

**From:** [Eric Norland](#)  
**To:** [Plan Commission Comments](#); [All Alders](#); [Latimer Burris, Amani](#)  
**Subject:** Vote to Adopt the Developer Compromise Agenda Item 4 Version 2 Street Mapping and Agenda Item 5 Version 3 CN Conservation Park Zoning  
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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!