

From: Janet Parker <janetparker8@gmail.com>
Sent: Friday, May 1, 2020 10:12:59 PM
To: All Alders; Stouder, Heather; ledell.zellers@gmail.com; Em D
Subject: please do not create an intersection at Coolidge and Packers

Hello friends -

Thank you thank you thank you for your work for our community, always and especially in this time of illness and worries. I cherish our Madison city government for brave and effective work and leadership now.

I don't understand what benefit there would be to opening an intersection at Coolidge St and Packers? Eken Park should not be disrupted. Those cars should stay on Packers and travel along Commercial to enter the neighborhood.

Thank you again.

-

Janet Parker
608-228-9096
janetparker8@gmail.com

Los seres humanos no nacen para siempre el día en que sus madres los alumbran, sino que la vida los obliga otra vez y muchas veces a parirse a sí mismos.

Human beings are not born once and for all on the day their mothers give birth to them, but life obliges them over and over again to give birth to themselves.

- Gabriel Garcia Marquez

From: Kelsey Michels [<mailto:krmichels@gmail.com>]
Sent: Friday, May 01, 2020 3:14 PM
To: undisclosed-recipients:
Subject: Opposition to the Proposed Coolidge/Packer Ave. Intersection

Good afternoon,

I am contacting you regarding the proposed intersection at Coolidge and Packer Ave. in the Eken Park neighborhood. As a resident of the neighborhood, I want to voice that I am strongly opposed to the proposal.

I moved into my home on Commercial Ave. three years ago. In those three years I have seen (and heard) an increase in the number of cars that speed and drive recklessly up and down Commercial Ave. I find this concerning and Commercial Ave. was designed to handle larger amounts of traffics.

Coolidge currently is a quiet residential street that ends in a dead end. It seems that adding an intersection at Coolidge and Packer would only encourage drivers to use the intersection to cut through the neighborhood to get to Packer Ave. Considering the kind of drivers we frequently get on Commercial Ave., this is especially concerning because of the residential nature of the neighborhood and the nearby park that many families and children use.

Additionally, twice in the three years I've lived in this neighborhood there have been accidents that have resulted in a driver crashing their vehicle into the front of a resident's house. This seems like a very high occurrence in one neighborhood, especially one that is mostly residential. My fear is that the intersection being proposed would encourage more reckless drivers to cut through the neighborhood and eventually could result in a much more tragic end.

I'm having a difficult time understanding how the benefit of an intersection that wouldn't offer much convenience to anyone other than individuals that live on or off Coolidge (few of whom I believe would support this proposal) would outweigh the likely dangers the additional traffic would present.

Thank you for your time and consideration,
Kelsey Michels
Eken Park resident

From: Sarah Kendrick <skendrick@madisoncountryday.org>
Sent: Friday, May 1, 2020 4:41 PM
To: Schroeder, Ann <ASchroeder@cityofmadison.com>
Subject: Opposition to Oscar Meyer Plan

To Whom it May Concern:

I am writing to express my highest concern and opposition to a new entrance onto Coolidge Street from Packers Avenue. This neighborhood has a high level of pedestrian traffic including children at Eken Park. This proposal would funnel traffic from a major road into a small neighborhood right by a park. I have lived in this neighborhood for 15 years. When there was an entrance off of route 30 into this neighborhood we had cars racing at dangerously high speeds. They closed off this entrance and I think the neighborhood is safer as a result. I don't think this is a safe option to consider. Please reconsider this for the safety of this neighborhood.

Thank you.

Sincerely
Sarah Kendrick
Coolidge St. property owner

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Sarah Kendrick
MS Science Teacher
Science Department Chair
[Madison Country Day School](http://www.madisoncountryday.org)
608.850.6000
5606 River Road
Waunakee, WI 53597

On May 1, 2020, at 6:16 PM, Alex Singer <alexsinger@gmail.com> wrote:

I am adding my voice of support to hundreds of others on the Northside and around the city for the preservation of the full 30 acres of the Hartmeyer Natural Area. It is and would be an important link in the chain of natural areas on the Northside, particularly of wetlands, which have been negatively impacted for too long.

Please consider supporting the move to formally maintain this beautiful space.

Sincerely,
Alex Singer, WI Master Naturalist

From: Wade Moder <wade.moder@gmail.com>

Sent: Friday, May 1, 2020 7:52:31 PM

To: twilson1986@gmail.com; All Alders; ledell.zellers@gmail.com; Stouder, Heather

Subject: Support for Coolidge Street Intersection

To whom it may concern,

As an Eken Park resident, I wanted to voice my support for the proposed Packers/Coolidge intersection, in addition to the roundabout proposed for Aberg and Packers. Both make basic sense from a growth standpoint, and I think many residents in the neighborhood feel the same way, but are shy to voice their support due to the loud outcry from those who are against it.

I think the urban planning principles that were used to come to these decisions were sound and I fully support them, but those principles didn't seem to be communicated well in previous neighborhood meetings. Of course there will be the focal people who live on Coolidge street who will never like this idea, but for everyone else, it didn't seem like the basic premise behind this conclusion was articulated well. That may have factored into the strong dislike for this portion of the plan.

Regardless, the entire plan proposed for this area is really exciting and I support it 100%. Thanks to the city for this forward thinking and persevering through those that may not see this vision in the short term.

Thank you,

Wade Moder
2618 Commercial Ave, Madison, WI 53704

From: Jenny Rodriguez [<mailto:jenjenrod@gmail.com>]

Sent: Saturday, May 02, 2020 10:14 AM

To: ledell.zellers@gmail.com

Subject: Concerns with Oscar Meyer plan to open Coolidge Street

Hello Alders,

I have concerns that I would like to share regarding the proposed intersection at Packers and Coolidge Street that is part of the Oscar Meyer plan. Because I know that your time is valuable, I will try to keep this short with my basic concerns.

1. Eken Park is located right next to Coolidge street near the proposed intersection. There is a lot of pedestrian traffic along Coolidge Street and North Street in this area, namely a lot of children on foot and bike. My concern is for their safety with increased traffic. There is also a baseball diamond at the park, which could also be unsafe for both children and cars passing by.
2. Coolidge street is known for having several traffic incidents, as well as we have some very busy drug dealers on the street. Due to this, we already have a problem with cars and traffic. On several occasions, cars have sped down the street and run into trees and other cars. There have even been a few instances where cars have run into actual houses while they were occupied. Opening this intersection will only make it easier for criminals to have an easy vantage point to speed in and out of the neighborhood putting innocent people in danger.
3. Coolidge street is not wide enough to have increased traffic. As it is, if cars are parked on the street, only one car can pass through at a time. If another car is also trying to pass, that car needs to wait and pull over to the side. With increased traffic, do you really want traffic backed up into Packer's avenue while cars are waiting to pass each other on Coolidge Street due to increased accessibility?
4. I have been to several meetings regarding the opening of this street and in each meeting have heard Dan McAuliffe assure residents that "we actually don't expect that it will increase traffic on Coolidge street at all". If this truly is the case, I am flabbergasted that you would be willing to spend our tax dollars opening up an intersection that is not expected to increase traffic. With so many neighbors opposed to the opening of the intersection, why is it actually necessary to open this intersection if traffic is not expected to increase?

I live on Coolidge street and love our little neighborhood. We have a lot of young families and children out and about walking and playing. As a parent myself, I personally would feel uncomfortable with letting my children walk to the park by themselves if this intersection is opened, not only due to increased traffic, but also because it would also take away the "small neighborhood" feel where I feel that my kids are more safe and protected. The people of Eken Park have shown up to the meetings and made their voice heard, and not once have I actually heard a single resident speak out in approval of this plan.

However, as we have mentioned several times, we would welcome the opportunity to open up the street for bike and pedestrian traffic. I have heard suggestions about adding a pedestrian

bridge or even just opening the intersection for pedestrians similar to how it has been handled across Aberg at Shopko Dr and Kedzie Street and I think that all of these would be a welcome addition. If gaining access to Oscar Meyer is the priority, I don't understand why this could not just be a 3-way intersection?

In closing, I would ask that you take some to think about the residents of our neighborhood. We have all made it clear that we don't approve of this plan and would love to know that the city actually cares about our concerns and respect us as residents that have built our lives and invested our money into buying homes in this neighborhood.

Thank you for your time in considering my concerns,

Sincerely,

Steve & Jenny Rodriguez - 2846 Coolidge Street

From: Kate Sandretto <kate.sandretto@gmail.com>
Sent: Saturday, May 2, 2020 1:26:31 PM
To: All Alders; twilson1986@gmail.com; ledell.zellers@gmail.com; Stouder, Heather
Subject: Coolidge and Packers Intersection Plan

Hi Alders, Chairpeople, and Director,

I am writing to express my opposition to the plan to build an intersection between Coolidge and Packers. The Northern part of Eken Park neighborhood is a quiet residential neighborhood with no outlets north of Commercial Ave. Any added traffic on Coolidge will just be connecting down to Commercial or south of Commercial; why would traffic not simply use Commercial, which is already wider and a standard route for more traffic?

The people in this neighborhood have just been told that they will have to be subjected to F-35 noise, making many of their homes "unsuitable for human habitation". Please don't also add more speeding traffic!

Kate Sandretto
Emerson East Resident
2130 E Dayton St
Madison, WI 53704

From: Eugenia Highland <moongacela@gmail.com>
Sent: Saturday, May 2, 2020 2:27:15 PM
To: twilson1986@gmail.com; All Alders; ledell.zellers@gmail.com; Stouder, Heather; EKEN PARK RESISTANCE
Subject: stop the city plans to build a trafficked 4 way stop at Packers and Coolidge

Dear Alders and Chairs,

My name is Eugenia Highland Granados. I am an Eken Park Resident and homeowner. I live at 2742 Moland Street with my six year old daughter. I'm writing to urge you to please stop the city plans to build a trafficked 4 way stop at Packers and Coolidge. This doesn't make any sense, is not necessary, and just puts all of us, specially our children, at a major risk. Me and my daughter play at the beautiful park that will be disrupted by increasing traffic in our area. More traffic puts our children who play at risk. We already have a problem with the speed of cars in our streets, that would only add to it. Commercial Av. already serves the purpose of that, so why do it, why add more traffic? please use those resources for better projects.

Thanks a lot for all you do,
In community

Eugenia Highland Granados

Con agradecimiento y corazon,
Eugenia Highland Granados

From: Kathy Henchel <katchel01@sbcglobal.net>
Date: May 2, 2020 at 5:16:34 PM CDT
To: aschroeder@cityofmadison.com, twilson1986@gmail.com, allalders@cityofmadison.com, ledell.zellers@gmail.com, hstrouder@cityofmadison.com
Subject: Hartmeyer Natural Area

Please consider all the wildlife that call this place home. Enough critters have been displaced by urban sprawl. We do not need roads cutting through there, nor do we want them. Please keep this wetland as it is.

Thank you,
Kathy
Sent from my iPad

From: Em D <dvince@gmail.com>

Sent: Saturday, May 2, 2020 9:20:58 PM

Cc: tlwilson1986@gmail.com; All Alders; ledell.zellers@gmail.com; Stouder, Heather

Subject: Do Not Open Coolidge!

Dear Alders and Chairpeople,

I am writing to you as a long time Eken Park resident and mother to young children. I am asking you to please stop the city plans to build a trafficked 4 way stop at Packers and Coolidge. This is absolutely unnecessary and unsafe.

A trafficked intersection at Coolidge and Packers will only send more speeding vehicles through our neighborhood and right past our neighborhood park that is heavily used by children all year round. North street already has a problem with speeding cars and had speed humps put in a few years ago, it has been little help and opening Coolidge with just increase traffic to this part of North Street that already has speeding problems. Commercial Ave and East Washington already serve as thoroughfares for people coming off of Aberg and Packers, there is no need to send more traffic through these residential streets.

Since the focus of the Oscar Meyer property is to be bike and pedestrian friendly why not install and pedestrian/bike bridge over Packers at Coolidge. The bike path is already here and crossing Packers at the light at Commercial or using the light at Aberg and the Packers on ramp on foot or bike is extremely unsafe. Cars speed through these lights and often run the red or do not look when turning. We have had our fair share of close calls and do not need more with a trafficked intersection at Coolidge and Packers.

Please put the safety of our neighborhood residents before all else.

Thank you,

Emily DeClercq
Myrtle Street

Paul Noeldner, speaking as Chair of Friends of Hartmeyer Natural Area and Volunteer Coordinator of Madison FUN Friends of Urban Nature, a coalition of Madison Parks and Partner Groups helping Connect Communities and Kids with Nearby Urban Nature

"In support of Saving All 30 Acres of the Hartmeyer property as Hartmeyer Natural Area Nature Park and Shared Community Open Space"

SUMMARY

The City of Madison will best serve the public and future City Public Human Scale Transportation interests by saving the Hartmeyer 30 acre parcel between Oscar Mayer and North Sherman Avenue as a Nature Park and Shared Community Open Space to provide a Human Transit Bike/Walk Path Hub and Nature Recreation Destination. This location is already in City plans for future bike and pedestrian paths with connections to surrounding neighborhoods and city wide routes.

This is known as publicly initiated Option C Conservation in the OMSAP plans. While Option C Conservation is not currently officially recommended by City Planning it is part of documentation and has received considerable public comment, Option C has broad Community Support.

In recognition of Option C broad community support Madison City Alders have voted to authorize \$20,000 for Appraisal and Environmental Assessment for potential City purchase of all 30 acres as a Nature Park and Community Shared Space.

MAIN TAKE-AWAY

OPTION C - CONSERVATION INCLUDES A HUMAN TRANSIT BIKE/WALK NATURAL AREA DESTINATION, BIKE/WALK TRANSIT HUB AND CITY WIDE CONNECTIONS

LIST OF OPTION C - CONSERVATION TRANSIT RELATED GOALS AND OPPORTUNITIES

- A Coolidge Connection from Packers via OM Station to Roth Street can provide better Car connections with No New Cut-Through Streets
- The Hartmeyer Natural Area Open Space offers Madison a City Wide Level Bike/Walk Path Hub and Natural Area Destination
- The Emphasis in this Open Space Should Be on Socially Equitable Accessible Human Transit with Bike and Pedestrian Paths, not on Cars.
- Kids from Sherman, Eken Park and other Neighborhoods can Safely Bike and Walk via this Natural Area to Sherman, Shabazz and East High School
- The Natural Area Ecosystem for Cranes and Amphibians and USGS Wetland Plant map extend all the way to the Oscar Mayer RR Tracks
- The Value to the City will not be realized if the Natural Area Open Space is cut down to just the wetland and a few acres as a local neighborhood park

- A Large Nature Sanctuary offers Bikers and Walkers a Natural Area Destination as well as a Bike/Walk Transit Hub with Connections to Other Areas
- Look at Opportunities for Greenway Bike/Walk Path Connections to Starkweather and Demetrol Bike Paths that currently Dead End at Packers
- Look at Opportunities for Greenway Bike/Walk Path Connections to the Isthmus and to the Far North Side via Rail, Power or Open Space Green Corridors
- Consider Possible Transit Dollars to Help Fund Greenways and Hub Facilities along Bike/Walk Paths for a Partnership Based Hartmeyer Land Purchase
- Talk With Other potential purchase and implementation Funding and Grant Partners including DOT, Dane County, DNR, and Groundswell staff.
- City Housing and Transit Goals Can Be Met by Building Up Not Out along Major Corridors like Packers and East Washington, not in a natural area.
- Option C should be considered viable even with current City budgets. This is a long term opportunity and decision that should not be rushed.
- Other Reasons for Preserving this Natural Area and Shared Community Open Space include Closed Basin Infiltration and Honoring Native Americans
- We need to look 5, 10 and 50 years ahead at factors like Climate Change, Greater Public Good and Growing Public Demand for Nearby Nature Recreation.

KEY ELEMENTS SUPPORTED BY THE COMMUNITY

Key elements supported by the community including Sherman Neighborhood Association, Eken Park Neighborhood, local businesses and area residents are

(1) No new streets in the Hartmeyer Natural Area 30 acre property

(2) No new Coolidge connection across the RR Tracks.

- If there is a Coolidge connection it should connect with Roth at the existing RR company authorized Roth Street RR Crossing.
- There should be no new streets in the wetland or in contiguous surrounding upland ecosystem in order to preserve needed ecosystem connections
- Keep sufficient Public Open Space Acres besides the core Wetland and Upland Acres, for Bike/Walk Paths and other Human Access Facilities and Services
- Offer opportunities for Nature Recreation, Nature Education and Natural Health activities compatible with a quiet nature sanctuary area

(3) Focus on using the Hartmeyer Natural Area Nature Park and Shared Community Space for neighborhood and school kid transportation bike and pedestrian paths with bike and pedestrian path connections at the corners to integrate with Bike/Walk Greenway Transportation routes and Safe Walk and Bike Connections through the north and south end of the Oscar property to the Eken Park Neighborhood and Starkweather Bike Path and to the Demetrol Field Bike Path, Dog Park and East Side

(4) The existing ecological assets speak to the value of preserving this area as a Nature Park for low-impact, no-auto-traffic public enjoyment. The resident Sandhill Cranes and Wood Ducks are back, Bluebirds are nesting and Spring Boreal Chorus Frogs are calling loudly from every wet area all the way to the Oscar railroad track and Commercial Avenue! These creatures all nest, raise young and spend a large part of their lives moving between the pond and wetland and the upland Oak Opening, oldfield prairie pothold ecosystem and bordering woodlines. Saving just the wetland delineation and a small border would result in significant loss of historic biodiversity and healthy populations of wetland and upland plants like large stands of milkweed (reportedly including state threatened species) and the birds, pollinators, amphibians, fox, and other wildlife. Transit planning needs to accommodate these natural assets along with Native American History assets

PLEASE REQUEST THAT OPTION C - CONSERVATION BE INCLUDED IN OMSAP VISION ALTERNATIVES FOR CITY AND PUBLIC REVIEW

1. Please ask for a full Ecological Assessment of the Hartmeyer property as a Nature Park and Shared Community Open Space as part of the City Alders authorized Environmental Assessment, including negative impacts of new cut-through streets and the Bike and Pedestrian Path and Greenway Connection opportunities!

2. Please Request City Planning and other City staff to include Option C in OMSAP Vision Alternatives for City and Public Review along with the 2 current City Planning recommended alternatives that propose cut-through streets and replace a major portion of the Hartmeyer Natural Area open space with streets and development that can be built up, not out, on adjacent redeveloped areas that already have city streets and services.

ATTACHED

Hartmeyer Natural Area Vision (short Powerpoint saved as pdf)

Hartmeyer Natural Area - Human Transportation Hub and Destination (short Word doc saved as pdf)

Historical and Ecological Assets (Option C - Conservation Vision Map highlighting Human Bike/Walk Transit

ONLINE

See <http://facebook.com/groups/HartmeyerNaturalArea> for more information and pictures of the area and it's natural area values to the community

THANK YOU!

Thank you for giving serious consideration to Option C - Conservation to Save All 30 Acres of the Hartmeyer Natural Area as a Nature Park and Community Shared Open Space with wonderful community bike and neighborhood access and connections, and No New Streets.

Paul Noeldner

Chair, Friends of Hartmeyer Natural Area

Madison FUN Volunteer Coordinator -

Wisconsin Master Naturalist
136 Kensington Maple Bluff
paul_noeldner@hotmail.com
608 698 0104

Love of Public Ethics, Facts and Fairness Trumps our Love of our Personal, Family and Religious Values in Public Decisions in Civil Government, Laws and Institutions, and this Common Love of Fairness is what in turn Protects our Right to Enjoy Different Personal, Family and Religious Values in a Free Society

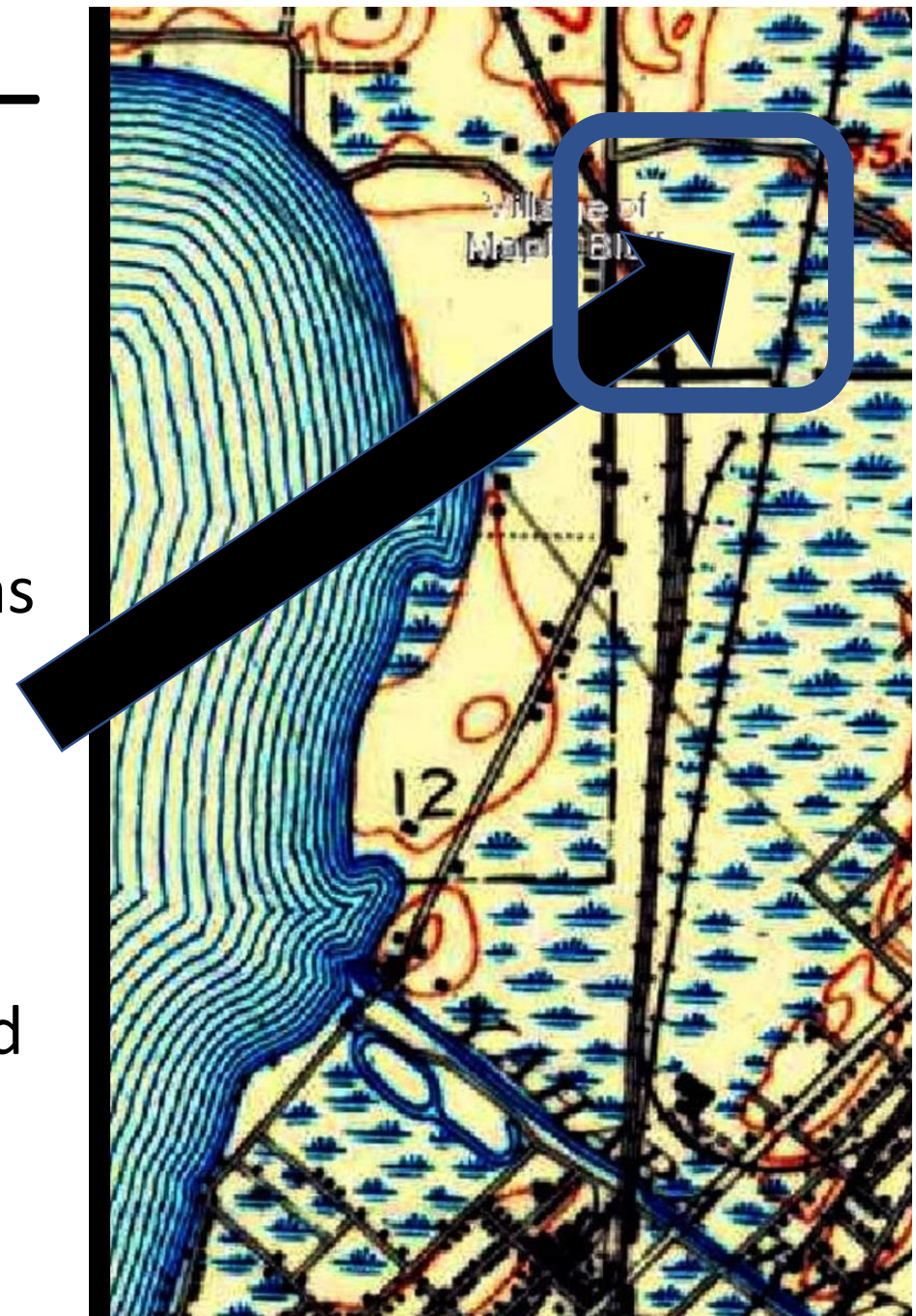


Hartmeyer Natural Area Invites You!

***Enjoy Nature Recreation along with the Sandhill
Cranes, Fox, and other Wildlife at this Historic
Wetland and Upland Ecosystem in the Heart of
Madison's North and East Side!***

GEOLOGICAL HISTORY –

- ICE AGE – A Marshy Waterway connected Lake Mendota with Starkweather Creek and Lake Monona
- 1900 – Most of the North Side was still Wetland Marsh
- This small parcel is the only remaining Wetland Ecosystem on the near North Side
- It overlays a deep layer of clay and has a very wet hydrology



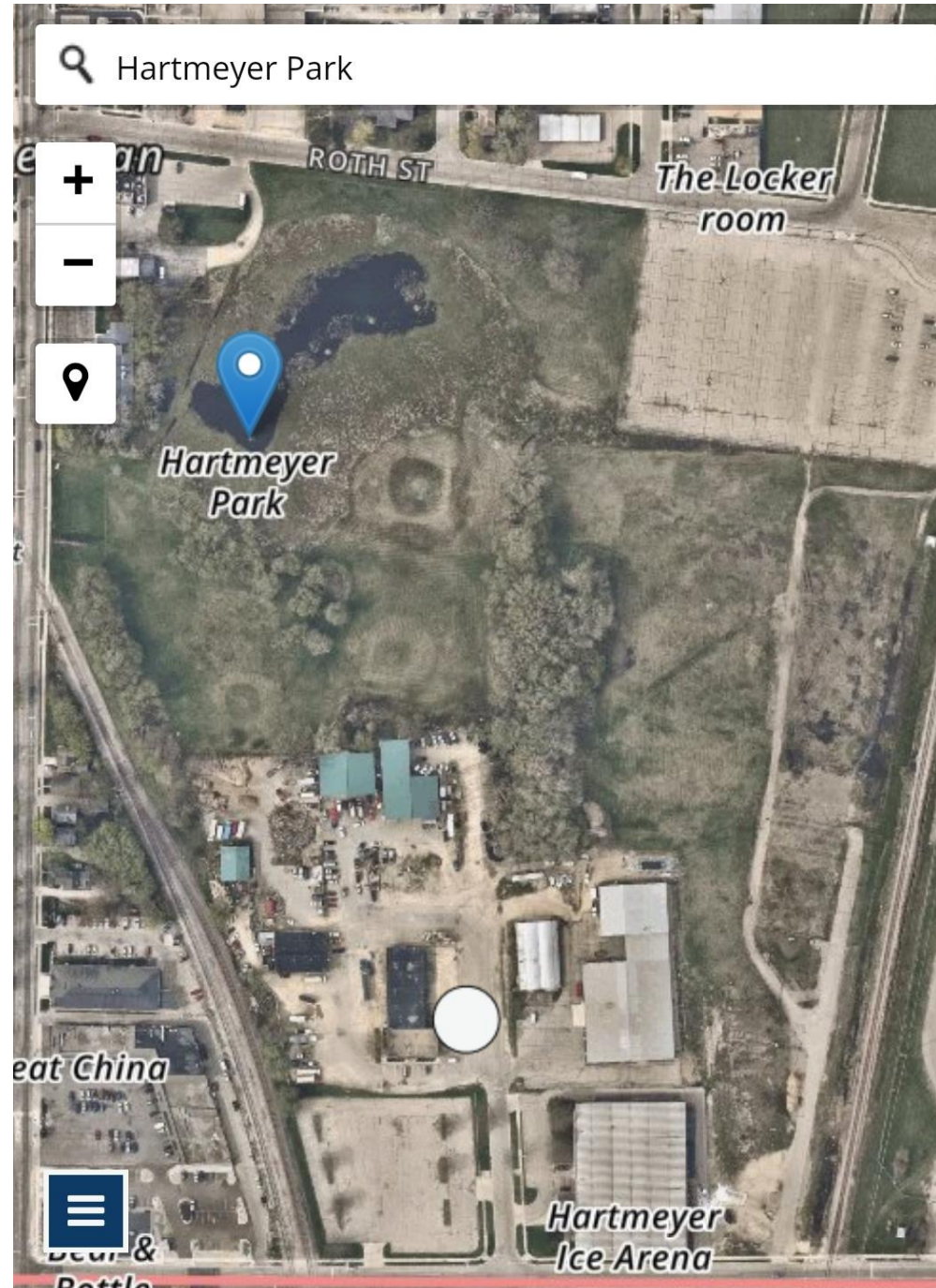
OWNERSHIP HISTORY –

- PAST 100 YEARS – Oscar Mayer leased this area from the Hartmeyers and pumped wells that artificially drew the water table down. Can you see the attempts at having ball diamonds?
- CURRENT STATUS – Oscar stopped pumping and Climate Change is increasing rain events, so the wetland is increasing again in size



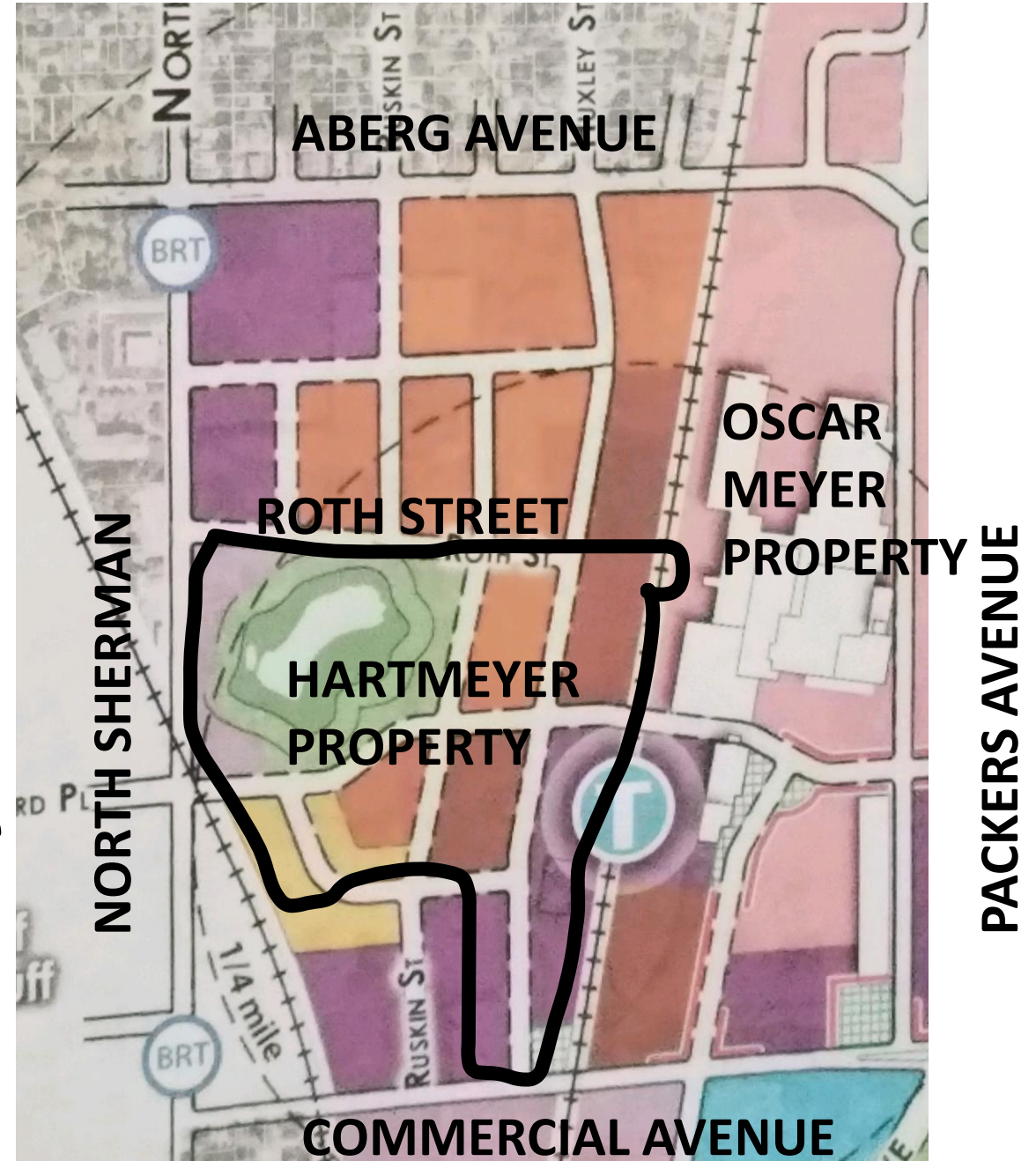
CURRENT OPPORTUNITY –

- AERIAL MAP – This is what you see from a Google search - it already shows as Hartmeyer Park!
- CURRENT OWNERS – Kraft/Oscar has released their lease and the Hartmeyers have indicated they are willing to look at a City offer
- MADISON ALDERS – Have voted to approve \$20,000 for an appraisal and environmental assesement
- PARTNER INTEREST - Dane Co, Groundswell and other partners have indicated they may be able to help with funding or grants



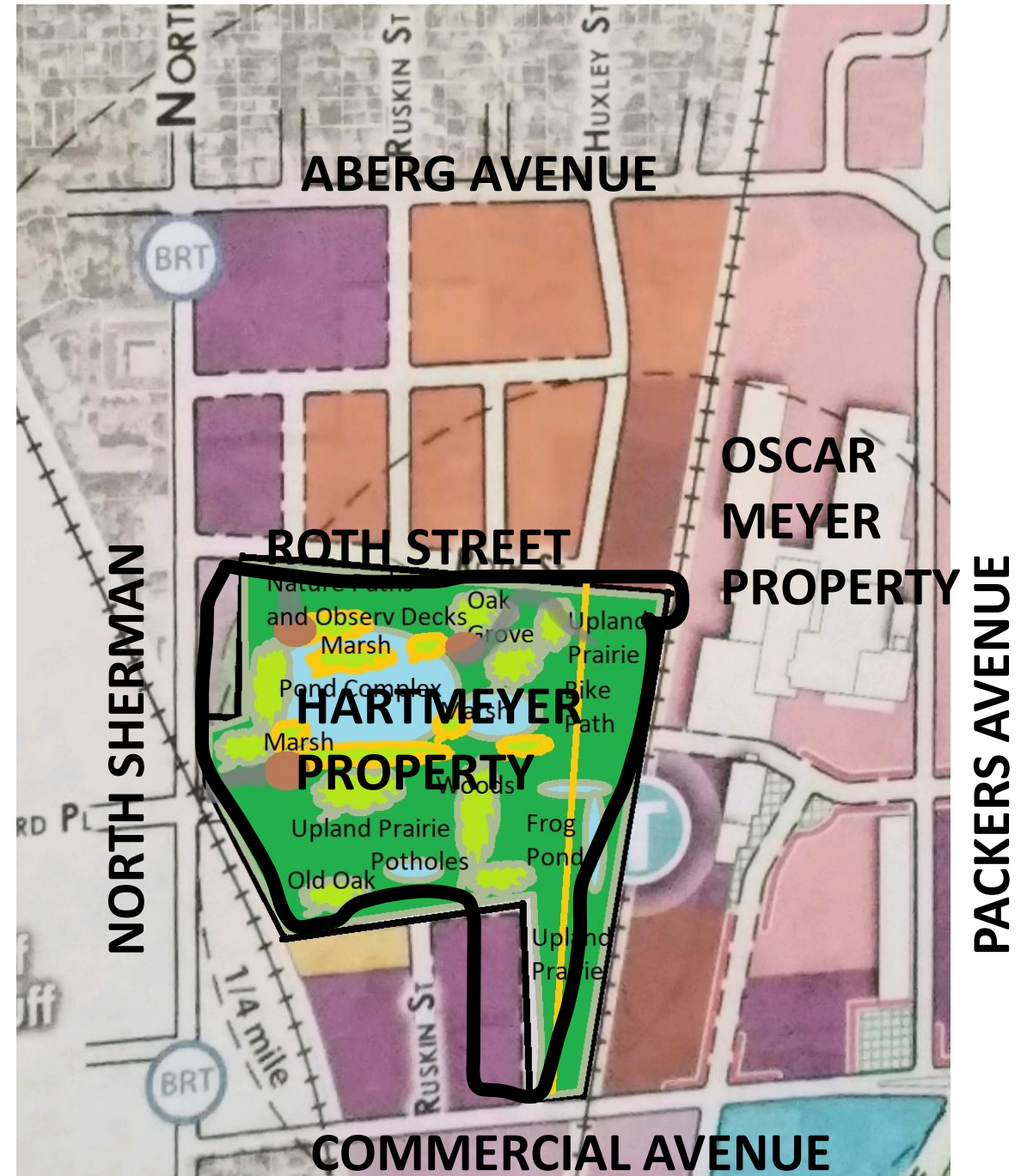
CITY PLANNING VISION –

- Current City Planning visions would cover most of this historic area with 3 or 4 new streets and new building development that could be done by redevelopment. Only the wetland boundary plus a small area around it for human access would be preserved. These visions will not preserve the upland ecosystem needed by the birds, insects, amphibians and other wildlife that make this area ecologically sustainable.



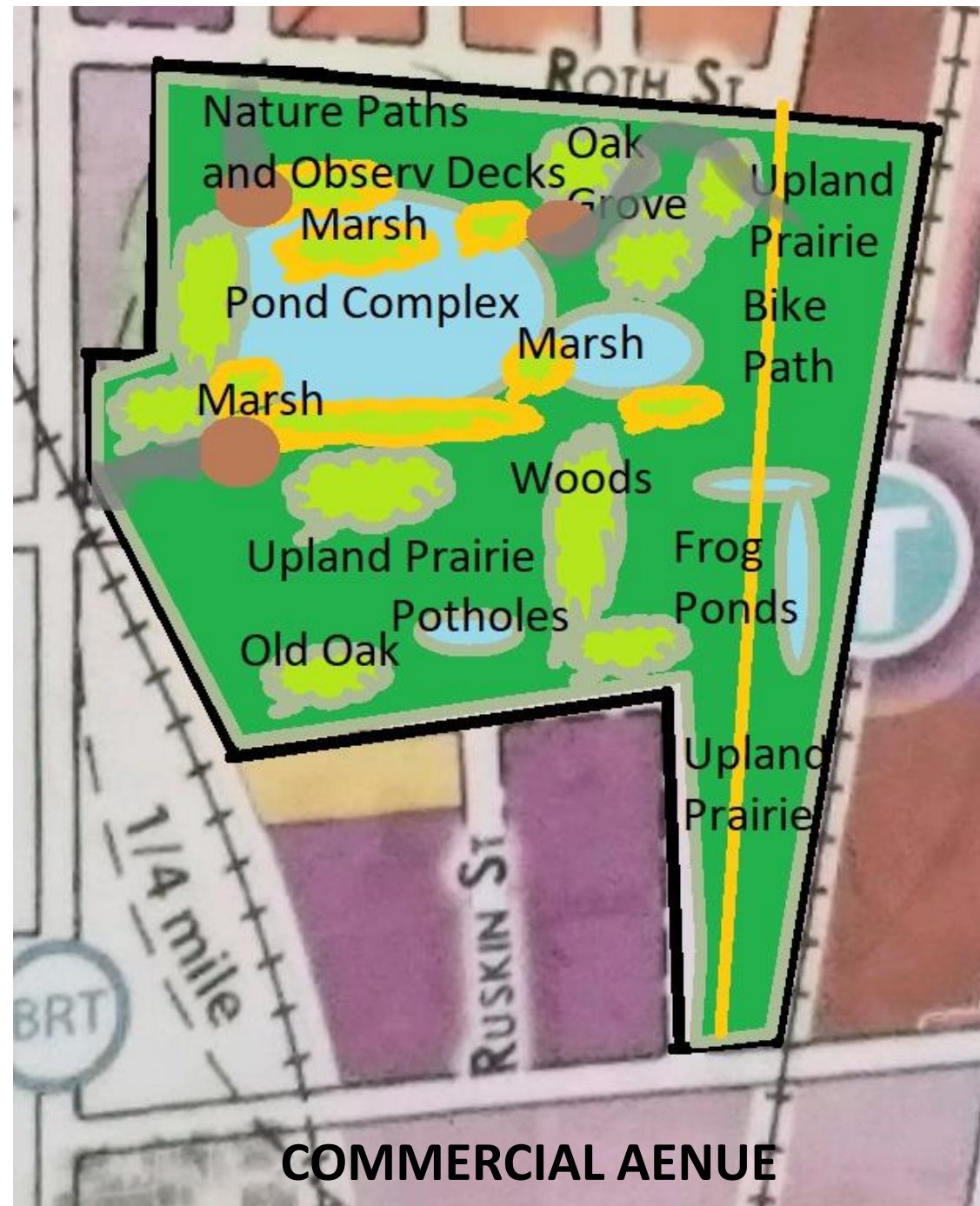
HARTMEYER NATURAL AREA PARK VISION –

- Option C—Conservation will preserve this historic wetland and upland area as a sustainable ecosystem
- This vision offers Madison and the North and East Side a beautiful Nature Park and Shared Community Space



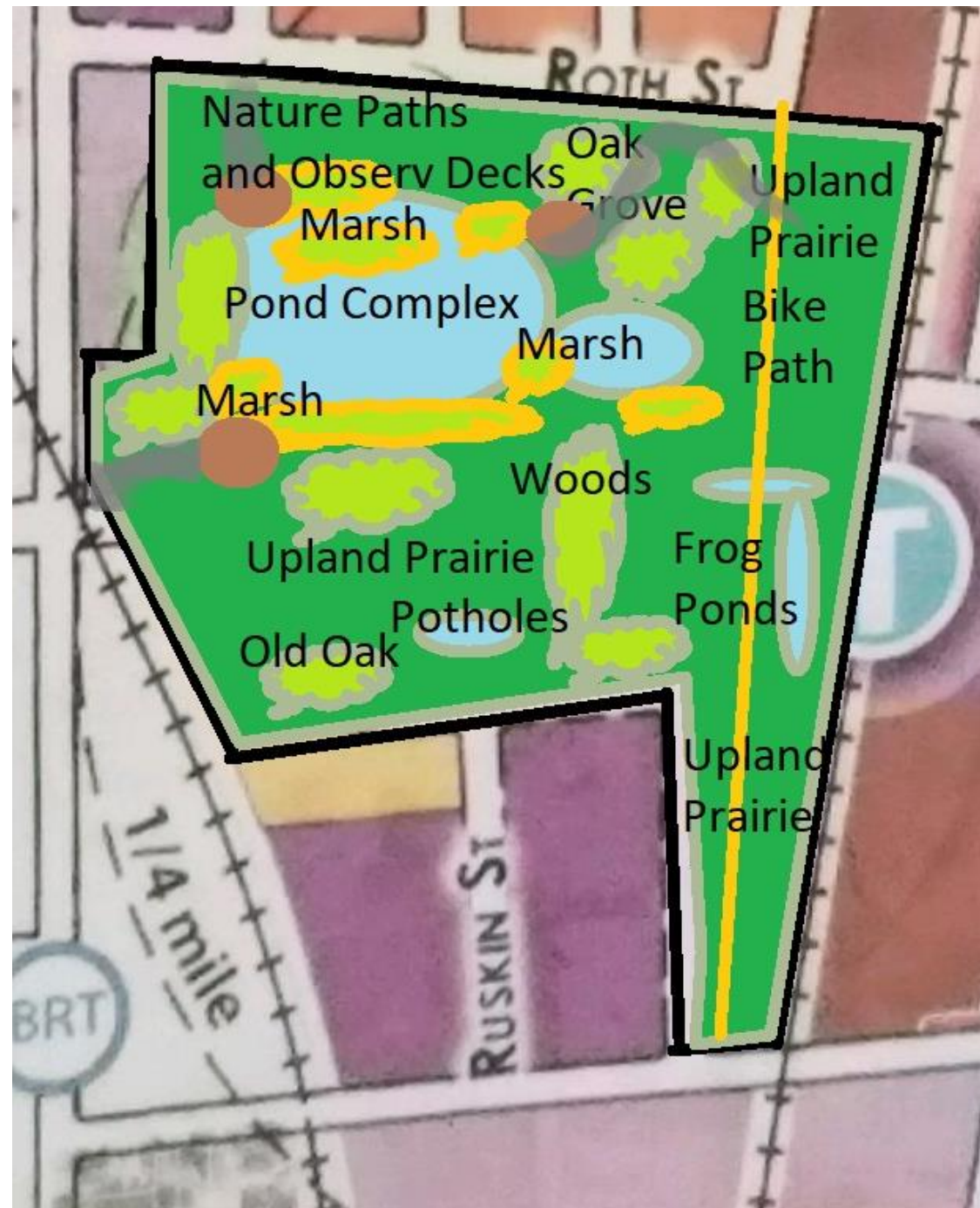
Hartmeyer Park Ecological Benefits

- Railroad/Bike Path Connections are Preserved
- Nature Corridor Connections for Wildlife are Preserved
- Upland Oak Opening, Old Field Prairie and Frog Pond Areas are Preserved
- 30 Acres of Natural Water Infiltration to Offset Development are Preserved

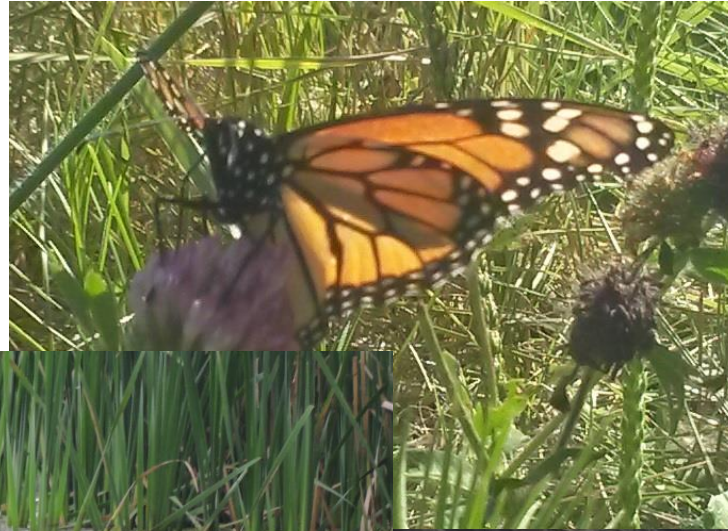


Hartmeyer Park Social Benefits

- Make Neighborhood Connections with Bike Paths and Walk Paths with Equal Access for All
- Nearby Nature Recreation with Observation Decks, Benches and Educational Signage
- Enjoyment of seeing Cranes, Wood Ducks, Fox, Frogs, Butterflies and other Birds and Wildlife throughout the year
- Nature Education from Nearby Schools with Nature Hikes, Belly Boards for Frog watching, Monarch Tagging etc



Help Preserve This Area as a Nature Park and Shared Community Space!



Please Support Saving Hartmeyer Natural Area as a Nature Park for the City and for our Environment!

- Email allalders@cityofmadison.com to let Madison Alders know you support Option C – Conservation and Saving Hartmeyer Natural Area!
- Email ledell.zellers@gmail.com to let the Plan Commission know you support Option C – Conservation and Saving Hartmeyer Natural Area!
- Email fhna.ginny@gmail.com or paul_noeldner@Hotmail.com to get on the Friends of Hartmeyer Natural Area mailing list!
- Join and LIKE the Friends of Hartmeyer Natural Area on Facebook! You will find our Mission and Vision Statement. Enjoy sharing pictures and comments!
- Come to Friends of Hartmeyer Natural Area monthly public meetings the 3rd Thursday every month 6pm at Lakeview Library!

Hartmeyer Natural Area Historical and Ecological Assets – In Support of Option C - Conservation

Please support Adding and Pursuing Option C – Conservation – in the Oscar Special Area Plan and other City planning so that the Alder authorized Appraisal and Assessment and City departments can fully explore this planning option including the environmental assets and potential funding and grants in collaboration with Dane County, Groundswell, and other possible funding and support partners, for purchase of the Hartmeyer Property as a City Nature Park for this and future generations to enjoy!

This Historical and Ecological Assets report was voluntarily prepared 02/09/2020 at the request of City Alder Syed Abbas by Paul Noeldner, Friends of Hartmeyer Natural Area Chair and Volunteer Parks Liaison Coordinator for Madison FUN Friends of Urban Nature, a partnership of Parks, Environmental and Friends groups to Help Connect Madison Area Communities and Kids with Urban Nature, contact info 136 Kensington Drive Maple Bluff WI 53704 608-698-0104 paul_noeldner@hotmail.com

The following information is based on personal observations and reports. Additional Historical and Ecological Review including a survey of ecological assets should be requested as part of the City Alders authorized property appraisal and assessment and other planning and procurement steps.

- **Honoring Historic Ownership –**
 - **Native Americans** reportedly had gardens in some of the upland areas of extensive wetlands on Madison’s east and north side. This **First Nations history should be honored, for example some cities with Nature Parks feature Native American Gardens.**
 - The **Hartmeyer family** has owned the property and leased it to **Oscar Mayer** for the past 100 years while keeping most of the natural area intact. Oscar Mayer wells drew down the water table and for a time there were attempts to have **Little League ball diamonds** but elderly locals recall they were always wet. The water table has since rebounded and continues to rise with Climate Change increases in rainfall. This local **North Side history should be honored, for example park sculptures from old equipment and park murals.**
 - **Native Wisconsin Trees, Plants, Birds and Wildlife** have called the Hartmeyer Natural Area wetland and surrounding upland ecosystem home since the Ice Age and have evolved here over millenia to create symbiotic wetland ecosystems. This **Natural History should be honored, for example school kids could help make Nature Art Mural displays at the park entrance to educate the public about native plants and animals.**
- **Valuing Historic Wetlands –**
 - **Post Ice Age** maps show this area was a wetland waterway connecting Lake Mendota to Starkweather Creek and Lake Monona before the Tenney outlet became established.
 - **A 1906 map** shows most of the east side was wetland. **This 30 acre remnant is the only large remaining wetland and upland ecosystem in the Oscar area not yet destroyed**
 - **An elderly neighborhood resident** recalls a wood plank walkway was required to cross the wetland where Commercial Ave runs today. The full 30 acres can be restored.
 - **Urban Wetlands are becoming rare and need extra protections!**
- **Saving Historic Oak Trees –**
 - Several large oak tree specimens with an estimated age of 200 plus years (pre-Civil War) remain standing
 - **These historic trees tell the history of this relatively untouched area from Native American to European Settlement to Today**

- **Historic Neighborhood and Business Interest and Support –**
 - **The Friends of Hartmeyer Natural Area** is a new grassroots effort with deep roots. **People living in nearby neighborhoods are passionate about saving this area.** One often hears stories about how **as a child they regretted the loss of open natural areas near their home.**
 - Interviews and conversations over the years with **Pollock Auto Body, Esquire Club** owners and staff, **Dental Clinic** owners and staff, **Chets Car Care** and other local businesses indicate a lot of enjoyment of having this large natural area near their businesses and support for saving it.
 - **The best observers and advocates of local Sandhill Cranes and other birds and wildlife are neighborhood and business people who regularly spend time nearby and grow to love ‘their Cranes’ and ‘their Fox’.**
 - **Dane County Briarpatch** staff and residents love having the Hartmeyer Natural Area across the street and have helped over past years with cleanups and invasive plant removal facilitated by Paul Noeldner with Madison FUN, and enjoyed it so much they established regular Friday nature activities centered on Hartmeyer Natural Area. **This kind of exposure to helping nature is great for community building and their future.**
 - **People recognize the value of large natural areas in their neighborhoods. Realtors, homeowners and renters are certainly aware of and seek out the added value!**
- **Wooded Areas Help Create a Sanctuary –**
 - Clusters and tree lines of **Shagbark Hickory, Basswood, Black Cherry, Willow, Maples**
 - **These Upland Habitats provide food and shelter** for a variety of birds, insects, amphibians and other wildlife
 - **Wooded Areas help preserve a Large Quiet Sanctuary in the middle of urban activity**
- **Wetland Areas and Ephemeral Ponds In All 30 Acres Support Rich Biodiversity –**
 - **Native and Hybrid Cattails, Horsetail, Sedges**
 - A US Fish & Wildlife aerial map shows **large Emergent Wetland Plant areas extending from the year round wetland pond all the way over to the Oscar side rail corridor**
 - The presence of Horsetail in the wetland ditches along the Oscar side rail corridor, along with high amphibian populations in Spring in that area, point to the importance of preserving the whole 30 acres including the seasonal wetland pools and ecological habitat in the upland areas along the Oscar rail corridor not just the wetland pond area.
- **Upland Plants Provide a Pollinator Paradise**
 - **Milkweed Species** include **Whorled Milkweed** (very large stands in upland areas along the Oscar rail corridor) and observations reported of **Sullivant’s (Prairie Milkweed) which is a Wisconsin Threatened species** and high value plant for Monarchs
 - While a survey of native upland plants remains to be done, most of the upland area is **relatively free of invasive woody plants** which **indicates high value for prairie plant preservation and restoration** without expensive woody invasives removal
- **Bird Species - 56 Species recorded in Cornell Lab of Ornithology eBird reports 2012 to 2019**
 - **Breeding Birds (territorial behavior/nesting/raising young)** include Canada Goose, Wood Duck, Blue-winged Teal, Mallard, Pied-billed Grebe, Mourning Dove, Chimney Swift, Sora, Sandhill Crane, Killdeer, Cooper’s Hawk, Red-tailed Hawk, Red-bellied Woodpecker, Northern Flicker, Eastern Phoebe, Eastern Kingbird, Warbling Vireo,

American Crow, Tree Swallow, Black-capped Chickadee, House Wren, American Robin, Gray Catbird, European Starling, House Finch, American Goldfinch, Song Sparrow, Baltimore Oriole, Red-winged Blackbird, Yellow Warbler, Common Yellowthroat, Northern Cardinal, House Sparrow

- **Resident and Migratory Birds (feeding, taking shelter, social behavior)** include Northern Shoveler, Canvasback, Bufflehead, Least Sandpiper, Spotted Sandpiper, American Woodcock, Ring-billed Gull, Turkey Vulture, Belted Kingfisher, Yellow-bellied Sapsucker, Downy Woodpecker, Great Crested Flycatcher, Eastern Phoebe, Blue Jay, Northern Rough-winged Swallow, Barn Swallow, Cliff Swallow, White-breasted Nuthatch, Cedar Waxwing, Purple Finch, Chipping Sparrow, Common Grackle, Dickcissel
 - **Sandhill Cranes have nested in the Hartmeyer Natural Area every year for many years** and use the surrounding Upland Ecosystem as their primary foraging area. **The quality of this historic wetland and surrounding upland ecosystem is indicated by the fact that they successfully raised 3 Colts in one year, which is fairly uncommon.**
 - **Bluebird Trail** – with permission from Oscar Mayer, Paul Noeldner has maintained and done weekly monitoring of Bluebird Boxes for a number of years with a **high success rate for Bluebird nesting especially by the Oak Opening and surrounding upland area**, the boxes have also been used by other native species including **Tree Swallows, House Wrens, and Black-capped Chickadees. These are great Nature Education tools!**
 - **Wood Duck Houses** – about **20 male Wood Ducks** gather each spring behind the Dental Clinic and on average about **3 pairs breed in the area each year** with one or more pairs utilizing provided Wood Duck Houses (several females may lay eggs in one box) and natural nesting cavities in surrounding wooded area trees.
 - **Prothonotary Warbler Box** – this rarely seen bright yellow bird is a **Wisconsin Species of Special Concern**, with guidance from UW and DNR Experts a Prothonotary box was installed in a stand of Willows in year round open water in an area that used to dry out each summer, and nest box observations indicated nesting occurred
 - **Red-tailed Hawks** – a **pair of Red-tailed Hawks has used the Hartmeyer Natural Area as the center of their near Northside nesting and hunting range for many years.** Paul Noeldner helped the **Dane County Wildlife Center radio track Oscarina the female for about 3 years**, her favorite perches for hunting were the **upland area Oak Opening and upland area tree lines and the Cell Tower adjacent to the upland** behind the Ice Arena
 - **Osprey** – a pair of Osprey were observed scouting the Cell Tower and making repeated landings last fall as a potential nesting site.
- **Mammal Species –**
 - **Fox** – there is a resident breeding pair with an active den for many years behind the Dental Clinic on North Sherman plus a second fox den nearby along the Commercial Avenue crossing rail corridor which is indicative of an extended fox family in residence according to UW Wildlife Ecology Professor David Drake
 - **Groundhogs – also called Woodchucks**, upland activity and burrows observed, their **extensive 60 foot multi-chamber burrows and mounds of disturbed earth improve water permeability and offer ecologically important foraging sites and shelter** for many other mammal, bird, insect, and amphibian species

- **Muskrats** - the wetland relative of the Groundhog, wetland activity observed, **marsh reed 'push-up' muskrat shelters create habitat diversity and provide foraging and nesting sites for waterfowl species, and muskrat shoreline burrows help increase biodiversity**, improve permeability and are ecologically important for other mammal, bird, insect, and amphibian species for foraging and shelter
- **Deer** – White-tailed Deer use secluded upland tree borders and habitat as a sanctuary for resting and travel through this area.
- **The Oscar rail corridor and Sherman rail corridor provide critical ecological greenway connections between Hartmeyer Natural Area and Tenney Park on the Isthmus, Maple Bluff Golf Course, Warner Park, Starkweather Creek and Cherokee Marsh.**
- **Many Other Small Mammals** – including Voles, Mice, Skunks, Opossum, Raccoon help create a biodiverse and interconnected ecosystem and also utilize the rail corridor connections.
- **Insect Species –**
 - **Monarchs and other Butterflies** – observed feeding on nectar and in larval stages, primarily in the upland areas where there are large stands. **The Wisconsin Monarch Collaborative, City of Madison and WI Pollinator Protection Task Force have set goals preserve and extend remaining natural areas with milkweed and other pollinator plants in urban areas as well as rural areas**
 - **Bees and Other Insects** – Bumblebees, Dragonflies, Lightning Bugs
 - Wetland larvae and adult insects attract large numbers of Swallows and amphibians that depend on them as a major food source and biotically help keep populations in check.
 - **This is Madison's largest near Northside Pollinator Garden and Rain Garden!**
- **Amphibian Species –**
 - **Chorus Frogs and other Frog Species** – Possibly the largest remaining population of Chorus frogs and other frogs on Madison's near Northside gather in wetland borders and ephemeral upland pools to sing and breed in Spring (they do not like to lay eggs in open water ponds where fish and other predators consume them). Park along Commercial and listen each Spring! This is a major 'Refugium' for these species.
 - **The entire 30 acres including the springtime ephemeral ponds and wet ditches along the Oscar rail corridor are critical for ecologically challenged amphibian populations**
 - **Snapping Turtles, Painted Turtles and other Turtle Species** – This is a high value area for turtle species because **turtles dig their nests and lay their eggs in nearby uplands and prairie areas, not in the wetland area itself.**
 - **A contiguous urban natural area that has a wetland and safe access for turtles, frogs, salamanders and other amphibians to travel and lay eggs and forage in adjacent large upland areas without crossing any roads, is a big plus for preserving the whole 30 acre area intact as a Nature Sanctuary with low-impact human bike and walk access**

Water Quality and Infiltration Assets –

- **High Quality Wetland and Upland** – There is currently fairly limited urban area acreage runoff into this historic natural wetland and upland area.
 - City engineers have indicated they do not plan to introduce any additional storm sewer runoff into the area.

- This is a Major Plus for saving the entire 30 acres as a conservation focused nature sanctuary and for successful preservation and restoration of high quality populations of native plants and wildlife at much lower cost than creating new ponds and wetlands to offset large areas of impervious development and redevelopment.
- **High Quality Infiltration Assets** - This area provides 30 Acres of direct rainfall infiltration at no cost to the City.
 - The upland areas can support deep rooted native plants that help increase infiltration; water stays on site without contributing to runoff and phosphorus and salt pollution into our lakes
 - **Preserving All 30 Acres helps the City offset the negative impacts on Madison's lakes from large areas of development and redevelopment in adjacent Northside areas**
 - **Preserving this 30 acre natural infiltration asset offers a large value to the City by where plans offer little or not room for on site ponds or infiltration areas.**
 - **Storm sewers and artificial retention ponds cannot offer equivalent ecological benefits to having a 30 acre intact thriving ecosystem**, not just water draining into subsoil through pervious surfaces or into a pipe that offers no ecological asset benefits to the city or to birds and wildlife
- **Building Up Not Out** – Development and redevelopment on surrounding areas is compatible with preservation of the 30 acre Hartmeyer Natural Area
- Building Up Not Out with more stories on existing residential and business properties that are already developed with impervious roofs, streets and surfaces offers the City the opportunity to have substantially more housing and businesses on existing footprints with the same or similar impervious roof and infrastructure profiles.
- **Building Up Not Out make sense because it avoids paving over and building on and reducing the infiltration benefits and ecological benefits of this existing 30 acre natural infiltration area.**

Carbon Sequestration Assets

- **30 Acres of Carbon Credits** – The 30 acre Hartmeyer Natural Area already provides the City with a large area of carbon sequestering trees and plants at very low taxpayer cost to the City.
 - The Carbon Benefits for the City can be further improved by preserving and restoring populations of deep rooted native species and native trees in the Upland Areas.
 - **These Carbon Benefits to the City help offset the Carbon Costs of increased development, redevelopment, density and energy use in adjacent City plan areas.**

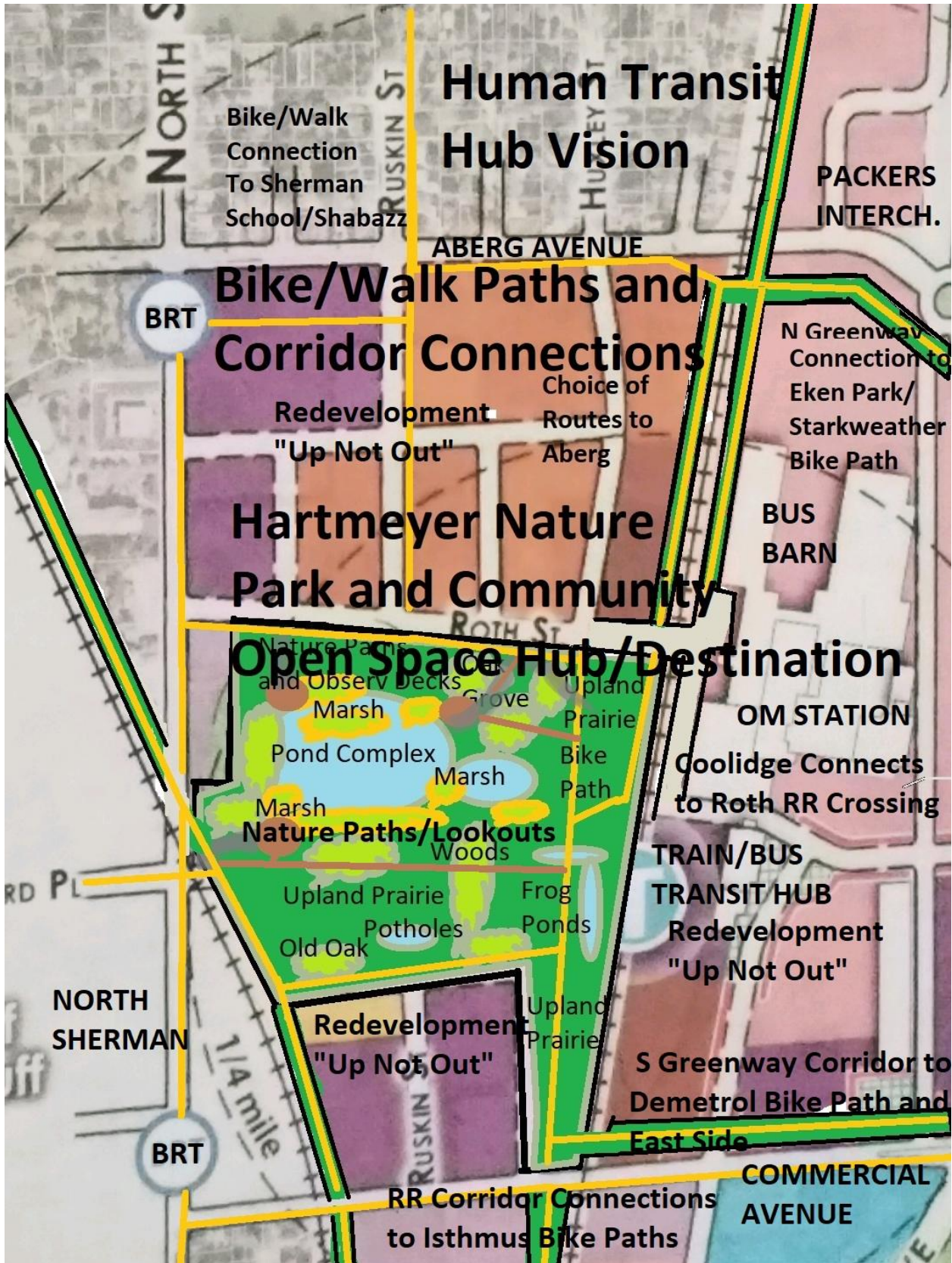
Thank You for considering and honoring these valuable Historical and Environmental Assets of the Hartmeyer Natural Area!

Please support including Option C – Conservation as one of the Oscar Special Area Plan options and in other City agency and Northside planning options.

Please support enabling City staff to explore opportunities in collaborations with Dane County and other partner groups to try and purchase the Hartmeyer property as a City of Madison Nature Park and Community Place Making Open Space.

Please Support Oscar Mayer Special Area Plan Option C – Conservation with Coolidge Connection to Roth Save Hartmeyer Area as a Nature Park, Shared Community Open Space and Bike/Walk Transit Hub/Destination Community Proposed Vision, Strong Community Support including Sherman and Eken Neighborhood Assoc.

Map Prepared for City / TPPB by Friends of Hartmeyer Natural Area – Paul Noeldner, Chair 608-698-0104



From: James Wold <jaydub45@att.net>
Sent: Monday, May 4, 2020 11:45 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: adding 4 way traffic light to Packers Ave.

James S. Wold
2845 Hoard St.
Madison WI 53704

Monday, May 4, 2020

Heather Stouder
Director of Planning
City of Madison

Dear Ms. Stouder

I live in the Eken Park neighborhood. The city wants to create a 4 way intersection, with traffic light controls, at Packers Ave and Coolidge St.

That is a terrible idea. It will direct traffic, via Coolidge St., into a quiet neighborhood which does not have the street infrastructure to handle any meaningful volume of increased traffic flow.

I understand this concept is derived from the Oscar Mayer redevelopment plan and is meant to accommodate expected increases in traffic volume coming from the buildup of the Oscar Mayer site.

However directing traffic flow into a small neighborhood, not built to handle that traffic will not benefit anyone.

At minimum please convert that 4 way intersection into a 3 way intersection and do not allow Packers Ave to form an intersection with Coolidge St.

Thank you for your consideration of this request,

Sincerely,
Jim Wold

From: Indira Ceylan <indira.ceylan@gmail.com>

Sent: Monday, May 4, 2020 11:59 AM

To: twilson1986@gmail.com; ledell.zellers@gmail.com; Stouder, Heather <HStouder@cityofmadison.com>; All Alders <allalders@cityofmadison.com>

Subject: Making Oscar Mayer Area and Packers Ave (near Coolidge St) more pedestrian and bicycling friendly

Good morning,

I'm writing regarding the Common Council's meeting on May 4 that will include the approval of the **Oscar Mayer Special Area Plan**. This plan includes the creation of a SIGNALIZED 4 WAY **INTERSECTION AT COOLIDGE/PACKERS** TO ALLOW TRAFFIC TO ENTER THE EKEN PARK NEIGHBORHOOD DIRECTLY FROM PACKERS AVE ONTO COOLIDGE STREET.

I understand that some residents of the immediate area have concerns. I live in the neighborhood just west of the area, Emerson East. I frequently walk and bike in the area - for example to go from Emerson East to the Starkweather Creek Path or to Sherman Avenue. **I strongly support making the Oscar Mayer property more permeable and slow down motorized traffic on Packers.** I understand that adding a 4 way intersection at Coolidge and Packers will contribute to this.

In case the Common Council decides to not allow motorized traffic to enter from Packer to Coolidge, I hope they will encourage plans to allow pedestrian and bicycle traffic to be able to enter Coolidge from both sides of Packers (so no more need for fences, jersey barriers, etc.). Also, please encourage other ways of slowing down traffic!

Thank you for your attention to this matter.

Indira Ceylan
2437 Upham St

To the City of Madison Alders and Planning Council:

I am writing about the Oscar Mayer Special Area Plan dated 02/26/20. Overall, I approve of the plan and the goals of the project and would welcome the development goals as stated. My primary concern addressed in this letter is the planned signalized four way intersection of Coolidge Street and Packers Avenue.

Opening a direct connection from Packers Avenue to the existing Coolidge Street eastbound is a horrible idea. It would increase hazards to children playing in Eken Park (the city park) as it would direct more traffic around two sides of the city park. It directs traffic into a residential area and is of no benefit to that neighborhood. There is nowhere to go other than back onto Commercial Avenue which is designed to handle higher traffic amounts and is already an existing intersection. The area residents have made it clear at neighborhood meetings that they have no desire to have a new exit out of the area, or to have more traffic driving through.

I cannot see the value or reasoning in creating an intersection to allow traffic from a **6 lane arterial state highway** to turn directly onto a residential street that leads nowhere but into a residential neighborhood.

This planned connection goes against the City of Madison's Neighborhood Traffic Management Program which says, "There are several forms of "unwanted traffic" recognized on residential streets: Traffic using the street as a shortcut, detour **or overflow from a congested arterial.**" This is also in direct opposition to the Regional Transportation Plan 2035 adopted March 7, 2012 by the Madison Area Transportation Planning Board. On page 81 under Streets/Roadways Policy Objectives it states: #6 Draw traffic **away from local neighborhood streets** and environmentally sensitive areas (traffic redirection), where possible. Further, in the Regional Transportation Plan 2030 Summary under key concepts, it directs that "The plan seeks to draw local auto through-traffic to local arterial major travel corridors as a way to **reduce the amount of through-traffic penetrating central Madison neighborhoods and other neighborhoods** in the region... Traffic calming and other transportation system management **techniques are encouraged to reduce and/or redirect traffic from local neighborhood streets** and other sensitive areas."

The District 12 Alder and residents of the affected area have requested that the city planners consider a design alternative making the proposed Coolidge/Packers intersection one that would allow traffic to turn into the Oscar Mayer area from north and southbound traffic on Packers but to allow only pedestrian/bicycle type traffic to go eastbound on Coolidge Street. This would satisfy the city's stated desire of slowing traffic on Packers with signals while also preserving the residential atmosphere of the Coolidge Street area. Coolidge Street was NOT designed to handle the amount of traffic that could be directed onto it. When talking to my neighbors, no one has expressed concern about increased bicycle and pedestrian traffic, only about motor vehicle traffic. Safety islands and raised crosswalks would also help with slowing traffic on Packers and make crossing friendlier for foot and bicycle traffic.

Additionally, please consider this statement from the City of Madison Comprehensive Plan: "CULTURE & CHARACTER 2. **Preserve historic and special places that tell the story of Madison.**" This is what the city states as an objective, so I request you take that into consideration as the blocks of Coolidge and Myrtle Streets immediately adjacent to the proposed signalized intersection have now been listed in the National Register and State Register of Historic Places by the Secretary of the Interior. The Eken Park neighborhood is an intact example of the mass produced housing developments of the World War II-era that were located near employment centers. The recently adopted neighborhood plan recommends the preservation of the quality and character of the houses at Eken Park. Deliberately directing non-resident traffic to enter would harm the historic character and feel of the area.

Lastly, I do like the proposal on page 38 to vacate the Service Road on the east side of Packers Avenue in Eken Park and install a shared-use path, with street trees and other landscaping along its length. I also fully support having a BRT stop on Packers between Commercial and Coolidge.

Please reconsider how this proposed intersection of Coolidge/Packers will be designed.

Sincerely,

Maggie Freespirit, 2302 Coolidge Street

From Amanda Postel

Sent by email

Please do not create a new intersection at Coolidge and Packers.

First, our neighborhood already has trouble with cars speeding down residential roads, and having an outlet to Packers will exacerbate that problem.

Also, currently with no outlet, cars that try to evade police by taking a right turn into our neighborhood from East Wash always get caught because they try to stay on the smallest streets and don't realize Commercial is the only way out. Therefore, police easily catch people in our neighborhood because of the lack of outlets.

Finally, we want our neighborhood to remain peaceful and cozy. This is already a challenge due to overhead traffic from the airport and the F-35s--we don't need more ground traffic too.

Please don't keep dumping on our neighborhood. Let us retain our peaceful streets. People do not need to access Packers from Coolidge. We can continue to use Commercial, which is wider and better designed for heavier traffic.

Please.

-AP

Statement to Members of the Madison Transportation Policy and Planning Board
regarding Item 5 on the May 4, 2020 Agenda

Objective 8 of the Oscar Mayer Special Area Plan states that the plan should deploy sustainable technologies, improve stormwater, and preserve environmental assets.

Consequently, the City should preserve all 30 acres of the Hartmeyer property. Preserving the entire property will, as the Audubon Society says, enable the wetland to have a vital upland border that wildlife in the wetland need for part of their life cycles.

Wetlands also collect and improve stormwater.

Additionally, this greenspace has long been an area where nearby residents and workers in local businesses can enjoy the environment in the middle of an urban area. The Hartmeyer property would provide a walkable area in a high-density district.

Please sustain this natural environment.

Regards, Anita Weier

Former Northside Alder

and Member of the Friends of Hartmeyer Natural Area

From: Iris Hengst <irishengst@charter.net>
Sent: Monday, May 4, 2020 6:27:23 PM
To: Stouder, Heather
Subject: Oskar Meyer wetland preserve

Hi,

please, please consider the incredible value this small wetland of 30 acres has, tucked quietly away behind the Hartmeyer Ice Arena and industrial buildings on Sherman Ave in the middle of the city. This value has always been present by absorbing rainwater and groundwater and supporting wildlife next to the other wild spaces using the railroad as a secret necessary connector and would the same way if preserved in the future. An added bonus in the future would be if it could become accessible for a diverse neighborhood appreciating environmentally conscientious places and serve their need of green space and feeling connected to nature!

Hugely important to prevent future flooding and making our neighborhood even more attractive without any high costs attached!

A win win situation so I speak up to support the preservation of the 30 acres and turning this into a public treasure!

Thank you
Iris Hengst
Madison WI
53704

From: Maria Powell (MEJO) <mariapowell@mejo.us>

Sent: Monday, May 4, 2020 12:40 PM

To: Schroeder, Ann <ASchroeder@cityofmadison.com>; tlwilson1986@gmail.com; All Alders <allalders@cityofmadison.com>; ledell.zellers@gmail.com; Stouder, Heather <HStouder@cityofmadison.com>

Subject: Comments/questions about OMSAP for tonight's TPPB meeting

Members of the Transportation Planning and Policy Board,

On February 10, 2020, I submitted [these comments](#) about the Oscar Mayer Special Area Plan (OMSAP) for the Plan Commission meeting. Our concerns then and now fall into two categories:

1. Inadequate assessment and remediation of toxic chemicals at the site (and offsite): **See questions in red below.**
2. Plans to develop the Hartmeyer wetland area: **MEJO asks that ALL 30 acres of the Hartmeyer wetland be preserved for the reasons outlined in Feb. 20 letter.**

Regarding #1: Since February I have reviewed more Oscar Mayer documents--DNR files, past environmental investigation reports, and more. These reviews have further deepened my concerns about existing, documented toxic contamination at the site, as well as the types and extent of contaminants that were not identified-and therefore not assessed or remediated--in soils, groundwater, vapors and surface/stormwater onsite and offsite. Among other things, I have learned that operations at the Oscar Mayer site included:

- insecticide manufacturing
- plastics manufacturing
- pharmaceutical labs
- a sewage treatment plant and lagoons
- an incinerator, several ash pits, areas with coal and incinerator ash fill
- areas where animal parts and other production wastes were dumped
- numerous old transformers and machinery with lubricants (very likely with PCBs)
- part of an area that is so contaminated it was listed on the Hazardous Ranking System list (Superfund); see [here](#) and [here](#) (pg. 20, bottom)

(See [here](#) and [here](#) and [here](#), many more on the DNR BRRTS site [here](#), [here](#), and [here](#) and older DNR report on past spills [here](#).)

These contaminated areas and activities very likely discharged many toxic chemicals (including possibly PFAS) into soils and groundwater onsite and into stormwater flowing offsite into Starkweather Creek, Lake Monona, and/or Lake Mendota. Past investigations did not identify exactly where most of these activities took place nor did they investigate potential releases from them onsite and/or offsite via stormwater and other utility pathways, per Wisconsin NR 700 regulations. For the few areas that were investigated, types of chemicals tested were limited and DNR approved closure even though little or no remediation was done, so contamination remains in place, sometimes "capped" with asphalt and/or buildings.

During construction of roads and buildings on and through the site, these caps will obviously be disturbed. How is the city (and other relevant government agencies) planning to investigate and remediate all these likely contaminated areas, including groundwater plumes, as it plans roads and buildings throughout the site? Who will pay for this?

Thank you in advance for addressing my questions,

Maria Powell, PhD
Executive Director, Midwest Environmental Justice Organization
Madison, WI
mariapowell@mejo.us, mejo.us

----- Original message -----

From: Rich Beilfuss <rich@savingcranes.org>

Date: 4/10/20 11:45 AM (GMT-06:00)

To: paul_noeldner@hotmail.com

Subject: FW: Request for ICF Support for saving wetland

Hi Paul-

I think Anne Lacy of our staff already responded to you, but I thought I would write wearing my neighbor hat as well as International Crane Foundation hat. I live near Tenney Park. I visited the Hartmeyer Natural Area this past week. I am embarrassed to say that I've lived on the east side of Madison for years but never made the right turn on Roth Street to experience the area up close. I agree it's actually quite an impressive urban wetland--surprisingly large area in a tight space, good urban wildlife value (with plenty of frogs calling while visiting), and strong urban stormwater benefits.

I am happy to contribute a letter of support if useful, in essence this is what I would say:

I live on the east side of Madison and am a very strong supporter of the redevelopment of this area, and have hoped for years that the Oscar Meyer facilities would be repurposed to attract business, provide employment, and support good use of this urban landscape and thereby reduce urban sprawl to outlying areas.

1. The Hartmeyer Natural Area is certainly not a pristine wetland, but it is a great example of a "working wetland" in an urban area—it not only provides valuable urban wildlife habitat (including nesting Sandhill Cranes) in a densely urbanized landscape, but also provides valuable stormwater storage that reduces potential damage of extreme weather events. As extreme weather events become more commonplace in the years ahead, these stormwater storage values will only increase over time.
2. Most urban development projects these days are desperate for "green space" that makes properties more attractive to businesses and employees. I don't understand why those values and opportunities would be sacrificed for the development of this area.
3. I recommend finding a way forward that is pro-development and pro-conservation, and takes advantage of the important functions and values that wetlands play in an urban landscape. Such working wetlands have proven to be an economically-wise and more sustainable land use in urban areas throughout the world.

Thank you for your efforts to save this unique gem in our neighborhood. I obviously need to better job of making my neighbors aware of it too.

All my best,

Rich

Dr. Richard Beilfuss, Ph. D, Lic. Prof. Hydrologist

President & CEO

INTERNATIONAL CRANE FOUNDATION

E11376 Shady Lane Rd. | P.O. Box 447

Baraboo, WI 53913 USA savingcranes.org

Office: 608-356-9462 ext.143 | Mobile: 608-320-5250

Skype: rich.beilfuss

Dear Ann Schroeder,

I'm emailing to support the protection of all 30 acres of Hartmeyer natural area. Without the critical upland areas surrounding the pond/wetland, the habitat will be only a fragment of what currently exists and will not support the diversity of urban wildlife that it does today. I also believe that preserving the (limited) existing wild areas in our city will benefit humans in Madison's north side neighborhoods and throughout the community.

As a younger person in the community, I also know that we face big challenges with climate change, including urban heat islands that are exacerbated by paved surfaces, and that places like Hartmeyer will be critical cooling influences that can't be restored once they are gone.

Thanks in advance for supporting protecting all 30 acres of the Hartmeyer natural area in its entirety.

Sincerely,
Theresa Vander Woude

Graduate student, UW-Madison Nelson Institute for Environmental Studies & Life Sciences
Communication
Board Member, Friends of Starkweather Creek
(speaking for myself)

James S. Wold
2845 Hoard St.
Madison WI 53704

Monday, May 4, 2020

Dear Mr. Wilson,

I live in the Eken Park neighborhood. The city wants to create a 4 way intersection, with traffic light controls, at Packers Ave and Coolidge St.

That is a terrible idea. It will direct traffic, via Coolidge St., into a quiet neighborhood which does not have the street infrastructure to handle any meaningful volume of increased traffic flow.

I understand this concept is derived from the Oscar Mayer redevelopment plan and is meant to accommodate expected increases in traffic volume coming from the buildup of the Oscar Mayer site.

However directing traffic flow into a small neighborhood, not built to handle that traffic will not benefit anyone.

At minimum please convert that 4 way intersection into a 3 way intersection and do not allow Packers Ave to form an intersection with Coolidge St.

Thank you for your consideration of this request,

Sincerely,
Jim Wold

To Whom it May Concern,

In the OMSAP there is a plan to connect Coolidge with the OM site. I strongly support this idea. In fact, we need to be connecting every street we possibly can across Packers Ave. Packers Ave. is an enormous blight on the north side. It has way more traffic capacity that it needs and it's near impossible not to speed on due to it's design. Enforcement does not work on this street. It needs to be completely redesigned. We also need to add as many lights as we can at the existing intersections as well - especially Schlimgen!

A few things to note:

Many people think the old Coolidge will have 5000 car per day. It needs to be make clear that is on the OM side. Old Coolidge will not have anywhere close to this. Drivers will avoid it since 2 cars can not pass if a car is parked. As someone who has lived on Heath Ave for 16 years I can tell you no one on my side will use it as a cut through. Why bother when you have Aberg, Commercial, and 1st St? East Mifflin and Dayton have a fraction of the traffic during rush hour than Gorham, Johnson, and E. Wash. I commute E. Wash everyday from downtown and rarely use these streets since it hardly ever makes sense for me to do so even though they run parallel to each of those streets.

Connected neighborhoods on average are more resilient long term.

The damage done by Packers is way more than any damage that might happen by connecting Coolidge.

Maybe include way to discourage any uptick in traffic on Coolidge by adding, traffic bumps, widening terraces, and adding dedicated protected bike lanes.

If we can't connect Coolidge we should lower Packers and cap it with green space. This is probably the best solution but probably not feasible from an economic aspect, but it would be incredible if this could happen.

The OMSAP plan, while not perfect - bus barn! - is a huge improvement but it will really fall flat if it just remains an island like it currently is. Connecting Coolidge a big start in the right direction and will benefit the neighborhood for generations to come not to mention return it back to it's original state. Thank you for your time.

Justin Dobson
1951 Heath Ave.

Hello!

Let me start by thanking you for the time and consideration you spend in service to our great community. Madison is the phenomenal place it is because so much of what happens here is done with intentionality and an eye to the future. I appreciate all the hours you put in as a leader and community servant.

I have lived in the Eken Park neighborhood for the last 18 years. When we bought our home, there weren't many families, and Emerson School was in danger of being closed. Today, our little corner of Madison is alive with children and families. We are a thriving community, despite the challenges of our geography, and the unimaginable impact of the f35's.

To that end, I am excited to see the thought put into redevelopment Oscar Meyer. But I have several pressing concerns:

1. Putting in a 4 way stop at Coolidge is a bad idea. There is more than enough traffic on North Street, and although the traffic calmers at Hoard are helpful, there is still far too much speeding and unsafe driving. You will be inviting increased traffic right next to our most popular neighborhood playground and gathering spot. We don't need that. If the intention is to make the playground more accessible for new residents across Packers Ave, then put in a foot and bike bridge. This proposed intersection will not help our neighborhood feel cozy, intimate or safe, it will just rip open a big hole in an already vulnerable section.

2. The Hartmeyer Wetlands is mission critical for Madison's ecological health. We know the huge value these areas have in water filtration, they also provide a huge value for humans. Have you ever been to the Pheasant Branch Conservancy in Middleton? Its a wonderful oasis in the midst of all those miles and miles of over-sized houses. Think of the value a smaller scale version will bring to our corner of Madison.

Please slow down and consider not just how to maximize the revenue that redevelopment can bring, but how do build the best possible Madison for the next generations. More pavement is not a best choices option.

Thank you!

Margaret Casey
510 Stang Street

From: donna orr <magdor2@tds.net>
Date: January 23, 2020 at 7:58:55 PM CST
To: Ledell.zellers@gmail.com
Subject: ideas for land parcel

I would encourage you to support the plan to develop the proposed wild area for plants, animals and children to explore. I was lucky enough to be raised in the country on a small farm. I picked wild berries, listened to meadowlarks watched the yellow zig-zag spiders that live in the tomato patch. Experiencing wildlife was the best thing to happen in my life. I now garden for wildlife and share the information.

Please help.
Sincerely
Marcia Geiger

Hartmeyer Natural Area Historical and Ecological Assets – In Support of Option C - Conservation

Please support Adding and Pursuing Option C – Conservation – in the Oscar Special Area Plan and other City planning so that the Alder authorized Appraisal and Assessment and City departments can fully explore this planning option including the environmental assets and potential funding and grants in collaboration with Dane County, Groundswell, and other possible funding and support partners, for purchase of the Hartmeyer Property as a City Nature Park for this and future generations to enjoy!

This Historical and Ecological Assets report was voluntarily prepared 02/09/2020 at the request of City Alder Syed Abbas by Paul Noeldner, Friends of Hartmeyer Natural Area Chair and Volunteer Parks Liaison Coordinator for Madison FUN Friends of Urban Nature, a partnership of Parks, Environmental and Friends groups to Help Connect Madison Area Communities and Kids with Urban Nature, contact info 136 Kensington Drive Maple Bluff WI 53704 608-698-0104 paul_noeldner@hotmail.com

The following information is based on personal observations and reports. Additional Historical and Ecological Review including a survey of ecological assets should be requested as part of the City Alders authorized property appraisal and assessment and other planning and procurement steps.

- **Honoring Historic Ownership –**
 - **Native Americans** reportedly had gardens in some of the upland areas of extensive wetlands on Madison’s east and north side. This **First Nations history should be honored, for example some cities with Nature Parks feature Native American Gardens.**
 - The **Hartmeyer family** has owned the property and leased it to **Oscar Mayer** for the past 100 years while keeping most of the natural area intact. Oscar Mayer wells drew down the water table and for a time there were attempts to have **Little League ball diamonds** but elderly locals recall they were always wet. The water table has since rebounded and continues to rise with Climate Change increases in rainfall. This local **North Side history should be honored, for example park sculptures from old equipment and park murals.**
 - **Native Wisconsin Trees, Plants, Birds and Wildlife** have called the Hartmeyer Natural Area wetland and surrounding upland ecosystem home since the Ice Age and have evolved here over millenia to create symbiotic wetland ecosystems. This **Natural History should be honored, for example school kids could help make Nature Art Mural displays at the park entrance to educate the public about native plants and animals.**
- **Valuing Historic Wetlands –**
 - **Post Ice Age** maps show this area was a wetland waterway connecting Lake Mendota to Starkweather Creek and Lake Monona before the Tenney outlet became established.
 - **A 1906 map** shows most of the east side was wetland. **This 30 acre remnant is the only large remaining wetland and upland ecosystem in the Oscar area not yet destroyed**
 - **An elderly neighborhood resident** recalls a wood plank walkway was required to cross the wetland where Commercial Ave runs today. The full 30 acres can be restored.
 - **Urban Wetlands are becoming rare and need extra protections!**
- **Saving Historic Oak Trees –**
 - Several large oak tree specimens with an estimated age of 200 plus years (pre-Civil War) remain standing
 - **These historic trees tell the history of this relatively untouched area from Native American to European Settlement to Today**

- **Historic Neighborhood and Business Interest and Support –**
 - **The Friends of Hartmeyer Natural Area** is a new grassroots effort with deep roots. **People living in nearby neighborhoods are passionate about saving this area.** One often hears stories about how **as a child they regretted the loss of open natural areas near their home.**
 - Interviews and conversations over the years with **Pollock Auto Body, Esquire Club** owners and staff, **Dental Clinic** owners and staff, **Chets Car Care** and other local businesses indicate a lot of enjoyment of having this large natural area near their businesses and support for saving it.
 - **The best observers and advocates of local Sandhill Cranes and other birds and wildlife are neighborhood and business people who regularly spend time nearby and grow to love ‘their Cranes’ and ‘their Fox’.**
 - **Dane County Briarpatch** staff and residents love having the Hartmeyer Natural Area across the street and have helped over past years with cleanups and invasive plant removal facilitated by Paul Noeldner with Madison FUN, and enjoyed it so much they established regular Friday nature activities centered on Hartmeyer Natural Area. **This kind of exposure to helping nature is great for community building and their future.**
 - **People recognize the value of large natural areas in their neighborhoods. Realtors, homeowners and renters are certainly aware of and seek out the added value!**
- **Wooded Areas Help Create a Sanctuary –**
 - Clusters and tree lines of **Shagbark Hickory, Basswood, Black Cherry, Willow, Maples**
 - **These Upland Habitats provide food and shelter** for a variety of birds, insects, amphibians and other wildlife
 - **Wooded Areas help preserve a Large Quiet Sanctuary in the middle of urban activity**
- **Wetland Areas and Ephemeral Ponds In All 30 Acres Support Rich Biodiversity –**
 - **Native and Hybrid Cattails, Horsetail, Sedges**
 - A US Fish & Wildlife aerial map shows **large Emergent Wetland Plant areas extending from the year round wetland pond all the way over to the Oscar side rail corridor**
 - The presence of Horsetail in the wetland ditches along the Oscar side rail corridor, along with high amphibian populations in Spring in that area, point to the importance of preserving the whole 30 acres including the seasonal wetland pools and ecological habitat in the upland areas along the Oscar rail corridor not just the wetland pond area.
- **Upland Plants Provide a Pollinator Paradise**
 - **Milkweed Species** include **Whorled Milkweed** (very large stands in upland areas along the Oscar rail corridor) and observations reported of **Sullivant’s (Prairie Milkweed) which is a Wisconsin Threatened species** and high value plant for Monarchs
 - While a survey of native upland plants remains to be done, most of the upland area is **relatively free of invasive woody plants** which **indicates high value for prairie plant preservation and restoration** without expensive woody invasives removal
- **Bird Species - 56 Species recorded in Cornell Lab of Ornithology eBird reports 2012 to 2019**
 - **Breeding Birds (territorial behavior/nesting/raising young)** include Canada Goose, Wood Duck, Blue-winged Teal, Mallard, Pied-billed Grebe, Mourning Dove, Chimney Swift, Sora, Sandhill Crane, Killdeer, Cooper’s Hawk, Red-tailed Hawk, Red-bellied Woodpecker, Northern Flicker, Eastern Phoebe, Eastern Kingbird, Warbling Vireo,

American Crow, Tree Swallow, Black-capped Chickadee, House Wren, American Robin, Gray Catbird, European Starling, House Finch, American Goldfinch, Song Sparrow, Baltimore Oriole, Red-winged Blackbird, Yellow Warbler, Common Yellowthroat, Northern Cardinal, House Sparrow

- **Resident and Migratory Birds (feeding, taking shelter, social behavior)** include Northern Shoveler, Canvasback, Bufflehead, Least Sandpiper, Spotted Sandpiper, American Woodcock, Ring-billed Gull, Turkey Vulture, Belted Kingfisher, Yellow-bellied Sapsucker, Downy Woodpecker, Great Crested Flycatcher, Eastern Phoebe, Blue Jay, Northern Rough-winged Swallow, Barn Swallow, Cliff Swallow, White-breasted Nuthatch, Cedar Waxwing, Purple Finch, Chipping Sparrow, Common Grackle, Dickcissel
 - **Sandhill Cranes have nested in the Hartmeyer Natural Area every year for many years** and use the surrounding Upland Ecosystem as their primary foraging area. **The quality of this historic wetland and surrounding upland ecosystem is indicated by the fact that they successfully raised 3 Colts in one year, which is fairly uncommon.**
 - **Bluebird Trail** – with permission from Oscar Mayer, Paul Noeldner has maintained and done weekly monitoring of Bluebird Boxes for a number of years with a **high success rate for Bluebird nesting especially by the Oak Opening and surrounding upland area**, the boxes have also been used by other native species including **Tree Swallows, House Wrens, and Black-capped Chickadees. These are great Nature Education tools!**
 - **Wood Duck Houses** – about **20 male Wood Ducks** gather each spring behind the Dental Clinic and on average about **3 pairs breed in the area each year** with one or more pairs utilizing provided Wood Duck Houses (several females may lay eggs in one box) and natural nesting cavities in surrounding wooded area trees.
 - **Prothonotary Warbler Box** – this rarely seen bright yellow bird is a **Wisconsin Species of Special Concern**, with guidance from UW and DNR Experts a Prothonotary box was installed in a stand of Willows in year round open water in an area that used to dry out each summer, and nest box observations indicated nesting occurred
 - **Red-tailed Hawks** – a **pair of Red-tailed Hawks has used the Hartmeyer Natural Area as the center of their near Northside nesting and hunting range for many years.** Paul Noeldner helped the **Dane County Wildlife Center radio track Oscarina the female for about 3 years**, her favorite perches for hunting were the **upland area Oak Opening and upland area tree lines and the Cell Tower adjacent to the upland** behind the Ice Arena
 - **Osprey** – a pair of Osprey were observed scouting the Cell Tower and making repeated landings last fall as a potential nesting site.
- **Mammal Species –**
 - **Fox** – there is a resident breeding pair with an active den for many years behind the Dental Clinic on North Sherman plus a second fox den nearby along the Commercial Avenue crossing rail corridor which is indicative of an extended fox family in residence according to UW Wildlife Ecology Professor David Drake
 - **Groundhogs – also called Woodchucks**, upland activity and burrows observed, their **extensive 60 foot multi-chamber burrows and mounds of disturbed earth improve water permeability and offer ecologically important foraging sites and shelter** for many other mammal, bird, insect, and amphibian species

- **Muskrats** - the wetland relative of the Groundhog, wetland activity observed, **marsh reed 'push-up' muskrat shelters create habitat diversity and provide foraging and nesting sites for waterfowl species, and muskrat shoreline burrows help increase biodiversity**, improve permeability and are ecologically important for other mammal, bird, insect, and amphibian species for foraging and shelter
- **Deer** – White-tailed Deer use secluded upland tree borders and habitat as a sanctuary for resting and travel through this area.
- **The Oscar rail corridor and Sherman rail corridor provide critical ecological greenway connections between Hartmeyer Natural Area and Tenney Park on the Isthmus, Maple Bluff Golf Course, Warner Park, Starkweather Creek and Cherokee Marsh.**
- **Many Other Small Mammals** – including Voles, Mice, Skunks, Opossum, Raccoon help create a biodiverse and interconnected ecosystem and also utilize the rail corridor connections.
- **Insect Species –**
 - **Monarchs and other Butterflies** – observed feeding on nectar and in larval stages, primarily in the upland areas where there are large stands. **The Wisconsin Monarch Collaborative, City of Madison and WI Pollinator Protection Task Force have set goals preserve and extend remaining natural areas with milkweed and other pollinator plants in urban areas as well as rural areas**
 - **Bees and Other Insects** – Bumblebees, Dragonflies, Lightning Bugs
 - Wetland larvae and adult insects attract large numbers of Swallows and amphibians that depend on them as a major food source and biotically help keep populations in check.
 - **This is Madison's largest near Northside Pollinator Garden and Rain Garden!**
- **Amphibian Species –**
 - **Chorus Frogs and other Frog Species** – Possibly the largest remaining population of Chorus frogs and other frogs on Madison's near Northside gather in wetland borders and ephemeral upland pools to sing and breed in Spring (they do not like to lay eggs in open water ponds where fish and other predators consume them). Park along Commercial and listen each Spring! This is a major 'Refugium' for these species.
 - **The entire 30 acres including the springtime ephemeral ponds and wet ditches along the Oscar rail corridor are critical for ecologically challenged amphibian populations**
 - **Snapping Turtles, Painted Turtles and other Turtle Species** – This is a high value area for turtle species because **turtles dig their nests and lay their eggs in nearby uplands and prairie areas, not in the wetland area itself.**
 - **A contiguous urban natural area that has a wetland and safe access for turtles, frogs, salamanders and other amphibians to travel and lay eggs and forage in adjacent large upland areas without crossing any roads, is a big plus for preserving the whole 30 acre area intact as a Nature Sanctuary with low-impact human bike and walk access**

Water Quality and Infiltration Assets –

- **High Quality Wetland and Upland** – There is currently fairly limited urban area acreage runoff into this historic natural wetland and upland area.
 - City engineers have indicated they do not plan to introduce any additional storm sewer runoff into the area.

- This is a Major Plus for saving the entire 30 acres as a conservation focused nature sanctuary and for successful preservation and restoration of high quality populations of native plants and wildlife at much lower cost than creating new ponds and wetlands to offset large areas of impervious development and redevelopment.
- **High Quality Infiltration Assets** - This area provides 30 Acres of direct rainfall infiltration at no cost to the City.
 - The upland areas can support deep rooted native plants that help increase infiltration; water stays on site without contributing to runoff and phosphorus and salt pollution into our lakes
 - **Preserving All 30 Acres helps the City offset the negative impacts on Madison's lakes from large areas of development and redevelopment in adjacent Northside areas**
 - **Preserving this 30 acre natural infiltration asset offers a large value to the City by where plans offer little or not room for on site ponds or infiltration areas.**
 - **Storm sewers and artificial retention ponds cannot offer equivalent ecological benefits to having a 30 acre intact thriving ecosystem**, not just water draining into subsoil through pervious surfaces or into a pipe that offers no ecological asset benefits to the city or to birds and wildlife
- **Building Up Not Out** – Development and redevelopment on surrounding areas is compatible with preservation of the 30 acre Hartmeyer Natural Area
- Building Up Not Out with more stories on existing residential and business properties that are already developed with impervious roofs, streets and surfaces offers the City the opportunity to have substantially more housing and businesses on existing footprints with the same or similar impervious roof and infrastructure profiles.
- **Building Up Not Out make sense because it avoids paving over and building on and reducing the infiltration benefits and ecological benefits of this existing 30 acre natural infiltration area.**

Carbon Sequestration Assets

- **30 Acres of Carbon Credits** – The 30 acre Hartmeyer Natural Area already provides the City with a large area of carbon sequestering trees and plants at very low taxpayer cost to the City.
 - The Carbon Benefits for the City can be further improved by preserving and restoring populations of deep rooted native species and native trees in the Upland Areas.
 - **These Carbon Benefits to the City help offset the Carbon Costs of increased development, redevelopment, density and energy use in adjacent City plan areas.**

Thank You for considering and honoring these valuable Historical and Environmental Assets of the Hartmeyer Natural Area!

Please support including Option C – Conservation as one of the Oscar Special Area Plan options and in other City agency and Northside planning options.

Please support enabling City staff to explore opportunities in collaborations with Dane County and other partner groups to try and purchase the Hartmeyer property as a City of Madison Nature Park and Community Place Making Open Space.

From: Iris Hengst <irishengst@charter.net>

Sent: Monday, February 24, 2020 12:02:14 AM

To: Stouder, Heather

Subject: OASMP, preserving the 30 acres wetland and upland as wildlife preserve

Hi Mrs Stouder,

it's wonderful to see the hard work the city is putting into trying to understand the needs and exploring the possibilities of the new Oskar Mayer development site!

As a concerned neighbor living in Maple Bluff and enjoying the cranes, the spring frog concerts and other beautiful wildlife in the already existing natural wetlands and uplands "next door", I would like to help highlight the possible impact of a 30 acre park in the midst of possibly a housing project based on alternative energy usage and very close and easily accessibly public transport.

Families and their children and people in wheelchairs, the elderly and and other citizens with limited access to transport would find easily accessibly trails through a peaceful but vibrant wildlife!

Air quality, noise pollution, emotional well being, nature education and appreciation would all benefit and lighten people's experience living in such a densely populated area and not to miss it would increase home values in the entire neighborhood!

The sheer size of the wetlands will determine their ability to absorb the predicted increases in precipitations and rising groundwater levels. They will help dramatically homes and businesses throughout the area to withstand the increased water issues.

Last not least longtime research is showing the udder most importance of natural corridors between parks which provide nesting spaces and habitat for wildlife. We would be lucky to already have the railroad tracks being such corridors to connect our 30 acres habitat to others like "Wild Warner Park" .

That's why I support the preservation of the 30 acres wildlife which will accommodate nature's and human's needs at it's best and ask you to help keep our Madison legacy as a "green" healthy city!
Thank you for your time and thoughts,

Sincerely

Iris Hengst

From: Lauren Holman [<mailto:wambui22@gmail.com>]
Sent: Friday, February 07, 2020 1:02 PM
To: allalders@cityofmadison.com
Cc: ledell.zellers@gmail.com
Subject: Hartmeyer Natural Area

I live nearby the Oscar Development, and I am writing to support the creation of a plan that would preserve the whole Hartmeyer natural area.

Lauren Holman

From: Lauren Holman [<mailto:wambui22@gmail.com>]
Sent: Friday, February 07, 2020 1:02 PM
To: allalders@cityofmadison.com
Cc: ledell.zellers@gmail.com
Subject: Hartmeyer Natural Area

I live nearby the Oscar Development, and I am writing to support the creation of a plan that would preserve the whole Hartmeyer natural area.

Lauren Holman

As part of the Oscar Meyer Special Plan proposals I:

① Support acquisition of full 30 acres of
Hartmeyer property for nature preserve

② Oppose opening Coolidge St. to Packers Ave.

- John Johnson
522 McCormick Ave.

On Mar 16, 2020, at 10:24 AM, Kathleen Kelly <kakellydds@outlook.com> wrote:

Ms. Zellers,

We are writing to support the idea of saving all 30 acres as a nature preserve. This will be a wonderful improvement for our area and a very positive step to help our environment.

Kathleen Kelly and Babette Wainwright
410 Woodward Drive 53704

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#); [Fruhling, William](#); [Parks, Timothy](#)
Subject: Fw: Support for Saving Hartmeyer Natural Area
Date: January 21, 2020 9:41:43 PM

Please file to share with PC on 2/10.

From: Jenny Kox <jennymkox@gmail.com>
Sent: Tuesday, January 21, 2020 9:37:36 PM
To: All Alders; Stouder, Heather; ledell.zellers@gmail.com; vscholtz44@gmail.com
Subject: Support for Saving Hartmeyer Natural Area

I support the City of Madison Oscar Mayer Special Area Plan Option C - Conservation and other opportunities to purchase and save all 30 acres of the Hartmeyer property historic wetland and surrounding upland ecosystem between Roth Street, the old Oscar Mayer plant, Commercial Avenue, North Sherman and adjacent railroad corridors as a nature park and shared community space.

I believe it can:

- Help Madison preserve and enhance important railroad corridor and bike path nature area ecological connections on the 'String of Pearls' with other Madison parks and natural areas on Madison's North and East Side with green corridor connections from Hartmeyer to Tenney Park, Warner Park, and the Starkweather Creek and Cherokee.
- Offer year round access for North and East Side residents and workers in nearby businesses to regularly enjoy nearby nature.
- Help provide access to nearby nature to socially and economically disadvantaged families and kids who cannot easily visit outlying parks for nature recreation opportunities or afford regular access to other forms of recreation.
- Help meet Madison's Social Justice and Community Building goals by offering people and especially kids the opportunity to experience the Awe of Nature - seeing and hearing nature and living things up close - which has been documented to increase empathy for nature and empathy for other human beings in a time our society is struggling with perceived divisions.

In its simplest terms providing public access to Hartmeyer Natural Area as a nature park will help preserve a rare historic large urban natural area where people can enjoy simple outdoor relaxation time visiting this urban wetland natural area gem and enjoying the beauty of nature throughout the seasons.

The Ecological Benefits of saving Hartmeyer Natural Area as a nature park are preserving and enhancing this large contiguous parcel of increasingly rare urban wetland and surrounding natural habitat for the cranes, bluebirds, hawks, frogs, pollinators, bees, butterflies, fox, and other birds and wildlife that already live there and future generations of birds and wildlife already facing climate change and many other ecological challenges

Saving this core natural area parcel will also help provide a large urban ecological refugium (preservation area) to help sustain healthy populations of native bees, butterflies, birds, amphibians and other native species throughout smaller parcels and yards in adjoining North and East Side neighborhoods and along connecting nature corridors.

There are opportunities for the City of Madison to partner with Dane County, DNR, Groundswell and other groups to help find funds and grants for cost of purchasing wetland and surrounding upland ecosystem acres.

Saving Hartmeyer Natural Area is an important part of continuing to build collaborative connections to achieve the above goals working together with the City of Madison, Dane County, Groundswell, and local Environmental, Neighborhood, Business, Social Justice, and Sustainability groups.

Sincerely,
Jennifer Marie Kox
1230 Monica Lane
Madison, Wisconsin

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Parks, Timothy](#)
Subject: FW: Hartmayer Natural Area
Date: January 24, 2020 11:05:05 AM

Please file for 2/10 PC

From: Becky Leidner <rw1951@yahoo.com>
Sent: Friday, January 24, 2020 11:03 AM
To: All Alders <allalders@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; ledell.zellers@gmail.com; vscholtz44@gmail.com
Subject: Hartmayer Natural Area

I am writing to express my strong support of City of Madison Oscar Mayer Special Area Plan Option C - Conservation and other opportunities to purchase and save all 30 acres of the Hartmayer property historic wetland and surrounding upland ecosystem between Roth Street, the old Oscar Mayer plant, Commercial Avenue, North Sherman and adjacent railroad corridors as a nature park and shared community space. In addition to the many reasons presented by the Friends of Hartmayer Natural Area, I appeal to your consciences for stewardship of this precious ecosystem that has become your responsibility to save. There is plenty of space on the rest of the property for housing and commercial space. There will be no opportunity to replace these wetlands and upland and their communities, and their loss will be entirely due to your shortsightedness. Please examine your hearts, and vote to preserve this area. Thank you.

Becky Leidner

From: Rollie Littlewood [<mailto:rklittle@gmail.com>]
Sent: Friday, February 07, 2020 9:42 AM
To: allalders@cityofmadison.com
Cc: ledell.zellers@gmail.com
Subject: I support saving Hartmeyer

I understand that the Madison City Council is considering three different options for the future of a thirty acre parcel of land located at 2007 Roth Street, sometimes referred to as the Oscar Meyer Special Area. I support "option C," which is to purchase the land and save it as a nature park and shared community space.

Roland Littlewood
5109 Coney Weston Pl.
Madison WI 53711

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Fruhling, William](#); [Parks, Timothy](#); [Firchow, Kevin](#)
Subject: FW: Support for Saving Hartmeyer Natural Area
Date: January 22, 2020 2:01:39 PM

Please file for 2/10 PC meeting.

From: Kevin Monroe <monrka@gmail.com>
Sent: Wednesday, January 22, 2020 1:34 PM
To: All Alders <allalders@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; ledell.zellers@gmail.com; vscholtz44@gmail.com
Subject: Support for Saving Hartmeyer Natural Area

Hello! I'm writing in support of the City of Madison Oscar Mayer Special Area Plan Option C - Conservation and other opportunities to purchase and save all 30 acres of the Hartmeyer property historic wetland and surrounding upland ecosystem between Roth Street, the old Oscar Mayer plant, Commercial Avenue, North Sherman and adjacent railroad corridors as a nature park and shared community space. ----- Here is a brief summary of some of the many benefits of preserving this natural area as a community and ecological asset: - Helping address Madison's Social Justice and Racial Equity goals and Madison's special mission to Help Connect Kids with Nature by offering equal access to free publicly owned shared community park natural area open green space and the living ecosystems it supports that can be enjoyed throughout the year by neighborhoods, individuals, families and kids including people of all means and cultures without requiring any special skills, fees, or equipment - Help address Madison's Sustainability goals by preserving and enhancing 30 acres of natural water infiltration, carbon sequestration and other ecological benefits in a time of rising water tables and more frequent rain events to help offset surrounding existing impervious acres and developed and redeveloped areas with streets, homes and businesses - Help address Madison's goal to preserve and enhance neighborhood connections and broader Madison community connections via bike and walk path connections to and through this beautiful and unexpected quiet and peaceful natural area in the heart of Madison - Help Madison preserve and enhance important railroad corridor and bike path nature area ecological connections on the 'String of Pearls' with other Madison parks and natural areas on Madison's North and East Side with green corridor connections from Hartmeyer to Tenney Park, Warner Park, and the Starkweather Creek and Cherokee Marsh - Help North and East Side Madison homeowners and businesses preserve and enhance their property values by enhancing area liveability and community identity assets and benefits of having a large nature park area adjacent and central to increasingly urbanized neighborhoods and businesses - Help Madison's Community Health goals by providing and enhancing free natural health opportunities for individuals and community groups to enjoy the documented physical and mental health benefits of regularly spending time in nature - Offer year round access for North and East Side residents and workers in nearby businesses to regularly enjoy nearby nature - Help provide access to nearby nature to socially and economically disadvantaged families and kids who cannot easily visit outlying parks for nature recreation opportunities or afford regular access to other forms of recreation - Help meet Madison's Social Justice and Community Building goals by offering people and especially kids the opportunity to experience the Awe of Nature - seeing and hearing nature and living things up close - which has been documented to increase empathy for nature and

empathy for other human beings in a time our society is struggling with perceived divisions - Provide Madison community groups and community engagement programming opportunities for Art in Nature, Tai Chi in Nature, Nature Photography, Nature Play and other nature programming to engage kids and adults - Help Madison Schools and MSCR by providing and enhancing Nature Education opportunities for nearby schools and more regular integration of nature into school curricula and after school activity programs - Help provide and enhance opportunities for Madison Parks, MSCR, Volunteers with Friends group and coalitions like Madison FUN Friends of Urban Nature, and organizations like Briarpatch to offer a variety of Nature Recreation activities such as volunteer nature restoration, invasives removal, cleanup days, educational outings about the benefits of Rain Gardens and other public engagement activities that benefit the park and the publi - Help meet Madison's Placemaking goals by creating a special natural area Sense of Place with walk paths and lookouts that provide great opportunities for neighbors to meet and talk, both enhancing social benefits including community building and offering a happy and positive sense of place for North and East Side families, kids and future generations - In its simplest terms providing public access to Hartmeyer Natyral Area as a nature park will help preserve a rare historic large urban natural area where people can enjoy simple outdoor relaxation time visiting this urban wetland natural area gem and enjoying the beauty of nature throughout the seasons - The Ecological Benefits of saving Hartmeyer Natural Area as a nature park are preserving and enhancing this large contiguous parcel of increasingly rare urban wetland and surrounding natural habitat for the cranes, bluebirds, hawks, frogs, pollinators, bees, butterflies, fox, and other birds and wildlife that already live there and future generations of birds and wildlife already facing climate change and many other ecological challenges - Saving this core natural area parcel will also help provide a large urban ecological refugium (preservation area) to help sustain healthy populations of native bees, butterflies, birds, amphibians and other native species throughout smaller parcels and yards in adjoining North and East Side neighborhoods and along connecting nature corridors - There are opportunities for the City of Madison to partner with Dane County, DNR, Groundswell and other groups to help find funds and grants for cost of purchasing wetland and surrounding upland ecosystem acres - Saving Hartmeyer Natural Area is an important part of continuing to build collaborative connections to achieve the above goals working together with the City of Madison, Dane County, Groundswell, and local Environmental, Neighborhood, Business, Social Justice, and Sustainability groups



Thanks,
Kevin Monroe



Summary of Comments Received and Staff Response – January 30, 2020

The following is a summary of comments received to date on the draft development comments originally presented on October 16th at the Oscar Mayer Special Area Plan public input meeting at Warner Park.

Hartmeyer Property:

The property should be acquired for a nature preserve.

Staff Response: Staff agrees that open space should be a component of development on the Hartmeyer property, but does not support the acquisition of the entire property for the purposes of a nature preserve. The public comment and feedback that went into the [2018 Comprehensive Plan](#) overwhelmingly preferred future growth be accommodated through infill and redevelopment, rather than outward expansions, with the highest densities along major transit corridors. This site has excellent transit access, is close to current and future employment areas and is a quick bike or walk to a full service grocery store. Past plans, including the [2009 Northport Warner Sherman Neighborhood Plan](#), have anticipated development on the site along with preservation of the wetlands.

The [2018 Parks and Open Space Plan](#) did show this area to have deficient access to small neighborhood parks based on existing parks locations and their estimated service areas. As a result, a new 5-acre neighborhood park was included in initial concepts, in addition to preserving the 3-acre wetland (total of 8 acres). This was enlarged and reconfigured in response to feedback on the draft, with the development concept showing a total of 13 acres of open space. This is approximately the amount of park land dedication required based on the projected dwelling units, thus would not require the use of parkland acquisition funds.

The wetland is historic.

Staff Response: The Hartmeyer property was farmed and no indication of a wetland is present on [publicly available historic aerial imagery](#). It is possible a wetland existed prior to cultivation, but was destroyed. Water begins to be present in aerial photography in the 1970s, generally coinciding with the establishment of the East Madison Little League Fields. The shape of the water coincides with the perimeter of the outfield, possibly indicating it was a constructed depression.

The wetland is larger than what is shown.

Staff Response: The wetland data is from the [Wisconsin Department of Natural Resources](#), which shows the general location and scale of a wetland while noting that a wetland delineation is required to definitively establish boundaries. If a wetland delineation indicates it is larger than what is shown in the DNR data, the protected area will increase accordingly.

The water table is rising since Oscar Mayer shut down their high-capacity wells.

Staff Response: Ground water level changes could be associated with several factors, including Oscar Mayer shuttering their wells and a reduction of pumping from nearby Water Utility well. These actions alone could be expected to result in a reduction of the cone of depression in the area (or increasing groundwater levels). However, they were timed reasonably closely to the high rain/snow years of 2007/08. The precipitation from August 2007 through spring of 2009 caused groundwater levels citywide to rise dramatically.

While the ground water may be rising, it should not impact the ability to develop in appropriate areas. High water tables may restrict the ability to have subterranean spaces such as basements or underground parking, however there are many local examples of buildings that addressed this issue (ie. East Washington/Capital East/isthmus).

The Hartmeyer property is needed for infiltration and the wetland should not be used for stormwater from new development.

Staff Response: Per WDNR Administrative Code NR-151 Stormwater can't be routed towards wetlands in general, without treatment in advance of that discharge. This wetland in particular however is not suitable for discharge of stormwater as its current water level is lower than the stormwater system that surrounds it. Meaning that once water goes in there it can't get out without pumping, evaporation, or infiltration. Engineering has already drafted comments regarding any development of the land surrounding the wetlands to the effect that no runoff from developed or redeveloped lands shall be allowed to be discharged to the wetland area. The shallow water table and hydric soils on site aren't very effective in infiltrating water, limiting any potential stormwater benefit tied to non-development. The City of Madison is proposing a significant revision to its stormwater ordinance, requiring significantly more stormwater controls and pushing development proposals to use more innovative solutions including green roofs. If adopted, any future development will be subject to the more rigorous standards. .

Development of the Hartmeyer property is a social justice issue, as lower-income residents won't have access to nature.

Staff response: Several higher quality and larger natural areas exist on the northside and are easily accessible via all day transit service or bike. These include the 1,300-acre Cherokee Marsh Conservation Park and a large natural area at the 214-acre Warner Park. Housing and affordability are also significant social justice issues which development, or lack there of, on the Hartmeyer could have broader community impact.

Mature and high quality trees should be preserved

Staff response: The revised development concept preserves the larger oak trees on Roth Street, as well as most trees on the Hartmeyer property.

Burial mounds may be present in the area, and should be preserved

Staff Response: Planning staff consulted with the Wisconsin Historical Society regarding protected burial sites. Their mapping did not indicate any protected sites on the Hartmeyer property and no evidence of burial sites has been found on the property.

A park on the Hartmeyer property should be wild and natural, not just mowed lawn.

Staff Response: Special area plans provide recommendations as to the general scale and location of parks and open spaces. They do not design or program park spaces, as this is done in a future park planning process carried out by Parks Division staff. This plan can include public comments heard regarding preferences for future park spaces to be considered during future park planning, such as a preference for a more natural, less manicured park space.

Metro Satellite Facility

Note: The Metro satellite facility is a separate Common Council decision outside this planning process, but is consistent with the current zoning and with the future land use recommendation:

The City will eventually relocate all buses from its East Washington Facility to Oscar Mayer.

Staff Response: The City did analyze that possibility, but the financial analysis showed that would have a far greater cost per bus than maintaining and improving the East Washington facility and adding a second satellite facility. Metro staff believes the two buildings being considered for purchase would have sufficient capacity for fleet expansion for the next 15 to 20 years.

This will detract from the good elements of the Oscar Mayer redevelopment.

Staff Response: The use itself won't have nearly the impact on the character of the place and redevelopment as the design of the building will. The site is very deep and active spaces can and should be kept near the street, while less active uses should occur closer to the rail corridor. The most critical façade is the street facing wall on Oscar Avenue, and that can be designed in a way that does not detract from adjacent active spaces. If the Council elects to proceed with this location, it would require design review and approval from the Urban Design Commission.

The buses will create a traffic issue.

Staff Response: The two buildings are estimated to house 60-70 busses. The traffic impact associated with those buses would be the drivers reporting to work, and buses departing at the beginning of service. Drivers would return upon completion of their shift and leave. The total trip generation of the facility would be less than a comparable employment use and almost all trips starting and leaving the facility would be off-peak travel hours, further reducing any traffic delay.

The site has contamination and the City will become responsible for clean-up of known and unknown chemicals.

Staff Response: As with many formerly industrial properties contamination does exist on the property. Some information is known, though additional testing is required to understand the extent of contamination and remediation required. The City will be able to perform additional testing and have an understanding of contamination prior to purchasing.

The purchase should not occur prior to the adoption of the plan.

Staff Response: Given the due diligence and site investigation required, it would be very unlikely for a final decision on the purchase to occur prior to adoption of the plan, which is expected in spring of 2020.

Coolidge and Packers Intersection:

Why connect at Coolidge? Why not Mayer Ave?

Staff Response: Coolidge Street was initially selected based on its spacing from the traffic signals at Commercial Avenue and the ramps at Aberg Ave. Connecting at Coolidge also makes for more regular intersections and a continuous path across the rail corridor on the Oscar Mayer property, which a Mayer extension would not do. An intersection of Mayer and Packers would be too close to Commercial Ave and its angle to Packers would create a problematic intersection configuration.

How much traffic would use Coolidge Street in Eken Park?

Staff Response: The traffic model the Madison Area Transportation Planning Board uses isn't designed for fine-grain traffic distribution. The model estimates the Eken Park neighborhood north of Commercial Avenue to generate a total of 5,000 trips per day, distributed over all access points depending on direction of travel. After review of the model output data, staff believes a reasonable 2050 estimate would be 1,000 cars per day with a full access intersection. For comparison, this is approximately the same volume as Spaight Street at Orton Park, Delaware Boulevard at Sherman Village Park in the and South Hill Drive at Garner Park, all in very similar neighborhood contexts. The estimate assumes a full access intersection and volumes would be reduced if certain movements are eliminated.

Coolidge will be used as a cut through for people to get from Packers to East Washington Avenue

Staff Response: This is not likely as better, more direct paths for through travel already exist on Commercial Avenue, and the relatively limited destinations between other routes (Aberg and Sixth). It's conceivable that if left turns on to Commercial Avenue from southbound Packers becomes highly congested, some motorists may opt to turn left on to Coolidge, then travel south on North Street to reach East Washington. However, this would be an

atypical situation.

Why not use a three way intersection, with a bike and pedestrian signal?

Staff Response: There would likely not be sufficient bike and pedestrian volumes to meet minimum traffic signal warrants as defined in the MUTCD (Manual on Uniform Traffic Control Devices). A three-way intersection could result in an intersection design that allows continuous northbound movement on Packers, similar to the intersection at University Avenue and University Row (near Whitney Way). This will not help control speeds on the corridor and not contribute to making Packers Avenue more conducive to bikes and pedestrians.

Why not use a pedestrian bridge over Packers?

Staff Response: Pedestrians will frequently not use a bridge of other grade separated crossing when a more direct path is available, such as would be the case at Coolidge Street. For example, the pedestrian bridge at East Washington at Starkweather Creek adds approximately 500 ft of out of direction travel to crossing the street. The required ramps to make a bridge ADA accessible are space-intensive and would likely not be possible at Coolidge Street in Eken Park. Re-establishing the pedestrian and bike crossings at grade on Packers Avenue will require intersection improvements that will begin to maintain traffic at speeds closer to the posted limit.

Eken Park is on Coolidge and often used by children:

Staff Response: As discussed, the potential traffic volume on Coolidge is typical of neighborhood streets with parks. It is believed that the narrow width of the street will reduce vehicular speeds, the potential addition of traffic calming through the neighborhood traffic calming program could also be an additional option for speed reduction.

Will Coolidge need to be widened if connected?

Staff Response: Coolidge would not be widened if connected to Packers Avenue. The relatively narrow street with on street parking on both sides acts effectively as traffic calming. Widening the street may result in faster traffic, lost mature street trees and a reduced buffer between homes and the roadway.

Other transportation comments

Aberg is very busy and overused. New development will increase traffic.

Staff Response: If the concepts are built as shown, Aberg would be projected to have 14,000 cars per day in 2050, an increase from 10,800 in 2018. Creating a new intersection on Packers will balance vehicular traffic over multiple routes, minimizing any increase. The area also has excellent transit access, which will reduce future vehicular trips.

Roundabouts allow for continuous traffic, which is bad for pedestrians and bikes.

Staff Response: Roundabout do allow for continuous vehicular movement, but are much safer and can do better job of controlling speed than signalized intersections. The roundabouts shown in the concept drawing show one possible outcome, but the intersection design will be determined by future traffic and engineering studies. If roundabouts are used, particular attention will be paid to pedestrian and bike facilities to ensure they are safe and accessible.

Will the transit facility include intercity buses?

Staff Response: The City has worked to create an intercity bus terminal to better serve the needs of passengers. However, transit providers cannot be required to use a facility and often prefer curbside stops. If there is interest from transit providers at the time of development, the idea would likely be explored.

When is bus rapid transit coming to the northside?

Staff Response: The City is proceeding with the east/west corridor as the initial phase. The north corridor will be a later phase with no specific start date set, but there is a desire to proceed as quickly as possible.

Additional signals should be installed at Sixth Street and Schlimgen Ave.

Staff Response: The addition of signals at this location would bring the signal spacing on Packers Ave closer to that seen on East Washington Ave, make pedestrian and bike crossings easier and could help maintain speeds closer to the posted speed limit. Past analyses have determined these intersections did not meet the required warrants for a signal. However, these should be evaluated in the light of anticipated redevelopment at Oscar Mayer and other surrounding sites.

Land use and Housing

Development in this area will be impacted by F-35s.

Staff Response: The sound analysis prepared for the F35 draft EIS indicated that for virtually the entire planning area, any land use would be considered compatible with noise generation from the airport. A very small area off Shopko drive does exceed the 65 db DNL level, considered the threshold for residential compatibility without soundproofing or other mitigation. In this area, the plan recommends employment as a future land use category, which is considered a compatible land use.

Housing is too dense, not compatible with Sherman neighborhood.

We don't need any more "affordable" housing and we don't need any more apartments.

OM should be just employment and recreational – residential should be located elsewhere

This is a great location for new housing

How does plan related to maintaining housing affordability; prevent displacement of renters/homeowners?

There should be a greater focus on affordable housing

Where are the taller buildings?

Staff response: The plan does present a relatively compact, dense residential neighborhood south of the existing Sherman neighborhood. The nearly 15,000 participants in the citywide public engagement leading to the creation of 2018 Comprehensive Plan preferred a growth pattern that encouraged infill and redevelopment, particularly along major transit corridors. The adoption of the plan established this as the City's current growth policy. New housing will likely have a higher density than what is currently found in the Sherman neighborhood, but that does not mean it is not compatible. Neighborhoods frequently have density gradients, with areas of high density transitioning to and coexisting with single family homes. While the addition of higher density housing may change the appearance of certain areas being developed, it does not change the visual character of already established single family areas.

The Comprehensive Plan also discuss the need to have a wider mix of housing types and sizes throughout the City, including lower priced and subsidized units. Given transit and grocery store access, this area will likely received the "Preferred Area" designation for the City's Affordable Housing Fund, which provides grants to encourage affordable housing development. However, subsidized and affordable units would not and should not be the exclusive housing type, and should exist as part of larger housing mix which includes market rate units.

One of the findings from the Equitable Development report was affordability of existing housing was largely maintained when new housing was added at a rate that met demand. As Madison anticipates a growth of approximately 70,000 residents in the next 25 years, a significant and consistently high number of units will need to be added to prevent housing from becoming scarce and artificially raising housing costs. This exact case occurred around the great recession, where Madison continued to see population growth due to its relatively strong growth, but new construction effectively stopped. Rental vacancy rates fell to 1% and rents rose quickly. Much of our population growth is also coming from a younger generation, who are renting at far greater rates than those of the same ages in past generations. This may be for financial reasons (student loans debt, lack of down payment, shift to "gig" economy) as well as preference.

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Ethington, Ruth](#)
Subject: Fw: Support Statement
Date: Wednesday, February 05, 2020 1:55:28 PM

From: Ledell Zellers <ledell.zellers@gmail.com>
Sent: Wednesday, February 5, 2020 1:49:43 PM
To: 'Naly's Floral Shop, LLC'
Cc: Stouder, Heather
Subject: RE: Support Statement

Thank you for your comments. I have copied Plan Department Director, Heather Stouder so they can be made part of the official file.

Sincerely,
Ledell Zellers

From: Naly's Floral Shop, LLC [mailto:nalys.floral.designs@gmail.com]
Sent: Wednesday, February 05, 2020 1:45 PM
To: ledell.zellers@gmail.com
Subject: Support Statement

Hello,

We, Naly's Floral Shop, LLC support the city of Madison Oscar Mayer special area plan option c - conservation and other opportunities to purchase and save all 30 acres of the hartmeyer property historic wetland.



Northgate Shopping Center
1203 N. Sherman Ave
Madison, WI 53704
608-467-6610

From: [Baumel, Christie](#)
To: [Stouder, Heather](#); [McAuliffe, Daniel](#)
Subject: FW: Statement from Sherman Neighborhood Association regarding OMSAP
Date: Wednesday, February 05, 2020 9:07:20 AM
Attachments: Sherman_Neighborhood_Comments_01-22-20.pdf

FYI

From: Mayor <Mayor@cityofmadison.com>
Sent: Wednesday, February 5, 2020 9:03 AM
To: Baumel, Christie <CBaumel@cityofmadison.com>
Subject: FW: Statement from Sherman Neighborhood Association regarding OMSAP

Diana

From: Beth <sluysb@aol.com>
Sent: Wednesday, February 05, 2020 8:36 AM
To: Mayor <Mayor@cityofmadison.com>
Subject: Statement from Sherman Neighborhood Association regarding OMSAP

Dear Mayor,

The Sherman Neighborhood Association has presented the attached letter related to the current Oscar Mayer Special Area Plan.

I am sharing it with you as the Sherman NA is comprised of 410 acres of the area committed to the 425 acres in the Oscar Mayer plan area. It will greatly impact our home place.

As a northside neighbor, I think it is important that we reach out to you personally not only as the Mayor of Madison but also as a neighbor. who also will be impacted by the place making we are undergoing.

Thank you for your thoughtful leadership on issues effecting the health, safety and welfare of Madison. When we work together, good things can happen. Let's not alienate the current taxpaying residents who call Madison's north side home and who look to welcome new neighbors. Let's respect their sense of place, the keen sense of community.

Do not throw out what is good about the Oscar Mayer area by forcing changes that push the current community, but rather ask us to enjoin in the changes that are yet to be. Let us work together to tell the natural history of Madison's wetlands and its connection to native peoples' story by preserving the historic Hartmeyer wetland, as we pay verbal tribute to the HoChunk nation at city hosted events, let us pay tribute by respecting human burial grounds on the Oscar Mayer site, perhaps with a tribute garden for area residents and workers at OM Station. Let us respect that the residents of Eken Park want to join you in the transit oriented design of Madison by their desire to keep Coolidge Road open at its west end at Packers Avenue with a

bike/pedestrian path, not a four way intersection into their neighborhood and an extension to the west into a known wetland. The residents regard the plan for a walkable neighborhood, want to improve the crossing of Packers highway. Opening up Coolidge Street is a harmful idea and will only cause more accidents in a neighborhood already impacted with major crashes in recent years.

Through your consideration of improving the Troy Drive railroad bridge project, there is now a collaboration of railroad, city and state taking shape to a great outcome that can improve the lives of area residents, improve public safety through better access for fire safety trucks, and opens up the through way for better traffic safety. A true win-win. This is the sort of innovative thinking that I would like to see brought to the table in this planning process.

Thank you for your time.

Beth Sluys

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Parks, Timothy](#); [Ethington, Ruth](#)
Subject: FW: Please add to the record agenda re OMSAP for the Plan Commission meeting on 2/10/20: concerns of the Sherman Neighborhood Association re: Oscar Mayer Strategic Area Plan
Date: Tuesday, February 04, 2020 6:47:33 PM

Dan-

Please make sure these and other communications received related to this item are added in Legistar and included in the PC packet. Thanks very much!

Heather

From: Kester, Dolores
Sent: Tuesday, February 4, 2020 6:08 PM
To: Ledell Zellers <ledell.zellers@gmail.com>
Cc: Stouder, Heather <HStouder@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>
Subject: FW: Please add to the record agenda re OMSAP for the Plan Commission meeting on 2/10/20: concerns of the Sherman Neighborhood Association re: Oscar Mayer Strategic Area Plan

From: dakester@sbcglobal.net <dakester@sbcglobal.net>
Sent: Wednesday, January 22, 2020 10:03 AM
To: Dan McAuliffe (dmcauliffe@cityofmadison.com) <dmcauliffe@cityofmadison.com>
Cc: Leslie Orrantia (lorrantia@cityofmadison.com) <lorrantia@cityofmadison.com>; Christie Baumel (cbaumel@cityofmadison.com) <cbaumel@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; Matt Mikolajewski (MMikolajewski@cityofmadison.com) <MMikolajewski@cityofmadison.com>; Bill Fruhling (bfruhling@cityofmadison.com) <bfruhling@cityofmadison.com>; SYED ABBAS (district12@cityofmadison.com) <district12@cityofmadison.com>
Subject: concerns of the Sherman Neighborhood Association re: Oscar Mayer Strategic Area Plan

Dear Mr. McAuliffe,

The members of the Sherman Neighborhood Association (hereafter, SNA) are responding to a proposed redevelopment plan for the land formerly occupied by Kraft Foods Inc. and the surrounding area within the Oscar Mayer Special Area Plan (hereafter, OMSAP) boundary.

The OMSAP charts a direction for the Oscar Mayer site which is substantially different than the vision we in the neighborhood have previously set out through city planning processes. SNA recognizes the impact of the Kraft property on the city and region at large; however, the boundaries of the special area plan fall almost wholly within our boundaries. It troubles us that the City has gone to such lengths to obtain input from those across Madison, and has used this input to radically redirect the vision that we on the Northside have set out for ourselves.

The Northport-Warner Park-Sherman Neighborhood Plan (adopted Nov 2009) emphasizes that future development should not disturb or

destroy the existing character of the neighborhood. Per that plan, development in our neighborhood should enhance local economic development, enhance recreation and sustainability of green spaces, create stable and inviting places to live, enhance the gateway corridor, and encourage compact, green building that minimizes resource consumption and environmental impacts. The OMSAP plan as written does not uphold several of these tenets:

Enhancing Recreation and Sustainability of Green Spaces

There is strong support on Madison's Northside and in the Sherman Neighborhood for preserving the wetlands known as the Hartmeyer Natural Area. The Friends of Hartmeyer Natural Area have advocated for keeping all 30 acres of the Hartmeyer land for open natural space for the neighborhood, which the group has offered to city planners as a plan option called the Conservation Concept (Concept C). At a Common Council meeting late in 2019, an amendment by Ald. Syed Abbas putting \$20,000 dollars into the budget to fund a review of the Hartmeyer wetland boundaries and environmental concerns resoundingly passed the Common Council. The current draft plan contains images proposing the redevelopment of the Hartmeyer property with low to medium-density multi-story housing units, new roadways, and a major reduction in the overall size of the wetland to a 3-acre pond and a 5-acre park. We do not support this concept, and instead, wish to preserve the full acreage of the natural area.

Enhancing the Gateway Corridor and Transportation

Public transit improvements, interconnecting pedestrian and bike paths to other areas in the city, and the creation of a Metro north transfer station that is no longer safety-challenging, isolated, unwelcoming and nearing its capacity, should be a key part of the plan; we do not feel this is adequately reflected. As the city looks toward to adding a large number of residents to the Northside, let us also look at creating a well-integrated transit system that people willingly choose for their commutes and that supports greater transit access to the Northside.

The OMSAP proposes major changes in the roads in and near the Oscar Mayer site, including turning Packers Avenue from a highway into a city street and cutting a new Coolidge Street extension through the Oscar site, the Hartmeyer wetland, and through to Sherman Avenue. However, it is not clear that this will be allowed by the Canadian Pacific Railroad, which has control over the railroad crossings affected by any road changes, or by the State Department of Transportation, which has a vested interest in Packers as a highway.

Nowhere in the new OMSAP, which is focused on creating well connected and walkable, transit-based neighborhoods does it show a high demand for more roads to be installed. Clearly, the Mayor wants fewer cars on the roads than we currently have; why add more roads when neighbors would prefer pedestrian connections between neighborhoods? Perhaps a bridge over Packers Avenue could also announce the gateway of innovative planning that we are endeavoring to produce through this process, and would be clearly more in keeping with the comprehensive plan.

If and when a Metro facility and an MG& E transportation and supply facility are brought to our community, the movement of traffic on the Northside will be forever changed for the worse. If the plan for Metro is to eventually move all of its operations to this north facility in a couple of decades, large vehicle traffic will increase greatly, which will cause more pedestrian hazards and air pollution in a residential area and harm to area businesses. The bus barn concept is in stark contrast to the otherwise stated vision of the OMSAP and the comprehensive plan to create a living, walkable, commerce-friendly space.

Encouraging Compact, Green Development

The current comprehensive plan recommends that traditional neighborhood development principles should be followed to ensure complete neighborhoods. According to the current draft OMSAP, there is a projected addition of 4,000 households that would be added to the north side of Madison by 2040. This will almost double our current neighborhood population, and will drastically change the character of our neighborhood.

In the creation of complete neighborhoods, we would recommend that additional housing, if any, at the Oscar Mayer site and elsewhere on the Northside, include more of the missing middle housing that keeps with the current scale of the neighborhood and helps address concerns expressed by the Mayor regarding available housing stock. Small apartment buildings, single-family houses, small rental units and rowhouses, and perhaps live/work units can add to the mix of housing needed to support a diverse and walkable area for our new neighbors and the current population which would help maintain and preserve the existing character of the neighborhood. Not all renters want to live in a high rise. The greater the range of available housing, the more that new housing is likely to attract a wide range of renters likely to want to focus on resources, businesses, recreation and community activities in the surrounding neighborhood.

Minimizing Environmental Impacts

At a meeting at Lakeview Lutheran Church in the fall of 2019, city staff and local residents shared environmental information related to the various contaminated areas within the Oscar Mayer Special Area Plan boundaries. The city held up an RFP for conducting an environmental site assessment due to the current owners of OM Station only allowing property access when a more firm agreement to purchase was in place. Now that the city has been awarded the \$7 million towards the purchase of the land at OM Station through a U.S. Federal Transit Administration (DOT) Bus and Bus Facilities Grant (hereafter, FTA grant), the intent must be for the city to proceed with its plans to conduct an environmental site assessment as part of its due diligence towards any proposed future purchase of acreage at OM Station for a Metro bus facility.

Our neighborhood seeks to understand what responsibility the city will assume in cleaning up known subsurface contamination and providing a safe facility for Metro workers. According to the Metro facility analysis report, employee safety was first on the list of many reasons they want to eventually move all Metro operations from their current location on E. Washington to the OM Station

facilities. Building 43, where employees will work, could be subject to off-gassing from the toxic substances in the ground and must be addressed. Toxic substances also need to be addressed in the other building proposed for purchase (Building 50) to ensure future occupants are safe from chronic long-term exposure.

Careful evaluation of historically contaminated subsurface lands has to be a priority as large redevelopment projects are considered for Madison's Northside on the Oscar Mayer property. Numerous contaminants have been found in our surface water (PFAS) and groundwater (Trichloroethylene and Ethylene Dichloride, to name a couple). These subsurface waters still flow through areas that were historically marsh and wetland, and that includes the Oscar Mayer site as well as most of Madison's Northside. Presumably, this flow of subsurface waters is the source of the toxic vapors referred to above. All contaminants site-wide also need to be fully tested and addressed.

The city in the OMSAP planning process trumpets the benefits of the contemplated changes at this location, and admittedly, there may be potential benefits. However, the city—if it values longstanding neighborhoods and businesses—needs to also look beyond the glossy hypotheticals and consider what is valuable in the Sherman Neighborhood and on Madison's Northside that will be at risk if this OMSAP plan unfolds as proposed. Caution and due diligence may help prevent foreseeable adverse consequences.

We urge the City of Madison to thoughtfully consider ways to implement a redevelopment plan for the Oscar Mayer site which will preserve the character of the Sherman Neighborhood within which it is located. This includes, but is not limited to, the concerns set forth above: preserving the quality of life for existing residents and the stability of existing businesses; preserving all 30 acres of Hartmeyer wetlands; preventing congestion by good traffic planning on all streets in or near the Oscar Mayer site, and particularly on Aberg Avenue; locating any bus barn for Metro elsewhere, not in empty Oscar warehouses; and taking responsibility for mitigating or avoiding foreseeable effects of subsurface contamination.

The need to address these concerns fully is imperative. A detailed, substantive response would be greatly appreciated. Thank you for your time and attention.

**Neighborhood Council/Board of Directors,
Sherman Neighborhood Association:**

**Carrie Baranowski, Chris Elholm, Jennifer Argelander,
Justin Dobson, Chet Hermanson, Lynette Jandl,
Dolores Kester, Lesleigh Luttrell, Michelle Martin, Carolyn Rumph, Pat
Tuchscherer, Renee Walk**

The Sherman Neighborhood

The Sherman Neighborhood Association (SNA) extends on its western border along N. Sherman Avenue and Fordem Avenue all the

way from Northport Drive south to E. Johnson Street, then along a line extending north from First Street on the east to the point where this line intersects with the railroad corridor, then north and east along the railroad corridor until it intersects with Commercial Avenue. From this point the neighborhood border extends eastward along Commercial Avenue to Packers Avenue, then north along Packers to the intersection with Northport curving west to intersect with N. Sherman Avenue. The Sherman Neighborhood boundaries thus include the entire Oscar Mayer property, which comprises almost all of the OMSAP plan area. As of 2018, the Madison Neighborhoods website estimates 2,835 people live in SNA. (<https://madison.apl.wisc.edu>)

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Parks, Timothy](#)
Subject: FW: Jan 30 Meeting handout - staff comments in response to public input
Date: Monday, February 03, 2020 10:07:22 AM
Attachments: OsMaSpAPlan_Comments1-30-20.pdf

Dan-

Please include in the PC file for 2/10. Thank you!

Heather

From: Bobbi Thornton <dani166@charter.net>
Sent: Monday, February 3, 2020 9:53 AM
To: ledell.zeller@gmail.com
Cc: Stouder, Heather <HStouder@cityofmadison.com>
Subject: FW: Jan 30 Meeting handout - staff comments in response to public input

Well, in spite of a comment in one of the updates to the Oscar Mayer redevelopment that stated there was overwhelming opposition to roundabouts at Packers and Aberg, I see that you still have roundabouts in the plan. Why?? Please, no roundabouts. The traffic lights work very well there and no one uses roundabouts correctly (i.e., yielding to the traffic to the left!).

From: Northside Neighbors [<mailto:neighborsnorthside@gmail.com>]
Sent: Monday, February 3, 2020 9:23 AM
To: Northside Neighbors
Subject: Jan 30 Meeting handout - staff comments in response to public input

Hello Northside Neighbors,

Attached is a document handed out at the OMSAP meeting on Jan 30, not yet posted to the city's website. It is in response to public comments from our meeting and other meetings to which Dan McAuliffe was invited thanks to area groups and neighborhood associations, and the hard work of Alder Abbas.

This comment document will likely be presented to the Plan Commission along with the 85% complete draft special area plan for the Oscar Mayer area. City staff do not consider the Metro facility on the OM property a part of the special area plan.

Please read through the comments and if you are so inclined, please write to the plan commission at both of these email addresses to ensure that your message is included as part of the public record:

The Plan Commission registrar # is 58107 and emails can be sent to Ledell Zeller at
>> ledell.zeller@gmail.com and to Heather Stouder at
>> hstouder@cityofmadison.com

You can also copy allalders@cityofmadison.com to reach the alders on the council.

Thank you,

The Plan Commission meeting is Feb 10 at 530 at 210 MLK Blvd, Room 201. The agenda will be posted on Friday of this week at <https://madison.legistar.com/Calendar.aspx>

Please try to get to the meeting in time to register. Even if you don't plan to speak, please complete a registration form, there is a box that allows for comment but not speaking, if you do not want to speak. But each person gets 3 minutes so consider making a statement. Even if you make a one sentence statement, your voice matters.

Thank you,

Beth Sluys

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Parks, Timothy](#)
Subject: FW: Hartmeyer
Date: Sunday, January 26, 2020 8:16:32 PM

Please file for 2/10 PC

From: ledell.zellers@gmail.com <ledell.zellers@gmail.com>
Sent: Sunday, January 26, 2020 2:52 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Hartmeyer

Sent from my HTC

----- Forwarded message -----

From: "pomplun@sbcglobal.net" <pomplun@sbcglobal.net>
To: <ledell.zellers@gmail.com>
Subject: Hartmeyer
Date: Sun, Jan 26, 2020 2:37 PM

I support protecting all 30 acres of the Hartmeyer nature area as a natural wildlife area. The recent flooding in Madison demonstrates the need to preserve our wetlands. They soak up excess water and act as a filter for the ground water. They provide a nursery for many species and a welcome rest stop during migration. This area is a valuable resource for recreation and education. It needs to be preserved.
Deborah Pomplun

Sent via the Samsung Galaxy S8, an AT&T 5G Evolution capable smartphone

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Comments on the Oscar Mayer Special Area Plan update of 01/23/20
Date: Saturday, January 25, 2020 12:02:37 PM
Attachments: OMSAP letter to the city.docx

From: Maggie Freespirit <maggie_freespirit@yahoo.com>
Sent: Saturday, January 25, 2020 8:17:08 AM
To: All Alders; Ginny; Paul - Friends of Hartmeyer; Stouder, Heather; Zellers
Cc: cochair@ekenpark.org; cochair@ekenpark.org
Subject: Comments on the Oscar Mayer Special Area Plan update of 01/23/20

Hello,

Attached is a letter with my comments and input on the updated Oscar Mayer Special Area Plan. Overall, I approve of the stated goals, objectives, and planning for the Oscar Mayer area but I do have some concerns. I will be attending the public meeting at Oscar Mayer on January 30th. I appreciate your time and attention in reading this letter beforehand and considering my observations.

Sincerely,
Maggie Freespirit
2302 Coolidge Street

January 24, 2020

To the City of Madison Alders and Planning Council:

I have looked through the Oscar Mayer Special Area Plan dated 01/23/20 and have significant concerns and reservations about several aspects of it. Overall, I approve of the plan and the goals of the project and would welcome the development goals as stated. My two primary concerns are the planned signalized four way intersection of Coolidge Street and Packers Avenue as well as the reduction in size of the wetlands in the Hartmeyer Natural Area.

Opening a direct connection from Packers Avenue to the existing Coolidge Street eastbound is a horrible idea. It would increase hazards to children playing in Eken Park (the city park) as it would direct more traffic around two sides of the city park. It directs traffic into a residential area and is of no benefit to that neighborhood. There is nowhere to go other than back onto Commercial Avenue which is designed to handle higher traffic amounts and is already an existing intersection. The area residents have made it clear at neighborhood meetings that they have no desire to have a new exit out of the area, or to have more traffic driving through.

One of the stated goals of the OMSAP is to create a street connection from Sherman to Packers (via a yet-to-be-created section of Coolidge Street). Nowhere does it say to connect Sherman to North Street, as that would serve no useful purpose, so why do it?

This planned connection goes against the City of Madison's Neighborhood Traffic Management Program, version 10 dated November 28, 2016, which states: (Page 1 of Introduction)"There are several forms of "unwanted traffic" recognized on residential streets: Traffic using the street as a shortcut, detour or overflow from a congested arterial. Traffic travelling at excessive speeds." Also, from page 2, item number one of Policies:" Neighborhood cut-through traffic should be routed to arterial streets as designated in the Highway and Street Functional Classification Map, published by the Madison Traffic Engineering Division."

This is also in direct opposition to the Regional Transportation Plan 2035 adopted March 7, 2012 by the Madison Area Transportation Planning Board. On page 81 under Streets/Roadways Policy Objectives it states: #6 Draw traffic *away from local neighborhood streets* and environmentally sensitive areas (traffic redirection), where possible. (Emphasis added.)

Further, in the Regional Transportation Plan 2030 Summary under key concepts, it directs that "The plan seeks to draw local auto through-traffic to local arterial major travel corridors as a way to **reduce the amount of through-traffic penetrating central Madison neighborhoods and other neighborhoods** in the region... Traffic calming and other transportation system management **techniques are encouraged to reduce and/or redirect traffic from local neighborhood streets** and other sensitive areas."

On page 37 of the updated 01/23/20 OMSAP, it states "transportation recommendations: 2. Connect Roth and Coolidge Streets across the Oscar Mayer site and create a signalized intersection at Packers Avenue. **Explore design alternatives to minimize impacts from non-local traffic.**" (Emphasis added.)

The District 12 Alder and residents of the affected area have requested that the city planners consider a design alternative making the proposed Coolidge/Packers intersection one that would allow traffic to turn into the Oscar Mayer area from north and southbound traffic on Packers but to allow only pedestrian/bicycle type traffic to go eastbound on Coolidge Street. This would satisfy the city's stated desire of slowing traffic on Packers with signals while also preserving the residential atmosphere of the Coolidge Street area. Coolidge Street was NOT

designed to handle the amount of traffic that could be directed onto it. When talking to my neighbors, no one has expressed concern about increased bicycle and pedestrian traffic, only about motor vehicle traffic.

If the city of Madison wants to have human scale, walkable and livable neighborhoods then Eken Park is a shining example of this. It has affordable, smaller working class homes averaging 1,100 square feet, where neighbors know each other and can freely cross the street to socialize without fear of being run over, where most people know their close neighbors, and where people feel safe walking to area businesses. Sending unnecessary traffic through this residential area would negatively impact a neighborhood that is an example of what the city of Madison is trying to promote.

Additionally, please consider this statement from the City of Madison Comprehensive Plan: “CULTURE & CHARACTER 1. Create vibrant and inviting places through creative architecture and urban design. **2. Preserve historic and special places that tell the story of Madison** and reflect racially and ethnically diverse cultures and histories.” This is what the city states as an objective, so I request you consider this April 14, 2016 District 12 blog: “The City of Madison is pleased to announce that the Wisconsin Historical Society has awarded Certified Local Government Historic Preservation Fund Subgrant funds to conduct an architectural survey in the area of Eken Park on **Myrtle Street and the northside of Coolidge Street**. The City believes the Eken Park neighborhood is an **intact example of the mass produced housing developments** of the World War II-era that were located near employment centers. **In conjunction with the recently adopted neighborhood plan that recommends the preservation of the quality and character of the houses at Eken Park**, the architectural survey will provide information that can be used toward the protection and preservation of Madison's unique built environment.” Deliberately allowing traffic to enter would harm the historic character and feel of the area.

The OMSAP in its latest iteration acknowledges that there will or may be traffic problems by allowing eastbound vehicle traffic onto Coolidge from Packers. From page 37: “transportation recommendations: 2. Connect Roth and Coolidge Streets across the Oscar Mayer site and create a signalized intersection at Packers Avenue. **Explore design alternatives to minimize impacts from non-local traffic.**” Also, from page 38: “*In the event future traffic volumes on Coolidge Street exceed those appropriate for a local neighbored street*, implement traffic calming and/or reduction strategies such as reducing turning movements into Eken Park, installation of diverters or other steps.” Sending traffic onto Coolidge eastbound already goes against the city’s policies as stated above. There already are speed bumps on Myrtle and North streets, so traffic is already a problem without sending more into the area!

Please reconsider how this proposed intersection of Coolidge/Packers will be designed.

My second area of concern is the wetland in the Hartmeyer Natural area. I am certain you have heard numerous reasons from numerous people as to why this area should be maintained at its current size including the surrounding uplands. I also feel the 30 acres should be left as is, not chopped into pieces by roadways, or diminished in size. This is an ecosystem consisting of many different parts that cannot be replaced. Dane County continues purchasing wetland areas such as along the Sugar River because of their value; certainly the City of Madison has the foresight to protect one of the very few established wetlands we have left. Please take this into account in the planning process.

Sincerely,

Maggie Freespirit, 2302 Coolidge Street

From: [Harald Kliems](#)
To: [McAuliffe, Daniel](#)
Subject: Public comment Oscar Mayer Special Area Plan
Date: Friday, January 24, 2020 4:45:35 PM
Attachments: image.png

Dear Dan McAuliffe :

I will probably not be able to attend the Open House next week and am therefore submitting my comments by email.

Overall I am very impressed by the plan: It provides a blueprint for a mixed commercial/residential area with good density. I would advocate for further increasing residential density by increasing building heights, reducing setbacks, reducing car parking, narrowing roadways, or other means. With the planned BRT system and bike connections, it will be possible to create high density without relying on single-occupancy vehicles. And high density will build a large tax base and help keep housing affordable.

One particular concern I have is the Packers/Pennsylvania Ave interchange. Some of the renderings show a basically unchanged, freeway-style interchange. This is absolutely incompatible with the rest of the planning for the area. It is my understanding that this specific piece may not be part of the special plan, but I would strongly recommend laying all the groundwork for ultimately having an at-grade intersection that prioritizes people, not cars. For example, the map of bike improvements on page 35 of the draft plan shows an intersection of an off-street bike path with the off-ramp from Packers (red circle). This is already a highly dangerous crossing, and the traffic circles depicted in the map would only exacerbate the problem by allowing people to turn onto Highway 30 at high speed, not looking for people walking or biking.



Further, freeway-style interchanges consume massive amounts of land, lowering the tax base. At-grade intersections are much more space efficient.

Thanks,
Harald.

Harald Kliems
6 N Allen St
Madison WI 53726

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Parks, Timothy](#)
Subject: FW: Support for Saving Hartmeyer Natural Area
Date: Friday, January 24, 2020 12:46:03 PM

Please file for 2/10 PC.

From: Alex Singer <alexcsinger@gmail.com>
Sent: Friday, January 24, 2020 12:44 PM
To: All Alders <allalders@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; ledell.zellers@gmail.com; vscholtz44@gmail.com
Subject: Support for Saving Hartmeyer Natural Area

I, Alex Singer, support the City of Madison Oscar Mayer Special Area Plan Option C - Conservation and other opportunities to purchase and save all 30 acres of the Hartmeyer property historic wetland and surrounding upland ecosystem between Roth Street, the old Oscar Mayer plant, Commercial Avenue, North Sherman and adjacent railroad corridors as a nature park and shared community space.

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Parks, Timothy](#)
Subject: FW: Hartmayer Natural Area
Date: Friday, January 24, 2020 11:05:05 AM

Please file for 2/10 PC

From: Becky Leidner <rw11951@yahoo.com>
Sent: Friday, January 24, 2020 11:03 AM
To: All Alders <allalders@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; ledell.zellers@gmail.com; vscholtz44@gmail.com
Subject: Hartmayer Natural Area

I am writing to express my strong support of City of Madison Oscar Mayer Special Area Plan Option C - Conservation and other opportunities to purchase and save all 30 acres of the Hartmayer property historic wetland and surrounding upland ecosystem between Roth Street, the old Oscar Mayer plant, Commercial Avenue, North Sherman and adjacent railroad corridors as a nature park and shared community space. In addition to the many reasons presented by the Friends of Hartmayer Natural Area, I appeal to your consciences for stewardship of this precious ecosystem that has become your responsibility to save. There is plenty of space on the rest of the property for housing and commercial space. There will be no opportunity to replace these wetlands and upland and their communities, and their loss will be entirely due to your shortsightedness. Please examine your hearts, and vote to preserve this area. Thank you.

Becky Leidner

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Parks, Timothy](#)
Subject: Fw: ideas for land parcel
Date: Friday, January 24, 2020 6:34:49 AM

Please file for 2/10 PC (Oscar Mayer)

From: Ledell Gmail <ledell.zellers@gmail.com>
Sent: Thursday, January 23, 2020 9:43:42 PM
To: Stouder, Heather
Subject: Fwd: ideas for land parcel

I'm not sure what this is about...? Oscar Mayer?

Ledell Zellers
510 N Carroll Street, Madison, WI, 53703
608 231 1526

Begin forwarded message:

From: donna orr <magdor2@tds.net>
Date: January 23, 2020 at 7:58:55 PM CST
To: Ledell.zellers@gmail.com
Subject: ideas for land parcel

I would encourage you to support the plan to develop the proposed wild area for plants, animals and children to explore. I was lucky enough to be raised in the country on a small farm. I picked wild berries, listened to meadowlarks watched the yellow zig-zag spiders that live in the tomato patch. Experiencing wildlife was the best thing to happen in my life. I now garden for wildlife and share the information.

Please help.
Sincerely
Marcia Geiger

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Parks, Timothy](#)
Subject: FW: Hartmeyer Natural Area - Option C
Date: Thursday, January 23, 2020 3:01:40 PM

Please file for 2/10 PC meeting.

From: Jo Ann Reckner <jareckner@gmail.com>
Sent: Thursday, January 23, 2020 2:59 PM
To: All Alders <allalders@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; ledell.zellers@gmail.com
Subject: Hartmeyer Natural Area - Option C

I support the City of Madison Oscar Mayer Special Area P Lan Option C - Conservation and other opportunities to purchase and save all 30 acres involved.

Keeping these acres as an oasis in our built up urban neighborhood is essential to quality of life here.

Thanking you for your consideration.

Jo Ann Reckner
Sherman neighborhood
Madison WI 53704

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#); [Fruhling, William](#); [Parks, Timothy](#)
Subject: Fw: Support for Saving Hartmeyer Natural Area
Date: Tuesday, January 21, 2020 9:41:43 PM

Please file to share with PC on 2/10.

From: Jenny Kox <jennymkox@gmail.com>
Sent: Tuesday, January 21, 2020 9:37:36 PM
To: All Alders; Stouder, Heather; ledell.zellers@gmail.com; vscholtz44@gmail.com
Subject: Support for Saving Hartmeyer Natural Area

I support the City of Madison Oscar Mayer Special Area Plan Option C - Conservation and other opportunities to purchase and save all 30 acres of the Hartmeyer property historic wetland and surrounding upland ecosystem between Roth Street, the old Oscar Mayer plant, Commercial Avenue, North Sherman and adjacent railroad corridors as a nature park and shared community space.

I believe it can:

- Help Madison preserve and enhance important railroad corridor and bike path nature area ecological connections on the 'String of Pearls' with other Madison parks and natural areas on Madison's North and East Side with green corridor connections from Hartmeyer to Tenney Park, Warner Park, and the Starkweather Creek and Cherokee.
- Offer year round access for North and East Side residents and workers in nearby businesses to regularly enjoy nearby nature.
- Help provide access to nearby nature to socially and economically disadvantaged families and kids who cannot easily visit outlying parks for nature recreation opportunities or afford regular access to other forms of recreation.
- Help meet Madison's Social Justice and Community Building goals by offering people and especially kids the opportunity to experience the Awe of Nature - seeing and hearing nature and living things up close - which has been documented to increase empathy for nature and empathy for other human beings in a time our society is struggling with perceived divisions.

In its simplest terms providing public access to Hartmeyer Natural Area as a nature park will help preserve a rare historic large urban natural area where people can enjoy simple outdoor relaxation time visiting this urban wetland natural area gem and enjoying the beauty of nature throughout the seasons.

The Ecological Benefits of saving Hartmeyer Natural Area as a nature park are preserving and enhancing this large contiguous parcel of increasingly rare urban wetland and surrounding natural habitat for the cranes, bluebirds, hawks, frogs, pollinators, bees, butterflies, fox, and other birds and wildlife that already live there and future generations of birds and wildlife already facing climate change and many other ecological challenges

Saving this core natural area parcel will also help provide a large urban ecological refugium (preservation area) to help sustain healthy populations of native bees, butterflies, birds, amphibians and other native species throughout smaller parcels and yards in adjoining North and East Side neighborhoods and along connecting nature corridors.

There are opportunities for the City of Madison to partner with Dane County, DNR, Groundswell and other groups to help find funds and grants for cost of purchasing wetland and surrounding upland ecosystem acres.

Saving Hartmeyer Natural Area is an important part of continuing to build collaborative connections to achieve the above goals working together with the City of Madison, Dane County, Groundswell, and local Environmental, Neighborhood, Business, Social Justice, and Sustainability groups.

Sincerely,
Jennifer Marie Kox
1230 Monica Lane
Madison, Wisconsin

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Parks, Timothy](#)
Subject: FW: Hartmeyer
Date: January 26, 2020 8:16:32 PM

Please file for 2/10 PC

From: ledell.zellers@gmail.com <ledell.zellers@gmail.com>
Sent: Sunday, January 26, 2020 2:52 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Hartmeyer

Sent from my HTC

----- Forwarded message -----

From: "pomplun@sbcglobal.net" <pomplun@sbcglobal.net>
To: <ledell.zellers@gmail.com>
Subject: Hartmeyer
Date: Sun, Jan 26, 2020 2:37 PM

I support protecting all 30 acres of the Hartmeyer nature area as a natural wildlife area. The recent flooding in Madison demonstrates the need to preserve our wetlands. They soak up excess water and act as a filter for the ground water. They provide a nursery for many species and a welcome rest stop during migration. This area is a valuable resource for recreation and education. It needs to be preserved.
Deborah Pomplun

Sent via the Samsung Galaxy S8, an AT&T 5G Evolution capable smartphone



February 10, 2020

Dear Plan Commissioners:

I'm writing in regards to the Oscar Mayer Special Area Plan. I commend the city for engaging the community in decision-making about future development on this large and important Northside property.

I support redevelopment on the property as long as the community's input and concerns are thoroughly addressed and included in planning, and redevelopment is done in a way that doesn't cause further environmental damage and/or create public, environmental and occupational health and safety risks.

In that context, I am very concerned about:

- 1) Lack of thorough investigation and remediation of toxic chemicals at the site;
- 2) Plans to fill in and develop the Hartmeyer wetland area.

I've elaborated on these concerns below.

1. Inadequate assessment and remediation of toxic chemicals at the site and beyond

Since the 1990s, and recently, numerous highly toxic chemicals have been found over standards in groundwater and/or soils at the site, including: **trichloroethylene, ethylene dichloride, vinyl chloride, other chlorinated organics, lead, numerous petroleum compounds (PAHs, GRO, DRO, BETX) and more.** These chemicals pose serious public health risks. Many of them were not thoroughly investigated in soils and groundwater (width and depth of contaminant plumes are not delineated, pathways of migration not assessed). Inadequate (or no) remediation was done on many of the contaminated areas, so the persistent chemicals are likely still there and some have probably spread far and wide in groundwater plumes.

Some of the compounds are volatile or semi-volatile and were found in very shallow groundwater so they pose vapor intrusion risks for people living and/or working in buildings developed above them. Many could also pose exposures and health risks when shallow groundwater and/or flood waters enter basements of homes and businesses. Workers at the site handling contaminated soils and/or groundwater were not adequately protected.

The levels of **trichloroethylene (TCE)** recently found in subslab vapors found under Building 43 are extraordinarily high and indicate that there is likely a plume of chlorinated organics beneath that area and probably the entire site (and beyond). Trichloroethylene is a potent toxicant. Based on recent studies indicating more serious health risks than previously understood, in June 2019 the Wisconsin Department of Health Services proposed that the groundwater standard for TCE be lowered from 5 µg/L to 0.5 µg/L.^{1,2}

High levels of **vinyl chloride** (a breakdown product of TCE and also used/produced in plastics manufacturing) were found in shallow groundwater from the 1990s through the 2000s in an area northeast of Building 43. More recently, high levels of **ethylene dichloride** were found on the southern part of the site. These findings suggest a VOC groundwater plume beneath the whole site—and probably well beyond it.

How wide and deep is this plume of chlorinated organics? Since the water table is rising with the old Oscar Mayer production wells turned off—and with more precipitation due to climate change—it seems especially important to know what contaminants are lurking beneath the site that could come up to the surface. Will this plume be thoroughly delineated and remediated before redevelopment? Are the wetlands contaminated? Will the potential for vapor intrusion be thoroughly assessed for every home and business built on the site?

There is also good reason to suspect that the site is contaminated with **per- and polyfluorinated alkyl substances (PFAS)**, especially given that plastics and pesticide manufacturing occurred there in addition to food production (both can include PFAS). In fact, the city’s June 26, 2019 Request for Proposals says: “Per and polyfluoroalkyl substances (PFAS) – PFAS contamination has recently been identified at the former Burke Wastewater Treatment Plant located at 1401 Packers Avenue. From 1950 to 1978, Oscar Mayer leased this property for pretreatment of wastewater from their meatpacking plant. To what degree should the City conduct PFAS testing of groundwater and soils on the Oscar Mayer properties?” Has this PFAS testing been done? If not, when will it be done? If so, will this data be shared and discussed with the community?

¹ A 1989 Army Corps of Engineers investigation of Truax Field, including the former Burke site (where Oscar Mayer sent wastes and used the sewage plant) scored Truax Field high enough on the Hazard Ranking System to be considered under Superfund based on the TCE in deep groundwater. Old reports indicate that responsible parties, consultants, city officials and DNR are aware that there is a plume of chlorinated organic compounds under the whole area, including Oscar Mayer. Given recent data, this plume likely also includes PFAS, hexavalent chromium, and other contaminants.

² According to the Wisconsin Department of Health Services: “Known health effects from TCE come from animal studies and from studies of people who have come into contact with TCE in their environments. High levels of TCE in drinking water may cause nausea, convulsions, liver and kidney damage, impaired heart function, coma, or even death. There is strong evidence that TCE can cause kidney cancer in people and some evidence that it can cause liver cancer and malignant lymphoma. Lifetime exposure to TCE resulted in increased liver cancer in mice and increased kidney cancer and testicular cancer in rats. Additional animal studies indicate there may be an association between maternal exposure to TCE and specific heart defects in offspring. There is some evidence that human exposure to TCE while pregnant may be associated with similar effects. The EPA and the International Agency for Research on Cancer (IARC) have classified trichloroethylene as a human carcinogen by all routes of exposure.^{1,3} TCE has been shown to cause carcinogenic, mutagenic, and teratogenic effects.

People can come in contact with TCE from contaminated air, water, or soil...Additional routes of exposure come from breathing in TCE vapors and absorption of TCE through the skin. In the environment, TCE typically volatilizes into the air, but can also get into the soil and groundwater. In soil and groundwater, TCE does not easily break down and can stay in the environment for long periods of time (months to years).” (June 2019 WI DHS)

Other chemicals likely to be found at the site—such as PCBs and pesticides—were inadequately tested or not tested at all. Further, there is little evidence that DNR’s NR700 “spills” laws were fully adhered to for many parts of this site. For instance, NR 716 requires investigating pathways of contaminant migration on and offsite, including via storm sewers. A large storm drain travels from the highly contaminated northeast corner of the site, under the Highway 30/Packers intersection, and discharges into a ditch behind Pick N’ Save right at the former Burke sewage site, where PFAS was found in shallow groundwater. This ditch then flows eastward before joining with Starkweather Creek. What contaminants traveled from the highly contaminated northeast part of the Oscar Mayer site into Starkweather Creek? Will this pathway of contaminant migration be investigated before redevelopment?

2. Plans to develop the Hartmeyer wetland area

I have learned from community colleagues that recent plans have included proposals to develop on some of the Hartmeyer wetland —going against the community’s wishes.

I agree with other community members and organizations that the full 30 acres of Hartmeyer wetland should be protected. I oppose any development for any reason on this wetland area. This wetland is critically important for wildlife protection and habitat, filtration of pollutants, aesthetics, open green space, flood protection, and numerous other reasons.

It should be more than obvious that any further filling in of wetlands in this area—a small remnant of a much larger former wetland—is an extremely unwise decision, especially given coming climate change scenarios.

With rising water tables and flooding problems already occurring in the area, which will only get worse in the future, we need to protect any remaining wetlands. This should be a no-brainer for city planners.

I sincerely hope that the issues I raised above will be thoroughly considered, addressed in all future planning documents, and discussed openly with the community before any development occurs on the Oscar Mayer and Hartmeyer properties.

Please don’t rush the Oscar Mayer site planning process without addressing these serious health and safety risks and critical ecological and flooding concerns. Please put protecting human and environmental health before city tax dollars and profits for developers.

Thank you,

/s/Maria Powell

Maria Powell, PhD
Executive Director, Midwest Environmental Justice Organization
People’s PFAS Action Team
Madison, Wisconsin
608-240-1485, mariapowell@mejo.us, mejo.us

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Parks, Timothy](#)
Subject: FW: Hartmeyer Natural Area - Option C
Date: January 23, 2020 3:01:40 PM

Please file for 2/10 PC meeting.

From: Jo Ann Reckner <jareckner@gmail.com>
Sent: Thursday, January 23, 2020 2:59 PM
To: All Alders <allalders@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; ledell.zellers@gmail.com
Subject: Hartmeyer Natural Area - Option C

I support the City of Madison Oscar Mayer Special Area P Lan Option C - Conservation and other opportunities to purchase and save all 30 acres involved.

Keeping these acres as an oasis in our built up urban neighborhood is essential to quality of life here.

Thanking you for your consideration.

Jo Ann Reckner
Sherman neighborhood
Madison WI 53704

* SAVE HARTMEYER NATURAL AREA

Thank you for this opportunity for city planners, elected officials and the public to discuss a Hartmeyer preservation planning vision for the city, potentially in partnership with Dane County and Groundswell.

I am Madison's Ambassador of FUN - Friends of Urban Nature, a partnership of Madison Parks and local Environmental and Friends groups. Together we offer over 100 free family friendly Bird and Nature Outings year round in our parks and natural areas as well as helping co-sponsor weekly Sherman Nature Explorer outings and many other activities. We have successfully engaged thousands of people in enjoyment of Madison's urban nature. Participation regularly includes a broad demographic with a mix of ages, abilities, sexual orientations, minorities, families and kids. I was previously on the board with Madison Audubon and am now on the board of Friends groups at Cherokee, Warner, Hartmeyer, Starkweather and UW Lakeshore Preserve.

I am asking you to seriously consider a city planning vision option and a budget reallocation option for purchase, preservation and restoration of the Hartmeyer property consisting of the 30 acre historic wetland and surrounding upland ecosystem between Roth, Oscar Mayer, Commercial and N Sherman, as a community open space natural area.

We are fortunate this large remaining open space has been left undeveloped the last 100 years (show maps). Past attempts at farming, ball fields and development have been abandoned because it was too wet.

Water levels are still slowly rebounding through 200 feet of clay following shutting down of the Oscar Mayer wells. Climate change is giving this area wetter weather in the future. We need to save this last remaining 30 acre large natural open space on the near northside to help provide water infiltration and carbon sequestration to offset the large impervious development and redevelopment surrounding this area with almost no green space.

We should not rush to judgement be only considering planning visions that would replace the majority of this historic wetland with yet more impervious streets and infrastructure that can meet city growth goals by improving and building up - not out - on existing streets and nearby areas in need of redevelopment.

Major benefits are the ecological importance of saving this large vibrant living nature sanctuary and nature corridors along railroads and bike paths connecting with other east and northside open areas, for pollinators, amphibians, birds and other wildlife, to help keep the beauty and ecological benefits of nature in our neighborhoods and avoid creating an urban desert devoid of all but a few hardy species.

Social justice, community placemaking and neighborhood value benefits by providing community access to nearby nature recreation opportunities for walking, biking, relaxation and contemplation, nature education opportunities for nearby schoolkids, and well documented physical and mental health benefits of access to nature. Preserving this 30 acre natural area will add to the community place making, property values, and quality of life for north side and east side neighborhoods and workers at nearby industry and business developments and for the greater Madison community.

And perhaps most importantly, preserving Hartmeyer Natural Area as an intact living ecosystem supports Madison's mission to connect neighborhoods and kids with nearby nature. Regular access to nature and the awe of seeing nature doing its thing is well documented to help create a sense of well being and build empathy for other people as well as for nature.

This a very real once in a lifetime opportunity for Madison and the north side that offers many potential benefits.

PAUL NOELDNER

From: [Stouder, Heather](#)
To: [McAuliffe, Daniel](#)
Cc: [Parks, Timothy](#)
Subject: FW: Support for Saving Hartmeyer Natural Area
Date: January 24, 2020 12:46:03 PM

Please file for 2/10 PC.

From: Alex Singer <alexcsinger@gmail.com>
Sent: Friday, January 24, 2020 12:44 PM
To: All Alders <allalders@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; ledell.zellers@gmail.com; vscholtz44@gmail.com
Subject: Support for Saving Hartmeyer Natural Area

I, Alex Singer, support the City of Madison Oscar Mayer Special Area Plan Option C - Conservation and other opportunities to purchase and save all 30 acres of the Hartmeyer property historic wetland and surrounding upland ecosystem between Roth Street, the old Oscar Mayer plant, Commercial Avenue, North Sherman and adjacent railroad corridors as a nature park and shared community space.

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

Sent: Monday, February 24, 2020 1:36 PM

To: Stouder, Heather <HStouder@cityofmadison.com>; ledell.zellers@gmail.com; All Alders <allalders@cityofmadison.com>

Subject: Option C of the Madison Oscar Mayer Special Area Plan - continuing Madison's legacy.

I support the City of Madison Oscar Mayer Special Area Plan, but for Pete's sake please give Option C - Conservation and other opportunities to purchase and save all 30 acres of the Hartmeyer property historic wetland and surrounding upland ecosystem, priority. There are some very informed and engaged citizens asking you to please listen carefully on this subject as well as the opposition to the F-35s. After all, isn't this what we want for the Madison community - listening to the voices of its citizens? Please lets build on Madison's legacy!

Thank you!

Linda Szewczyk

From: Bobbi Thornton <dani166@charter.net>

Sent: Thursday, February 6, 2020 11:07 AM

To: McAuliffe, Daniel <DMcAuliffe@cityofmadison.com>

Cc: allalders@cityofadison.com; Stouder, Heather <HStouder@cityofmadison.com>; ledell.zellers@gmail.com

Subject: FW: Plan Commission Meeting on Feb 10, Monday at 530 p at 210 MLK Blvd, City County Building room 201

My husband and I are not able to attend the meetings due to health issues right now and personal obligations. Therefore I am writing because apparently we are not the only ones against roundabouts at Packers and Aberg Avenues. I hope you are listening to the overwhelming majority who do not want the roundabouts. (I saw in the Northside news that the overwhelming majority of attendees of your meetings do NOT want the roundabouts.) The current traffic lights work extremely well so we are hoping you will leave things as they are there.

From: Erich Eifler [<mailto:eweifler@gmail.com>]
Sent: Friday, February 07, 2020 12:59 PM
To: allalders@cityofmadison.com
Cc: ledell.zellers@gmail.com
Subject: Hartmayer All 30

From: Jennifer Trott [<mailto:jlt1@me.com>]
Sent: Monday, February 10, 2020 5:42 AM
To: allalders@cityofmadison.com; ledellzellers@gmail.com
Subject: I support Hartmayer

Please do not endanger the Hartmeyer Natural Area during the development of the Oscar Mayer site.

Sincerely,

Jennifer Trott
2742 Commercial Avenue

Having lived in the neighborhood for nearly 25 years, I have a lot of experience with the current route. I have never experienced a traffic problem on either Commercial or at the Packers/Commercial intersection. The only exception would be at (what was and will be) rush hour. But the traffic was almost all Hwy 30 (Aberg) to and from Packers.

I believe the proposal is an attempt to fix a problem that from my experience doesn't exist. It does, however, appear to create a problem by jeopardizing **the safety of the children..** Rather than fixing a problem that doesn't exist, I believe this will create a potentially serious one.

Thank you.

Ranee Goodroad

2730 Myrtle St, Madison, WI 53704

Dear City Officials -- I'm writing in support of Option C for the city's OMSAP. The entire 30 acre tract west of the OM property, known by some as the Hartmeyer Natural Area, should be preserved as a Nature Recreation Destination Option which will be vital to the community to provide young people as well as adults with an area to enjoy nature. The negative effects of climate change can be buffered by maintaining this entire natural habitat, especially if no new streets are allowed to pass through the area. We do not want to lose the biodiversity found at Hartmeyer, something that would happen if only the wetland and a small area for a park is in the final plan. I urge you to accept plans to do a thorough ecological assessment of the Hartmeyer property in order to proceed with the long term plan to include this lovely natural habitat in a project that can flourish for generations. Thank you for your consideration. Mary Johnston, 1708 Fremont Ave., Madison, WI 53704

Dear Ms. Schroeder,

I am writing to ask you to save the beautiful wetland area known as the Hartmeyer nature area. How anyone could be so devoid of a duty to nature and land by destroying this wonderful refuge is truly beyond my grasp. Progress is not destruction and disregard of nature and animal life. Please help stop the invasive greed. Preserve all 30 acres.

Thank you

Deborah Hazelbaker

Dear Ms. Schroeder:

I am writing to express my support for item 5 on today's Transportation Policy and Planning Board meeting: Adopting the Oscar Mayer Special Area Plan as a Supplement to the City of Madison Comprehensive Plan.

Specifically, I strongly support **Objective 7: Create an Integrated and Connected Multimodal Transportation System**. An intermodal transit hub including the airport, dedicated bike trails, safer options for pedestrians, BRT, passenger rail, and existing roadways sounds like exactly what Madison needs for the future.

Regarding intercity passenger rail: despite Governor Walker's terrible decision 10 years ago against a passenger-rail connection for Madison, it is my understanding that we now have a [real possibility](#) of improved passenger-rail service between Chicago and the Twin Cities, and that Madison has a chance to get in on this, perhaps through a shuttle connection to Columbus, Wisconsin, at first. I am pleased to see that OMSAP includes an intercity rail connection, alongside BRT service and other improvements. I hope that we can continue to work for this and provide for this possibility in projects like OMSAP.

Finally, as a North Side resident and homeowner, having this in our neighborhood sounds like a wonderful opportunity. I strongly support it.

Chris Ott
1401 Ruskin Street
Madison, WI 53704

Greetings from Paul's Friends of Hartmeyer team

Here's (my) comments to upload for tonite meeting

Thx and friendship,
Linda Justmann

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> Now more than ever, Madison needs to pay attention to preserve open space for people! It is most important to have safe places in nature to go for quiet time, recreation and education.

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> Representing the North Side Neighborhood, that includes an Historic

> Wetlands, we are being influenced by planning boards and city committees to change a modest neighborhood to "worse" adding additional elements:

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> More Bus diesel, more traffic, more trash, more water usage....how much can this area absorb?

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> Has an environmental /transport impact study been planned for this area? What will this area look like in 5 years?

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> With enthusiasm to build and develop this pocket of Madison, there

> should be no cut thru roads, no roundabouts or 300 vehicle bus barn;

> rather focus to sustainability and nature, not more infrastructure

> which must be maintained

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> Please appreciate Madison as a global campus of working professionals and kind natural environments.

Coming from San Francisco, many projects are languishing once started

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> Doing less can be good 🌻

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Comments on item #59745

Adopting the Oscar Mayer Special Area Plan as a Supplement to the City of Madison Comprehensive Plan

I am commenting for myself only, but I do serve as Co-chair of the Sherman Neighborhood Association and have been very aware of the OMSAP as it has moved through the planning stages. I am urging you to not accept the plan as currently written as it includes some major issues related to transportation and traffic that are not appropriately addressed.

OMSAP includes plans for a large number of new living units but without realistic plans for dealing with a great increase in traffic. The surrounding neighborhoods are known for being walkable and bike able. They are primarily residential with narrow streets (which get even narrower in the winter with snow). N. Sherman is a major route for bicycles and a prime route for people who live on the Northside or come to enjoy our shopping, restaurant and entertainment options – such as Warner Park and Northside Town Center. It is bordered on the west by Maple Bluff. And as you may have noticed, a railroad runs through it. Adding significantly more traffic will be challenging to say the least.

There are also plans to add a major bus storage facility to the area which would mean more than just the number of buses that serve the North Transfer Point would be entering and leaving the neighborhood. The current OMSAP shows a BRT route going down N. Sherman Ave to serve other parts of the city. The Sherman Neighborhood Association has reached out to Maple Bluff to discuss items of mutual interest. I attended their Village Board meeting in March and learned that the city of Madison had not even talked to them about potential impacts, positive and negative, from OMSAP.

Issues related to more residents and more traffic are coming up fast. Two major housing projects proposed for the Aberg side of the OM property were approved for WHEDA funds just last week – and may be opening by next year. But there is still time for making OMSAP more appropriately planned for this part of Madison (and our neighbor Maple Bluff). Please consider sending it back for more work before you next take it up.

Lesleigh Luttrell
1906 Kropf Ave.

I strongly oppose the proposal to create a major thoroughfare through Eken Park at Coolidge from Oscar Mayer property.

Jennifer Argelander
1715 Erie Court
Madison, 53704

Dear Alders and Mr. Wilson, TPPB Committee Members:

I am submitting the attached documents for public record for the upcoming TPPB meeting and to provide information related to the preservation and conservation of 30 acres of wetland and upland located at 2007 Roth Street.

I have also attached letters of support from Madison Audubon Society, Sherman Neighborhood Association and Eken Park Neighborhood Association.

There are many letters of support for preserving ALL 30 acres of land and they can be found on the 2019 Plan Commission 11/11/2019 meeting comments, Item #8, agenda file #58107.

Let us make sure that the OM property has an ESA conducted prior to any consideration of purchase or any construction of roadways through it, as part of the city's due diligence. The attached RFP was never issued.

Thank you for your time.

Sincerely,

Beth Sluys
514 Nova Way
Lerdahl Park Neighbor
Dist 18