

The Good Life...

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Meeting Calendar

Meetings are open to all residents.

Amenities Committee
Thursday, February 16 - 3:00 p.m.

Board of Directors
Monday, February 20 - 6:00 p.m.

Architectural Review Board
Wednesday, February 22 - 7:00 p.m.

Finance Committee
Wednesday, March 1 - 4:00 p.m.

Maintenance Committee
Tuesday, March 7 - 5:00 p.m.

Board of Directors
Tuesday, March 21 - 6:00 p.m.

Event Calendar

Please mark your calendars.

Spring Brunch
Saturday, April 22 from 11 am – 1 pm

Tamarack Bridge
Wednesdays from 6:30-10:00 pm

Office Hours

Mon & Wed-Fri 9 am – 4 pm
Tuesday 9 am – 6 pm

Current News

Update on West Place Redevelopment

West Place Development at 302 South Gammon Road

Our neighborhood is growing out and up!

Overview: The Livesey Company is developing a Master Plan for West Place, the 23-acre site bordering Tamarack Trails. The area is bounded by Tree Lane, Gammon Road and Mineral Point Road. The west boundary is adjacent to the homes on Honey Locust and Mountain Ash.

The proposal is divided into five phases which will be developed over a number of years. The City of Madison is reviewing requests from the developer, including:

- Rezoning
- Demolition of the Rural Insurance Building
- Master Plan
- Detailed Plans for Phase One
- Signage

During Phase One, the entire corner at Mineral Point/Gammon will be developed to include 5 buildings with an internal street, a central plaza and above ground/underground parking. The four 3-story buildings along the public streets are planned for restaurants, retail, offices and 36 apartments. The four-story building to the north will have 70 additional apartments (studio, townhouse/loft, 1 & 2 bedrooms). These buildings are accessed from an internal street which runs from Gammon Road to the boulevard between Noodles and UW Health. Subsequent phases will add buildings and additional drives with access from Tree Lane. The finished site will have a total of 17 buildings ranging in height from two to six stories.

The **Tamarack Trails West Place Workgroup** has been organized to monitor the development as it evolves and moves through the various City of Madison commissions. Workgroup members include: Judy Bluell, Anne Earl-Peterson, Christina Finet, Janet Hirsch, David Huttleston, Maryanne Huttleston, Jean MacCubbin, Justine Malinski, Marge Miller, Carol Prugh, Al Seeger, James Steinbach, Caryl Terrell, Deni Tucker, Linda Vahldieck.

The priorities and concerns that have been identified by the Workgroup include:

1. **Building heights**, especially for the buildings along Tamarack's east lot line where buildings up to 6 stories are shown by the developer. A shading study has been requested for this area which will indicate the extent to which the buildings would shade the Tamarack properties at different seasons and times of day.
2. **Perimeter setbacks and screening** between the Tamarack border and the new development. The setback of 20' incorporating a bike path is planned; we are requesting an increase in the setback and additional landscaping.
3. An increase in **open space** and green areas is favored.
4. **Integration between Phases and Tamarack** including increased use of larger trees and shrubs.
5. **Parking and traffic impacts** on Tree Lane, Westfield and the private street near Old National Bank and behind Culvers. An expanded traffic study which includes these areas has been requested.
6. **Lighting and signage**
7. **Service hours and access** by service vehicles
8. **Construction/demolition** – hours and conditions

At the Urban Design Commission meeting on January 25, 2017, members of the Workgroup were able to present our concerns. Additional meetings are being scheduled. Dates and agenda items can be found at City of Madison Legistar <https://madison.legistar.com/Calendar.aspx>

Agendas are posted on the site as they become available.

You are welcome to provide input to the City or to your alder via letters, registering in support or by signing up to speak at these meetings. Letters need to be sent in time for them to be duplicated and included in packets for meeting attendees.

Updated information is posted on the Tamarack bulletin board. Join us at a Workgroup meeting and provide your input about the development. Your questions and comments can be sent to Janet Hirsch (jhirsch@midplains.net).



RENDERING FROM KEE ARCHITECTURE - A rendering of the proposed West Place development on the corner of South Gammon and Mineral Point Roads. It was referred at the Urban Design Commission meeting due to neighborhood concerns and lack of plan specificity.

West Place Project Referred Due to Neighbor Concerns

Thanks go to several Tamarack residents (including members of the Workgroup) who braved the bad weather to attend and voice their concerns at the January 25, Urban Design Commission (UDC) meeting. Based on concerns and lack of plan specificity the commission voted to refer both the master plan and phase one. The project is scheduled to appear before the UDC on February 22.

Update Your Contact Information for the 2017 Tamarack Directory

We would like to update both our phone number and email contact information for all residents. An information update form appears at the end of this newsletter. If you are a new Tamarack resident or have recently changed either your phone number or email address, please fill out the form and return it to the Tamarack office by February 20. Your name and contact information can also be submitted via email to: jean.hilgers@tamaracktrails.com. A new phone directory will be distributed to all residents the first week in March. Email addresses are not published and are used only for Tamarack internal communications.

High Point Road Bridge Project

Work to replace the High Point Road bridge over the Madison Beltline (US 12/14) began Monday 2/6. High Point Road will be closed to traffic between Watts Road and D'Onofrio Drive for the duration of the project, scheduled for completion in September. The signed detour route will use Mineral Point Road, South Junction Road and Watts Road.

Motorists can expect periodic nighttime lane closures on the Beltline. Full Beltline closures will be utilized on a limited basis to remove the existing bridge and set new beams. Beltline closures are planned Feb. 13 & 14 from 10 p.m. to 5 a.m. for overnight bridge demolition. This work will be noisy in the surrounding neighborhoods. The signed detour route will use Mineral Point Road and Gammon Road.

The project will replace the 49-year-old High Point Road bridge over the Beltline and reconstruct .26 miles of High Point Road between Watts Road and D'Onofrio Drive. High Point Road will be widened to accommodate four lanes of traffic, bicycle and pedestrian facilities.

Segments of Madison's planned West Towne Path will also be constructed along High Point Road and the Beltline.

For real time traffic information, highway conditions and incident alerts phone 511 or visit www.511wi.gov. Contact: David Layton, WisDOT Project Manager, (608) 246-3821

Place Large Item Collection Reminder

Just a reminder that city large item collection is every other week on Wednesdays. Large items should be placed out no earlier than noon on Tuesday. Please see the city collection calendar on the Tamarack website www.tamaracktrails.com/ to be sure you place your large items out on the correct week.

Board and Committee Business

Join a Committee and Take an Active Roll

Amenities Committee - The Amenities Committee is looking for new members to help with planning tasks relating to the ongoing refurbishing of the clubhouse. If interested in serving contact Prudy Stewart at prudystewart@tds.net

Architectural Review Board (ARB) - The ARB is seeking new committee members. The committee meets monthly and skips Nov and Dec meetings as a winter holiday. The ARB reviews, modifies and approves resident requests for changes to the exterior of their home. You will become more familiar with the recently updated "*Book of Standards*" which guides the work of the ARB. We'd appreciate your help in maintaining the high aesthetic standards of our community. If interested in serving contact Jean Hilgers at Jean.Hilgers@tamaracktrails.com.

Maintenance Committee Considers Renewal of Landscape and Plowing Contract – March 7

The current landscape and plowing contract with Maple Leaf expires on November 14, 2017. The Maintenance Committee (MC) is considering the renewal of the contract and would like to hear your opinion. At their March 7 meeting at 5 pm the MC will hold an open forum to allow residents to express their concerns or satisfaction with spring cleanup, fall leaf cleanup, turf care or snow plowing. If you are unable to attend this meeting you may submit your comments via email to Jean at Jean.Hilgers@tamaracktrails.com

Board Approves New Member for Maintenance Committee

At their January meeting the Board approved the appointment of Jim Waeffler, 44 Oak Creek Trail, as a new member of the Maintenance Committee. We welcome and thank Jim for volunteering his time to serve the community.

Board Meeting Dates - Change in 2017

This year the Board will normally meet on the third Tuesday of each month at 6 pm. Of note, the Board will meet on Monday, February 20 at 6 pm, due to a conflict with the Spring Primary.

Garden Committee - News & Looking for New Members

It is time to ignore the snow and cold weather and turn to the garden catalogs. Yes, spring will be here before we know it, and Tamarack gardeners will soon be toiling in their plots. Weather permitting, the plots will be tilled in late April or early May. An application form to rent a garden plot will be in the March issue of the "Good Life". In the meantime, the Garden Committee is looking for one or two new members. If interested in serving contact Jean Hilgers at Jean.Hilgers@tamaracktrails.com.

Activities and Events

Put These Dates on Your Calendar - 2017 Tamarack Social Events

- Spring Brunch, Saturday, April 22 (11 am to 1 pm)
- Group tour of EPIC, May 16
- Pool Party No date determined
- Christmas Party Thursday December 14

Scheduled Projects and Reminders

See "[Seasonal Project and Reminders](#)" on the Tamarack website or on the clubhouse bulletin board. Topics covered include: Snow Removal Procedures, Winter Projects, Rabbit Trapping, Alternate Side Parking, and Seasonal Policy Reminders.

Remove Holiday Lights and Decorations

As a reminder all holiday lights and decorations need to be removed. Miniature white lights along front walks can remain up until March. The policy regarding the use of white lights will be reviewed by the Architectural Review Board at an open forum.

Ice Melt

Ice No More (a calcium/potassium chloride blend of ice melt) can be purchased through the Tamarack office. The ice melt is available in 20-pound bags at a cost of \$5.00 each. Please use the form located at the end of this newsletter to order your ice melt. We keep the salt on hand for sale throughout the winter.

Did You Know

USB Wall Taps with Phone Holder -

Looking for a way to charge your electronic devices and can't find the charging block. For \$15 to \$20 you can purchase a USB Tap that plugs into any standard outlet. This option can charge any device via a USB Cable. Most USB Taps also come with built in surge protection and are available at most home improvement stores.



Neighborhood News

Food Pantry Update

This month I understand the Pantry would especially appreciate getting olive oil, healthy cereals and toilet paper. Of course, your checks would also be appreciated. So, if you are unable to food shop and wish to contribute to the Pantry, please drop a check in the labeled box in the Tamarack office entry. Make it out to the Lussier Community Education Center and write Food Pantry in the re line. You will receive a receipt for tax purposes.

As always, thank you so much for your Pantry contributions. Please let me know if you have questions or concerns or wish to become part of our wonderful volunteer group.

Sybil Letzing, Food Pantry Coordinator • letzing.sybil@gmail.com • 608-698-9232

KNOW YOUR TAMARACK NEIGHBOR – Joyce Hasselman Nigbor

You might not recognize me, Joyce Hasselman Nigbor, of 11 White Pine Trail if you met me on the street or at a party, but after two years, you certainly know my words. I am the impetus and pen behind the KNOW YOUR TAMARACK NEIGHBOR column that appears monthly in the Tamarack Newsletter. Several residents have asked me to write about myself, and though I do not find it as satisfying as writing about others, I decided to acquiesce.

My life, like most Tamarack resident's lives, has been like a patchwork quilt held together by some patterns not discernable until I entered my last decades.

I grew up on a farm in Rock County, WI situated between Orfordville and Beloit, one of two siblings born late in life to George and Veronica Miller Hasselman. Farming was back-

breaking work in those days, but except for a few chores, my sister, Janice, and I led a carefree life. No danger was perceived for kids in our community so we rode our horses (Rusty, Sox, & Golden Flash) everywhere; I participated in 4-H, winning an outstanding actress award in a club play; I became Marble King of my one room grade school winning the right to represent my school in the Rock County Marble tournament. This was quite a feat for a girl in the sexist days of the 50's! I played the French horn in the high school band, sang in the chorus, and played shortstop on our local women's softball team in the summer.

After High School, I headed off to the UW - Madison, the place that I had coveted since I was a freshman at OHS. It was then that a boyfriend took me to a UW Badgers game, and I was hooked forever. Of course this transition from small to big was difficult, but I thrived, graduating with honors & a BS in Physical Education, History & Health. Five days later, I married, and followed my college sweetheart as he pursued his career in the Military for 17 years. I lived twice in Kansas (Ft. Riley & Ft. Leavenworth); twice at Ft. Monmouth, N.J; once in Washington D.C; twice in Germany (Munich, Augsburg, & Stuttgart); & twice at Ft. Benning, GA. Two children, Natalie & Marc, were born along the way in Munich & Ft. Benning. There were also two tours of duty for this husband in Viet Nam, and I came back to Wisconsin where I taught Physical Education at Walworth, and Orfordville.

When I decided this arrangement was no longer feasible, I left from Germany, and came back to Madison to get a M.S. in Library Science. Not being able to get a teaching or Library Science job in Madison, and neither the kids nor I wanting to leave Madison, I took a Secretarial job with the Madison Public Schools, and finished out my working life there. Not being able to get a professional job in Madison is THE biggest disappointment of my life.

During this period, I also met & married Professor Dale McConkey, but this only lasted nine years before he died of cancer.

It was at that juncture in my life that I settled that estate, and bought my place in Tamarack. Soon after I moved into Tamarack, I met Bill Nigbor, and we married in 1999. He was a wonderful husband, traveling companion, and all around good guy, but he was taken from me March 18th of last year by an infection. His many illnesses had weakened him and he just couldn't fight any longer.

Besides husbands, children, sports, & the UW Badgers, I have loved genealogy and writing, above all else. I became interested in learning something about my family in 1961, and it continues to hold my interest. The last few years I have turned to helping others also – most recently compiling a book about my husband's family. Totally, I have compiled four books. Writing was a natural offshoot to the hobby of genealogy. I have written bios for Tamarack, but I also did them for my last couples bowling league and for my University League, Genealogy Group. I love meeting new people and hearing their stories. My subjects often become my friends and/or join the Writing Group that I lead at the Middleton Senior Center. Writing, playing cards (euchre & bridge), working with flowers, & reading are probably my most joy producing activities now.

How things change with age!! Participation in sports (bowling, golf, tennis & biking) used to be at the top of my list of fun things to do. Now, arthritis has killed my athletic prowess so "brain skills" have risen to the top.

As I mentioned in the beginning of this piece, my life has been like a patch-work quilt. The parts have been an early farm experience, education, sports, work, travel, marriage, children, genealogy, & writing. For the most part, it has been a good, varied life, and I have instructed my children to put, "Been there; done that" on my tomb stone. I have played the hand that I have been dealt, to the best of my ability.

Joyce Hasselman Nigbor

Tamarack Trails Directory & Email Update Form

*For new residents and any changes to existing listings.
Return completed form to the Tamarack office by February 20th*

Address: _____ Phone: _____

Name(s): _____
(as you wish it to appear in the 2017 Directory):

**Cell phone numbers and email addresses are for internal office communication with residents.
They will not be sold or published.**

1	Name:	Cell Phone:
	Email:	
2	Name:	Cell Phone:
	Email:	

***** ✂***** ✂***** ✂***** **Cut Here** ***** ✂***** ✂***** ✂***** ✂*****

Tamarack Trails Salt Order Form

Please submit this form along with your payment to the Tamarack office.
The salt will be delivered to your doorstep the following day.

Address _____

Qty _____ 20 lb. Bag(s) @ \$5.00 = \$_____