

From: [Jennifer Argelander](#)
To: [All Alders](#); [Abbas, Syed](#)
Subject: Item 5, Legistar 69517
Date: Tuesday, June 21, 2022 9:11:15 AM

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I partially support Item 5, Legistar 69517, the SECOND SUBSTITUTE for the rezoning of the Hartmeyer area which, in concert with Item 6 the Substitute road mapping, would allow for a larger wetland natural area and allow for needed Senior and low income housing. However, I do not support RMX zoning 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 have other adverse effects from such large development.

Jennifer Argelander
1715 Erie Court
Madison

<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->

From: [Jennifer Argelander](#)
To: [All Alders](#); [Abbas, Syed](#)
Subject: Item 6 Legistar 69519
Date: Tuesday, June 21, 2022 9:09:18 AM

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I support Agenda Item 6, Legistar 69519, the Substitute Street Mapping proposed by the developer, supported by Alder Abbas, Sherman Neighborhood Association, Friends of Hartmeyer Natural Area, Environmental groups, and the Northside community, and approved by the Plan Commission. 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.

This substitute road would protect the ecologically important mature tree line which currently has many healthy large trees that support natural area biodiversity and sustainability, critical for shelter, habitat, and food source for the birds and animals. Although it may look messy, a conservancy is not supposed to look like a golf course. 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 these mature trees.

To be honest, although housing is important, the City has lost sight of its equally important goals of green transportation, climate mitigation, and equitable access for all Madisonians to celebrate nature and escape the toxic stressors of life. We in the community, the local affected businesses, and the developer do not want any through road other than access to the development. However, we have come together to support a compromise substitute road. We are asking that the City Alders also vote 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.

Jennifer Argelander
1715 Erie Court
Madison

From: [Rita Baldacchino](#)
To: [All Alders](#)
Subject: June 21st, 2022 council meeting - Agenda items 5 and 6
Date: Saturday, June 25, 2022 5:54:04 PM

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

Dear City Aldermen,

Please make a motion and vote to adopt both agenda item 5 - 69715 second substitute zoning, and agenda item 6 - 69719 substitute street mapping as approved by the Plan Commission.

Let's do something positive in our corner of the world, by keeping a tract of sustainable urban nature, for the benefit of wildlife, including pollinators, and importantly - for providing healthy access to nature for seniors and low income families in the new housing development.

Thank you.

Sincerely Yours,

Rita Cairns
1622 Lake View Avenue
Madison, WI 53704

Sent from my iPhone

From: [Rich Beilfuss](#)
To: [All Alders](#)
Subject: Vote to Adopt Agenda Items 5 and 6 as approved by the Plan Commission
Date: Tuesday, June 21, 2022 5:30:55 PM

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Dear Madison Alders

As a member of the Madison east side community and as a land and water conservation professional for more than three decades, I urge you to please make a motion and vote to adopt agenda item 5 - 69715 Second Substitute Zoning and Item 6 - 69719 Substitute Street Mapping as approved by the Plan Commission and supported by the developer and the community, at the Tuesday June 21 Common Council meeting.

I testified last year on earlier versions of this discussion and feel we have arrived at a very good win-win solution for this property.

Urban wetlands are important “work horses” for our community. They may seem degraded relative to wetlands in nature reserves, but these urban wetlands still provide very important values for wildlife, water quality, urban green space, public education, and much more. Keeping this sustainable urban nature refugia also aligns with Madison and OMSAP goals for climate, pollinators, water, sustainability, health, and equity. It provides equitable healthy access to nearby nature for seniors and low income families in the new development, for nearby neighborhoods and school kids, and for a rapidly growing area population.

Thanks for your consideration today.

Yours sincerely,
Richard Beilfuss
444 Jean Street

From: [Joan A Bell-Kaul](#)
To: [All Alders](#); dist12@cityofmadison.com
Subject: RE: Current Agenda Items/ Pro Hartmeyer Natural Area
Date: Monday, June 20, 2022 10:59:00 AM

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

SUBJECT: CURRENT Agenda Items-approval Related to the Hartmeyer Natural Area

SUPPORTING: Agenda Item 5 (second substitute zoning)

Agenda Item 6 (Substitute Street mapping as approved by Plan Commission)

Dear Common Council Members/All Alders:

ACTION:

As Lead of the now-702- member " Nextdoor" Environmental Group, we ASK that you APPROVE Agenda Items 5 and 6.

WHY?

As we all know, Climate Change has morphed into CLIMATE CRISIS.

In order to do our part to combat this threat to All life on this planet, we need to ACT accordingly: to save the only grove of existing mature trees which this acreage currently encompasses, along with the Old Oak "stand" AND to PRESERVE as much of the Hartmeyer Natural Area as possible with CN Zoning!!

To reiterate, as our well-known Madison naturalist and leader of many local conservation efforts recently put it, "We don't need to pave [or develop] 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.

WHAT?

So Let's DO OUR PART and acknowledge Reality— PRESERVE the Integrity of what is now recognized as the Hartmeyer Natural Area.

Respectfully,

Joan Bell-Kaul

4225 Esch Lane

Madison, WI 53704

60-244-2335

From: [Dave J. Bierman](#)
To: [All Alders](#)
Subject: City of Madison, Common Council - Exhibit Document - 6/21/2022 Letter Supporting Adoption of Agenda Item #5 - Legistar 69517, Version 3 and Adoption of Agenda Item #6 - Legistar 69519, Version 2
Date: Tuesday, June 21, 2022 12:21:06 PM
Attachments: [Letter to ComCouncil Adopt-Agend Items 5-6 6-21-22-DJB.pdf](#)

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

All Alders of the City of Madison Common Council and Staff,
Attached above, please find exhibit document, Letter_to_ComCouncil_Adopt-Agend_Items_5-6_6-21-22-DJB.pdf, for inclusion into the public record and distribution to the Alders of the City of Madison Common Council for the June 21, 2022 Common Council meeting.
Please distribute this document to Common Council Members, and post to Agenda Item 5, and Agenda Item 6, as testimony of record for the adoption of:
Agenda Item 5, Legistar 69517 - Re-Zoning of 2007 Roth Street, as revised in re-zone mapping Version 3 Dated 5/3/2022 and,
Agenda Item 6- Legistar 69519 - Amending the City of Madison Official Reservations for future Streets and Highways Map, Substitute for Resolution ID 69519 Roth-Huxley-Coolidge per alternate alignment - Version 2
Thank You
David Bierman
514 Nova Way Madison WI 53704
608-370-3701
dbierman@watco.com

*6/21/2022 Letter to the city of Madison Common Council,
Requesting Adoption of Agenda Item 5, Legistar 69517 -per Re-Zoning of 2007 Roth Street, as revised in re-zone
mapping Version 3 Dated 5/3/2022
and,
Requesting Adoption of Agenda Item 6- Legistar 69519 per - Amending the City of Madison Official Reservations for
future Streets and Highways Map, Substitute for Resolution ID 69519 Roth-Huxley-Coolidge per alternate alignment
- Version 2*

Alders of the City of Madison Common Council:

Please vote and adopt Agenda Item 5, Re-Zoning of 2007 Roth Street, as revised in re-zone mapping Version 3 Dated 5/3/2022 (map reference letter page 2) and please vote and adopt Agenda Item 6 - Amending the City of Madison Official Reservations for future Streets and Highways Map, Substitute for Resolution ID 69519 Roth-Huxley-Coolidge per Alternate Alignment - Version 2 (map reference letter page 2)

This initiative represents an all stakeholder compromise initiative which maximizes parcel utilization of developer proposed affordable housing, minimizes impacts to the adjacent known and potential historical cultural resources, and limits intrusion into the environmental wetland/upland corridor. It also provides equal Oscar Meyer Special Area Plan roadway/parcel goals, supporting all vehicular use types, and maximizing pedestrian and public safety, while minimizing impervious paved surface runoff.

The original City Roadway Concept, with its 47% greater roadway surface area presents higher risk of traffic interface interaction with the residents of the proposed development, and loss per the developer of 60 to 80 affordable units of housing from the segmentation into three parcels by intersections of the two roadways.

Further, the City Roadway Concept Version 1 forces, with malice, unneeded intrusion into, and wanton destruction of the existing Roth Street Wetland and associated environmental and cultural resources corridors, ignoring of the City of Madison resolved goals for the preservation, protection and enhancement of climate mitigation, water resource protection, historic and cultural preservation, and green, sustainable, and equitable development.

As a Transportation Engineer with 36 years of experience in grade crossing safety and highway/rail design, I can testify the Federal Railroad Administration, (FRA) Wisconsin Office of the Commissioner of Railroads, (OCR) and the railroad owner, Canadian Pacific Railway (CPR) will review the crossing proposal only on the merits of public safety interaction with railroad operational safety, and crossing utilization frequency. Base on those merits, Version 2 proposal will pose a lower design speed with the "T" intersection at Huxley Street, and exhibit greater public safety and operational train safety rating by FRA, OCR and CPR, than the original City of Madison proposal.

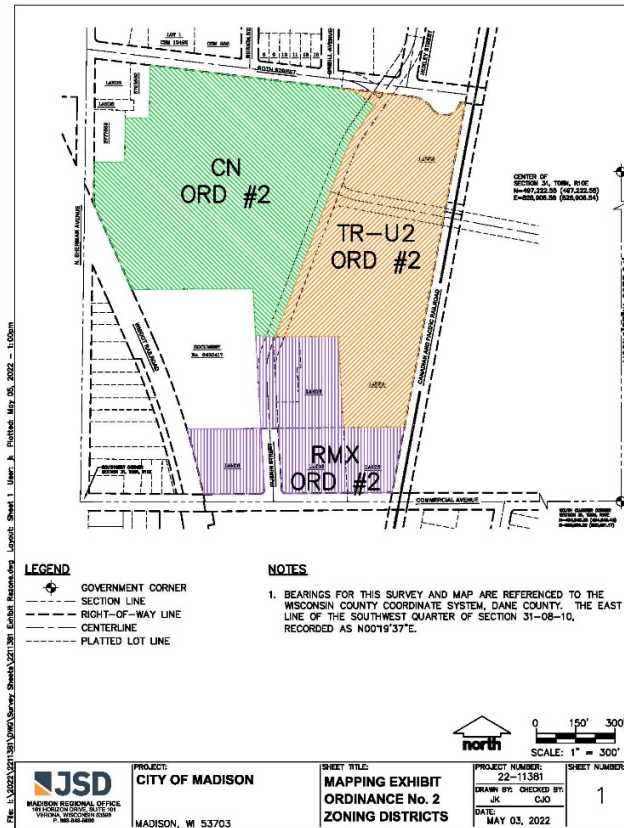
Agenda Item 5 Version 3, and Agenda Item 6, Version 2 represent a true community, public and private initiative to accommodate all interests housing, transportation, green and open space, wetland, wildlife and cultural resource protection and preservations goals, all of which, the City of Madison has resolved and sworn to uphold and foster in the public trust. These adoption versions have been adopted and recommended by City Plan Commission.

Unquestionably these are easy decisions for you as Alders to adopt, in full continuity with stakeholders.....please vote and adopt Agenda Item 5, Re-Zoning of 2007 Roth Street, as revised in re-zone mapping Version 3 Dated 5/3/2022 (map reference letter page 2) and please vote and adopt Agenda Item 6 per Amending the City of Madison Official Reservations for future Streets and Highways Map, Substitute for Resolution ID 69519 Roth-Huxley-Coolidge per Alternate Alignment - Version 2 (map reference letter page 2)

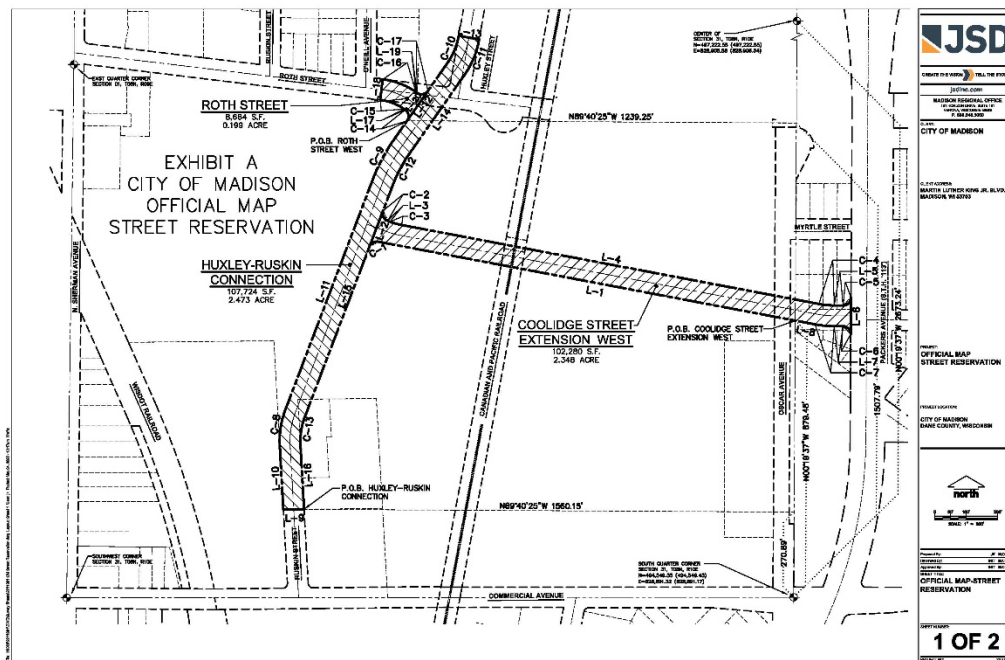
David Bierman

514 Nova Way
Madison WI 53704

Re-Zoning of 2007 Roth Street, as revised in re-zone mapping Version 3 Dated 5/3/2022



Amending the City of Madison Official Reservations for future Streets and Highways Map, Substitute for Resolution ID 69519 Roth-Huxley-Coolidge per Alternate Alignment - Version 2



From: [Barbara Noeldner](#)
To: [All Alders](#); [Abbas, Syed](#)
Subject: Common Council meeting 6/21/2022 Support Agenda items 5 and 6
Date: Sunday, June 19, 2022 10:22:06 AM

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

Please support Agenda Items 5 and 6 to create the CN Park Boundary for Hartmeyer Natural Area and Substitute Street Map as supported by the Planning Commission. This park is a diamond in the rough. Putting a big "X" of streets through the park and the neighborhood is a bad idea. Please preserve this beautiful park and natural area for future generation to enjoy and a quiet neighborhood without a large "X" of streets through the park and neighborhood. Preserving this park boundary comes close to the 16 acres promised to the people of Madison by the Common Council and is close to the Capital Area Regional Planning Commission recommendations to preserve natural areas in Madison.

Thank you,

Barbara Noeldner

From: [Heather Butler](#)
To: [All Alders](#)
Subject: Hartmeyer
Date: Monday, June 20, 2022 8:52:29 PM

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

Please vote to officially zone the Hartmeyer natural area as a conservation park. We desperately need to conserve our ever shrinking green space and wildlife habitat in this city.
Thank you,
Heather Butler
Eken Park

From: [Greta Casey](#)
To: [All Alders](#); [Abbas, Syed](#)
Subject: Accept Plan Commission Item 5 and 6 Commission
Date: Sunday, June 19, 2022 9:38:05 PM

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Please make a Motion and Vote to Adopt Agenda Item 5 - 69715 Second Substitute Zoning and Item 6 - 69719 Substitute Street Mapping as approved by the Plan Commission and supported by the developer and the community, at the Tuesday June 21 Common Council meeting.

While referred to by the city as low quality because it looks unkempt and messy, the wetland pond, uplands, old oaks, and large bordering tree line provide a quiet urban nature refuge that still supports nesting cranes, denning fox, deer, large stands of high quality milkweed for monarch butterflies, wood ducks, singing frogs, rare orchids, old oaks and cottonwoods and many more species. These living creatures tell us that it must be pretty high quality to sustain this vibrant ecosystem in spite of 100 years of neglect, and very restorable.

Keeping this sustainable urban nature refugia also aligns with Madison and OMSAP goals for climate, pollinators, water, sustainability, health and equity. It provides equitable healthy access to nearby nature for seniors and low income families in the new development, for nearby neighborhoods and school kids, and for a rapidly growing area population. The Second Substitute Zoning protects almost all of the CARPC mapped environmental corridor that the city should support.

This hard fought developer proposed compromise is a Win-Win-Win-Win-Win for the Developer, Senior and Low Income Housing, the Community, the City, and the Environment.

Once it's gone we can never get it back!

Thank you for doing the right thing.

Margaret Casey

510 Stang Street 53704

From: [Celesnik, Marion](#)
To: [All Alders](#)
Subject: Hartmeyer---Items 5 and 6
Date: Tuesday, June 21, 2022 7:01:29 AM

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

Please support items 5 and 6 as approved by Plan Commission. These would allow for a less developed park. The old oaks will survive longer if there is not picnic area right underneath them, for example. Also there are borders of trees that provide a canopy in this heat island.

Thank you ,

Marian Celesnik
1734 Sheridan Dr

From: [Maggie Freespirit](#)
To: [All Alders](#); [Abbas, Syed](#)
Subject: Common council 6/21/22 meeting, agenda items 5 and 6
Date: Sunday, June 19, 2022 4:37:35 PM

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Hello, City Alders.

I respectfully request that you vote yes on agenda items 5 and 6 of the June 21st Common Council meeting, regarding the Oscar Mayer site.

Keeping as much of the wetlands as a conservation area as we can, along with including as much senior and affordable housing as possible, is a win-win.

The developer, Lincoln Avenue Capital, in their presentation was in favor of preserving as much of the wetland as possible and changing the street routing. How wonderful to have citizens and the developer in agreement!

This will be a win for the city and its residents, present and future. Please support the changes.

Sincerely,
Maggie Freespirit, OM neighbor looking forward to the future
2302 Coolidge Street, Madison

From: [Laura Harrington](#)
To: [All Alders](#)
Subject: Vote to Adopt Agenda items 5&6 as approved by Plan Commission
Date: Tuesday, June 21, 2022 3:22:58 PM

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Hello!

Please make a Motion and Vote to Adopt Agenda Item 5 - 69715 Second Substitute Zoning and Item 6 - 69719 Substitute Street Mapping as approved by the Plan Commission and supported by the developer and the community, at the Tuesday June 21 Common Council meeting.

The Item 5 Second Substitute Zoning as approved by the Plan Commission allows the developer to add the most Senior and Low Income Housing and it also saves a larger, safer, quieter more sustainable Nature Conservation Park for people and wildlife to enjoy.

The Item 6 Substitute Street Mapping still includes the OMSAP Coolidge street connection the city wants if the railroad permits it but avoids creating an unsafe traffic short cut right next to the quiet nature park and right between senior and low income housing for traffic that can use major existing east-west arteries a block away at Aberg and Commercial. The Substitute Street Mapping saves more space to add a safer separate Walk and Bike Path with city wide connections for families and school kids and green transportation and recreation.

While referred to by the city as low quality because it looks unkempt and messy, the wetland pond, uplands, old oaks, and large bordering tree line provide a quiet urban nature refuge that still supports nesting cranes, denning fox, deer, large stands of high quality milkweed for monarch butterflies, wood ducks, singing frogs, rare orchids, old oaks and cottonwoods and many more species. These living creatures tell us that it must be pretty high quality to sustain this vibrant ecosystem in spite of 100 years of neglect, and very restorable.

Keeping this sustainable urban nature refugia also aligns with Madison and OMSAP goals for climate, pollinators, water, sustainability, health and equity. It provides equitable healthy access to nearby nature for seniors and low income families in the new development, for nearby neighborhoods and school kids, and for a rapidly growing area population. The Second Substitute Zoning protects almost all of the CARPC mapped environmental corridor that the city should support.

This hard fought developer proposed compromise is a Win-Win-Win-Win-Win for the Developer, Senior and Low Income Housing, the Community, the City, and the Environment.

Please Make a Motion and Vote to Adopt Agenda Item 5 Second Substitute Zoning and Item 6 Substitute Street Mapping as approved by the Plan Commission.

Thank you!

From: [Iris Hengst](#)
To: [All Alders](#)
Subject: In support of agenda item 105/106
Date: Tuesday, June 21, 2022 7:36:35 PM

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

Esteemed council,

I'm disappointed that I was unable to speak even though I had registered to do so and am now submitting my comments instead.

As a long time neighbor of the beautiful wetland and speaking from the bottom of my heart in strong support of Agenda item 5 and 6 which fortunately was created in the true spirit of our time to preserve these essential and grand old Oak trees on the edge of the Hartmeyer wetlands.

Lets embrace them and celebrated them as a free gift to the newly emerging densely populated neighborhood providing shade through their majestic canopies, allowing cooling breezes to be enjoyed by anyone coming near them on a hot summer day.

They offer the most gentle and mindful shelter from human impact.

The green space around them will thrive with their roots absorbing and connecting below the surface, their acorn seeds and leaves feeding over 500 species of caterpillars, over 140 species of birds, over 120 species of mammals, 60 species of reptiles and amphibians, countless insects, lichen, moss and fungi. Oaks provide undisputedly the most diverse species.

The wetland next door will benefit from this mutually life harboring space as will the human neighbors who will be searching out their serenity when their Souls need comfort, peace and inspiration.

Most importantly consider the relatively small changes in the existing plan to save this 16acres ecosystem and help create extra value by increasing green space! As we know only too well, neighborhoods including diverse green spaces feel better to live in and show higher housing values! Let's give our new neighbors a chance to access, learn and appreciate the calm of NATURE and not get cemented into dense housing spaces.

Thank you

Iris Hengst

From: [chet hermansen](#)
To: [All Alders](#)
Subject: Trees!
Date: Sunday, June 19, 2022 4:49:55 PM

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

We have lost one of the 100 plus year old oaks on the Nature preserve 16 acres.
Please leave the soil area around the others as nature has it.
Please adopt the plan for the road as the developer has drawn it and the planning commission agrees with.
Let the Nature preserve live please

Get [Outlook for iOS](#)

From: [Matthew James](#)
To: [All Alders](#)
Subject: Hartmeyer
Date: Tuesday, June 21, 2022 5:46:42 PM

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

Vote to Adopt Agenda Items 5 and 6 as approved by the Plan Commission

MESSAGE (add your own words)

Please make a Motion and Vote to Adopt Agenda Item 5 - 69715 Second Substitute Zoning and Item 6 - 69719 Substitute Street Mapping as approved by the Plan Commission and supported by the developer and the community, at the Tuesday June 21 Common Council meeting.

The Item 5 Second Substitute Zoning as approved by the Plan Commission allows the developer to add the most Senior and Low Income Housing and it also saves a larger, safer, quieter more sustainable Nature Conservation Park for people and wildlife to enjoy.

The Item 6 Substitute Street Mapping still includes the OMSAP Coolidge street connection the city wants if the railroad permits it but avoids creating an unsafe traffic short cut right next to the quiet nature park and right between senior and low income housing for traffic that can use major existing east-west arteries a block away at Aberg and Commercial. The Substitute Street Mapping saves more space to add a safer separate Walk and Bike Path with city wide connections for families and school kids and green transportation and recreation.

While referred to by the city as low quality because it looks unkempt and messy, the wetland pond, uplands, old oaks, and large bordering tree line provide a quiet urban nature refuge that still supports nesting cranes, denning fox, deer, large stands of high quality milkweed for monarch butterflies, wood ducks, singing frogs, rare orchids, old oaks and cottonwoods and many more species. These living creatures tell us that it must be pretty high quality to sustain this vibrant ecosystem in spite of 100 years of neglect, and very restorable.

Keeping this sustainable urban nature refugia also aligns with Madison and OMSAP goals for climate, pollinators, water, sustainability, health and equity. It provides equitable healthy access to nearby nature for seniors and low income families in the new development, for nearby neighborhoods and school kids, and for a rapidly growing area population. The Second Substitute Zoning protects almost all of the CARPC mapped environmental corridor that the city should support.

This hard fought developer proposed compromise is a Win-Win-Win-Win-Win for the Developer, Senior and Low Income Housing, the Community, the City, and the Environment.

Please Make a Motion and Vote to Adopt Agenda Item 5 Second Substitute Zoning and Item 6 Substitute Street Mapping as approved by the Plan Commission.

Thank you!

From: [Mary Johnston](#)
To: [All Alders](#); [Abbas, Syed](#)
Subject: Vote YES on Agenda Items 5 and 6
Date: Tuesday, June 21, 2022 10:05:07 AM

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

I urge you to adopt the developer compromises on street and zoning planning as recommended by the planning commission. **Item 5-69715** is a win-win proposal since it allows for most of the Senior and Low Income Housing while saving a larger, safer, quieter Nature Conservancy Park. **Item 6-69719** allows for the Coolidge St connection while avoiding the creation of an unsafe traffic shortcut as well as a safer walking and biking path.

In my mind protecting the proposed nature refuge is the most important issue. At present, even without development or improvements, it is a beautiful haven for so many natural creatures, most specifically the many animals and birds and old trees I enjoy there. As a senior citizen with increasingly limited ability to make longer trips to enjoy nature, I find this natural area a short walk from my home, a wonderful refuge from the hectic elements of city life. I can envision it as a true gem to the Northside, especially those moving into the new housing, if the city can invest in preserving and protecting it.

Thank you very much for your consideration. Please vote YES on Agenda Items 5 and 6.

Sincerely, Mary Johnston, 1708 Fremont Ave, Madison

From: [BONNIE J KALMBACH](#)
To: [All Alders](#); [Abbas, Syed](#)
Subject: Agenda Items 5 and 6 = Please Vore for them.
Date: Tuesday, June 21, 2022 4:31:13 PM

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

Dear Representatives,

Please vote to adopt Agenda items 5 and 6. This small wetland which is still functioning as it should, can be restored to health. The wildlife species that use it and need it, have limited access to similar required habitats along Lakes Mendota and Monona because of "development" and constant usage by people.

It will also be a great source of enjoyment to senior citizens who will live in the housing now being constructed nearby. Children can also be brought there by parents and teachers for a glimpse of almost intact nature.

I was fortunate to take Jim and Libby Zimmerman's Wetlands course at UW in the eighties and I am sure they they would be very happy with the preservation of this piece of land.

We now realize that the Eath is one basic ecosystem and further alterations are more wounds that further weaken it and all the many species that depend on it.

Sincerely.
Bonnie J. Kalmbach
1810 N. Sherman Ave.
Madison.WI 53704

Please make a Motion and Vote to Adopt Agenda Item 5 - 69715 Second Substitute Zoning and Item 6 - 69719 Substitute Street Mapping as approved by the Plan Commission and supported by the developer and the community, at the Tuesday June 21 Common Council meeting.

The Item 5 Second Substitute Zoning as approved by the Plan Commission allows the developer to add the most Senior and Low Income Housing and it also saves a larger, safer, quieter more sustainable Nature Conservation Park for people and wildlife to enjoy.

The Item 6 Substitute Street Mapping still includes the OMSAP Coolidge street connection the city wants if the railroad permits it but avoids creating an unsafe traffic short cut right next to the quiet nature park and right between senior and low income housing for traffic that can use major existing east-west arteries a block away at Aberg and Commercial. The Substitute Street Mapping saves more space to add a safer separate Walk and Bike Path with city wide connections for families and school

kids and green transportation and recreation.

While referred to by the city as low quality because it looks unkempt and messy, the wetland pond, uplands, old oaks, and large bordering tree line provide a quiet urban nature refuge that still supports nesting cranes, denning fox, deer, large stands of high quality milkweed for monarch butterflies, wood ducks, singing frogs, rare orchids, old oaks and cottonwoods and many more species. These living creatures tell us that it must be pretty high quality to sustain this vibrant ecosystem in spite of 100 years of neglect, and very restorable.

Keeping this sustainable urban nature refugia also aligns with Madison and OMSAP goals for climate, pollinators, water, sustainability, health and equity. It provides equitable healthy access to nearby nature for seniors and low income families in the new development, for nearby neighborhoods and school kids, and for a rapidly growing area population. The Second Substitute Zoning protects almost all of the CARPC mapped environmental corridor that the city should support.

This hard fought developer proposed compromise is a Win-Win-Win-Win-Win for the Developer, Senior and Low Income Housing, the Community, the City, and the Environment.

Please Make a Motion and Vote to Adopt Agenda Item 5 Second Substitute Zoning and Item 6 Substitute Street Mapping as approved by the Plan Commission.

Thank you!

From: [DOLORES KESTER](#)
To: [All Alders](#)
Cc: [Abbas, Syed](#)
Subject: Agenda Item 5 - 69715 Second Substitute Zoning, and Item 6 - 69719 Substitute Street Mapping--Common Council meeting June 21, 2022
Date: Tuesday, June 21, 2022 12:37:59 PM

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

Greetings!

Please approve Agenda Item 5 - 69715 Second Substitute Zoning, and Item 6 - 69719 Substitute Street Mapping, as approved by the Plan Commission and supported by the developer (Lincoln National) and the community (including the Sherman Neighborhood Association within whose boundaries this property is located).

The Item 5 Second Substitute Zoning as approved by the Plan Commission allows the developer to add the most Senior and Low Income Housing. It also saves a larger, safer, quieter more sustainable Nature Conservation Park for people and wildlife to enjoy.

The Item 6 Substitute Street Mapping still includes the OMSAP Coolidge street connection the city wants if the railroad permits it, but avoids creating an unsafe traffic short cut right next to the quiet nature park and right between senior and low income housing. Approving this substitute street map will route traffic to major existing east-west arteries a block away at Aberg and Commercial. The Substitute Street Mapping also saves more space to add a safer separate Walk and Bike Path with city wide connections for families and school kids and green transportation and recreation.

The wetland pond, though referred to by the city as low quality because it looks unkempt and messy, includes the wetland pond, uplands, old oaks, and large bordering tree line which provide a quiet urban nature refuge that still supports nesting cranes, denning fox, deer, large stands of high quality milkweed for monarch butterflies, wood ducks, singing frogs, rare orchids, ancient oaks and cottonwoods, and many more species. These living creatures tell us that it must be pretty high quality to sustain this vibrant ecosystem in spite of 100 years of neglect, and that prove that this wetlands area is very restorable.

Keeping this sustainable urban nature refuge also aligns with Madison and OMSAP goals for climate, pollinators, water, sustainability, health and

equity. It provides equitable healthy access to nearby nature for seniors and low income families in the new development, for nearby neighborhoods and school kids, and for a rapidly growing area population. The Second Substitute Zoning protects almost all of the CARPC mapped environmental corridor that the city should support.

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-c170cd7fb461.html?](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/)

[utm_medium=social&utm_source=email&utm_campaign=user-share/](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/).

This compromise is a Win-Win-Win-Win-Win for the Developer, Senior and Low Income Housing, the Community, the City, and the Environment.

Please approve Agenda Item 5 Second Substitute Zoning, and Item 6 Substitute Street Mapping as approved by the Plan Commission.

Thank you for your time and attention.

Dolores Kester, board member, Sherman Neighborhood Association
1818 Winchester Street, Aldermanic District 12

From: [Becky Leidner](#)
To: [All Alders](#)
Subject: Oscar Mayer Development items, Tuesday's Meeting
Date: Sunday, June 19, 2022 12:44:02 PM

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

Dear Alders,

Please vote in favor of agenda items 4 and 6 at Tuesday's Council meeting. These items represent a compromise which will preserve as much as seems to be politically possible of the Hartmayer Natural Area while creating more senior and low income housing in the new development. Though some have called the HMA "degraded," the current residents would beg to disagree. Diverse communities (a phrase to which our city pays at least lip service) have thrived there for countless generations while humans have been occupied elsewhere. Now that we plan to bring the blessings of progress to this area, it's our responsibility to protect its remaining natural treasures, which will be coming under the intense pressures of a large new human neighborhood on the site. All these deliberations have come down to saving a few irreplaceable trees, nests, burrows, and meadows, and a bit of wetland. It seems to be the least we can do, so let's please do it.

Thank you,

Rebecca Leidner

From: [Jim Mand](#)
To: [All Alders](#)
Subject: Vote To Adopt Agenda Items 5 and 6 as approved by the Plan Commission
Date: Monday, June 20, 2022 10:25:21 AM

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Please make a Motion and Vote to Adopt Agenda Item 5 - 69715 Second Substitute Zoning and Item 6 - 69719 Substitute Street Mapping as approved by the Plan Commission and supported by the developer and the community, at the Tuesday June 21 Common Council meeting.

The Item 5 Second Substitute Zoning as approved by the Plan Commission allows the developer to add the most Senior and Low Income Housing and it also saves a larger, safer, quieter more sustainable Nature Conservation Park for people and wildlife to enjoy.

The Item 6 Substitute Street Mapping still includes the OMSAP Coolidge street connection the city wants if the railroad permits it but avoids creating an unsafe traffic short cut right next to the quiet nature park and right between senior and low income housing for traffic that can use major existing east-west arteries a block away at Aberg and Commercial. The Substitute Street Mapping saves more space to add a safer separate Walk and Bike Path with city wide connections for families and school kids and green transportation and recreation.

While referred to by the city as low quality because it looks unkempt and messy, the wetland pond, uplands, old oaks, and large bordering tree line provide a quiet urban nature refuge that still supports nesting cranes, denning fox, deer, large stands of high quality milkweed for monarch butterflies, wood ducks, singing frogs, rare orchids, old oaks and cottonwoods and many more species. These living creatures tell us that it must be pretty high quality to sustain this vibrant ecosystem in spite of 100 years of neglect, and very restorable.

Keeping this sustainable urban nature refugia also aligns with Madison and OMSAP goals for climate, pollinators, water, sustainability, health and equity. It provides equitable healthy access to nearby nature for seniors and low income families in the new development, for nearby neighborhoods and school kids, and for a rapidly growing area population. The Second Substitute Zoning protects almost all of the CARPC mapped environmental corridor that the city should support.

This hard fought developer proposed compromise is a Win-Win-Win-Win-Win for the Developer, Senior and Low Income Housing, the Community, the City, and the Environment.

Please Make a Motion and Vote to Adopt Agenda Item 5 Second Substitute Zoning and Item 6 Substitute Street Mapping as approved by the Plan Commission.

Thank you!

James F. Mand

49C Golf Course Rd

Madison WI 53704

jimmand@charter.net

Sent from [Mail](#) for Windows

From: [Alison Lindsay Mares](#)
To: [All Alders](#)
Cc: [Abbas, Syed](#)
Subject: Please vote for agenda items 5 and 6 on tonight's CC Agenda
Date: Tuesday, June 21, 2022 2:56:32 PM

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

Madison City Council:

Please vote FOR agenda Items 5 (Legistar 69715: Second Substitute Zoning) and 6 (Legistar 69719: Substitute Street Mapping) as approved by the Plan Commission and supported by the developer and the community at tonight's Common Council meeting.

This hard-fought developer-proposed compromise is a Win-Win-Win-Win-Win for the developer, senior- and low-income housing, the community, the City, and the environment.

Please vote to adopt agenda Item 5 Second Substitute Zoning and agenda item 6 Substitute Street Mapping as approved by the Plan Commission.

Thank you!

Alison Lindsay Mares
5409 Comanche Way, Madison

From: cascadeinvestmentgroup1@gmail.com
To: [All Alders](#)
Subject: [All Alders] Agenda item 161/702 Ruskin St
Date: Tuesday, June 21, 2022 5:00:45 PM

Recipient: All Alders

Name: Douglas Nelson
Address: 922 Shasta Dr, Madison, WI 53704
Phone: 608-235-0466
Email: cascadeinvestmentgroup1@gmail.com

Would you like us to contact you? Yes, by email

Message:

I am the long term lease holder for 702 Rsukin St. I do support the rezoning of the Southern portion of 702 Ruskin to CCT and leaving the Northern portion zoned Industrial or just leave the zoning as is for the entire parcel. Anything other than that I would be in opposition.

Thanks
Doug N.

From: [Sarah Olson](#)
To: [All Alders](#); [Abbas, Syed](#)
Subject: Vote to Adopt Agenda Items 5 and 6 as approved by the Plan Commission
Date: Tuesday, June 21, 2022 9:31:46 AM

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

Hi alders of the City of Madison,

My partner and I recently bought a house on the North side of Madison, and we want to express our support for preserving as much of the Hartmeyer wetland as possible.

We were drawn to this area because of its proximity to natural areas, like Warner Park and the Cherokee Marsh. With so much development happening in and around the city, we need to take these opportunities to ensure that preserving Madison's "wild" is also part of the city's strategic vision. Natural areas are an important draw for visitors and residents alike.

Thanks for taking up this issue. Please support items 5 and 6!

Best,
Sarah (Brentwood neighborhood)

--

Sarah Olson

[Find me on LinkedIn](#)

From: [Paul Noeldner](#)
To: [All Alders](#); [Carter, Sheri](#); [Abbas, Syed](#); [Myadze, Charles](#); [Foster, Grant](#); [Baumel, Christie](#)
Subject: Vote on June 21 to Adopt Agenda Items 5 and 6 as approved by the Plan Commission
Date: Sunday, June 19, 2022 11:08:22 AM
Attachments: [1643582964454.png](#)

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

The Plan Commission has recommended adoption of the developer compromise street plan and zoning that saves more of the park while creating more senior and low income housing. This hard fought developer proposed compromise is supported by the community. Please make a Motion and Vote to Adopt Agenda Item 5 - 69715 Second Substitute Zoning and Item 6 - 69719 Substitute Street Mapping as approved by the Plan Commission and supported by the developer and the community, at the Tuesday June 21 Common Council meeting.

The Item 5 Second Substitute Zoning as approved by the Plan Commission allows the developer to add the most Senior and Low Income Housing and it also saves a larger, safer, quieter more sustainable Nature Conservation Park for people and wildlife to enjoy.

The Item 6 Substitute Street Mapping still includes the OMSAP Coolidge street connection the city wants if the railroad permits it but avoids creating an unsafe traffic short cut right next to the quiet nature park and right between senior and low income housing for traffic that can use major existing east-west arteries a block away at Aberg and Commercial. The Substitute Street Mapping saves more space to add a safer separate Walk and Bike Path with city wide connections for families and school kids and green transportation and recreation.

While referred to by the city as low quality because it looks unkempt and messy, the wetland pond, uplands, old oaks, and large bordering tree line provide a quiet urban nature refuge that still supports nesting cranes, denning fox, deer, large stands of high quality milkweed for monarch butterflies, wood ducks, singing frogs, rare orchids, old oaks and cottonwoods and many more species. These living creatures tell us that it must be pretty high quality to sustain this vibrant ecosystem in spite of 100 years of neglect, and very restorable.

Keeping this sustainable urban nature refugia also aligns with Madison and OMSAP goals for climate, pollinators, water, sustainability, health and equity. It provides equitable healthy access to nearby nature for seniors and low income families in the new development, for nearby neighborhoods and school kids, and for a rapidly growing area population. The Second Substitute Zoning protects almost all of the CARPC mapped environmental corridor that the city should support.

This hard fought developer proposed and Plan Commission approved compromise is a Win-Win-Win-Win for the Developer, Senior and Low Income Housing, the Community, the City, and the Environment. Lets get this done!

Please Make a Motion and Vote to Adopt Agenda Item 5 Second Substitute Zoning and Item 6 Substitute Street Mapping as approved by the Plan Commission.

Thank you!

Paul Noeldner

Friends of Hartmeyer Natural Area Chair
Volunteer Madison FUN Coordinator
Wisconsin Master Naturalist Instructor
136 Kensington Maple Bluff
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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From: [Madelyn Scheer](#)
To: [All Alders](#); [Abbas, Syed](#)
Subject: Vote to Adopt Agenda Items 5 and 6 as approved by the Plan Commission
Date: Tuesday, June 21, 2022 11:40:29 AM

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

Please make a Motion and Vote to Adopt Agenda Item 5 - 69715 Second Substitute Zoning and Item 6 - 69719 Substitute Street Mapping as approved by the Plan Commission and supported by the developer and the community, at the Tuesday June 21 Common Council meeting.

The Item 5 Second Substitute Zoning as approved by the Plan Commission allows the developer to add the most Senior and Low Income Housing and it also saves a larger, safer, quieter more sustainable Nature Conservation Park for people and wildlife to enjoy.

The Item 6 Substitute Street Mapping still includes the OMSAP Coolidge street connection the city wants if the railroad permits it but avoids creating an unsafe traffic short cut right next to the quiet nature park and right between senior and low income housing for traffic that can use major existing east-west arteries a block away at Aberg and Commercial. The Substitute Street Mapping saves more space to add a safer separate Walk and Bike Path with city wide connections for families and school kids and green transportation and recreation.

While referred to by the city as low quality because it looks unkempt and messy, the wetland pond, uplands, old oaks, and large bordering tree line provide a quiet urban nature refuge that still supports nesting cranes, denning fox, deer, large stands of high quality milkweed for monarch butterflies, wood ducks, singing frogs, rare orchids, old oaks and cottonwoods and many more species. These living creatures tell us that it must be pretty high quality to sustain this vibrant ecosystem in spite of 100 years of neglect, and very restorable.

Keeping this sustainable urban nature refugia also aligns with Madison and OMSAP goals for climate, pollinators, water, sustainability, health and equity. It provides equitable healthy access to nearby nature for seniors and low income families in the new development, for nearby neighborhoods and school kids, and for a rapidly growing area population. The Second Substitute Zoning protects almost all of the CARPC mapped environmental corridor that the city should support.

This hard fought developer proposed compromise is a Win-Win-Win-Win-Win for the Developer, Senior and Low Income Housing, the Community, the City, and the Environment.

Please Make a Motion and Vote to Adopt Agenda Item 5 Second Substitute Zoning and Item 6 Substitute Street Mapping as approved by the Plan Commission.

Green space is necessary to remediate air pollution and CO2. We need to do everything we

can to slow the progress of climate change.

Thank you!

Madelyn Scheer

522 Ludington Ave

From: [Diane Schwartz](#)
To: [All Alders](#)
Subject: housing project comments
Date: Friday, June 17, 2022 6:03:40 PM

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

Hello Alders:

Some city alders and staff apparently didn't get the memo about creating more Senior and Low Income Housing in the Oscar Mayer Special Area Plan

Tell the Plan Commission and City Alders to 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.

Thanks.

--

Diane Schwartz, CEO
Get Kids Outside
608-358-8314
www.getkidsoutsidewi.com
getkidsoutside@gmail.com

From: [Beth Sluys](#)
To: [All Alders](#)
Subject: Agenda Items 5 and 6
Date: Tuesday, June 21, 2022 12:24:09 PM
Attachments: [20200715_43_Status_Report.pdf](#)
[20191213_97_HartmeyerSite_Tech_Review.pdf](#)
[CC_062122.docx](#)

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

Dear Alders,

Attached please find my submittals for tonight's Common Council meeting regarding Agenda Items 5 and 6.

Thank you.

Beth Sluys
District 18

Sent Via Electronic Mail

Mr. Michael Schmoller
Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
3911 Fish Hatchery Road
Fitchburg, WI 53711

**DATA TRANSMITTAL- SOIL SAMPLE RESULTS
HARTMEYER PROPERTY
2007 ROTH STREET, MADISON, WISCONSIN
BRTTS NO. 02-13-580328**

Dear Mr. Schmoller:

May 21, 2020

Ramboll US Corporation (Ramboll), on behalf of the Kraft Heinz Foods Company (Kraft Heinz), is providing the Wisconsin Department of Natural Resources (WDNR) with the attached laboratory analytical results for soil samples collected at the Hartmeyer property located at 2007 Roth Street in Madison, Wisconsin (the "site").

Ramboll
333 West Wacker Drive
Suite 2700
Chicago, IL 60606
USA

T +1 312 288 3800
F +1 312 288 3801
www.ramboll.com

As you know, Ramboll previously conducted subsurface investigations at the site in April and September 2019 to evaluate soil conditions in areas previously leased at the site by a predecessor to Kraft Heinz. Ramboll provided the results from these investigations to the WDNR in our November 25, 2019 technical assistance request, and further discussed the results with you during a technical assistance meeting in December 2019.

Ref. 1690012791

As a follow-up to the December 2019 meeting, Ramboll conducted additional soil investigation activities at the site in January 2020, as described below. The purpose of this additional investigation was to complete the delineation of arsenic concentrations in surficial soil at the site. Arsenic levels were compared to the Wisconsin Background Threshold Value (BTV) of 8.3 milligrams per kilogram (mg/kg). It is our understanding that the property owner brought fill material into this entire area, which may have been a source of the arsenic levels.

Summary of Investigation and Results

Ramboll advanced 50 shallow borings at the site using direct push technology to assess the lateral extent of fill soil and delineate arsenic concentrations above the BTV. For lateral delineation purposes, borings were generally advanced to a depth of approximately 4 feet below ground surface (bgs). Soil samples were continuously collected from the borings and field screened at the 0 to 1 and 1 to 2-foot bgs intervals for potential arsenic impacts, using visual indications (e.g., color, fill, soil type) and a hand-held x-ray fluorescence (XRF) device, which allows for real-time, semi-quantitative elemental analysis (e.g., arsenic). If field screening within a boring indicated potential arsenic concentrations above the BTV, then one or more additional "step out" borings were advanced in an effort to delineate the outer

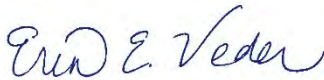
extent of arsenic above the BTV. Based on field screening, soil samples were collected and submitted for laboratory analysis of arsenic via United States Environmental Protection Agency (USEPA) Method 6010. A number of the soil samples were placed on hold at the laboratory, pending the results of adjacent soil boring samples.

Tabulated soil sample analytical results from the January 2020 investigation are summarized in Table 1. Soil boring locations used for lateral delineation are shown graphically on Figure 1, and the detected arsenic concentrations of the samples selected for analysis are shown graphically on Figure 2. Figure 2 also includes the prior arsenic analytical results. Based on these results, the lateral distribution of arsenic at the site has been delineated as requested by the WDNR.

Thank you for your continued assistance on this project. Please do not hesitate to contact any of the individuals listed below if you have any questions regarding these results.

Sincerely,

Ramboll US Corporation



Erin E. Veder
Principal

D 312 288 3810
ebantz@ramboll.com



Susan Petrofske
Managing Consultant

D 262 901 3501
spetrofske@ramboll.com



Adam Streiffer
Senior Consultant

D 262 901 3506
astreiffer@ramboll.com

Attachments

TABLE

Table 1: Soil Analytical Results, January 2020
Hartmeyer Property
2007 Roth Street, Madison, Wisconsin
Ramboll Project No. 1690012791

Parameters	Soil RCLs			BTV	B-9D (1-2)	B-10E (1-2)	B-11A (1-2)	B-11B (1-2)	B-11C (1-2)	B-11D (1-2)	B-11E (1-2)	B-12A (1-2)	B-13A (1-2)
	Non-Industrial Direct Contact	Industrial Direct Contact	Groundwater Pathway		1/16/2020	1/15/2020	1/15/2020	1/15/2020	1/15/2020	1/15/2020	1/15/2020	1/15/2020	1/15/2020
Metals (mg/kg)													
Arsenic	0.677	3	0.584	8.3	4.1 J A,B,C	12.2 A,B,C,D	11.2 A,B,C,D	2.0 J A,C	9.6 A,B,C,D	6.4 J A,B,C	3.9 J A,B,C	<1.9	7.5 A,B,C

Parameters	Soil RCLs			BTV	B-14A (1-2)	B-15A (1-2)	B-16 (1-2)	B-17 (1-2)	B-18B (1-2)	B-18D (1-2)	B-20 (1-2)	B-21 (1-2)
	Non-Industrial Direct Contact	Industrial Direct Contact	Groundwater Pathway		1/15/2020	1/15/2020	1/15/2020	1/16/2020	1/16/2020	1/16/2020	1/16/2020	1/16/2020
Metals (mg/kg)												
Arsenic	0.677	3	0.584	8.3	6.7 A,B,C	7.1 A,B,C	4 J A,B,C	6.6 A,B,C	16.7 A,B,C,D	3.3 J A,B,C	3.7 J A,B,C	2.4 J A,C

Notes:

RCL = Residual Contaminant Level

BTV = Background Threshold Value

mg/kg = milligrams per kilogram

A Parameter exceeds NR 720 Residual Contaminant Level (RCL) for Non-Industrial Direct Contact.

B Parameter exceeds NR 720 RCL for Industrial Direct Contact.

C Parameter exceeds NR 720 RCL for Groundwater Pathway.

D Parameter exceeds Surficial BTV for metals.

J = Estimated concentration at or above the LOD and below the LOQ.

LOD = Limit of Detection

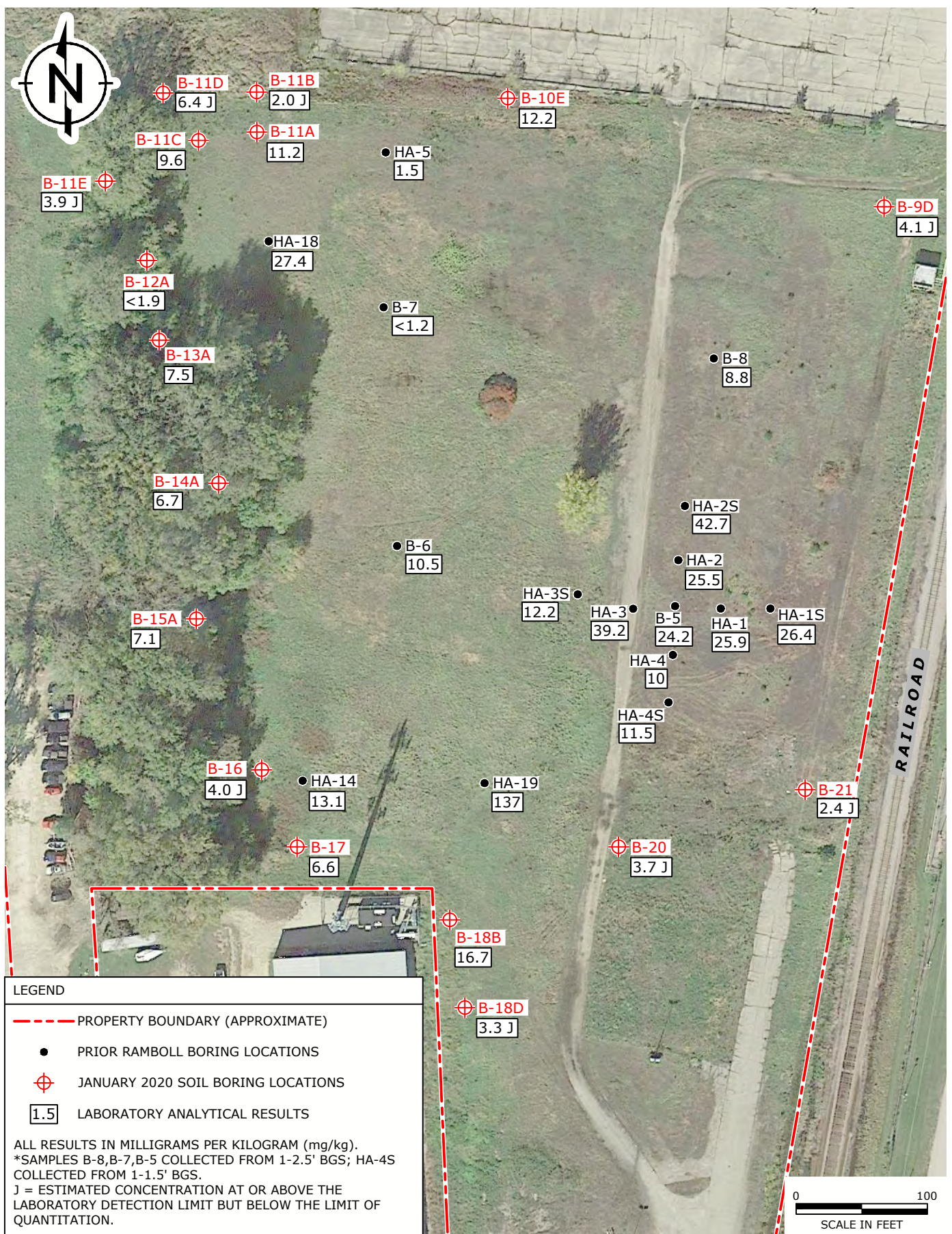
LOQ = Limit of Quantitation

Soil RCLs and surficial BTVs established by the WDNR RR program using the EPA's RSL web-calculator with WAC NR 720 default parameters (WDNR PUB-RR-890, June 2014 - updated RCL spreadsheet, December 2018).

FIGURES



L:\Loop Project Files\CAD\1690012791_Hartmeyer Soil Investigation\PHI\2020-05\02_Soil Arsenic Concentrations at 1-2' BGS.dwg



**SOIL ARSENIC CONCENTRATIONS AT
1-2'* BELOW GROUND SURFACE (BGS)**
HARTMEYER PROPERTY
2007 ROTH STREET
MADISON, WISCONSIN

**FIGURE
2**

DRAFTED BY: HJW/ELS

DATE: 5/18/20

1690012791

LABORATORY REPORTS

January 29, 2020

Adam Streiffer
Ramboll Environ
175 North Corporate Drive
Suite 160
Brookfield, WI 53045

RE: Project: 1690012791 HARTMEYER
Pace Project No.: 40202429

Dear Adam Streiffer:

Enclosed are the analytical results for sample(s) received by the laboratory on January 24, 2020. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Steven Mleczo
steve.mleczo@pacelabs.com
(920)469-2436
Project Manager

Enclosures

cc: Kyle Heimstead, Ramboll



REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
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CERTIFICATIONS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Pace Analytical Services Green Bay

1241 Bellevue Street, Green Bay, WI 54302

Florida/NELAP Certification #: E87948

Illinois Certification #: 200050

Kentucky UST Certification #: 82

Louisiana Certification #: 04168

Minnesota Certification #: 055-999-334

New York Certification #: 12064

North Dakota Certification #: R-150

Virginia VELAP ID: 460263

South Carolina Certification #: 83006001

Texas Certification #: T104704529-14-1

Wisconsin Certification #: 405132750

Wisconsin DATCP Certification #: 105-444

USDA Soil Permit #: P330-16-00157

Federal Fish & Wildlife Permit #: LE51774A-0

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Lab ID	Sample ID	Matrix	Date Collected	Date Received
40202429001	B-9D (1-2)	Solid	01/16/20 16:10	01/24/20 08:35
40202429002	B-10E (1-2)	Solid	01/15/20 10:35	01/24/20 08:35
40202429003	B-11C (1-2)	Solid	01/15/20 11:40	01/24/20 08:35
40202429004	B-11E (1-2)	Solid	01/15/20 12:40	01/24/20 08:35
40202429005	B-12A (1-2)	Solid	01/15/20 13:25	01/24/20 08:35
40202429006	B-13A (1-2)	Solid	01/15/20 13:50	01/24/20 08:35
40202429007	B-14A (1-2)	Solid	01/15/20 14:40	01/24/20 08:35
40202429008	B-15A (1-2)	Solid	01/15/20 15:15	01/24/20 08:35
40202429009	B-16 (1-2)	Solid	01/15/20 16:10	01/24/20 08:35
40202429010	B-17 (1-2)	Solid	01/16/20 07:40	01/24/20 08:35
40202429011	B-18B (1-2)	Solid	01/16/20 09:45	01/24/20 08:35
40202429012	B-18D (1-2)	Solid	01/16/20 13:20	01/24/20 08:35
40202429013	B-20 (1-2)	Solid	01/16/20 10:00	01/24/20 08:35
40202429014	B-21 (1-2)	Solid	01/16/20 10:30	01/24/20 08:35
40202429015	B-11A (1-2)	Solid	01/15/20 11:10	01/24/20 08:35

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Lab ID	Sample ID	Method	Analysts	Analytes Reported
40202429001	B-9D (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	MMX	1
40202429002	B-10E (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	MMX	1
40202429003	B-11C (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	MMX	1
40202429004	B-11E (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	MMX	1
40202429005	B-12A (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	MMX	1
40202429006	B-13A (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	BAR	1
40202429007	B-14A (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	BAR	1
40202429008	B-15A (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	BAR	1
40202429009	B-16 (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	BAR	1
40202429010	B-17 (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	BAR	1
40202429011	B-18B (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	BAR	1
40202429012	B-18D (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	BAR	1
40202429013	B-20 (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	BAR	1
40202429014	B-21 (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	BAR	1
40202429015	B-11A (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	BAR	1

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-9D (1-2) **Lab ID: 40202429001** Collected: 01/16/20 16:10 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	4.1J	mg/kg	6.2	1.8	1	01/27/20 06:00	01/27/20 14:12	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	20.8	%	0.10	0.10	1		01/28/20 16:43		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-10E (1-2) **Lab ID: 40202429002** Collected: 01/15/20 10:35 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	12.2	mg/kg	6.4	1.9	1	01/27/20 06:00	01/27/20 14:19	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	23.7	%	0.10	0.10	1		01/28/20 16:43		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-11C (1-2) **Lab ID: 40202429003** Collected: 01/15/20 11:40 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	9.6	mg/kg	6.5	2.0	1	01/27/20 06:00	01/27/20 14:21	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	27.4	%	0.10	0.10	1		01/28/20 16:43		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-11E (1-2) **Lab ID: 40202429004** Collected: 01/15/20 12:40 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	3.9J	mg/kg	6.1	1.8	1	01/27/20 06:00	01/27/20 14:24	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	24.9	%	0.10	0.10	1		01/28/20 16:43		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-12A (1-2) **Lab ID: 40202429005** Collected: 01/15/20 13:25 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	<1.9	mg/kg	6.5	1.9	1	01/27/20 06:00	01/27/20 14:26	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	24.9	%	0.10	0.10	1		01/28/20 16:43		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-13A (1-2) **Lab ID: 40202429006** Collected: 01/15/20 13:50 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	7.5	mg/kg	6.1	1.8	1	01/27/20 06:00	01/27/20 14:28	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	23.1	%	0.10	0.10	1		01/28/20 17:16		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-14A (1-2) **Lab ID: 40202429007** Collected: 01/15/20 14:40 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	6.7	mg/kg	6.0	1.8	1	01/27/20 06:00	01/27/20 14:31	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	19.0	%	0.10	0.10	1		01/28/20 17:16		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-15A (1-2) **Lab ID: 40202429008** Collected: 01/15/20 15:15 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	7.1	mg/kg	6.1	1.8	1	01/27/20 06:00	01/27/20 14:38	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	22.4	%	0.10	0.10	1		01/28/20 17:17		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-16 (1-2) **Lab ID: 40202429009** Collected: 01/15/20 16:10 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	4.0J	mg/kg	6.1	1.8	1	01/27/20 06:00	01/27/20 14:40	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	20.8	%	0.10	0.10	1		01/28/20 17:17		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-17 (1-2) **Lab ID: 40202429010** Collected: 01/16/20 07:40 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	6.6	mg/kg	6.2	1.9	1	01/27/20 06:00	01/27/20 14:43	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	24.2	%	0.10	0.10	1		01/28/20 17:17		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-18B (1-2) **Lab ID: 40202429011** Collected: 01/16/20 09:45 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	16.7	mg/kg	6.3	1.9	1	01/27/20 06:00	01/27/20 14:45	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	23.6	%	0.10	0.10	1		01/28/20 17:17		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-18D (1-2) **Lab ID: 40202429012** Collected: 01/16/20 13:20 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	3.3J	mg/kg	5.3	1.6	1	01/27/20 06:00	01/27/20 14:47	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	10.8	%	0.10	0.10	1		01/28/20 17:17		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-20 (1-2) **Lab ID: 40202429013** Collected: 01/16/20 10:00 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	3.7J	mg/kg	5.5	1.6	1	01/27/20 06:00	01/27/20 14:50	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	17.5	%	0.10	0.10	1		01/28/20 17:17		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-21 (1-2) **Lab ID: 40202429014** Collected: 01/16/20 10:30 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	2.4J	mg/kg	7.0	2.1	1	01/27/20 06:00	01/27/20 14:52	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	31.2	%	0.10	0.10	1		01/28/20 17:17		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Sample: B-11A (1-2) **Lab ID: 40202429015** Collected: 01/15/20 11:10 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	11.2	mg/kg	7.6	2.3	1	01/27/20 06:00	01/27/20 14:55	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	39.1	%	0.10	0.10	1		01/28/20 17:17		

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QUALITY CONTROL DATA

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

QC Batch:	346292	Analysis Method:	EPA 6010
QC Batch Method:	EPA 3050	Analysis Description:	6010 MET
Associated Lab Samples:	40202429001, 40202429002, 40202429003, 40202429004, 40202429005, 40202429006, 40202429007, 40202429008, 40202429009, 40202429010, 40202429011, 40202429012, 40202429013, 40202429014, 40202429015		

METHOD BLANK: 2009011

Matrix: Solid

Associated Lab Samples: 40202429001, 40202429002, 40202429003, 40202429004, 40202429005, 40202429006, 40202429007, 40202429008, 40202429009, 40202429010, 40202429011, 40202429012, 40202429013, 40202429014, 40202429015

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Arsenic	mg/kg	<1.5	4.9	01/27/20 14:03	

LABORATORY CONTROL SAMPLE: 2009012

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/kg	50	48.6	97	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2009013 2009014

Parameter	Units	40202429001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Arsenic	mg/kg	4.1J	63.2	63.2	61.9	61.4	92	91	75-125	1	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

QC Batch:	346493	Analysis Method:	ASTM D2974-87
QC Batch Method:	ASTM D2974-87	Analysis Description:	Dry Weight/Percent Moisture
Associated Lab Samples:	40202429001, 40202429002, 40202429003, 40202429004, 40202429005		

SAMPLE DUPLICATE: 2009732

Parameter	Units	40202429004 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	24.9	24.5	2	10	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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QUALITY CONTROL DATA

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

QC Batch:	346498	Analysis Method:	ASTM D2974-87
QC Batch Method:	ASTM D2974-87	Analysis Description:	Dry Weight/Percent Moisture
Associated Lab Samples:	40202429006, 40202429007, 40202429008, 40202429009, 40202429010, 40202429011, 40202429012, 40202429013, 40202429014, 40202429015		

SAMPLE DUPLICATE: 2009733

Parameter	Units	40202477006 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	23.8	25.2	6	10	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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QUALIFIERS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above LOD.

J - Estimated concentration at or above the LOD and below the LOQ.

LOD - Limit of Detection adjusted for dilution factor, percent moisture, initial weight and final volume.

LOQ - Limit of Quantitation adjusted for dilution factor, percent moisture, initial weight and final volume.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected at or above the adjusted LOD.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 1690012791 HARTMEYER

Pace Project No.: 40202429

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
40202429001	B-9D (1-2)	EPA 3050	346292	EPA 6010	346364
40202429002	B-10E (1-2)	EPA 3050	346292	EPA 6010	346364
40202429003	B-11C (1-2)	EPA 3050	346292	EPA 6010	346364
40202429004	B-11E (1-2)	EPA 3050	346292	EPA 6010	346364
40202429005	B-12A (1-2)	EPA 3050	346292	EPA 6010	346364
40202429006	B-13A (1-2)	EPA 3050	346292	EPA 6010	346364
40202429007	B-14A (1-2)	EPA 3050	346292	EPA 6010	346364
40202429008	B-15A (1-2)	EPA 3050	346292	EPA 6010	346364
40202429009	B-16 (1-2)	EPA 3050	346292	EPA 6010	346364
40202429010	B-17 (1-2)	EPA 3050	346292	EPA 6010	346364
40202429011	B-18B (1-2)	EPA 3050	346292	EPA 6010	346364
40202429012	B-18D (1-2)	EPA 3050	346292	EPA 6010	346364
40202429013	B-20 (1-2)	EPA 3050	346292	EPA 6010	346364
40202429014	B-21 (1-2)	EPA 3050	346292	EPA 6010	346364
40202429015	B-11A (1-2)	EPA 3050	346292	EPA 6010	346364
40202429001	B-9D (1-2)	ASTM D2974-87	346493		
40202429002	B-10E (1-2)	ASTM D2974-87	346493		
40202429003	B-11C (1-2)	ASTM D2974-87	346493		
40202429004	B-11E (1-2)	ASTM D2974-87	346493		
40202429005	B-12A (1-2)	ASTM D2974-87	346493		
40202429006	B-13A (1-2)	ASTM D2974-87	346498		
40202429007	B-14A (1-2)	ASTM D2974-87	346498		
40202429008	B-15A (1-2)	ASTM D2974-87	346498		
40202429009	B-16 (1-2)	ASTM D2974-87	346498		
40202429010	B-17 (1-2)	ASTM D2974-87	346498		
40202429011	B-18B (1-2)	ASTM D2974-87	346498		
40202429012	B-18D (1-2)	ASTM D2974-87	346498		
40202429013	B-20 (1-2)	ASTM D2974-87	346498		
40202429014	B-21 (1-2)	ASTM D2974-87	346498		
40202429015	B-11A (1-2)	ASTM D2974-87	346498		

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(Please Print Clearly)

Company Name:	ZAMBOL		
Branch/Location:	BROOKFIELD		
Project Contact:	ADAM STREIFFER		
Phone:	504 723 0980		
Project Number:	1690012791		
Project Name:	HARTMEYER		
Project State:	WISCONSIN		
Sampled By (Print):	DUNCAN GUSTAFSON		
Sampled By (Sign):	<i>[Signature]</i>		
PO #:			
Data Package Options (billable) ☐ EPA Level III ☐ EPA Level IV	MS/MSD ☐ On your sample (billable) ☐ NOT needed on your sample		
Matrix Codes A = Air B = Biot C = Charcoal D = Oil S = Soil SI = Sludge W = Water DW = Drinking Water GW = Ground Water SW = Surface Water WP = Waste Water			
PAGE LAB #	CLIENT FIELD ID	COLLECTION DATE	MATRIX
014	B-21 (1-2)	01/10/2010	S
015	B-11A (1-2)	01/15/2010	S

FACE Analytical
www.faceanals.com

CHAIN OF CUSTODY

Preservation Codes
A=None B=HCl C=H2SO4 D=HNO3 E=DI Water F=Methanol G=NaOH
H=Sodium Bisulfate Solution I=Sodium Thiosulfate J=Other

FILTERED?
(YES/NO)
PRESERVATION
(CODE)*

Analyses Requested

ARSENIC

UPPER MIDWEST REGION

MN: 612-607-1700 WI: 920-469-2436

Page 2 of 2

40202429

Quote #:

Mail To Contact:

Mail To Company:

Mail To Address:

Invoice To Contact:

Invoice To Company:

Invoice To Address:

Invoice To Phone:

CLIENT COMMENTS

LAB COMMENTS
(Lab Use Only)

Profile #

PAGE Project No.

40202429

Receipt Temp = *100* °C

Sample Receipt pH

OK / Adjusted

Cooler Custody Seal

Reseal / Not Present

Intact / Not Intact

Version 6.0 06/14/05

C0196(27Jun2006)

ORIGINAL

Client Name:

All containers needing preservation have been checked and noted below: ☐ Yes ☒ No ☐ N/A

Lab Lot# of pH paper:

Lab Sid #ID of preservation (if pH adjusted):

Initial when completed:

Date/Time:

Sample Preservation Receipt Form

Project #

40202429

Pace Analytical Services, LLC
1241 Bellevue Street, Suite 9
Green Bay, WI 54302

Pace Lab #	Glass						Plastic						Vials				Jars		General		VOA Vials (>6mm) *	H2SO4 pH ≤2	NaOH+Zn Act pH ≥9	NaOH pH ≥12	HNO3 pH ≤2	pH after adjusted	Volume (ml)	
	AG1U	AG1H	AG4S	AG4U	AG5U	AG2S	BG3U	BP1U	BP2N	BP2Z	BP3U	BP3B	BP3N	BP3S	DG9A	DG9T	VG9U	VG9H	VG9M	VG9D								JGFU
001																												2.5 / 5 / 10
002																												2.5 / 5 / 10
003																												2.5 / 5 / 10
004																												2.5 / 5 / 10
005																												2.5 / 5 / 10
006																												2.5 / 5 / 10
007																												2.5 / 5 / 10
008																												2.5 / 5 / 10
009																												2.5 / 5 / 10
010																												2.5 / 5 / 10
011																												2.5 / 5 / 10
012																												2.5 / 5 / 10
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014																												2.5 / 5 / 10
015																												2.5 / 5 / 10
016																												2.5 / 5 / 10
017																												2.5 / 5 / 10
018																												2.5 / 5 / 10
019																												2.5 / 5 / 10
020																												2.5 / 5 / 10

Exceptions to preservation check: VOA, Coliform, TOC, TOX, TOH, O&G, WI, DRO, Phenolics, Other:

Headspace in VOA Vials (<6mm): ☐ Yes ☒ No ☐ N/A *If yes look in headspace column

AG1U	1 liter amber glass	BP1U	1 liter plastic unpres	DG9A	40 mL amber ascorbic	JGFU	4 oz amber jar unpres
AG1H	1 liter amber glass HCL	BP2N	500 mL plastic HNO3	DG9T	40 mL amber Na Thio	WGUFU	4 oz clear jar unpres
AG4S	125 mL amber glass H2SO4	BP2Z	500 mL plastic NaOH, Znact	VG9U	40 mL clear vial unpres	WPFU	4 oz plastic jar unpres
AG4U	120 mL amber glass unpres	BP3U	250 mL plastic unpres	VG9H	40 mL clear vial HCL		
AG5U	100 mL amber glass unpres	BP3B	250 mL plastic NaOH	VG9M	40 mL clear vial MeOH		
AG2S	500 mL amber glass H2SO4	BP3N	250 mL plastic HNO3	VG9D	40 mL clear vial DI		
BG3U	250 mL clear glass unpres	BP3S	250 mL plastic H2SO4			SP5T	120 mL plastic Na Thiosulfate
						ZPLC	ziploc bag
						GN	

 1241 Bellevue Street, Green Bay, WI 54302	Document Name: Sample Condition Upon Receipt (SCUR)	Document Revised: 25Apr2018
	Document No.: F-GB-C-031-Rev.07	Issuing Authority: Pace Green Bay Quality Office

Sample Condition Upon Receipt Form (SCUR)

Client Name: Rampoll Project #: WO# : 40202429

Courier: ☒ CS Logistics ☒ Fed Ex ☐ Speedee ☐ UPS ☐ Walto

☐ Client ☐ Pace ☐ Other: 1-24-20 BR

Tracking #: 4325 1899 1314 1-24-20 BR

Custody Seal on Cooler/Box Present: ☒ yes ☐ no Seals intact: ☒ yes ☐ no

Custody Seal on Samples Present: ☐ yes ☒ no Seals intact: ☐ yes ☐ no

Packing Material: ☒ Bubble Wrap ☒ Bubble Bags ☐ None ☐ Other

Thermometer Used: SR - 90 Type of Ice: Wet Blue Dry None ☒ Samples on ice, cooling process has begun

Cooler Temperature: Uncorr: ROT / Corr: ROT

Temp Blank Present: ☒ yes ☐ no Biological Tissue is Frozen: ☐ yes ☐ no

Temp should be above freezing to 6°C. 1-24-20 BR

Biota Samples may be received at ≤ 0°C.

Person examining contents:
Date: 1-24-20
Initials: BR

Chain of Custody Present:	☒ Yes ☐ No ☐ N/A	1. <u>1-24-20 BR</u>
Chain of Custody Filled Out:	☐ Yes ☒ No ☐ N/A	2. <u>NO MAT INFORMATION</u>
Chain of Custody Relinquished:	☒ Yes ☐ No ☐ N/A	3.
Sampler Name & Signature on COC:	☒ Yes ☐ No ☐ N/A	4.
Samples Arrived within Hold Time:	☒ Yes ☐ No	5.
- VOA Samples frozen upon receipt	☐ Yes ☐ No	Date/Time:
Short Hold Time Analysis (<72hr):	☐ Yes ☒ No	6.
Rush Turn Around Time Requested:	☐ Yes ☒ No	7.
Sufficient Volume:		8.
For Analysis: ☒ Yes ☐ No MS/MSD: ☐ Yes ☒ No ☐ N/A		
Correct Containers Used:	☒ Yes ☐ No	9.
-Pace Containers Used:	☒ Yes ☐ No ☐ N/A	
-Pace IR Containers Used:	☐ Yes ☐ No ☒ N/A	
Containers Intact:	☒ Yes ☐ No	10.
Filtered volume received for Dissolved tests	☐ Yes ☐ No ☒ N/A	11.
Sample Labels match COC:	☒ Yes ☐ No ☐ N/A	12.
-Includes date/time/ID/Analysis Matrix: <u>5</u>		
Trip Blank Present:	☐ Yes ☐ No ☒ N/A	13.
Trip Blank Custody Seals Present	☐ Yes ☐ No ☒ N/A	
Pace Trip Blank Lot # (if purchased):		

Client Notification/ Resolution:

Person Contacted: _____ Date/Time: _____

Comments/ Resolution: _____

If checked, see attached form for additional comments ☐

Project Manager Review: _____

Date: 1/24/2020

February 10, 2020

Adam Streiffer
Ramboll Environ
175 North Corporate Drive
Suite 160
Brookfield, WI 53045

RE: Project: 1690012791 HARTMEYER
Pace Project No.: 40202424

Dear Adam Streiffer:

Enclosed are the analytical results for sample(s) received by the laboratory on January 24, 2020. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Steven Mleczko
steve.mleczko@pacelabs.com
(920)469-2436
Project Manager

Enclosures

cc: Kyle Heimstead, Ramboll



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

Pace Analytical Services Green Bay

1241 Bellevue Street, Green Bay, WI 54302

Florida/NELAP Certification #: E87948

Illinois Certification #: 200050

Kentucky UST Certification #: 82

Louisiana Certification #: 04168

Minnesota Certification #: 055-999-334

New York Certification #: 12064

North Dakota Certification #: R-150

Virginia VELAP ID: 460263

South Carolina Certification #: 83006001

Texas Certification #: T104704529-14-1

Wisconsin Certification #: 405132750

Wisconsin DATCP Certification #: 105-444

USDA Soil Permit #: P330-16-00157

Federal Fish & Wildlife Permit #: LE51774A-0

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REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

Lab ID	Sample ID	Matrix	Date Collected	Date Received
40202424001	B-9A (1-2)	Solid	01/15/20 09:05	01/24/20 08:35
40202424002	B-11B (1-2)	Solid	01/15/20 11:30	01/24/20 08:35
40202424003	B-11D (1-2)	Solid	01/15/20 11:50	01/24/20 08:35
40202424004	B-12B (1-2)	Solid	01/15/20 13:20	01/24/20 08:35
40202424005	B-13B (1-2)	Solid	01/15/20 13:40	01/24/20 08:35
40202424006	B-18A (1-2)	Solid	01/16/20 09:00	01/24/20 08:35
40202424007	B-21A (1-2)	Solid	01/16/20 10:40	01/24/20 08:35
40202424008	B-21B (1-2)	Solid	01/16/20 11:00	01/24/20 08:35

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SAMPLE ANALYTE COUNT

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

Lab ID	Sample ID	Method	Analysts	Analytes Reported
40202424001	B-9A (1-2)	ASTM D2974-87	MMX	1
40202424002	B-11B (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	MMX	1
40202424003	B-11D (1-2)	EPA 6010	TXW	1
		ASTM D2974-87	MMX	1
40202424004	B-12B (1-2)	ASTM D2974-87	MMX	1
40202424005	B-13B (1-2)	ASTM D2974-87	MMX	1
40202424006	B-18A (1-2)	ASTM D2974-87	MMX	1
40202424007	B-21A (1-2)	ASTM D2974-87	MMX	1
40202424008	B-21B (1-2)	ASTM D2974-87	MMX	1

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REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

Sample: B-9A (1-2) **Lab ID: 40202424001** Collected: 01/15/20 09:05 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	28.8	%	0.10	0.10	1		01/28/20 09:25		

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REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

Sample: B-11B (1-2) **Lab ID: 40202424002** Collected: 01/15/20 11:30 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	2.0J	mg/kg	6.3	1.9	1	02/06/20 06:23	02/06/20 14:29	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	26.3	%	0.10	0.10	1		01/28/20 09:25		

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REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

Sample: B-11D (1-2) **Lab ID: 40202424003** Collected: 01/15/20 11:50 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP									
Analytical Method: EPA 6010 Preparation Method: EPA 3050									
Arsenic	6.4J	mg/kg	6.4	1.9	1	02/06/20 06:23	02/06/20 14:32	7440-38-2	
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	26.4	%	0.10	0.10	1		01/28/20 09:25		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

Sample: B-12B (1-2) **Lab ID: 40202424004** Collected: 01/15/20 13:20 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	24.7	%	0.10	0.10	1		01/28/20 09:25		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

Sample: B-13B (1-2) **Lab ID: 40202424005** Collected: 01/15/20 13:40 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	32.7	%	0.10	0.10	1		01/28/20 09:25		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

Sample: B-18A (1-2) **Lab ID: 40202424006** Collected: 01/16/20 09:00 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	21.3	%	0.10	0.10	1		01/28/20 09:25		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

Sample: B-21A (1-2) **Lab ID: 40202424007** Collected: 01/16/20 10:40 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	15.3	%	0.10	0.10	1		01/28/20 09:25		

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ANALYTICAL RESULTS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

Sample: B-21B (1-2) **Lab ID: 40202424008** Collected: 01/16/20 11:00 Received: 01/24/20 08:35 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
Percent Moisture									
Analytical Method: ASTM D2974-87									
Percent Moisture	17.4	%	0.10	0.10	1		01/28/20 09:25		

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QUALITY CONTROL DATA

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

QC Batch:	347100	Analysis Method:	EPA 6010
QC Batch Method:	EPA 3050	Analysis Description:	6010 MET
Associated Lab Samples: 40202424002, 40202424003			

METHOD BLANK: 2013335 Matrix: Solid

Associated Lab Samples: 40202424002, 40202424003

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Arsenic	mg/kg	<1.5	4.9	02/06/20 14:15	

LABORATORY CONTROL SAMPLE: 2013336

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/kg	50	49.5	99	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2013337 2013338

Parameter	Units	10507204001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Arsenic	mg/kg	71.4	49.9	49.8	121	123	99	104	75-125	2	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

QC Batch:	346446	Analysis Method:	ASTM D2974-87
QC Batch Method:	ASTM D2974-87	Analysis Description:	Dry Weight/Percent Moisture
Associated Lab Samples:	40202424001, 40202424002, 40202424003, 40202424004, 40202424005, 40202424006, 40202424007, 40202424008		

SAMPLE DUPLICATE: 2009433

Parameter	Units	40202303006 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	24.0	23.2	4	10	

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Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above LOD.

J - Estimated concentration at or above the LOD and below the LOQ.

LOD - Limit of Detection adjusted for dilution factor, percent moisture, initial weight and final volume.

LOQ - Limit of Quantitation adjusted for dilution factor, percent moisture, initial weight and final volume.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected at or above the adjusted LOD.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 1690012791 HARTMEYER

Pace Project No.: 40202424

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
40202424002	B-11B (1-2)	EPA 3050	347100	EPA 6010	347198
40202424003	B-11D (1-2)	EPA 3050	347100	EPA 6010	347198
40202424001	B-9A (1-2)	ASTM D2974-87	346446		
40202424002	B-11B (1-2)	ASTM D2974-87	346446		
40202424003	B-11D (1-2)	ASTM D2974-87	346446		
40202424004	B-12B (1-2)	ASTM D2974-87	346446		
40202424005	B-13B (1-2)	ASTM D2974-87	346446		
40202424006	B-18A (1-2)	ASTM D2974-87	346446		
40202424007	B-21A (1-2)	ASTM D2974-87	346446		
40202424008	B-21B (1-2)	ASTM D2974-87	346446		

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Sent Via Electronic Mail

Mr. Michael Schmoller
Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
3911 Fish Hatchery Road
Fitchburg, WI 53711

**TECHNICAL ASSISTANCE REQUEST FOR THE HARTMEYER PROPERTY
2007 ROTH STREET, MADISON, WISCONSIN
BRTTS NO. (02-13-580328)**

Dear Mr. Schmoller:

Ramboll US Corporation (Ramboll), on behalf of the Kraft Heinz Foods Company (Kraft Heinz), is submitting the attached Technical Assistance Request Form and associated review fee of \$700.00 to seek input from the Wisconsin Department of Natural Resources (WDNR) regarding recent detections in surficial soil encountered during environmental assessment activities at the Hartmeyer Property (the site), located at 2007 Roth Street in Madison, Wisconsin (see attached Figure 1). Form 4400-237 has been completed and is attached.

As you know, the site is located adjacent to the former Kraft Heinz Oscar Mayer facility, and was historically and is currently leased by Kraft Heinz from the John Hartmeyer Estate. In anticipation of the pending Lease termination, Ramboll was asked to conduct an Environmental Assessment as required in the Lease to "determine if any applicable State of Wisconsin soil cleanup standard is exceeded".

Ramboll conducted recent subsurface investigations in April and September 2019 to evaluate soil conditions in areas of prior Kraft Heinz activities at the site. Also attached for your reference is Table 1 which summarizes the sampling results from the recent investigations, and Figure 2 and Figure 3 which show 2019 industrial direct contact RCL and surficial background threshold value exceedances for benzo[a]pyrene and arsenic, respectively.

We are requesting a meeting to discuss the results of the recent investigations and seek WDNR's input and concurrence regarding next steps and a regulatory path forward regarding remaining contamination at the site. Based on our recent conversation, we suggest a conference call or preferably a meeting the week of December 16, 2019 to discuss the project and a path forward. Please contact any of the individuals listed on the attached form if you have questions regarding this Technical Assistance Request. Ramboll and Kraft Heinz appreciate WDNR's assistance on this project.

Thank you in advance for your timely review.

Sincerely,

Ramboll US Corporation



Erin E. Veder
Principal
D 312 288 3810
ebantz@ramboll.com



Susan Petrofske
Managing Consultant
D 262 901 3501
spetrofske@ramboll.com



Adam Streiffer
Senior Consultant
D 262 901 3506
astreiffer@ramboll.com

November 25, 2019

Ramboll
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Ref. 1690012791

Attachments



**TECHNICAL ASSISTANCE REQUEST
FORM 4400-237**

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 1 of 7

Notice: Use this form to request a **written response (on agency letterhead)** from the Department of Natural Resources (DNR) regarding technical assistance, a post-closure change to a site, a specialized agreement or liability clarification for Property with known or suspected environmental contamination. A fee will be required as is authorized by s. 292.55, Wis. Stats., and NR 749, Wis. Adm. Code., unless noted in the instructions below. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

Definitions

"Property" refers to the subject Property that is perceived to have been or has been impacted by the discharge of hazardous substances.

"Liability Clarification" refers to a written determination by the Department provided in response to a request made on this form. The response clarifies whether a person is or may become liable for the environmental contamination of a Property, as provided in s. 292.55, Wis. Stats.

"Technical Assistance" refers to the Department's assistance or comments on the planning and implementation of an environmental investigation or environmental cleanup on a Property in response to a request made on this form as provided in s. 292.55, Wis. Stats.

"Post-closure modification" refers to changes to Property boundaries and/or continuing obligations for Properties or sites that received closure letters for which continuing obligations have been applied or where contamination remains. Many, but not all, of these sites are included on the GIS Registry layer of RR Sites Map to provide public notice of residual contamination and continuing obligations.

Select the Correct Form

This form should be used to request the following from the DNR:

- Technical Assistance
- Liability Clarification
- Post-Closure Modifications
- Specialized Agreements (tax cancellation, negotiated agreements, etc.)

Do not use this form if one of the following applies:

- Request for an **off-site liability exemption or clarification** for Property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another Property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s 292.21, Wis. Stats., **if no response or review by DNR is requested**. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for Property where the investigation and cleanup actions are completed. Use DNR's Case Closure - GIS Registry Form 4400-202.

All forms, publications and additional information are available on the internet at: dnr.wi.gov/topic/Brownfields/Pubs.html.

Instructions

1. Complete sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.
2. Select the type of assistance requested: Section 3 for technical assistance or post-closure modifications, Section 4 for a written determination or clarification of environmental liabilities; or Section 5 for a specialized agreement.
3. Include the fee payment that is listed in Section 3, 4, or 5, unless you are a "Voluntary Party" enrolled in the Voluntary Party Liability Exemption Program **and** the questions in Section 2 direct otherwise. Information on to whom and where to send the fee is found in Section 8 of this form.
4. Send the completed request, supporting materials and the fee to the appropriate DNR regional office where the Property is located. See the map on the last page of this form. A paper copy of the signed form and all reports and supporting materials shall be sent with an electronic copy of the form and supporting materials on a compact disk. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>

The time required for DNR's determination varies depending on the complexity of the site, and the clarity and completeness of the request and supporting documentation.

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 2 of 7

Section 1. Contact and Recipient Information

Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name Kyrias-Gann	First Kevin	MI	Organization/ Business Name Kraft Heinz Foods Company		
Mailing Address 200 E. Randolph Street			City Chicago	State IL	ZIP Code 60601
Phone # (include area code) (708) 662-0691		Fax # (include area code)	Email kevin.kyriasgann@kraftheinz.com		

The requester listed above: (select all that apply)

- ☐ Is currently the owner
- ☐ Is considering selling the Property
- ☒ Is renting or leasing the Property
- ☐ Is considering acquiring the Property
- ☐ Is a lender with a mortgagee interest in the Property
- ☐ Other. Explain the status of the Property with respect to the applicant:

Contact Information (to be contacted with questions about this request) ☐ Select if same as requester

Contact Last Name Petrofske	First Susan	MI	Organization/ Business Name Ramboll		
Mailing Address 175 North Corporate Drive, STE 160			City Brookfield	State WI	ZIP Code 53045
Phone # (include area code) (262) 901-3501		Fax # (include area code) (262) 901-0079	Email SPETROFSKE@ramboll.com		

Environmental Consultant (if applicable)

Contact Last Name Petrofske	First Susan	MI	Organization/ Business Name Ramboll		
Mailing Address 175 North Corporate Drive, STE 160			City Brookfield	State WI	ZIP Code 53045
Phone # (include area code) (262) 901-3501		Fax # (include area code) (262) 901-0079	Email SPETROFSKE@ramboll.com		

Attorney (if applicable)

Contact Last Name Nijman	First Jennifer	MI	Organization/ Business Name Nijman Franzetti LLP		
Mailing Address 10 S. LaSalle St, Suite 3600			City Chicago	State IL	ZIP Code 60603
Phone # (include area code) (312) 251-5255		Fax # (include area code) (312) 251-4610	Email jn@nijmanfranzetti.com		

Property Owner (if different from requester)

Contact Last Name Zilavy	First Thomas	MI D	Organization/ Business Name John Hartmeyer Estate Partnership, LLP (Reg. Agent) Zilav,		
Mailing Address Two East Mifflin Street, STE 600			City Madison	State WI	ZIP Code 53703
Phone # (include area code) (608) 255-8891		Fax # (include area code)	Email		

**Technical Assistance, Environmental Liability
Clarification or Post-Closure Modification Request**

Form 4400-237 (R 12/18)

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Section 2. Property Information

Property Name Hartmeyer Property		FID No. (if known)	
BRRTS No. (if known) 02-13-580328		Parcel Identification Number 081031300990	
Street Address 2007 Roth Street		City Madison	State WI
		ZIP Code 53704	
County Dane	Municipality where the Property is located ☒ City ☐ Town ☐ Village of	Property is composed of: ☒ Single tax parcel ☐ Multiple tax parcels	Property Size Acres 30

1. Is a response needed by a specific date? (e.g., Property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.

☐ No ☒ Yes

Date requested by: 12/16/2019

Reason: Limited window for access to the site per access agreement with property owner

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?

☒ No. **Include the fee that is required for your request in Section 3, 4 or 5.**

☐ Yes. **Do not include a separate fee.** This request will be billed separately through the VPLE Program.

Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:

Section 3. Technical Assistance or Post-Closure Modifications;

Section 4. Liability Clarification; or Section 5. Specialized Agreement.

Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: [Numbers in brackets are for WI DNR Use]

- ☐ No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - **Include a fee of \$350.** Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
- ☐ Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of \$700.**
- ☐ Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of \$1050.**
- ☐ Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of \$1050.**
- ☐ Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of \$1050.**
- ☐ Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of \$1050.**
- ☐ Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of \$350**
- ☐ Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of \$425.**
- ☐ Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of \$425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

- ☒ Schedule a Technical Assistance Meeting - **Include a fee of \$700.**
- ☐ Hazardous Waste Determination - **Include a fee of \$700.**
- ☐ Other Technical Assistance - **Include a fee of \$700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

- ☐ Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of \$1050, and:**
 - ☐ Include a fee of \$300 for sites with residual soil contamination; and
 - ☐ Include a fee of \$350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

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Skip Sections 4 and 5 if the technical assistance you are requesting is listed above and complete Sections 6 and 7 of this form.

Section 4. Request for Liability Clarification

Select the type of liability clarification requested. Use the available space given or attach information, explanations, or specific questions that you need answered in DNR's reply. Complete Sections 6 and 7 of this form. **[Numbers in brackets are for DNR Use]**

☐ "Lender" liability exemption clarification - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the real Property, and/or the personal Property and fixtures;
- (2) an environmental assessment, in accordance with s. 292.21, Wis. Stats.;
- (3) the date the environmental assessment was conducted by the lender;
- (4) the date of the Property acquisition; for foreclosure actions, include a copy of the signed and dated court order confirming the sheriff's sale.
- (5) documentation showing how the Property was acquired and the steps followed under the appropriate state statutes.
- (6) a copy of the Property deed with the correct legal description; and,
- (7) the Lender Liability Exemption Environmental Assessment Tracking Form (Form 4400-196).
- (8) If no sampling was done, please provide reasoning as to why it was **not** conducted. Include this either in the accompanying environmental assessment or as an attachment to this form, and cite language in s. 292.21(1)(c)2., h.-i., Wis. Stats.:
 - h. The collection and analysis of representative samples of soil or other materials in the ground that are suspected of being contaminated based on observations made during a visual inspection of the real Property or based on aerial photographs, or other information available to the lender, including stained or discolored soil or other materials in the ground and including soil or materials in the ground in areas with dead or distressed vegetation. The collection and analysis shall identify contaminants in the soil or other materials in the ground and shall quantify concentrations.
 - i. The collection and analysis of representative samples of unknown wastes or potentially hazardous substances found on the real Property and the determination of concentrations of hazardous waste and hazardous substances found in tanks, drums or other containers or in piles or lagoons on the real Property.

☐ "Representative" liability exemption clarification (e.g. trustees, receivers, etc.) - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the Property;
- (2) the date of Property acquisition by the representative;
- (3) the means by which the Property was acquired;
- (4) documentation that the representative has no beneficial interest in any entity that owns, possesses, or controls the Property;
- (5) documentation that the representative has not caused any discharge of a hazardous substance on the Property; and
- (6) a copy of the Property deed with the correct legal description.

☐ Clarification of local governmental unit (LGU) liability exemption at sites with: (select all that apply)

- ☐ hazardous substances spills - s. 292.11(9)(e), Wis. Stats. [649];
- ☐ Perceived environmental contamination - [649];
- ☐ hazardous waste - s. 292.24 (2), Wis. Stats. [649]; and/or
- ☐ solid waste - s. 292.23 (2), Wis. Stats. [649].

❖ **Include a fee of \$700, a summary of the environmental liability clarification being requested, and the following:**

- (1) clear supporting documentation showing the acquisition method used, and the steps followed under the appropriate state statute(s).
- (2) current and proposed ownership status of the Property;
- (3) date and means by which the Property was acquired by the LGU, where applicable;
- (4) a map and the ¼, ¼ section location of the Property;
- (5) summary of current uses of the Property;
- (6) intended or potential use(s) of the Property;
- (7) descriptions of other investigations that have taken place on the Property; and
- (8) (for solid waste clarifications) a summary of the license history of the facility.

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

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Section 4. Request for Liability Clarification (cont.)

☐ Lease liability clarification - s. 292.55, Wis. Stats. [646]

❖ **Include a fee of \$700 for a single Property, or \$1400 for multiple Properties and the information listed below:**

- (1) a copy of the proposed lease;
- (2) the name of the current owner of the Property and the person who will lease the Property;
- (3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the Property;
- (4) map(s) showing the Property location and any suspected or known sources of contamination detected on the Property;
- (5) a description of the intended use of the Property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the Property; and
- (6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessments and/or Site Investigation Reports conducted under s. NR 716, Wis. Adm. Code) that identify areas of the Property where a discharge has occurred.

General or other environmental liability clarification - s. 292.55, Wis. Stats. [682] - Explain your request below.

❖ **Include a fee of \$700 and an adequate summary of relevant environmental work to date.**

☐ No Action Required (NAR) - NR 716.05, [682]

❖ **Include a fee of \$700.**

Use where an environmental discharge has or has not occurred, and applicant wants a DNR determination that no further assessment or clean-up work is required. Usually this is requested after a Phase I and Phase II environmental assessment has been conducted; the assessment reports should be submitted with this form. This is not a closure letter.

☐ Clarify the liability associated with a "closed" Property - s. 292.55, Wis. Stats. [682]

❖ **Include a fee of \$700.**

- Include a copy of any closure documents if a state agency other than DNR approved the closure.

Use this space or attach additional sheets to provide necessary information, explanations or specific questions to be answered by the DNR.

Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: dnr.wi.gov/topic/Brownfields/lgu.html#tabx4.

☐ Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description.

☐ Agreement for assignment of tax foreclosure judgement - s. 75.106, Wis. Stats. [666]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description.

☐ Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]

❖ **Include a fee of \$1400, and the information listed below:**

- (1) a draft schedule for remediation; and,
- (2) the name, mailing address, phone and email for each party to the agreement.

Technical Assistance, Environmental Liability
Clarification or Post-Closure Modification Request

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Section 6. Other Information Submitted

Identify all materials that are included with this request.

Send both a paper copy of the signed form and all reports and supporting materials, and an electronic copy of the form and all reports, including Environmental Site Assessment Reports, and supporting materials on a compact disk.

Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.

- ☐ Phase I Environmental Site Assessment Report - Date: _____
- ☐ Phase II Environmental Site Assessment Report - Date: _____
- ☐ Legal Description of Property (required for all liability requests and specialized agreements)
- ☒ Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media: Select all that apply and include date of collection.

- ☐ Groundwater ☒ Soil ☐ Sediment ☐ Other medium - Describe: _____

Date of Collection: 09/19/2019

- ☐ A copy of the closure letter and submittal materials
- ☐ Draft tax cancellation agreement
- ☐ Draft agreement for assignment of tax foreclosure judgment
- ☐ Other report(s) or information - Describe: _____

For Property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?

- ☐ Yes - Date (if known): _____
- ☐ No

Note: The Notification for Hazardous Substance Discharge (non-emergency) form is available at:

dnr.wi.gov/files/PDF/forms/4400/4400-225.pdf.

Section 7. Certification by the Person who completed this form

- ☐ I am the person submitting this request (requester)
- ☒ I prepared this request for: Kevin Kyrias-Gann

Requester Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.


Signature

11/25/19
Date Signed

Managing Consultant
Title

(262) 901-3501
Telephone Number (include area code)

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

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Section 8. DNR Contacts and Addresses for Request Submittals

Send or deliver one paper copy and one electronic copy on a compact disk of the completed request, supporting materials, and fee to the region where the property is located to the address below. Contact a [DNR regional brownfields specialist](#) with any questions about this form or a specific situation involving a contaminated property. For electronic document submittal requirements see:

<http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

DNR NORTHERN REGION

Attn: RR Program Assistant
Department of Natural Resources
223 E Steinfest Rd Antigo, WI 54409

DNR NORTHEAST REGION

Attn: RR Program Assistant
Department of Natural Resources
2984 Shawano Avenue
Green Bay WI 54313

DNR SOUTH CENTRAL REGION

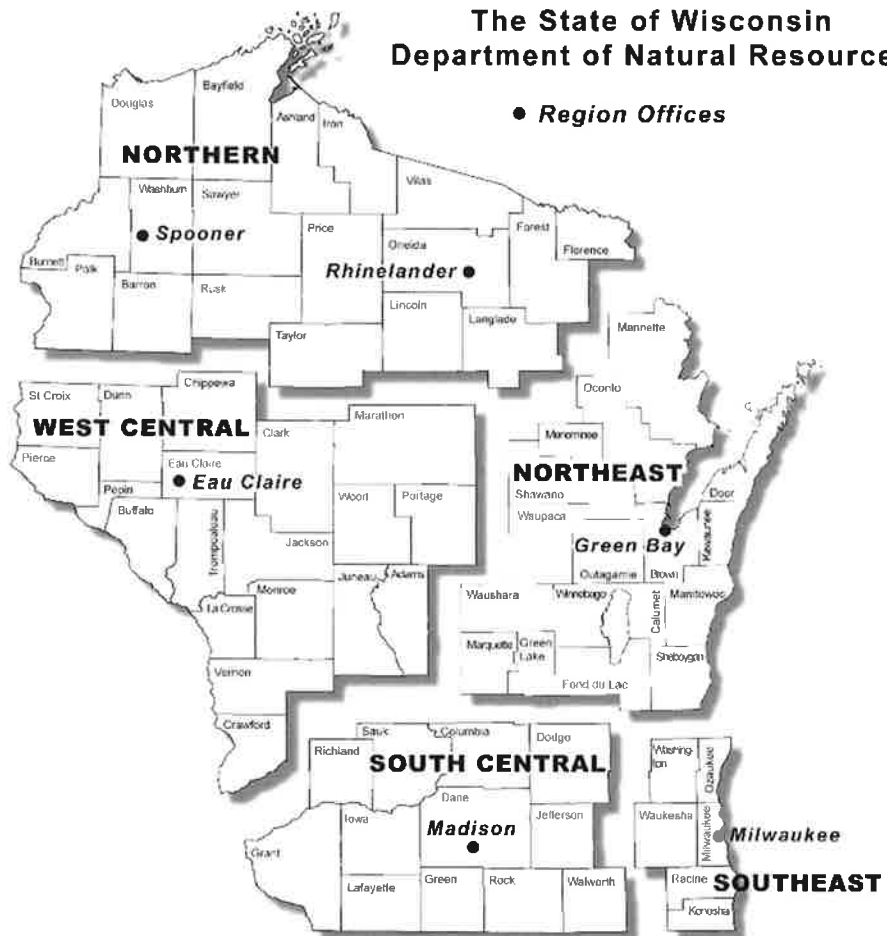
Attn: RR Program Assistant
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg WI 53711

DNR SOUTHEAST REGION

Attn: RR Program Assistant
Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee WI 53212

DNR WEST CENTRAL REGION

Attn: RR Program Assistant
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire WI 54702



Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.

DNR Use Only			
Date Received	Date Assigned	BRTS Activity Code	BRTS No. (if used)
DNR Reviewer		Comments	
Fee Enclosed? ☐ Yes ☐ No	Fee Amount \$	Date Additional Information Requested	Date Requested for DNR Response Letter
Date Approved	Final Determination		

TABLE

Table 1: Soil Analytical Results
Hartmeyer Property
2007 Roth Street, Madison, Wisconsin
Project 1690012791

Parameters	Soil RCLs		BTV	B-1 (1-2')	B-1 (4-5')	B-2 (1-2')	B-2 (4-5')	B-3 (1-2')	B-3 (4-5')	B-4 (1-2')	B-4 (4-5')	B-5 (1-2.5')	B-5 (4-5')	B-6 (1-2')	B-7 (1-2.5')	B-8 (1-2.5')	HA-1 (1-2')	
	Industrial Direct Contact	Groundwater Pathway		4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	9/16/2019
VOCs (µg/kg)																		
Benzene	7,070	5.1	--	<25.0	<28.4	<25.5	<62.5	<25.0	71.8 J C	<25.0	<25.0	<25.0	37.0 J C	<33.8	<26.9	<25.0	#N/A	
Ethylbenzene	35,400	1,570	--	<25.0	<28.4	<25.5	7,400 C	<25.0	129	<25.0	<25.0	<25.0	49.2 J	<33.8	90.3	<25.0	#N/A	
Naphthalene	24,100	658.2	--	<40.0	<45.5	81.5 J	3,440 C	<40.0	416	<40.0	<40.0	<40.0	283 J	112 J	260 J	<40.0	#N/A	
Toluene	818,000	1,107.2	--	<25.0	51.4 J	<25.5	<62.5	<25.0	49.2 J	<25.0	72.3 J	<25.0	48.2 J	61.3 J	223	<25.0	#N/A	
1,2,4-Trimethylbenzene ¹	219,000	1,378.7	--	44.6 J	<28.4	60.7 J	30,500 C	<25.0	59.3 J	35.7 J	<25.0	<25.0	45.5 J	200	205	<25.0	#N/A	
1,3,5-Trimethylbenzene ¹	182,000	1,378.7	--	<25.0	<28.4	<25.5	7,900 C	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	83.5 J	60.1 J	<25.0	#N/A	
o-Xylene	434,000	--	--	<25.0	<28.4	<25.5	7,850	<25.0	<25.0	34.9 J	<25.0	<25.0	<25.0	136	242	<25.0	#N/A	
m-&p-Xylene ²	388,000	--	--	<50.0	<56.8	<51.0	30,600	<50.0	<50.0	<50.0	<50.0	<50.0	75.0 J	122 J	318	<50.0	#N/A	
Xylenes, total	260,000	3,960	--	<75.0	<85.2	<76.5	38,500 C	<75.0	<75.0	<75.0	<75.0	<75.0	105 J	258 J	560	<75.0	#N/A	
PAHs (µg/kg)																		
Acenaphthene	45,200,000	--	--	48.4	<131	<5.7	<34.0	177 J	4,950	23.2	40.9	<99.2	145	35.8	100 J	7.7 J	#N/A	
Acenaphthylene	--	--	--	31.0	313.0 J	<4.8	<28.8	<76.7	2,420	10.1 J	8.9 J	<84.2	486	4.9 J	327	5.4 J	#N/A	
Anthracene	100,000,000	196,949.2	--	119	650	8.8 J	67.7 J	478	6,820	43.9	90.3	579	330	29.6	383	22.4 J	#N/A	
Benzo(a)anthracene	20,800	--	--	139	3,110	13.0 J	59.6 J	1,330	5,610	52.3	242	2,300	502	32.2	924	33.6	#N/A	
Benzo(a)pyrene	2,110	470	--	106	3,110 C	11.9 J	87.1	1,430 C	4,280 C	37.8	244	2,540 B,C	702 C	23.4	1,040 C	24.1	55.3	
Benzo(b)fluoranthene	21,100	478.1	--	81.1	5,100 C	11.2 J	81.0 J	1,310 C	3,650 C	23.6	333	2,670 C	758 C	18.3	1,080 C	25.7	#N/A	
Benzo(ghi)perylene	--	--	--	65.3	2,020	9.3 J	64.9	1,110	1,870	24.4	166	2,040	460	9.5 J	782	11.9	#N/A	
Benzo(k)fluoranthene	211,000	--	--	91.0	2,080	10.6 J	83.5	1,270	1,400	29.1	140	2,050	240	6.2 J	837	7.8 J	#N/A	
Chrysene	2,110,000	144.2	--	160 C	4,480 C	14.6 J	94.8 J	1,470 C	5,360 C	59.2	260 C	2,500 C	552 C	31.0	1,120 C	30.6	#N/A	
Dibenzo(a,h,)anthracene	2,110	--	--	23.2	430	<3.3	<19.6	348	487.0	7.9 J	45.2	698.0	126	<3.3	258	3.3 J	#N/A	
Fluoranthene	30,100,000	88,877.8	--	272	9,030	23.4 J	100 J	3,340	11,300	69.7	644	4,970	712	49.2	1,960	39.4	#N/A	
Fluorene	30,100,000	14,829.9	--	52.5	<140	<6.0	<36.2	159 J	2,680	24.5	39.2	<106	201	43.3	163	<5.3	#N/A	
Indeno(1,2,3-cd)pyrene	21,100	--	--	46.5	1,580	7.0 J	<19.2	942	1,370	13.1	128	1,760	346	3.6 J	690	6.3 J	#N/A	
1-Methylnaphthalene	72,700	--	--	759	<136	50.3	462	<93.6	2,260	214	31.7	<103	217	47.2	918	100	#N/A	
2-Methylnaphthalene	3,010,000	--	--	863	<169	74.0	1,120	<116	594	206	44.8	<128	324	50.2	825	85.5	#N/A	
Naphthalene	24,100	658.2	--	410	<284	28.5 J	4,040 C	<196	2,290 C	90.2	82.1	<215	757 C	40.3 J	2,960 C	29.7 J	#N/A	
Phenanthrene	--	--	--	755	2,650	50.4 J	175 J	2,060	21,400	291	395	2,020	468	234	1,920	122	#N/A	
Pyrene	22,600,000	54,545.5	--	243	6,160	21.3 J	84.7 J	2,570	15,200	72.1	438	3,610	890	44.4	1,670	37.0	#N/A	
Metals (mg/kg)																		
Arsenic ³	3.00	0.58	8.3	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	24.2 B,C,D	4.9 ⁴ J C	10.5 B,C,D	<1.2	8.8 B,C,D	25.9 B,C,D	
Barium ³	100,000	164.8	364	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	26.9	107	50.9	40.9	18.1	#N/A	
Cadmium ³	985	0.75	1.07	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	2.3 C,D	0.45 J	0.19 J	<0.15	<0.16	#N/A	
Chromium	--	360,000	43.5	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	13.6	17.4	9.3	16.3	7.9	#N/A	
Lead ³	800	27	51.6	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	24.4	81.5 C,D	11.3	8.2	3.6	#N/A	
Mercury	3.13	0.21	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	0.014 J	0.29 C	0.023 J	0.015 J	<0.012	#N/A	
Selenium	5,840	0.52	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	<1.6	<1.8	<1.8	<1.5	2.8 J C	#N/A	
Silver	5,840	0.85	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	0.78 J	0.54 J	0.55 J	0.54 J	<0.42	#N/A	

Notes:

VOCs = Volatile Organic Compounds

PAHs = Polynuclear Aromatic Hydrocarbons

RCL = Residual Contaminant Level

BTV = Background Threshold Value

µg/kg = micrograms per kilogram

mg/kg = milligrams per kilogram

¹ Groundwater Pathway RCL listed is for 1,2,4- and 1,3,5-Trimethylbenzenes combined.

² Direct Contact RCL listed is for the more stringent m-Xylene.

³ Parameter BTV is larger than one or more of the RCLs or is the only standard available.

⁴ Concentration above NR 720 RCL for Groundwater Pathway, but below BTV.

⁵ Received "D3" flag by laboratory - Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.

⁶ Received "B" flag by laboratory - Analyte was detected in the associated method blank.

⁷ Received "M1" flag by laboratory - Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.

Bolded value indicates an NR 720 Residual Contaminant Level (RCL) exceedance.

B Parameter exceeds NR 720 RCL for Industrial Direct Contact.

C Parameter exceeds NR 720 RCL for Groundwater Pathway.

D Parameter exceeds Surficial BTV for metals.

J Estimated concentration at or above the LOD and below the LOQ.

-- No RCL or Surficial BTV established.

#N/A = Not analyzed

0-4' used for direct contact determination

Soil RCLs and surficial BTVs established by the WDNR RR program using the EPA's RSL web-calculator with WAC NR 720 default parameters (WDNR PUB-RR-890, June 2014 - updated RCL spreadsheet, June 2018).

Table 1: Soil Analytical Results
Hartmeyer Property
2007 Roth Street, Madison, Wisconsin
Project 1690012791

Parameters	Soil RCLs		BTV	HA-1S (1-2')	HA-2 (1-2')	HA-2S (1-2')	HA-3 (1-2')	HA-3S (1-2')	HA-4 (1-2')	HA-4S (1-1.5')	HA-5 (1-2)	HA-6 (1-2)	HA-9 ALT (.5-1)	HA-10 (1.5-2.5)	HA-11 (1-2)	HA-14 (1-2)	HA-17 (.5-1.5)
	Industrial Direct Contact	Groundwater Pathway		9/16/2019	9/16/2019	9/16/2019	9/16/2019	9/16/2019	9/16/2019	9/16/2019	9/17/2019	9/17/2019	9/17/2019	9/17/2019	9/17/2019	9/17/2019	9/17/2019
VOCs (µg/kg)																	
Benzene	7,070	5.1	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Ethylbenzene	35,400	1,570	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Naphthalene	24,100	658.2	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Toluene	818,000	1,107.2	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
1,2,4-Trimethylbenzene ¹	219,000	1,378.7	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
1,3,5-Trimethylbenzene ¹	182,000	1,378.7	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
o-Xylene	434,000	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
m-&p-Xylene ²	388,000	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Xylenes, total	260,000	3,960	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
PAHs (µg/kg)																	
Acenaphthene	45,200,000	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	8.6 J	3.7 J	13.8 J	<2.7	9.2 J	7.6 J	<2.7
Acenaphthylene	--	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	5.4 J	34.5	<4.8	<2.6	55.5	18.8 J	<2.7
Anthracene	100,000,000	196,949.2	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	8.3 J	20 J	52.1	<2.6	68.7	19.2 J	<2.6
Benzo(a)anthracene	20,800	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	19.7 J	71	375 ⁷	3.6 J	374	44.1	11.8 J
Benzo(a)pyrene	2,110	470	--	#N/A	154 ⁵	#N/A	80.3	#N/A	750 C	#N/A	12.4 J	86	467 ⁷	<2.4	455	49.8	12.6 J
Benzo(b)fluoranthene	21,100	478.1	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	11.3 J	107.0	685 ⁷ C	<2.9	670 C	57.3	19.9 J
Benzo(ghi)perylene	--	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	5.5 J	65.1	392	<3.7	301	38.5	9.1 J
Benzo(k)fluoranthene	211,000	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	3.3 J	41.2	273 ⁷	<2.7	225	23.8	7.7 J
Chrysene	2,110,000	144.2	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	21.8	79	457 ⁷ C	<3.9	405 C	51.7	12.8 J
Dibenzo(a,h,)anthracene	2,110	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	<2.9	15.9 J	88.3	<2.9	88.6	7.3 J	<2.9
Fluoranthene	30,100,000	88,877.8	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	20.9	116	892 ⁷	3.0 J	690	92.9	24.3
Fluorene	30,100,000	14,829.9	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	4.4 J	5.3 J	15.8 J	<2.5	12.6 J	5.9 J	<2.5
Indeno(1,2,3-cd)pyrene	21,100	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	<4.3	49.6	320	<4.3	268	28.9	7.4 J
1-Methylnaphthalene	72,700	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	193	12 J	<5.6	<3.0	28.2	47.2	<3.1
2-Methylnaphthalene	3,010,000	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	220	18 J	<5.6	<3.0	39.0	53.7	3.6 J
Naphthalene	24,100	658.2	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	87.6	19 J	6.3 J	<2.0	42.3	92.6	4.4 J
Phenanthrene	--	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	119	51	338 ⁷	<2.4	205	87.3	11.0 J
Pyrene	22,600,000	54,545.5	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	22.9	111	704 ⁷	<3.1	555	84.9	19.6 J
Metals (mg/kg)																	
Arsenic ³	3.00	0.58	8.3	26.4 B,C,D	25.5 B,C,D	42.7 B,C,D	39.2 B,C,D	12.2 B,C,D	10.0 ⁶ B,C,D	11.5 B,C,D	1.5 ⁴ J C	3.7 ⁴ J C	4.9 ^{4,5} J B,C	2.9 ⁴ J C	8.2 ⁴ B,C	13.1 B,C,D	3.9 ⁴ J B,C
Barium ³	100,000	164.8	364	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	23.5	106	25.2	107	110	240 ⁴ C	64.6
Cadmium ³	985	0.75	1.07	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	5.0 C,D	0.35 J	0.31 J	0.18 J	0.86 ⁴ C	0.60 J	0.25 J
Chromium	--	360,000	43.5	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	4.9	14.3	2.0	20.2	14.4	6.3	11.0
Lead ³	800	27	51.6	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	6.6	23.2	4.1	15.0	113 C,D	40.3 ⁴ C	12.8
Mercury	3.13	0.21	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	<0.013	0.055	<0.011	0.044	0.077	0.022 J	0.018 J
Selenium	5,840	0.52	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	<1.6	<1.5	<1.4	<1.6	<1.5	<1.7	<1.7
Silver	5,840	0.85	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	<0.42	<0.41	<0.37	<0.41	0.50 J	<0.44	<0.43

Notes:
VOCs = Volatile Organic Compounds
PAHs = Polynuclear Aromatic Hydrocarbons
RCL = Residual Contaminant Level
BTV = Background Threshold Value
µg/kg = micrograms per kilogram
mg/kg = milligrams per kilogram
¹ Groundwater Pathway RCL listed is for 1,2,4- and 1,3,5-Trimethylbenzenes combined.
² Direct Contact RCL listed is for the more stringent m-Xylene.
³ Parameter BTV is larger than one or more of the RCLs or is the only standard available.
⁴ Concentration above NR 720 RCL for Groundwater Pathway, but below BTV.
⁵ Received "D3" flag by laboratory - Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.
⁶ Received "B" flag by laboratory - Analyte was detected in the associated method blank.
⁷ Received "M1" flag by laboratory - Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.
Bolded value indicates an NR 720 Residual Contaminant Level (RCL) exceedance.
B Parameter exceeds NR 720 RCL for Industrial Direct Contact.
C Parameter exceeds NR 720 RCL for Groundwater Pathway.
D Parameter exceeds Surficial BTV for metals.
J Estimated concentration at or above the LOD and below the LOQ.
-- No RCL or Surficial BTV established.
#N/A = Not analyzed
0-4' used for direct contact determination
Soil RCLs and surficial BTVs established by the WDNR RR program using the EPA's RSL web-calculator with WAC NR 720 default parameters (WDNR PUB-RR-890, June 2014 - updated RCL spreadsheet, June 2018).

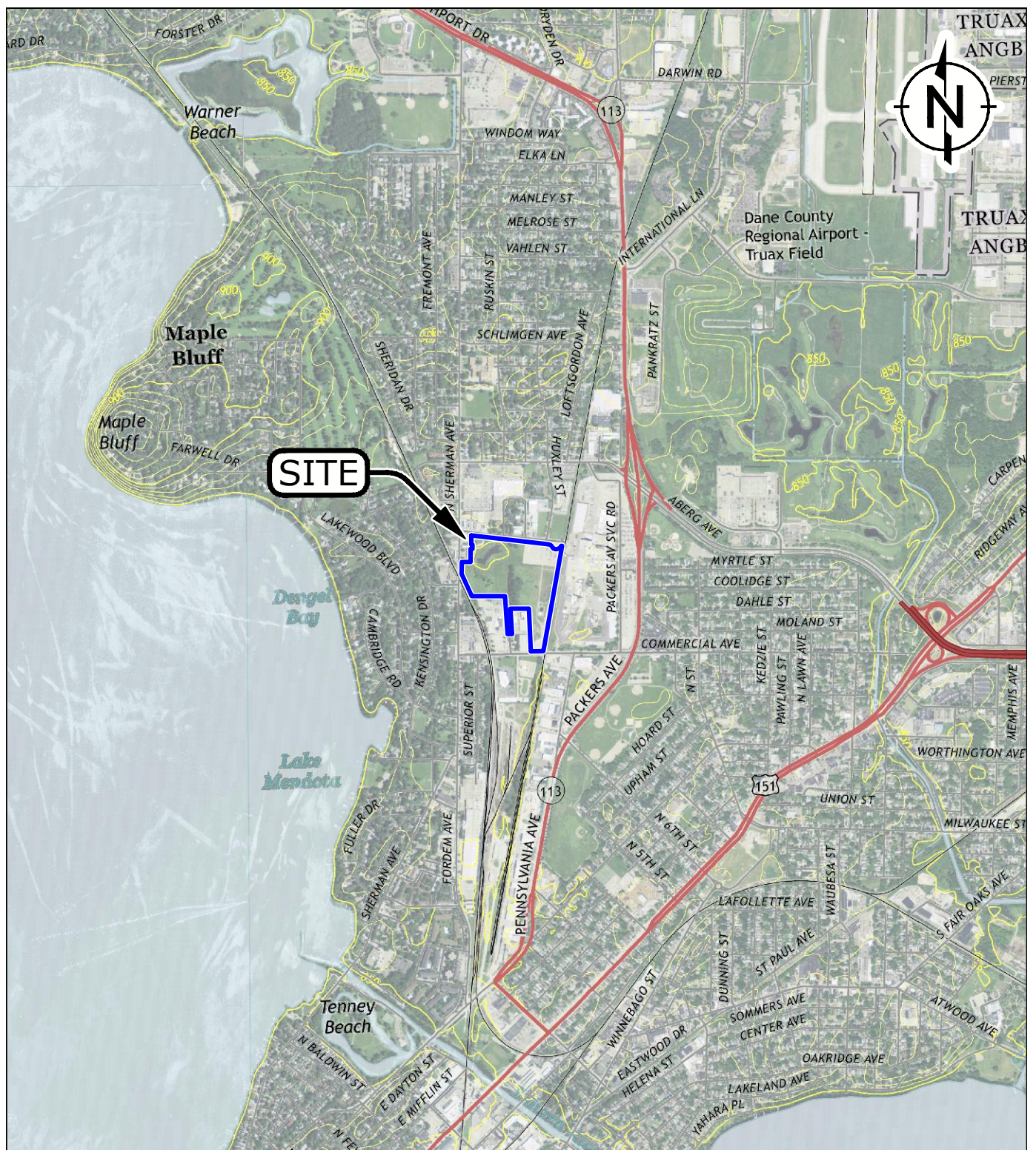
Table 1: Soil Analytical Results
Hartmeyer Property
2007 Roth Street, Madison, Wisconsin
Project 1690012791

Parameters	Soil RCLs		BTV	HA-18 (1-2)	HA-19 (1-2)	HA-22 ALT (.5-1.5)
	Industrial Direct Contact	Groundwater Pathway		9/19/2019	9/19/2019	9/19/2019
VOCs (µg/kg)						
Benzene	7,070	5.1	--	#N/A	#N/A	#N/A
Ethylbenzene	35,400	1,570	--	#N/A	#N/A	#N/A
Naphthalene	24,100	658.2	--	#N/A	#N/A	#N/A
Toluene	818,000	1,107.2	--	#N/A	#N/A	#N/A
1,2,4-Trimethylbenzene ¹	219,000	1,378.7	--	#N/A	#N/A	#N/A
1,3,5-Trimethylbenzene ¹	182,000	1,378.7	--	#N/A	#N/A	#N/A
o-Xylene	434,000	--	--	#N/A	#N/A	#N/A
m-&p-Xylene ²	388,000	--	--	#N/A	#N/A	#N/A
Xylenes, total	260,000	3,960	--	#N/A	#N/A	#N/A
PAHs (µg/kg)						
Acenaphthene	45,200,000	--	--	4.2 J	282	18.7 J
Acenaphthylene	--	--	--	<2.8	58.5 J	16.3 J
Anthracene	100,000,000	196,949.2	--	8.0 J	490	40.3
Benzo(a)anthracene	20,800	--	--	20.0 J	459	117
Benzo(a)pyrene	2,110	470	--	17.1 J	259	113
Benzo(b)fluoranthene	21,100	478.1	--	21.9 J	273	150
Benzo(ghi)perylene	--	--	--	10.4 J	97.7 J	68.7
Benzo(k)fluoranthene	211,000	--	--	6.8 J	87.8 J	59.1
Chrysene	2,110,000	144.2	--	23.3	395 C	124
Dibenzo(a,h,)anthracene	2,110	--	--	<3.1	27.0 J	18.7 J
Fluoranthene	30,100,000	88,877.8	--	34.8	689	248
Fluorene	30,100,000	14,829.9	--	2.7 J	264	19.2 J
Indeno(1,2,3-cd)pyrene	21,100	--	--	7.1 J	59.1 J	59.0
1-Methylnaphthalene	72,700	--	--	55.4	1,360	68.9
2-Methylnaphthalene	3,010,000	--	--	67.4	1,330	76.3
Naphthalene	24,100	658.2	--	27.3	647	41.4
Phenanthrene	--	--	--	57.2	2,730	163
Pyrene	22,600,000	54,545.5	--	29.9	594	189
Metals (mg/kg)						
Arsenic ³	3.00	0.58	8.3	27.4 B,C,D	137 B,C,D	<1.4
Barium ³	100,000	164.8	364	47.8	48.5	170 ⁴ C
Cadmium ³	985	0.75	1.07	1.2 C,D	0.91 ⁴ C	0.27 J
Chromium	--	360,000	43.5	16.3	9.4	22.0
Lead ³	800	27	51.6	62.2 C,D	36.1 ⁴ C	14.6
Mercury	3.13	0.21	--	<0.013	0.085	0.040 J
Selenium	5,840	0.52	--	<1.7	<1.7	<1.7
Silver	5,840	0.85	--	0.48 J	<0.45	<0.45

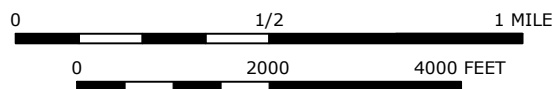
Notes:
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RCL = Residual Contaminant Level
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Soil RCLs and surficial BTVs established by the WDNR RR program using the EPA's RSL web-calculator with WAC NR 720 default parameters (WDNR PUB-RR-890, June 2014 - updated RCL spreadsheet, June 2018).

FIGURES

L:\Loop Project Files\CAD\1690012791_Hartmeyer Soil Investigation\PHI1\01_Site Location Map (Madison WI).dwg



CONTOUR INTERVAL 10 FEET



LEGEND:

 PROPERTY BOUNDARY
(APPROXIMATE)

SOURCE:

2016 USGS 7.5 Minute Series Madison East, Madison West, De Forest, and Waunakee, Wisconsin Topographic Quadrangles.
Site Location; N: 43.109700° W: 89.361000° WGS84



QUADRANGLE LOCATION



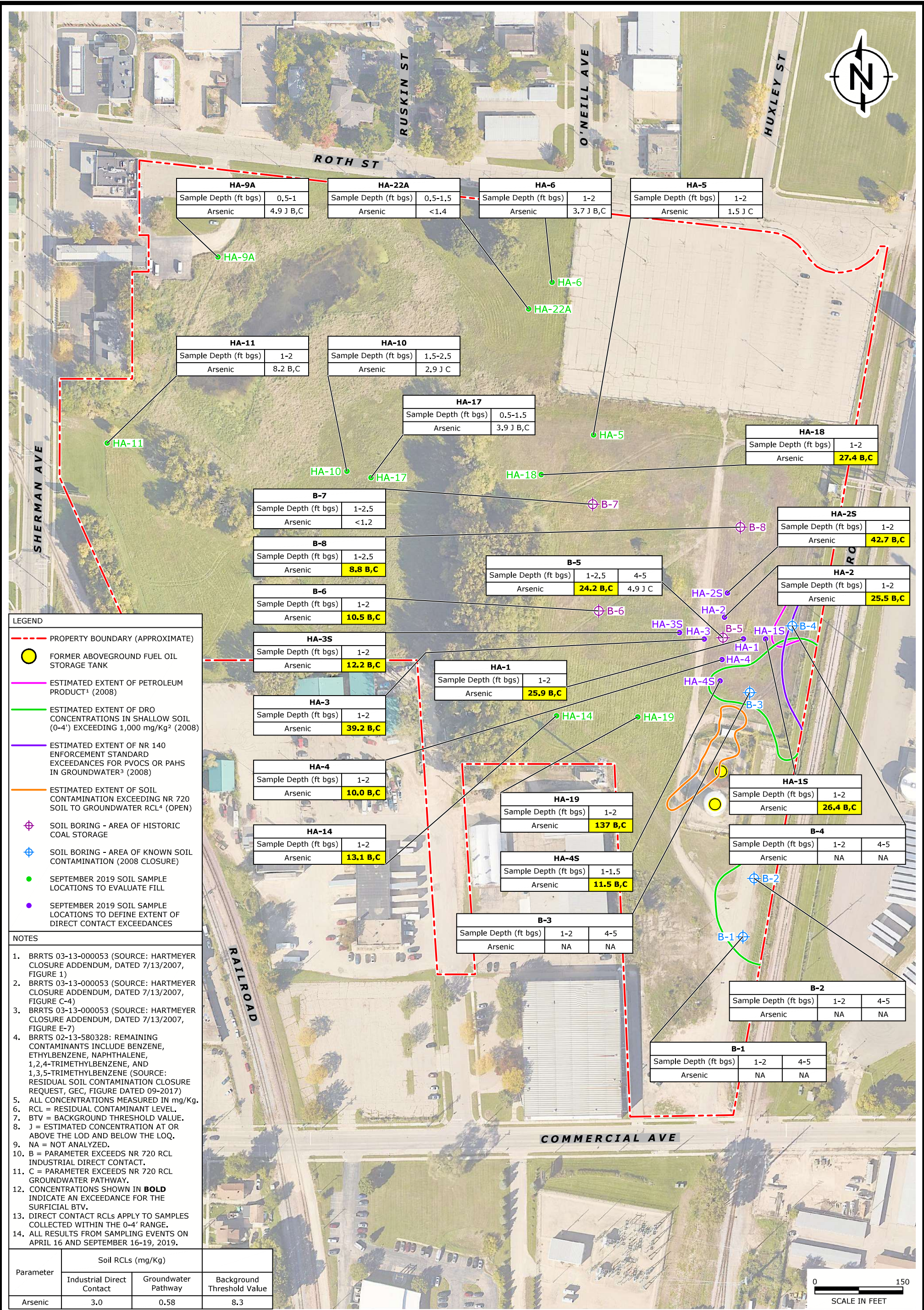
SITE LOCATION MAP
HARTMEYER PROPERTY
2007 ROTH STREET
MADISON, WISCONSIN

FIGURE
1

DRAFTED BY: HJW

DATE: 4/29/19

1690012791



SOURCE: AERIAL IMAGERY: GOOGLE EARTH™, IMAGE DATED 09/21/2014.

Agenda Items 5 & 6

Beth Sluys

June 21, 2022

District 18

Conserve the Cultural Resource

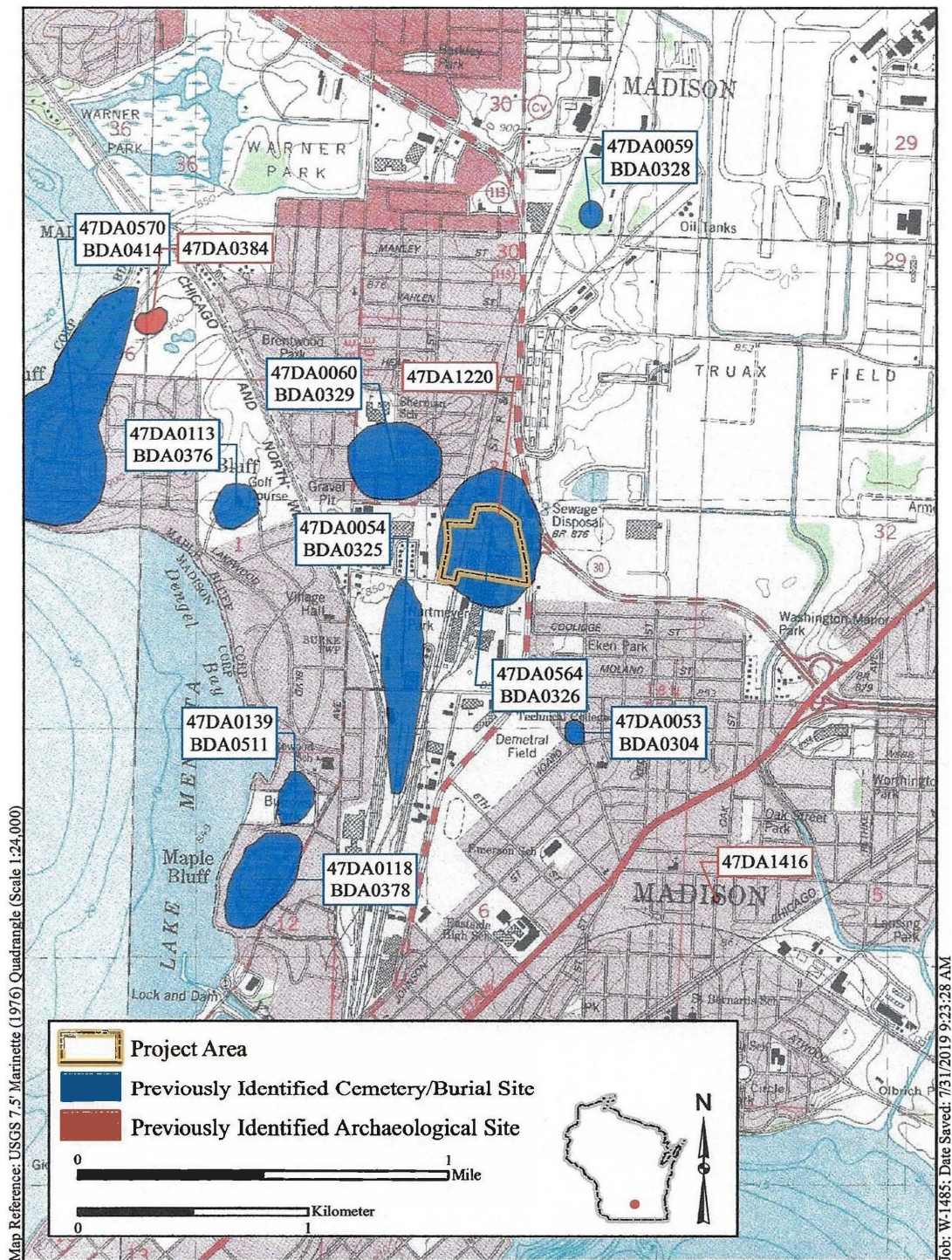


Figure 1. Project Area Location and Previously Identified Archaeological and Cemetery/Burial Sites within One Mile

Most of the property slated for roadways and high rise apartments in the approximately 29 acres for sale currently at 2007 Roth Street, is a previously identified Indigenous cemetery/burial site area and is shown on the map on page 1 (source: 2019 report completed for the city of Madison related to the archeological review for the potential purchase of the Oscar Mayer property). The Tracks site contains an unsurveyed potential mound site and savannah area containing large bur oak trees, described by Mr. Quackenbush as an “environmentally unique resource”.

The long narrow blue area near the center of the image shows the “Hartmeyer Park” area which is the area being planned for roadways and construction. That is the Track site.

The Oscar Mayer property contains a catalogued burial site at the north end of the property (47DA1220). While some of the wetland area at 2007 Roth Street was historically disturbed through the years, the low lying area that has the water feature (original grade) and in particular, the savannah area near the large oak trees on Roth Street are largely undisturbed and have not been surveyed, as confirmed by Amy Rosebrough of the Wisconsin Historical Society. As with the recent discovery of hand hewn canoes submerged in Lake Mendota, we likely will find archeological artifacts at this property, but will only know if we look. An article in the Wisconsin State Journal from 1934 spoke about how bones were found in this Roth Street area during ditching, and bundles of bones were handed over to the state archeologist, Charles E. Brown.

I recently reached out to the Ho-Chunk Nation and spoke at length with Mr. Bill Quackenbush, Historic Preservation Officer. He is interested in meeting to discuss the potential mound site at the property. He suggested the importance of protecting the savannah area near the oak trees and indicated that he has access to ground penetrating radar for a preliminary survey of the area of the potential mound site. He spoke to the natural area and the fact that sandhill cranes are nesting there at the wetland and that we should consider not mowing at the site for the betterment of the habitat. Mr. Quackenbush offered to meet and to include the landowners and the WHS to discuss this area. I hope that this can occur soon before the area is seriously further disrupted.

We need to be careful to honor our neighbors, the Ho-Chunk Nation and their ancestors in this identified cemetery / burial site. We need to conduct a site survey to make sure we do not disturb or destroy artifacts or burial sites in this area, an ancestral burial site area.

Conserve the wetland Natural Resource

Keep 16 acres of natural area at 2007 Roth Street, as adopted by the Common Council (July 2020) for dedicated green and open space. None of the current roadway configurations allow for conserving the 16 acres voted into the Oscar Mayer Special Area Plan with the direction of Alder Rummel, now part of the OMSAP resolution adoption process. It is likely the only resolution that includes language that specifically addresses “preventing human exposure to toxic chemicals.”

The land at 2007 Roth Street is in a municipal wetland overlay district, is in a CARPC determined environmental corridor, and is largely comprised of hydric soils found within previously flooded areas. This habitat is home to nesting migratory sandhill cranes, over 100 bird species, over 143 semi-rare orchids, a rare milkweed, bur oak trees that are over 200 years old, and provides an outdoor classroom for students from nearby Shabazz High School, a natural area park for the Sherman Neighborhood association whose residents both now and into the future will appreciate a beautiful natural area park. There was massive support for saving all 30 acres and now it is reduced to less than 16 acres. Keep 16 acres for a natural area park.

Protect the people you serve.

As community leaders, working with your constituents, I hope that you understand the area about which we are speaking this evening. In July 2020, the Council voted to a commitment to protect public health and safety during Northside redevelopment. Planning staff acknowledged this commitment and felt it important, valid and so it was included in our plan:

**ADDRESS RACIAL JUSTICE AND SOCIAL EQUITY
DURING THE OMSAP REDEVELOPMENT PROCESS,
WHICH MUST INCLUDE ASSESSING AND PREVENT-
ING 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.**

**OSCAR MAYER
SPECIAL AREA PLAN**

As community leaders, you are charged with the protection of the health and safety of our most vulnerable families.

As you look at zoning for the high-density housing, is it environmentally just to create housing for low income and working poor families, housing for vulnerable seniors next to or on top of some of the most highly contaminated land in Madison? We need to make sure that we understand the extent of the contamination on the Roth Street property (Arsenic and benzo (a) pyrene) by conducting a community-wide environmental assessment of the area, as was completed on Madison's Southside prior to redevelopment. We can get a USEPA grant that will be focused solely on the Northside contamination issues. Keep the land designated for residential in its current zoning until we know the full extent of the contamination in this plan area (including testing for PFAs and PCBs), consider all clean up options and then decide on redevelopment options.

We need to remember that this area has been industrial for over a hundred years. In recent times, the city chose not to buy 15 acres and a building with toxic chemical vapors at the north end of the Oscar Mayer property to keep our Metro workers safe. The Roth Street property also has contamination related to coal pile storage on the land and fuel oil spills (see attached report from 2019).

Now, once again, it is your time to protect our neighbors from being placed in harm's way as we look to redevelopment within this entire plan area.

Investigate, assess, determine levels of clean up and the safest use and then rezone as determined by the science.

From: [Alisha Steele](#)
To: [All Alders](#)
Subject: Wetlands conservation
Date: Monday, June 20, 2022 7:44:44 PM

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

I am writing in support of creating a conservation park out of as much of the land as possible where the wetland is located behind the old Oscar Meyer plant. I have been a resident of the Northside for 16 years and have observed migrating birds using that area quite frequently. As the city continues to grow it is important to maintain green spaces for the health of all of us.

Pleasure support agenda item #5 to preserve this green space for future generations.

Alisha Steele
1421 Pleasure Drive
Madison WI 53704

From: [Brooke Williams](#)
To: [All Alders](#); [Abbas, Syed](#)
Subject: Vote To Adopt Agenda Items 5 and 6 as approved by the Plan Commission
Date: Monday, June 20, 2022 5:30:37 PM

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

Greetings,

I'm writing to encourage you to adopt Agenda Items 5 and 6 at the June 21 Common Council Meeting. I believe these items strike a good balance between needs for development and affordable housing, traffic management and preservation of important natural areas.

Thank You,
Brooke Williams

From: [James Wold](#)
To: [All Alders](#)
Subject: Council Meeting June 21, Agenda Items 5 and 6 as approved by the Plan Commission
Date: Sunday, June 19, 2022 1:15:11 PM

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

Dear alders,

Please make a Motion and Vote to Adopt Agenda Item 5 - 69715 Second Substitute Zoning and Item 6 - 69719 Substitute Street Mapping as approved by the Plan Commission and supported by the developer and the community, at the Tuesday June 21 Common Council meeting.

Keeping this sustainable urban nature refugia also aligns with Madison and OMSAP goals for climate, pollinators, water, sustainability, health and equity. It provides equitable healthy access to nearby nature for seniors and low income families in the new development, for nearby neighborhoods and school kids, and for a rapidly growing area population. The Second Substitute Zoning protects almost all of the CARPC mapped environmental corridor that the city should support.

This hard fought developer proposed compromise is a Win-Win-Win-Win-Win for the Developer, Senior and Low Income Housing, the Community, the City, and the Environment.

Please Make a Motion and Vote to Adopt Agenda Item 5 Second Substitute Zoning and Item 6 Substitute Street Mapping as approved by the Plan Commission.

Thank you for your consideration of this item.

Sincerely yours,

Jim Wold,
District 12