the hastily drawn map boundary at a 3am meeting included some already developed non-conforming acres. The attached boundary map resolves that problem.

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

Thank you for saving the key "Sweet 16 Wetland Acres" as a wonderful environmentally sustainable welcoming wetland nature park for wildlife for a growing diverse population and future generations to enjoy!

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)



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

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





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Friends of Hartmeyer Natural Area

2h ·

The Shabazz Green Team and teacher Brian Counselman came out to visit the wetland today to learn about its natural and cultural... See more



Create post





**From:** Joan A Bell-Kaul <joan.bellkaul@wisc.edu>  
**Sent:** Sunday, March 27, 2022 3:06 PM  
**To:** All Alders <allalders@cityofmadison.com>; dist12@cityofmadison.com  
**Subject:** RE: Zoning Agenda Items Needed to Pro Hartmeyer Natural Area

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

**Subject: RE: Zoning Agenda Items Needed to Protect the ENTIRE Hartmeyer Natural Area. For meeting of March 29**

**Please protect ALL of the Hartmeyer Natural Area, including the 2.29 acre boundary, as designated on the attached map and list of reasons for that, with a CN zoning, to protect its fragile boundary and preserve the line of trees, the root system of the 200 year Oaks within, and possible Indian Mound, thereupon.**

**Please see the map and list of reasons why a CN zoning designation is needed to ensure that the entire Hartmeyer Natural Area-and its valued natural resources within it- will be preserved and protected.**

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

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

Respectfully,

Joan Bell-Kaul= **Lead, Nextdoor Environmental/Nature/Wildlife Group (currently 629 members)**  
4225 Esch Lane  
Madison, WI 53704  
60-244-2335

**From:** candace diaz <candacediaz020@gmail.com>

**Sent:** Sunday, March 27, 2022 4:14 PM

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

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

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

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

Candace Diaz

Sherman Neighborhood Neighbor

**From:** Marina Drake <intotheforest22@gmail.com>  
**Sent:** Sunday, March 27, 2022 4:46 PM  
**To:** All Alders <allalders@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>  
**Subject:** Please Support Item 24 to Save the Sweet 16 Acres of Wetland as a Conservation Nature Park

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

Please vote at the Tuesday March 29 Common Council meeting to support Item 24 in favor of zoning a 16 Acre CN Conservation Nature Park using this boundary map to save a full 16 acres of current wetland open space - <https://tinyurl.com/SaveTheSweet16Acres> The image below contains a full list of reasons as to why this is the right thing to do, from every angle.

Sincerely,  
Marina Drake  
46 Dixon St  
Madison WI 53704

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

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



**From:** Greta Casey <gretagetmail@gmail.com>  
**Sent:** Sunday, March 27, 2022 6:18 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Hartmeyer MUST have all 16 Acres Natural Area!

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

This pandemic we've been living with has shown so clearly that we must have places outside free of development. It's also key as wetlands support lake health, and our beautiful lakes deserve all the help they can get.

Thank you for voting to support Item 24!

Margaret Casey  
510 Stang St, Madison, WI 53704



**From:** bbsamdahl@charter.net <bbsamdahl@charter.net>  
**Sent:** Sunday, March 27, 2022 7:55 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** SAVE the SWEET 16 Acres of Wetland (should be more !)  
**Importance:** High

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

AT A MINIMUM please vote to save the Sweet 16 Acres of Wetland...

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

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

Thank you !

**From:** Lucy Sanna <lucy4docs@gmail.com>  
**Sent:** Monday, March 28, 2022 1:37 AM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Preserve Wetlands

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

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



**From:** Richard Meier <rmeier@carthage.edu>

**Sent:** Monday, March 28, 2022 7:46 AM

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

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

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

Please vote at the Tuesday March 29 Common Council meeting to support Item 24 in favor of zoning a 16 Acre CN Conservation Nature Park using this boundary map to save a full 16 acres of current wetland open space - as a homeowner and parent in the district, I strongly support the protection of this natural area to the full extent.

Richard Meier  
1610 Rutledge St

**From:** Joel Heiman <joel.heiman@gmail.com>

**Sent:** Monday, March 28, 2022 8:10 AM

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

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

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

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

Thank you,

Joel Heiman  
Madison, WI

**From:** Ellen Turgasen <eturgasen@gmail.com>

**Sent:** Monday, March 28, 2022 8:09 AM

**To:** All Alders <allalders@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>; Ellen Turgasen <eturgasen@gmail.com>

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

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

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

Thank you.

Elen Turgasen

Ellen Turgasen  
1110 N Sherman Ave #304  
Madison, WI 53704  
office 608 255 9355  
cell 608 445 7186

**From:** Rachel Imsland <raimsland@gmail.com>

**Sent:** Monday, March 28, 2022 9:11 AM

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

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

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

Please vote at the Tuesday, March 29 Common Council meeting to support Item 24 in favor of zoning a 16 Acre CN Conservation Nature Park. Please vote to make sure the park boundary includes a full 16 acres of wetland open space.

Thank you,

Rachel Imsland

2802 Center Ave, Madison, WI 53704

[raimsland@gmail.com](mailto:raimsland@gmail.com)

**From:** Chris Elholm <chris.elholm@gmail.com>  
**Sent:** Monday, March 28, 2022 9:25 AM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Legistar 69517, 2007 Roth St. : Oppose as it stands

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

\*\*\*I'm forwarding this message on behalf of UW-Madison Prof. Emerita Joy Zedler.

Dear Alder Persons: Please vote to save all 16 acres of Hartmeyer Wetland and its buffers--and more in order to protect our highly valued wetlands and reduce—rather than increase--damages from a changing climate. Here are is my advice, tailored from my newest book (final stage for posting as a free eBook for all).

**Wetlands are 3-Dimensional ecosystems.** Human activities have impacts on all parts of ecosystems, but our impacts on the vertical components (above and below the ground) can be especially harmful. Below the ground, it's because the water levels and water quality are often the critical factors for sustaining biodiversity and functions. And above the ground, thousands of migratory birds can be damaged by powerlines [and other high-rise structures](#) that obstruct their flight pathways. While wetlands might appear to be flat, they are much more than meets the eye. What you see on the ground is only a fraction of what makes up a wetland.

**Aboveground,** wetlands offer flight pathways and landing pads for insects, birds, and bats 24/7. Because wetlands attract and support millions of water birds, their air space needs to be protected. [High-rise buildings and](#) powerlines add tall structures around and in wetlands. While powerline proponents claim that cluttered airspace has no significant impact, a flight path that looks like open space can be lethal to birds attempting to fly through “openings.” And birds that try to land in wetlands can be ensnared by wires that connect towers. Birds that fly in the daytime might be able to avoid powerlines, but those that fly in dim light are more vulnerable. North-south migrants would find it hard to avoid crossing an east-west powerline. Birds that migrate every fall and spring don't need more obstructions.

**Belowground,** it might seem that plunking [a building or](#) a power tower in a wetland has no effect. But the foundations interfere with flows of groundwater, as do berms that connect towers for access by maintenance crews. Massive concrete bases displace native plants and animals—and reduce the wetland's ability to soak up flood waters, purify runoff, and store carbon in the soil. It doesn't take much of a change in water flow and depth (hydroperiod) to shift a species-rich wetland to a weedy patch of alien Cattails. Such shifts are aided by soil disturbance during construction. Even a 6-inch pile of dirt invites weedy shrubs and trees to invade a wet meadow or marsh. Wetlands don't take kindly to altered hydroperiods.

Damages to wetlands can seem to be temporary, ending when the bulldozers leave and the wounds become covered by something green. But altered ecosystem structures and functions persist long-term, above- and belowground. The powerline that dissects Waubesa Wetlands (at the toe of Lake Waubesa)

has weedy vegetation surrounding every tower placed in wetland soil and more weeds along the linear berm. Tall buildings and powerlines challenge the ability of native species to persist in an ever-more-altered, human-dominated Earth.

Early conservationists, notably Aldo Leopold, argued against exploiting natural resources to the maximum. It is in our own best interest to protect wetlands for their 3-D support of biodiversity and human well-being. Leopold's words have gained importance over time, as tall structures stretch across urban landscapes and the corridors between them.

**How can we help wetlands persist into an uncertain future? Decision makers need to** recognize the importance of all **three dimensions** of wetlands and manage them accordingly. They are more than what meets the eye. We see only a fraction of the ecosystem. Unseen are the belowground portions of the vegetation, which extend perhaps a third or half a meter into the wetland soil, while their peat deposits that have accumulated over decades to centuries might be one to several meters deep (Waubesa Wetlands have peat that Professor Cal DeWitt measured as over 30 meters deep). Wetland functions can be greatly underestimated if we only consider them in 2-D. What we can see on the ground is connected to what happens below and above the ground, as well as within and beyond the wetland.

Joy Zedler, Aldo Leopold Professor Emerita, Botany Dept. and Arboretum, UW-Madison 4/27/2022  
Author of *Tussock Sedge: A Wetland Superplant* (illustrated by Kandis Elliot). Coming soon online.