

**From:** [Kester, Dolores](#)  
**To:** [All Alders; Plan Commission Comments](#)  
**Cc:** [John Abbas](#)  
**Subject:** COMMENTS IN OPPOSITION TO AGENDA ITEM 5 PLAN COMMISSION 4-26-21  
**Date:** Monday, April 26, 2021 2:19:10 PM

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

**To all alders and all Plan Commissioners, greetings!**

**The 16 acre proposed park area proposed in this agenda item #5 should be rezoned to CN (Conservation Natural Area), to protect the wetlands and upland natural area and the old oaks. The remainder should be rezoned for lower density with the option for more open space as supported by the Oscar Mayer Special Area Plan (OMSAP).**

**The 16 acres known as the Hartmeyer Wetland Area needs to remain green space and be zoned CN (Conservation Natural Area), NOT zoned PR (Parks and Recreation) and NOT zoned RMX (Regional Mixed Use). Also, the three old oak trees on Roth Street must be protected and not boxed in by two roads on either side of them. Oak trees have very shallow roots. Building new roads so close to them would threaten their health and probably kill these ancient trees, which are a treasure.**

**The rezoning must reflect the land use as shown in the OMSAP. It shows medium to high density housing in the area of the wetlands and near the railroad tracks. In contrast, Regional Mixed Use district would allow for the creation of the highest density of development allowed in the city. Requires NO open space.**

**Please act responsibly for current and future generations and do not approve any rezoning that would not preserve these wetlands and this all-too-small open space in any redevelopment of this area.**

**Also, please don't rezone in a way that would result in killing the ancient oaks.**

**Thank you for your time and attention.**

**D. Kester  
1818 Winchester Street  
Aldermanic District 12**

**From:** [Becky Mueller](#)  
**To:** [All Alders](#); [Plan Commission Comments](#); [fhna.ginny@gmail.com](mailto:fhna.ginny@gmail.com); [Mayor](#)  
**Subject:** In Opposition to Agenda Item 5 Oscar Mayer Area Rezoning to PR general use park and RMX High Density  
**Date:** Monday, April 26, 2021 2:15:57 PM

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To whom it may concern:

Please Vote NO to Agenda Item 5 Oscar Mayer Area Proposed Rezoning to PR general parkland and RMX High Density. The 16 acre proposed park area should be rezoned to CN to protect the wetland and upland natural area and the old oaks. The remainder should be rezoned for lower density with the option for more open space as supported by the Oscar Mayer Special Area Plan.

Becky Mueller

Sent from my iPhone

**From:** [Iris Hengst](#)  
**To:** [All Alders](#); [Plan Commission Comments](#); [fhna.ginny@gmail.com](mailto:fhna.ginny@gmail.com); [Mayor](#)  
**Subject:** In Opposition to Agenda Item 5 Oscar Mayer Area Rezoning to PR general use park and RMX High Density  
**Date:** Monday, April 26, 2021 2:40:21 PM

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Dear alders,

Please be a strong proponent and protector of our Madison environmental consciousness! only if we fully commit to the best plan to protect the largest possible space nature offers us we can make it right.

Vote NO to Agenda Item 5 Oscar Mayer Area Proposed Rezoning to PR general parkland and RMX High Density. The 16 acre proposed park area should be rezoned to CN to protect the wetland and upland natural area and the old oaks. The remainder should be rezoned for lower density with the option for more open space as supported by the Oscar Mayer Special Area Plan.

Thank you

**From:** [Jaime Lee](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** In Opposition to Agenda Item 5 Oscar Mayer Area Rezoning to PR general use park and RMX High Density  
**Date:** Monday, April 26, 2021 3:24:05 PM

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Hello,

Please Vote NO to Agenda Item 5 Oscar Mayer Area Proposed Rezoning to PR general parkland and RMX High Density. The 16 acre proposed park area should be rezoned to CN to protect the wetland and upland natural area and the old oaks. The remainder should be rezoned for lower density with the option for more open space as supported by the Oscar Mayer Special Area Plan.

My husband and I moved from Madison's near west side last June to our current home in the Sherman neighborhood. It was a shocking transition to go from abundant local green spaces, all within walking distance of our apartment, to the northside. Building greenspace into the Oscar Mayer area would be a small step towards **closing the green space gap**, creating more **equitable access to the outdoors** for Madison's northside residents. More green space like the one we could preserve at the Oscar Mayer site has been shown to **reduce crime and improve mental health**, it would provide **healthy spaces for kids**, it would make the northside a more attractive place live by **reducing pollution, improving air and water quality, and creating a sound barrier**, and finally, it would be a **strategic way to mitigate the increased flooding** we're seeing across southern Wisconsin.

Thank you,  
Jaime Kenowski

**From:** [anitaweier@netscape.net](mailto:anitaweier@netscape.net)  
**To:** [Plan Commission Comments](#)  
**Subject:** objections to Item 5 on Plan Commission agenda April 26  
**Date:** Monday, April 26, 2021 2:16:24 PM

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**I oppose Agenda Item 5 -- Oscar Mayer Area Proposed Rezoning to PR and RMC High Density.** The 16 acre proposed park area should be rezoned to CN to protect the wetland and upland natural area and the old oaks. The remainder should be rezoned for lower density with the option for more open space as supported by the Oscar Mayer Special Area Plan. This is an important environmental area that should be protected. Please do not wreck it!  
Former Alder Anita Weier

**From:** [Beth Sluys](#)  
**To:** [All Alders](#)  
**Cc:** [Plan Commission Comments](#)  
**Subject:** Agenda Item 5, Plan Commission Meeting  
**Date:** Monday, April 26, 2021 2:11:29 PM

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

To: Plan Commission, City of Madison  
City of Madison Common Council Alders

Date: 4/26/2021

Re: Agenda Item 5

Dear Alders,

I am writing to ask that you support the planning land use map that is in the Oscar Mayer Special Area Plan (OMSAP). Thousands of community members worked with city staff and city leaders on this plan over the course of several years. The Common Council approved this plan that reflects the land use that many of stayed up late and eventually you voted for and approved in July 2020.

The current "proactive" recommendations presented by planning staff are not in keeping with the OMSAP:

RMX type development is not what is shown for development surrounding the 16-acre wetland parcel at 2007 Roth Street. In the planning process, there was approval for 16 acres to be retained for green space, with a Friends group and hundreds of letters from area neighbors asking to preserve the natural area for a passive activity green space, outdoor classroom and urban wetland natural area park. The thinking is that if this area could be preserved for natural area, with an observation deck, and some trails, that its sister park, Demetral Park, could serve the needs for more active recreation. We have a similar system in place at other parks in Madison. We could have this natural area, near to a more active traditional park with ball fields, dog park, shelter houses, bathrooms etc. This would best serve the needs of area residents, This 16-acre green space in the Oscar Mayer Special Area Plan needs to be zoned CN.

**RMX is not what is recommended in the OMSAP.** The OMSAP reflects medium and high density housing but also reflects the missing middle housing concept that is talked about in the Comprehensive Plan as well as in the OMSAP. RMX does not respect this in any way.

I do not support the proposed roadways that surround the ancient oak trees located on Roth Street. The Hartmeyer property was once an Indigenous village site from Roth Street on down to Commercial and places to the south. This is confirmed by the Wisconsin State Historic Society. The three old oak trees have been standing for hundreds of years and have witnessed the changes over centuries in that area. From wetland marsh to a post-industrial area. Returning today to its prior glory because of the increased ground water levels in that area as well as a place for surface run off and some storm water. It serves as a collection basin for these waters. The wildlife, including migratory birds, snakes, turtles, frogs, and semi rare orchids reside on this land as it finds its way back to what it has always been – a wetland ecosystem.

If roads are built surrounding the trees, they will die. As a Tree City, I would hope that we could see fit to not destroy these trees and re-route the two roads that crisscross over the trees and

their roots. In the University of Minnesota Extension bulletin "Protecting Trees During Construction and in the book published by the International Society of Arboriculture "Preserving Trees During Land Development" (Clark and Methany) it is explained that the two main issues of concern are the root plate and the critical root zone. Root plate is what holds tree up. Larger compression roots surrounding the tree in an area with a radius around the trunk at least three times the trunk diameter. Trunk is measured at 4.5 feet above ground level. Do not cut into the root plate. It can leave the tree less stable plus introduce decay in the larger root and lower trunk. The critical root zone is that area of more fibrous roots providing water and nutrients to the tree. It is defined as the area around the tree with a radius at least 12 times the trunk diameter. One can lose up to 33% of the critical root zone before expecting symptoms of distress to appear in the trees. These ancient trees need to be respected and regarded.

Please do not vote in favor of the recommended "proactive zoning" as it does not reflect the land use that is in the OMSAP that involved extensive community input.

Proactive is defined as: (of a person, policy, or action) **creating or controlling a situation** by causing something to happen rather than responding to it after it has happened.

For whom are city planners being proactive? It does not appear to be the residents of Madison.

I request that a more direct and formal process is undertaken that involves the public and allows for a better understanding by all area residents of what is being recommended. The area neighborhoods have a right to learn about this through direct neighborhood engagement, town hall meetings, and a mailing to clarify what this could mean for the future of their neighborhoods.

Thank you,

Beth Sluys  
District 18



**From:** [Mary Johnston](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Oscar Mayer rezoning  
**Date:** Monday, April 26, 2021 2:16:05 PM

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Dear Committee Members -- I strongly oppose Item 5 which would rezone the Oscar Mayer property area known as the Hartmeyer Nature Area to PR general use park and RMX High Density. It should be rezoned to CN to protect the wetlands and upland natural area containing the old oak stands. Thank you for your consideration.

Mary Johnston  
1708 Fremont Ave.  
Madison, WI







**From:** [McAuliffe, Daniel](#)  
**To:** [Cleveland, Julie](#)  
**Subject:** FW: Help Support CN Conservation Zoning for the 16 Acre Park and Open Space at Hartmeyer Natural Area!  
**Date:** Monday, April 26, 2021 2:21:48 PM

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**From:** chet hermansen <[chetherm@hotmail.com](mailto:chetherm@hotmail.com)>  
**Sent:** Sunday, January 31, 2021 2:49 PM  
**To:** Plan Commission Comments <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>; All Alders <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>; ledell.zellers@gmail.com; Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>; Knepp, Eric <[EKnepp@cityofmadison.com](mailto:EKnepp@cityofmadison.com)>; McAuliffe, Daniel <[DMcAuliffe@cityofmadison.com](mailto:DMcAuliffe@cityofmadison.com)>; Virginia Scholtz <[fhna.ginny@gmail.com](mailto:fhna.ginny@gmail.com)>  
**Subject:** Fw: Help Support CN Conservation Zoning for the 16 Acre Park and Open Space at Hartmeyer Natural Area!

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**From:** Paul Noeldner <[paul\\_noeldner@hotmail.com](mailto:paul_noeldner@hotmail.com)>  
**Sent:** Sunday, January 31, 2021 1:24 PM  
**To:** Ralph Smith - FHNA Board <[rsmithemail@gmail.com](mailto:rsmithemail@gmail.com)>; [chetherm@hotmail.com](mailto:chetherm@hotmail.com) <[chetherm@hotmail.com](mailto:chetherm@hotmail.com)>; Jeff Steele <[jeff.steele@wisc.edu](mailto:jeff.steele@wisc.edu)>; LJ Linda Justmann <[artvertising@hotmail.com](mailto:artvertising@hotmail.com)>; [jareckner@gmail.com](mailto:jareckner@gmail.com) <[jareckner@gmail.com](mailto:jareckner@gmail.com)>; Barbara Noeldner <[barbnoeldner@msn.com](mailto:barbnoeldner@msn.com)>; Dolores Kester NEt <[DAKESTER@SBCGLOBAL.NET](mailto:DAKESTER@SBCGLOBAL.NET)>; Jim and Lynn Wehn <[jltonga@gmail.com](mailto:jltonga@gmail.com)>; Beth Sluys <[sluysb@aol.com](mailto:sluysb@aol.com)>; [anitaweier@aol.com](mailto:anitaweier@aol.com) <[anitaweier@aol.com](mailto:anitaweier@aol.com)>; Ginny Scholtz <[vscholtz44@gmail.com](mailto:vscholtz44@gmail.com)>  
**Subject:** Help Support CN Conservation Zoning for the 16 Acre Park and Open Space at Hartmeyer Natural Area!

Hi FHNA Board and Advisors - resending this to make sure I copied everybody -

I posted the below request for support for CN zoning to our Facebook page and to Nextdoor on the North Side, to get this zoning opportunity in the public eye as the city proceeds with looking at draft zoning recommendations. Please forward the request below to our email list and help share and post to social media. Thanks!

-----REQUEST FOR PEOPLE TO SEND SUPPORT EMAILS AND COMMENTS -----  
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Help Support CN Conservation Zoning for the 16 Acre Park at Hartmeyer Natural Area!

Thanks for all your support in helping save 16 acres of the wetland, oak opening, and upland ecosystem at Hartmeyer Natural Area behind the old Oscar Mayer plant as Park and Open Space! The city is reviewing zoning recommendations. This is Paul Noeldner, Chair of Friends of Hartmeyer Natural Area, asking for your important support as zoning decisions move forward. Thank You!

#### ACTION ITEM

Please SEND AN EMAIL to your Alders and City Officials requesting CN Conservation zoning to help make sure this natural area is preserved while providing opportunities for active and passive park uses such as a playground. A template to copy and paste is below. Please share this with your friends and groups and ask them to help support CN zoning!

#### WHO TO SEND IT TO

Address your Email to Madison City Alders, the Plan Commission and City Officials using the email address list below. Copy others who may be interested. Post the same comments below to City Committee and Council meetings about zoning, in support of CN zoning.

#### TO:

[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com);

[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com);

[ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com);

[hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com);

[eknepp@cityofmadison.com](mailto:eknepp@cityofmadison.com);

[dmcauliffe@cityofmadison.com](mailto:dmcauliffe@cityofmadison.com);

[fhna.ginny@gmail.com](mailto:fhna.ginny@gmail.com);

#### SUBJECT:

Support CN Conservation Zoning for the 16 Acre Park and Open Space in the Oscar Mayer Special Area Plan

MESSAGE: Copy and paste the message below or use your own words

Dear Madison City Alders and City Officials -

Thank you for helping save 16 acres of the Hartmeyer Natural Area wetland, oak opening and upland ecosystem as Park and Open Space in the Oscar Mayer Special Area Plan. Please support CN conservation zoning for this 16 acre park and open space parcel.

\* Preserving a large enough natural area to support a sustainable ecosystem while also providing compatible active and passive public access was the clear intent of the public input and Alder Abbas' amendment to save these 16 acres as approved by the City Council. Please

honor the intent of the 16 acre amendment and the Council approval with CN zoning.

\* CN zoning is flexible. It will allow compatible Active and Passive Uses such as a playground and park amenities. There is precedent for CN park and open space zoning at Eken Park, Burrows Park and other city parks that are not large that provide popular and welcoming public amenities compatible with CN zoning.

\* Opportunities for organized sports fields and other activities more typical of a PR zoned park and open space already exist nearby at Demetral Field and other nearby parks. Other Madison area parks have CN park space with nearby companion PR park space.

\* CN zoning will accurately indicate there is a priority on protecting nature in this 16 acre park and open space while also providing public access and enjoyment. CN zoning will facilitate related park planning going forward. Consensus on this simple step will help reduce contention about acceptable uses in future planning discussions. Please support this opportunity for consensus so we can move forward in a positive way.

\* Perhaps most importantly, CN zoning will help demonstrate Madison's Commitment to Sustainability, Climate, Covid and Equity Goals alongside Dense Housing Goals by (1) Protecting Natural Urban Refugia with Sustainable Biodiversity, (2) Preserving Carbon Sequestration and Water Quality Ecosystem Services, and (3) Providing Equitable Access for All to Healthy Time in Nearby Nature for a Growing Population, for increasingly important School Kids Outdoor Education, and offer a Welcoming Space for All Ages and Abilities to Enjoy.

\* This Nature Park will be a Gem to Highlight as a Neighborhood and Greater Madison Community Destination with Multi-Modal Transit access and connections to City Wide Walk and Bike Paths. It is very much a win-win-win as nature advocate Carl Landsness would say.

\* Thank you for helping support Equitable Access to Healthy Nearby Nature at Hartmeyer Natural Area and throughout Madison!

**From:** [McAuliffe, Daniel](#)  
**To:** [Cleveland, Julie](#)  
**Subject:** FW: Support CN Conservation Zoning for the 16 Acre Park and Open Space in the Oscar Mayer Special Area Plan  
**Date:** Monday, April 26, 2021 2:21:01 PM

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**From:** Paul Noeldner <paul\_noeldner@hotmail.com>  
**Sent:** Sunday, January 31, 2021 1:55 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>; All Alders <allalders@cityofmadison.com>; ledell.zellers@gmail.com; Stouder, Heather <HStouder@cityofmadison.com>; Knepp, Eric <EKnepp@cityofmadison.com>; McAuliffe, Daniel <DMcAuliffe@cityofmadison.com>; fhna.ginny@gmail.com  
**Subject:** Support CN Conservation Zoning for the 16 Acre Park and Open Space in the Oscar Mayer Special Area Plan

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Dear Madison City Alders and City Officials -

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Paul Noeldner  
Friends of Hartmeyer Natural Area Chair  
Madison FUN Volunteer Coordinator  
Wisconsin Master Naturalist  
136 Kensington Maple Bluff  
[paul\\_noeldner@hotmail.com](mailto: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

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**From:** [McAuliffe, Daniel](#)  
**To:** [Cleveland, Julie](#)  
**Subject:** FW: Support CN Conservation Zoning for the 16 Acre Park and Open Space in the Oscar Mayer Special Area Plan  
**Date:** Monday, April 26, 2021 2:24:11 PM

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**From:** Barbara Noeldner <barbnoeldner@msn.com>  
**Sent:** Sunday, January 31, 2021 3:05 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>; All Alders <allalders@cityofmadison.com>; Ledell Zellers - Plan Commission <ledell.zellers@gmail.com>; Stouder, Heather <HStouder@cityofmadison.com>; Knepp, Eric <EKnepp@cityofmadison.com>; McAuliffe, Daniel <DMcAuliffe@cityofmadison.com>; Virginia Scholtz <fhna.ginny@gmail.com>  
**Subject:** Support CN Conservation Zoning for the 16 Acre Park and Open Space in the Oscar Mayer Special Area Plan

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Thank you for helping save 16 acres of the Hartmeyer Natural Area wetland, oak opening and upland ecosystem as Park and Open Space in the Oscar Mayer Special Area Plan. Please support CN conservation zoning for this 16 acre park and open space parcel.

\* Preserving a large enough natural area to support a sustainable ecosystem while also providing compatible active and passive public access was the clear intent of the public input and Alder Abbas' amendment to save these 16 acres as approved by the City Council. Please honor the intent of the 16 acre amendment and the Council approval with CN zoning.

\* CN zoning is flexible. It will allow compatible Active and Passive Uses such as a playground and park amenities. There is precedent for CN park and open space zoning at Eken Park, Burrows Park and other city parks that are not large that provide popular and welcoming public amenities compatible with CN zoning.

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\* Thank you for helping support Equitable Access to Healthy Nearby Nature at Hartmeyer Natural Area and throughout Madison!

**From:** [McAuliffe, Daniel](#)  
**To:** [Cleveland, Julie](#)  
**Cc:** [Stouder, Heather](#)  
**Subject:** FW: Support CN Conservation Zoning for the 16 Acre Park and Open Space in the Oscar Mayer Special Area Plan  
**Date:** Monday, April 26, 2021 2:20:29 PM

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**From:** Rachel Imsland <raimslan@gmail.com>

**Sent:** Sunday, January 31, 2021 1:14 PM

**To:** Plan Commission Comments <pccomments@cityofmadison.com>; All Alders <allalders@cityofmadison.com>; ledell.zellers@gmail.com; Stouder, Heather <HStouder@cityofmadison.com>; Knepp, Eric <EKnepp@cityofmadison.com>; McAuliffe, Daniel <DMcAuliffe@cityofmadison.com>; fhna.ginny@gmail.com

**Subject:** Support CN Conservation Zoning for the 16 Acre Park and Open Space in the Oscar Mayer Special Area Plan

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Nature at Hartmeyer Natural Area and throughout Madison!

Sincerely,  
Rachel Imsland  
2802 Center Ave  
Madison WI 53704







**From:** [McAuliffe, Daniel](#)  
**To:** [Cleveland, Julie](#)  
**Subject:** FW: CN conservation going for Hartmeyer Natural Area  
**Date:** Monday, April 26, 2021 2:24:27 PM

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**From:** Carolyn Virginia <carolynvirginia7@gmail.com>  
**Sent:** Sunday, January 31, 2021 3:50 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>; All Alders <allalders@cityofmadison.com>; ledell.zellers@gmail.com; Stouder, Heather <HStouder@cityofmadison.com>; Knepp, Eric <EKnepp@cityofmadison.com>; McAuliffe, Daniel <DMcAuliffe@cityofmadison.com>; fhna.ginny@gmail.com  
**Subject:** CN conservation going for Hartmeyer Natural Area

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Dear Madison City Alders and City Officials - Thank you for helping save 16 acres of the Hartmeyer Natural Area wetland, oak opening and upland ecosystem as Park and Open Space in the Oscar Mayer Special Area Plan. I would encourage CN conservation zoning for this 16 acre park and open space parcel for the following reasons: \* Preserving a large enough natural area to support a sustainable ecosystem while also providing compatible active and passive public access was the clear intent of the public input and Alder Abbas' amendment to save these 16 acres as approved by the City Council. Please honor the intent of the 16 acre amendment and the Council approval with CN zoning. \* CN zoning is flexible. It will allow compatible Active and Passive Uses such as a playground and park amenities. There is precedent for CN park and open space zoning at Eken Park, Burrows Park and other city parks that are not large that provide popular and welcoming public amenities compatible with CN zoning. \* Opportunities for organized sports fields and other activities more typical of a PR zoned park and open space already exist nearby at Demetral Field and other nearby parks. Other Madison area parks have CN park space with nearby companion PR park space. \* CN zoning will accurately indicate there is a priority on protecting nature in this 16 acre park and open space while also providing public access and enjoyment. CN zoning will facilitate related park planning going forward. Consensus on this simple step will help reduce contention about acceptable uses in future planning discussions. Please support this opportunity for consensus so we can move forward in a positive way. \* Perhaps most importantly, CN zoning will help demonstrate Madison's Commitment to Sustainability, Climate, Covid and Equity Goals alongside Dense Housing Goals by (1) Protecting Natural Urban Refugia with Sustainable Biodiversity, (2) Preserving Carbon Sequestration and Water Quality Ecosystem Services, and (3) Providing Equitable Access for All to Healthy Time in Nearby Nature for a Growing Population, for increasingly important School Kids Outdoor Education, and offer a Welcoming Space for All Ages and Abilities to Enjoy. \* This Nature Park will be a Gem to Highlight as a Neighborhood and Greater Madison Community Destination with Multi-Modal Transit access and connections to City Wide Walk and Bike Paths. It is very much a win-win-win as nature advocate Carl Landsness would say. Thank you for helping support Equitable Access to Healthy Nearby Nature at Hartmeyer Natural Area and throughout Madison!

Carolyn Virginia  
1510 Fremont Ave

Pronouns: she/her/hers

**From:** [Stouder, Heather](#)  
**To:** [Cleveland, Julie](#)  
**Cc:** [McAuliffe, Daniel](#)  
**Subject:** FW: Oscar Mayer Area Rezoning  
**Date:** Monday, April 26, 2021 2:14:01 PM

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Julie-  
Please add to Legistar for #5. Thanks!  
Heather

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**From:** Abbas, Syed <district12@cityofmadison.com>  
**Sent:** Monday, April 26, 2021 2:12 PM  
**To:** Stouder, Heather <HStouder@cityofmadison.com>  
**Cc:** McAuliffe, Daniel <DMcAuliffe@cityofmadison.com>  
**Subject:** Fw: Oscar Mayer Area Rezoning

Please add this one to the legistar as well.

Thanks  
Syed

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**President Common Council**  
**Alder Syed Abbas**, City of Madison, District 12

[District 12 Website](#) [Signup for District 12 emails](#)  
[Contact: 608-572-6984](#)

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**From:** Mary Johnston <[me.johnston@sbcglobal.net](mailto:me.johnston@sbcglobal.net)>  
**Sent:** Monday, April 26, 2021 2:11 PM  
**To:** All Alders  
**Subject:** Oscar Mayer Area Rezoning

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

Dear Alders -- I am opposed to the Item 5 proposal to rezone the Oscar Mayer area otherwise known as the Hartmeyer Natural Area to PR general use park land and RMX High Density. It should be rezoned to CN to protect the wetlands as well as the upland natural area and old oak stands. Thank you for your consideration on this matter.

Mary Johnston, 1708 Fremont Avenue, Madison WI

**From:** [RD E](#)  
**To:** [Mayor](#); [All Alders](#); [Plan Commission Comments](#); [fhna.ginny@gmail.com](mailto:fhna.ginny@gmail.com)  
**Subject:** SUBJECT: In Opposition to Agenda Item 5 Oscar Mayer Area Rezoning to PR general use park and RMX High Density  
**Date:** Monday, April 26, 2021 2:04:17 PM

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Hello,

Please Vote NO to Agenda Item 5 Oscar Mayer Area Proposed Rezoning to PR general parkland and RMX High Density. **The 16 acre proposed park area should be rezoned to CN to protect the wetland and upland natural area and the old oaks.** The remainder should be rezoned for lower density with the option for more open space as supported by the Oscar Mayer Special Area Plan. Thank you.

Sincerely;  
Read Eldred  
1837 Spohn Ave  
Madison WI 53704



**From:** [Paul Noeldner](#)  
**To:** [All Alders](#); [Mayor](#); [Plan Commission Comments](#); [Abbas, Syed](#); [fhna.ginny@gmail.com](mailto:fhna.ginny@gmail.com)  
**Subject:** In Opposition to Agenda Item 5 Oscar Mayer Area Rezoning to PR general use park and RMX High Density  
**Date:** Monday, April 26, 2021 1:49:47 PM

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Please Vote NO to Agenda Item 5 Oscar Mayer Area Proposed Rezoning to PR general parkland and RMX High Density.

The 16 acre proposed park area should be rezoned to CN to protect the wetland and upland natural area and the old oaks.

The remainder should be rezoned for lower density with the option for more open space as supported by the Oscar Mayer Special Area Plan.

THANK YOU FOR HELPING SAVE THIS HISTORIC URBAN WETLAND ECOSYSTEM FOR FUTURE GENERATIONS!

**From:** [Maria Powell \(MEJO\)](#)  
**To:** [Plan Commission Comments](#); [All Alders](#)  
**Subject:** Agenda Item #5 at tonight's PC meeting  
**Date:** Monday, April 26, 2021 1:48:43 PM

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

Dear Plan Commissioners:

Please keep the Hartmeyer wetland area zoned as Conservation Natural Area (CN), not Parks & Recreation. This is critical for many ecological and social reasons.

It is also ecologically and culturally critical that three very old (200-300 year old) oak trees on the edge of the Hartmeyer property be protected. These trees are rare and invaluable--they can never be replaced. No more roads must be built near them, which would damage their root systems.

**Further, the Hartmeyer wetland area near the three oak trees is a documented Ho-Chunk mound site and the location of a former Ho-Chunk village.**

We are also strongly opposed to a "regional mixed use" (RMX) district in the OMSAP, which would include the highest density development in the city and no open space. This is not what the many people who participated in the OMSAP process (including myself and my family) want.

Finally, please recognize in all future zoning decisions that **the entire OMSAP area is contaminated with numerous toxic chemicals that have not been remediated.** Oscar Mayer's old wastewater treatment plant, power plant are still onsite, and old wastewater piping systems, very likely contaminated with PCE, TCE, solvents, metals, PCBs, and many others, are still in place under the factory. Many of these have been discharging offsite for decades. See more information here: <https://mejo.us/oscar-mayer/>

This toxic contamination (and the costs to investigate and clean it up) should be considered now, during the rezoning process, *before* making decisions whether housing is appropriate on various parts of the site. The remaining contaminants and piping systems at the factory must be fully investigated before any zoning and development decisions, so that challenges in cleaning up the site are understood and human exposures to future residents and workers at the site can be prevented.

**Please remember that the OMSAP plan says: “To address racial justice and social equity during the OMSAP redevelopment process which must include assessing and preventing human exposures to toxic chemicals at the site and/or released from the site among all people and particularly at-risk low income people and people of color.”**

Thank you,

Maria Powell, PhD  
Community-based Researcher  
Madison Environmental Justice  
[mejo.us](http://mejo.us)



**From:** [Barbara Noeldner](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [All Alders](#)  
**Subject:** Hartmeyer Natural Area  
**Date:** Monday, April 26, 2021 1:20:08 PM

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Hartmeyer Natural Area as part of Omsap must be zoned CN, not PR. Inner city Natural Area must be protected for all to enjoy as conservation park. No RMX, the ancient oak hill off Roth Street must be protected.

Thank you.

Barb Noeldner

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone  
Get [Outlook for Android](#)

**From:** [chet hermansen](#)  
**To:** [All Alders; Plan Commission Comments](#)  
**Subject:** I registrar against the PR and RMX Zoning  
**Date:** Monday, April 26, 2021 1:17:07 PM

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Please keep the zoning for the Hartmeyer 16 acres representing the land use in the OMSAP

We will never have another chance, in this area, to do the right thing for our Cities Eco System and its Home for Mother Nature's family.

We need to preserve our Natural wet lands. We do not need more roads to suffocate the age-old trees of the area.

We have enough Parks. Thank you. Chet Hermansen 1745 Boyd Ave.  
Madison Wi. %3704

**From:** [Stouder, Heather](#)  
**To:** [Cleveland, Julie](#)  
**Cc:** [McAuliffe, Daniel](#)  
**Subject:** FW: Comments re Item 5, Legistar 65144  
**Date:** Monday, April 26, 2021 11:29:14 AM

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Julie-

Please add the below to Legistar for #5 on PC. Thanks!

Heather

**From:** Bill Connors <bill@smartgrowthgreatermadison.com>  
**Sent:** Monday, April 26, 2021 11:24 AM  
**To:** ledell.zellers@gmail.com; bacantrell@charter.net; Albouras, Christian <district20@cityofmadison.com>; erics@cow.s.org; jshagenow@yahoo.com; Kathleen Spencer <klanespencer@uwalumni.com>; Lemmer, Lindsay <district3@cityofmadison.com>; nicole.solheim@gmail.com; Heck, Patrick <district2@cityofmadison.com>  
**Cc:** Stouder, Heather <HStouder@cityofmadison.com>; McAuliffe, Daniel <DMcAuliffe@cityofmadison.com>  
**Subject:** Comments re Item 5, Legistar 65144

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

Plan Commission Chair and Members:

I am writing to you regarding item number 5 on the agenda for this evening's Plan Commission meeting, Legistar 65144, a presentation regarding proactive zoning in the Oscar Mayer Special Area Plan area.

Please keep in mind that at the beginning of the planning process for the Oscar Mayer Special Area Plan, property owners were not notified that the future use map eventually included in the adopted plan would become the basis for the city government to take action to rezone their properties. Ordinarily, adoption of a special area plan is not followed by city government action to rezone properties to match the future use map in the plan. Consequently, many property owners don't pay any attention to the planning process, because they believe it won't affect their property unless, in the future, they choose to sell their property for redevelopment. If they choose to sell in the future, then and only then would the future land use map in the adopted plan potentially impact property owners by limiting the range of rezoning options available to purchasers/developers.

If the city government decides to adopt a policy of proactively rezoning to match the future land use map in future special area plans, Smart Growth Greater Madison strongly encourages you to insist that the policy include requirements for city staff to engage in meaningful outreach to property owners within the planning area at the beginning of the planning process to encourage them to participate in the planning process in order to protect their interests from potentially adverse rezoning. The city

budget should include an appropriation for the cost of such outreach efforts.

In addition, Smart Growth strongly encourages you to refrain from allowing the city government to rezone a property in a way that makes the current use of the property a legal nonconforming use over the objection of the property owner. Legal nonconforming use status creates substantial disadvantages for property owners and business tenants that are operating the legal nonconforming uses. Avoiding creating more legal nonconforming uses should be the city government's policy going forward and regarding any proactive rezoning in the area of the Oscar Mayer Special Area Plan.

In contrast, if a property owner has been informed of the potential adverse impacts of rezoning his or her property to create a legal nonconforming use--keeping in mind that not all property owners are sophisticated enough to recognize the potential adverse impacts without meaningful information from city staff--and does not object, then it is fine for the city government to go forward with rezoning the property to create a legal nonconforming use.

Please call or email me if you have questions.

Bill Connors  
Executive Director  
Smart Growth Greater Madison, Inc.  
608-228-5995 (mobile)  
[www.smartgrowthgreatermadison.com](http://www.smartgrowthgreatermadison.com)

25 W Main St - 5th Floor, Suite 33  
Madison, WI 53703