

From: [Jennifer Argelander](#)
To: [Plan Commission Comments](#)
Subject: Oppose Items 13 and 14
Date: Monday, September 9, 2024 12:48:16 PM

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Dear Plan commissioner,

I oppose item 13 (Legistar 84619) and item 14 (Legistar 84629) and am requesting that you vote NO the items. In terms of the so-called meeting of the neighborhood, we were very disappointed with the meeting that was held at the Esquire restaurant about Phase III Hartmeyer Development on July 8. There was not appropriate notification for the meeting, in fact, neither of the Co-Chairs of SNA of which I am one received any postcard; the room was too small with little seating available; and we had too many questions that were not addressed. We on the north side are concerned with the quality of development in our neighborhood. We had no advanced idea about the design of this proposed development or how quickly it was to be sent to PC. I wrote twice to request a second meeting because we needed to see more and have a further discussion. The only response was from a City staff who did reply to some questions many of which were dismissive bureaucratic non-answers. We in the community are tired of being dismissed about our legitimate concerns while the City is bending over backward to keep developers happy.

If you have actually seen this space, it is totally inappropriate for children—it is dangerous --stuck between an ugly ice arena and railroad tracks. It would be another Russian block style building with cement all around.

RMX zoning, as proposed in Item 13 (Legistar 84619), would allow an inappropriate construction of a 50-unit family housing with no required safe place for children to play. RMX zoning requires no "usable open space" and requires no "Lot area for exclusive residential use". The Zoning Map Amendment standards must be based on public health, safety, and welfare. RMX zoning at this site fails to meet the "public health, safety, and welfare" test.

Since the site is now zoned partly RMX and partly TR-U2, it could easily be designated entirely TR-U2, which would require 2,000 square feet of usable open space. If children are to be allowed to live in the new phase 3 building, this zoning should be entirely TR-U2. OR make it adult only building.

Item 13 (Legistar 84619) authorizes City staff to try to remove environmental protections from a Designated Wetland on the site. Lincoln Avenue Capital knew when it bought the property that a part of the parcel was in a protected wetland. When they designed the third phase of their development, they assumed that the City would act to remove those protections. Wetland protections should not be reduced at the demand of real estate developers. Removing wetland protection status makes a mockery of the planning intended to preserve this sensitive environment. The north side of Madison needs the many ecological benefits provided by this functioning urban wetland. A vote to remove those protections would demonstrate an anti-environmental bias on the part of the Plan Commission and Common Council. Thanks.

Jennifer Argelander
1715 Erie court
Madison

From: [Punt, Colin](#)
To: [Plan Commission Comments](#)
Subject: FW: Hartmeyer Phase III and more
Date: Monday, September 9, 2024 2:36:10 PM

Colin Punt, AICP (he, him, his)
Planner - City of Madison Planning Division
cpunt@cityofmadison.com |608.243.0455

From: Jennifer Argelander <jargelander@yahoo.com>
Sent: Friday, August 9, 2024 12:55 PM
To: Latimer Burris, Amani <district12@cityofmadison.com>; Punt, Colin <CPunt@cityofmadison.com>
Cc: Michelle Martin <mlmart29@yahoo.com>; don lindsay <gordian@nym.hush.com>; becky leidner <rw11951@yahoo.com>; Chris Elholm <chris.elholm@gmail.com>; Douglas Nelson <cascadeinvestmentgroup1@gmail.com>; Dorothy Borchardt <dborchardt1@charter.net>; Beth Sluys <sluysb@aol.com>; Kester, Dolores <dakester@sbcglobal.net>; badgerdiversified@att.net; Chet Hermansen <chetherm@hotmail.com>; CAROLYN RUMPH <brOwnsugar@charter.net>; Lesleigh Luttrell <lesleigh.luttrell@gmail.com>; Justin Markofski <director@northsideplanningcouncil.org>; marsha Cannon <mpcannon76@gmail.com>; Catherine Neumann <cln317.mail@gmail.com>
Subject: Hartmeyer Phase III and more

You don't often get email from jargelander@yahoo.com. [Learn why this is important](#)

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Dear Alder Amani and Colin Punt,

I sent an email on 7/25 requesting a meeting before the Hartmeyer Phase III goes to the Plan Commission and have yet to get a response. This project is not ready for the Plan Commission. We are requesting that you ensure that this project is put on hold until you can meet with us. This meeting must be in a more appropriate room and definitely better notification provided of the time and place.

We must have the below questions addressed and the persons who can provide the answers should be at the meeting (Kevin McDonnell LAC, contractors, and other pertinent city staff):

1. How long has this development been going through approvals before we even heard about it?
2. From what LAC showed to us, this is not an appropriate development for this area. It will be squeezed in a small space with no outdoor area for children except railroad tracks and the neighboring businesses. This phase should be for households with no children. The area is too small to be zoned as RMX and it was never meant to be zoned as such according to the Oscar Mayer plan. We need a different kind of development on this spot.
3. What are the plans for traffic onto Commercial and the new road?
4. Why hasn't the flooding already seen taken priority before any more building continues?

5. What are the plans to deal with infrastructure of sewers and drainage for the buildings on this wetland and adding almost 3,000 people on this property?

6. What has the City and Madison Schools been doing to enable the nearby schools to handle the influx of new students?

7. What has been done to address the increased burden on the police and EMS and fire services?

8. How can you keep ignoring climate change and not protecting the wetland which provides alleviation to flooding and cleaning dangerous pollutants instead of just filling everything in with cement?

Our neighborhood actually cares about those who would live in these buildings and we also believe in fighting climate change and protecting the environment. We have not seen the same attitude from the City.

Thank you for attention to this request.

Jennifer Argelander
submitting for all the people in the CC above.

From: [Punt, Colin](#)
To: [Plan Commission Comments](#)
Subject: FW: Hartmeyer Phase III and more
Date: Monday, September 9, 2024 2:38:32 PM

Colin Punt, AICP (he, him, his)
Planner - City of Madison Planning Division
cpunt@cityofmadison.com |608.243.0455

From: gordian@nym.hush.com <gordian@nym.hush.com>
Sent: Tuesday, August 27, 2024 1:57 PM
To: Punt, Colin <CPunt@cityofmadison.com>; Latimer Burris, Amani <district12@cityofmadison.com>
Subject: RE: Hartmeyer Phase III and more

You don't often get email from gordian@nym.hush.com. [Learn why this is important](#)

Tue. Aug. 27, 2024

I would like to thank Colin Punt for his thorough effort to answer questions from the Sherman Neighborhood Association. I value his information and views.

My responses appear below, in the body of the e-mail.

Don Lindsay

RE: Hartmeyer Phase III and more
From Colin Punt <CPunt@cityofmadison.com>
To
Jennifer Argelander <jargelander@yahoo.com>,
Latimer Burris, Amani <district12@cityofmadison.com>
Michelle Martin <mimart29@yahoo.com>,
don lindsay <gordian@nym.hush.com>,
becky leidner <rwl1951@yahoo.com>,
Chris Elholm <chris.elholm@gmail.com>,
Douglas Nelson <cascadeinvestmentgroup1@gmail.com>,
Dorothy Borchardt <dborchardt1@charter.net>,
Beth Sluys <sluysb@aol.com>,
Dolores Kester <dakester@sbcglobal.net>,
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Chet Hermansen <chetherm@hotmail.com>,
CAROLYN RUMPH <br0wnsugar@charter.net>,
Lesleigh Luttrell <lesleigh.luttrell@gmail.com>,
Justin Markofski <director@northsideplanningcouncil.org>,
marsha Cannon <mpcannon76@gmail.com>,
Catherine Neumann <cln317.mail@gmail.com>,

Sent Friday, August 9, 2024 at 4:58 PM

CP: Jennifer,

CP: See my responses below, in red.

Colin Punt, AICP (he, him, his)

Planner - City of Madison Planning Division

cpunt@cityofmadison.com |608.243.0455

[The color coding gets confusing when different colors are applied to the original, the reply, and the response(s) to the reply. I have inserted the authors' initials to identify their contributions to this e-mail chain.

JA: = Jennifer Argelander

CP: = Colin Punt

DL: = Don Lindsay

If there are others who want to make further comments, please follow this convention.]

From: Jennifer Argelander <jargelander@yahoo.com>
Sent: Friday, August 9, 2024 12:55 PM
To:
Latimer Burris, Amani <district12@cityofmadison.com>,
Punt, Colin <CPunt@cityofmadison.com>
Cc: Michelle Martin <mlmart29@yahoo.com>,
don lindsay <gordian@nym.hush.com>,
becky leidner <rwl1951@yahoo.com>,
Chris Elholm <chris.elholm@gmail.com>,
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Justin Markofski <director@northsideplanningcouncil.org>,
marsha Cannon <mpcannon76@gmail.com>,
Catherine Neumann <cln317.mail@gmail.com>,

Subject: Hartmeyer Phase III and more

You don't often get email from jargelander@yahoo.com. Learn why this is important

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

JA: Dear Alder Amani and Colin Punt,

Ja: I sent an email on 7/25 requesting a meeting before the Hartmeyer Phase III goes to the Plan Commission and have yet to get a response. This project is not ready for the Plan Commission. We are requesting that you ensure that this project is put on hold until you can meet with us. This meeting must be in a more appropriate room and definitely better notification provided of the time

and place.

Ja: We must have the below questions addressed and the persons who can provide the answers should be at the meeting (Kevin McDonnell LAC, contractors, and other pertinent city staff):

Ja: 1. How long has this development been going through approvals before we even heard about it?

CP: The applicant provided notice to the alder and neighborhood association, which kicks off the review and approval process, on May 17, 2024. The applicant had requested an opportunity to present to the City's Development Assistance Team on December 28, 2023, which I believe is the first time city staff heard of the proposal. However, this is not a requirement of the review process and should not in any way be construed to be part of the approval process.

Ja: 2. From what LAC showed to us, this is not an appropriate development for this area. It will be squeezed in a small space with no outdoor area for children except railroad tracks and the neighboring businesses. This phase should be for households with no children. The area is too small to be zoned as RMX and it was never meant to be zoned as such according to the Oscar Mayer plan. We need a different kind of development on this spot.

CP: Both the Oscar Mayer Special Area Plan and the Comprehensive Plan have Community Mixed Use land use recommendations for the site. RMX is an identified zoning district for implementation of CMU recommendations. To the best of my knowledge, the proposed lot meets the dimensional standards for RMX districts.

DL: It might be useful to separate the zoning issue and the main issue. Apartments for families with children need an outdoor area for the children. If this new apartment tower provides inadequate outdoor spaces for children, it should be restricted to households without children.

RMX zoning districts require no "usable open space" and no "Lot area (for exclusive residential use)". See

https://library.municode.com/wi/madison/codes/code_of_ordinances?nodeId=COORMAWIVOIICH20-31_CH28ZOCOOR_SUBCHAPTER_28DMIECODI_28.069REMIERMDI

As JA pointed out, RMX zoning is inappropriate for a 50 unit family apartment building.

TR-U2 zoning requires 40 sq. ft. per dwelling unit. of usable open space for apartment buildings of this size. See

https://library.municode.com/wi/madison/codes/code_of_ordinances?nodeId=COORMAWIVOIICH20-31_CH28ZOCOOR_SUBCHAPTER_28CREDI_28.0512DI

50 units
* 40 square feet
= 2000 square feet of usable open space (minimum).

That area is not a lot for 50 apartments, but it is better than nothing at all. If children are to be allowed in the phase 3 building, it would be more appropriate to make the whole lot a TR-U2 zoning district.

Ja: 3. What are the plans for traffic onto Commercial and the new road?

CP: Driveways, site access, traffic movements, and transportation demand management requirements will be determined and enforced by staff from the Traffic Engineering Division, City Engineering Division, and Parking Utility.

DL: Here, a simple 12 word question turns into a game of whack-a-mole. A simple map and Planning Division Staff Report could answer the question. In less than two weeks the third phase of Hartmeyer housing development comes before the Plan Commission. Although there are now two Legistar data base records (84619 and 84629), no plans have been presented online, and there is no Staff Report. Keeping the public in the dark on the simplest questions excludes Madison's citizens from any meaningful role in the project approval process.

DL: Our traffic concerns are summarized in a comment Captain Kelly Donahue, Madison Police Department, North District, made to the Plan Commission.

"Another concern is the resulting traffic that will come with a large influx of residents. Commercial Avenue, N Sherman Avenue and Aberg Ave are all 2 lane streets that are already taxed, especially during the daily commute to work and school. We receive numerous concerns regarding traffic and poor driving on N Sherman Ave. The road was recently reconfigured to try to combat the increased safety issues for vehicles, cyclists and pedestrians. Certainly adding a large number of vehicles and many who will be making left turns will not help with the traffic issues and likely result in additional traffic crashes. This, in contrast to our strong efforts to affect injury crashes across the City. Additionally, the ability to get to the grocery store by bike or walking, requires crossing a large, busy intersection that isn't well suited to either."

From: Donahue, Kelly
To: Plan Commission Comments
Cc: Punt, Colin
Subject: Legistar ID 74056 and 74721
Date: Monday, December 12, 2022 1:49:25 PM

DL: This comment refers to the earlier phases, but phase 3 will exacerbate the problems. The number of onsite parking stalls suggests future traffic volumes on the nearby roads.

Parking spaces at Hartmeyer housing project:

- 266 Senior residents
- 19 Senior visitors
- 429 Family residents
- 17 Family visitors
- 71 Phase 3
- 802 Total

At just two trips per vehicle per day, 1,604 trips would be generated.

Ja: 4. Why hasn't the flooding already seen taken priority before any more building continues?

CP: Citywide response to flooding issues is an ongoing process. The City of Madison's response to extreme rainfall events since 2016 has focused in several areas including completing watershed studies of the affected areas and reviewing our stormwater design standards that affect both new and redevelopments. Madison General Ordinance Chapter 37, where these design standards are located, was rewritten and adopted by Common Council on June 2, 2020. New development is held to a much, much higher standard of stormwater management than the existing development surrounding it on the North side. You can learn about regional flood mitigation measures that are being implemented by the City at the Engineering webpage and the

East Isthmus & Yahara River Watershed Study page.

Ja: 5. What are the plans to deal with infrastructure of sewers and drainage for the buildings on this wetland and adding almost 3,000 people on this property?

CP: In addition to the infrastructure required as conditions of approval for Lincoln Avenue's previous two phases:

CP: Storm sewer shall be installed up Roth Street to serve this development. No stormwater discharge from this development shall be allowed to enter the adjacent wetland in any event up to and including the 200-year event.

CP: Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))

CP: Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

CP: An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.

CP: A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.

CP: A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.

CP: This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line:

<http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.

CP: The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

CP: Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer. (MGO 16.23(9)(d)(2) and 16.23(7) (a)(13))

CP: Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

CP: Revise plan set to show more information on proposed drainage for the site. Use either

spot elevations and drainage arrows or proposed contours to show the required drainage information. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)

CP: This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at

<https://dnr.wi.gov/topic/stormwater/publications.html>

CP: This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

CP: This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

CP: Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

CP: Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

CP: The Storm Water Management Plan & Report shall include compliance with the following:

CP: Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

CP: Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

CP: Rate Control New Development: Detain the 2, 5, 10, 100, & 200 - year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances Chapter 37.

CP: Infiltration: Provide infiltration of 90% of the pre-development infiltration volume.

CP: TSS New Development: Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

CP: Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review

and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

CP: ...this proposed phase will also require:

CP: Sanitary

CP: Utility plan needed showing proposed sewer lateral connection

CP: MMSD Fees due

CP: Confirm location of sanitary sewer and easement locations from development from north

CP: If the sewer west of proposed building is to be connected to, developer will be required to construct sewer in proposed easement

CP: Storm

CP: Overflow from the new storm on Ruskin passes along the RR tracks here – an overflow easement will need to be dedicated or a pipe sized for the 100-yr storm and installed. A developer agreement will be required for the needed storm sewer.

CP: Will need to show that the building does not flood.

CP: City Engineering has a full model of existing flood conditions that will need to be updated.

CP: This appears to require new development SWM standards unless it can be document that the site was previously developed.

DL: This level of planning for flooding is overwhelming. Unfortunately, the plans were overwhelmed by recent rain storms. On Monday June 24, 2024, Wed. July 3, 2024, and Wed. July 17, 2024 I observed hundreds of square feet of standing water adjacent to Lincoln Avenue Capital's construction projects on the former Hartmeyer property. Nearby areas were not as severely flooded. Rainwater runoff was flowing over the sidewalk on Commercial Avenue and into the street. This spectacular failure, on a brand new project, is what we mean when we say that the City is not adapting to climate change. The recent heavy rain storms are the new normal.

DL: The rain storm that caused the recent flooding was far less than the 100-year flood (6.66 inches over 24 hours duration using the MSE4 NRCS Rainfall Distribution) or the 200-year (4-hour storm event = 7.53 inches over 24 hours duration using the MSE4 NRCS Rainfall Distribution.) See Muni code 37.04

https://library.municode.com/wi/madison/codes/code_of_ordinances?nodeId=COORMAWIVOIVCH32--45_CH37THPUSTSYINERCO

Accessed 20240723

DL: The infrastructure onsite failed to handle a rain storm far smaller than minimum requirements.

Ja: 6. What has the City and Madison Schools been doing to enable the nearby schools to handle the influx of new students?

CP: Enrollment at East High Area elementary schools (Emerson, Gompers, Hawthorne, Lake View, Lindbergh, Lowell, Mendota, Sandburg, Lapham, and Marquette) has declined 10% between 2019-20 and 2022-23 (source). MMSD is forecasting a continued decline in enrollment of 2% per year (source). While I seriously doubt school capacity is an actual concern, Assistant Superintendent Bob Soldner represents MMSD on the Plan Commission and is provided all materials and information the rest of the Plan Commission receives regarding new developments.

DL: The percentage decline in student enrollments is good to know, but it immediately raises other questions:

* The years in question coincide with the Covid 19 lockdowns. Extrapolating data trends is always risky. It is especially risky when the time frame includes events such as the nearly complete shutdown of society.

* Was the 10% decline in enrollment followed by similar sized budget declines?

* Knowing the percentage decline is valuable, but only the absolute numbers allow us to compare the decline to the number of students entering the area. The 303 family units on the former Hartmeyer property, plus the 68 family units at the nearby Odessa apartment tower, plus families living in the 110 unit apartment complex in the 1200 block of Huxley St. make it safe to assume that hundreds of new students will enroll in nearby schools. The schools' physical plant might be adequate, but what about pupil:teacher ratios, textbooks and computers provided to students, books in the libraries, and social services for students? Low income children do not necessarily have more personal problems than children from wealthier families, but they are more likely to turn to schools and other public agencies for help. The positive correlation between family income and student academic performance is well known. Without additional resources, such as mentoring programs and intensive tutoring, that cycle will not be broken. It is great that Assistant Superintendent Bob Soldner represents MMSD on the Plan Commission and is provided all materials and information the rest of the Plan Commission receives regarding new developments, but where are the hard numbers that show that Madison Schools can handle the large increase in low income students in Northside neighborhoods?

* A student enrollment decline of 2% per year means a decline of 9.4% in five years and 18% in 10 years. This decline happens in a city with a general population growing at > 1% per year. Where are all these students going?

Ja: 7. What has been done to address the increased burden on the police and EMS and fire services?

CP: MPD and MFD staff are reviewers for all developments that require Plan Commission review and are able to make the necessary internal operational adjustments in reaction to any one proposal or pattern of development. I am not privy to those conversations.

DL: That the two Departments "are able to make the necessary internal operational adjustments in reaction to any one proposal or pattern of development" is an assertion whose truth depends on whether they two Departments are given additional resources. Our questions are what resources will they need and will they get them?

DL: In a comment to Madison's Plan Commission, Captain Kelly Donahue, Madison Police Department, North District, noted a large and sustained increase in police calls after the 110 unit apartment complex in the 1200 block of Huxley St. opened. Captain Donahue worries that opening more housing units in the Northside area "will continue to draw on police resources for the North Police District."

From: Donahue, Kelly
To: Plan Commission Comments
Cc: Punt, Colin
Subject: Legistar ID 74056 and 74721
Date: Monday, December 12, 2022 1:49:25 PM

Ja: 8. How can you keep ignoring climate change and not protecting the wetland which provides alleviation to flooding and cleaning dangerous pollutants instead of just filling everything in with cement?

CP: The Hartmeyer property is not what could be considered a high-quality wetland. It was until quite recently (speaking both geologically and in comparison to the European history of the place) used for a baseball field, parking, coal storage, and dumping. The transference of 13+ acres of that land to the Parks Division is probably the best thing that has happened to that site from an ecological perspective in the past 150 years.

DL: The best thing that has happened to the Hartmeyer site, strictly from an ecological perspective, is the closing of the hot dog factory which was the major cause of pollution on the site. The Hartmeyer wetland is recovering naturally from past environmental damage. Only time will tell whether Madison's Parks Division will have the wisdom to let nature take its course or the hubris to think that they can do a better job of managing the area.

DL: Despite the lack of an approved master plan, the Parks Division has already cut down a grove of trees on Roth St. Hundreds of square feet were clear cut. Clear cutting is not allowed in areas zoned Conservancy Natural, but the law was ignored. Lawn mowers are also being used to cut walking paths through the park. Actions like these frustrate those of us who favor preservation over landscaping.

Ja: Our neighborhood actually cares about those who would live in these buildings and we also believe in fighting climate change and protecting the environment. We have not seen the same attitude from the City.

Ja: If you are concerned about paving over our lands with cement, you should celebrate infill and redevelopment within the parts of our community that are already served by utilities, roads, transit, and services. The alternative is sprawl which will worsen climate change, local flooding, and pollution. The neighborhood's efforts to push development to the periphery promotes sprawl; it does not fight climate change, nor protect the environment.

DL: The Sherman Neighborhood Association supports infill development. It approved of the apartment complex in the 1200 block of Huxley St. and did not oppose the nearby Odessa apartment tower. Support for infill development does not mean support for every individual housing development inside Madison; people who say they like Mozart's music do not mean that they like every work that Mozart wrote. One can support infill development and still draw the line at housing low income people on poorly drained land contaminated by toxic chemicals.

DL: The former Hartmeyer property was once a sink that was able to contain stormwater runoff. The City of Madison destroyed that ability when it buried or removed all vegetation from 14 acres and replaced much of it with impermeable surfaces. Flooding quickly followed. Now this land is a net generator of stormwater runoff which must be captured and sent into Madison's storm sewers.

DL: Two new roads plus utilities are being built because the former Hartmeyer property was not "already served by utilities, roads, ...". Transit is another failure; this development should have

been built on a bus line. One of the two nearest bus routes runs just once every 75 minutes, and its bus stop lies three blocks away. The other bus line is two to three blocks away; it runs once every half hour.

DL: For a dozen years, the City has ruthlessly pushed infill development. In that time, urban sprawl has only continued. Urban development is more complicated than a tradeoff between infill development and urban sprawl. Could it be that the City's high density housing policies are driving urban sprawl? Enormous housing projects have replaced medium sized multi-family housing and single family residences. People who cannot find the housing that they want in Madison can and will move outside the city limits. They are not moving out of Madison because surrounding towns have 6+ story housing units but Madison does not. Businesses can and have followed their customers and their labor pools. Those who naively take a static view of a dynamic situation will never understand their own role in promoting urban sprawl.

Ja: Thank you for attention to this request.

Jennifer Argelander

submitting for all the people in the CC above.