

**From:** Liz Wessel <lizard59sc@yahoo.com>

**Sent:** Tuesday, June 9, 2020 2:19 PM

**To:** Park Commission <pacommission@cityofmadison.com>

**Cc:** Henak, Zachary <district10@cityofmadison.com>; Skidmore, Paul <district9@cityofmadison.com>;  
Moirra Harrington <moira@aqua.wisc.edu>; Don Ferber <d\_ferber@sbcglobal.net>

**Subject:** Additional Comments Item #59745 Oscar Mayer Special Area Plan

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

Good afternoon.

Attached you will find some additional comments from the Sierra Club Four Lakes Group on Item #59745 on tomorrow night's agenda for the Board of Park Commissioners. We are your local volunteer-led branch of the Sierra Club comprising nine counties in south central Wisconsin including Dane Co with over 5000 members in our region.

Please consider the comments and the intent of bringing a climate and equity lens to projects as we move forward in our community.

Thank you for the opportunity.

Sincerely,

Liz

Liz Wessel

*pronouns: she, her, hers*

Chair

Sierra Club Four Lakes Group

[www.sierraclub.org/wisconsin/four-lakes](http://www.sierraclub.org/wisconsin/four-lakes)

608.238.9934



## Sierra Club Four Lakes Group

sierraclub.org/wisconsin/four-lakes

facebook.com/4lakesSierraClub

TO: City of Madison Board of Parks Commissioners  
FROM: Sierra Club - Four Lakes Group  
DATE: 6/9/20

RE: Comments in Consideration of Item #59745 Adopting the Oscar Mayer Special Area Plan as a Supplement to the City of Madison Comprehensive Plan.

Thank you for this opportunity to make additional comments on the Oscar Mayer Special Area Plan. The Four Lakes Group supports compact, transit friendly, accessible, affordable “climate friendly” developments<sup>1</sup>.

We would like to present some additional thoughts on the Oscar Mayer Special Area Plan.

- 1) Is a 30 acre wetland reserve compatible with a high density development?  
The Four Lakes group has not taken a specific position on what size the natural area/green space/park should be. But we do have several considerations for thinking about the wetland and green space in the Special Area Plan.
  - a) We support addressing the identified need for a neighborhood park. The development needs to include park space and links to recreational assets like nearby playing fields and bike paths.
  - b) The development should integrate existing natural areas and wetland as part of an overall green infrastructure plan. We have stated that we support the revised Ch 37 stormwater and infiltration ordinance and requirements and the use of natural and engineered features to achieve a high infiltration rate.

We assume that the existing wetland and surrounding natural areas/park contribute in a positive way towards keeping water in its place. And that there are additional options that can be used throughout the Special Area. See Dane County’s [whitepaper on green Infrastructure](#) for some new and known green infrastructure ideas.

- c) Our priority is creating a successful climate friendly development that meets sustainability and livability goals including access to open space and natural areas. Is there a need for additional wildlife habitat in this part of the City of Madison? If so, is this the best parcel?

The development and the way the components work together and fit in with the larger community is key to success. If a larger, natural area makes a high density, compact development impossible because they are at cross purposes, we would lean towards finding other solutions to meet wildlife and wetland needs.

- 2) If not here, where  
We know that Dane County will continue to grow; the question is where and how. We need to start resisting if not reversing the trends to put or allow development further out in the county. This

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<sup>1</sup> Note that in the context of the comments the word development is used but is intended to redevelopment too.  
*..to protect and defend the wild places of Earth...*

exacerbates the need to use single occupancy cars, the need to own a car ( estimated to cost \$10,000 per year on average) and stymies efforts to reduce emissions from transportation as noted above. Which means we are going to have to be proactive about siting new development within the urban center.

Meeting climate change goals means considering the project area as a whole and all the different ways that the Oscar Mayer Special Area Plan can reduce emissions. Our previous comments focused on ensuring that the Special Area Plan promotes and encourages the use of public transit as well as active transportation modes because transportation is the second highest source of emissions in Dane County<sup>2</sup>. But in combination, energy efficiency, green infrastructure, proximity to jobs and essential services, open space and opportunities for recreation all contribute to more climate friendly and sustainable developments.

3) Access to jobs

Our Group has a goal to address the home-to-job public transit gap based on the [Arrive Together](#) report released in October, 2018. See the Chapter on Madison. This site is ideally located within the urban center. It lies within Zone 1 of the Sustainable Transportation Master Plan. And if done correctly, could show the way for creating jobs with housing including affordable housing and making car ownership less of a barrier to getting and keeping a job in the Madison area.

4) Affordability

There needs to be a conscious and deliberate effort to provide a mix of affordable and other housing that meets the needs of a wide variety of residents at different ages and stages of life. At the same time, we need to ensure that local residents are not pushed out of nearby neighborhoods due to increased rents and house prices.

Especially at this time, we recognize there are financial constraints amongst a variety of demands. This underscores the need to be thoughtful and focused on the goals we want to achieve. For the Four Lakes Group, these are affordability, accessibility and climate friendly. The Four Lakes group supports the adoption of the Oscar Mayer Special Area Plan and the opportunity to create a “climate friendly” and community enhancing development in the City of Madison.

Thank you for this opportunity to comment. For more information, please contact Liz Wessel, [lizard59sc@yahoo.com](mailto:lizard59sc@yahoo.com), or Don Ferber, [d\\_ferber@sbcglobal.net](mailto:d_ferber@sbcglobal.net).

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<sup>2</sup> [2020 Dane Co Climate Action Plan](#), April 2020

I support saving all 30 or as many acres as possible of the Hartmeyer Natural Area. Paving over natural landscape is not sustainable. Do we really want Madison to turn into a wall of concrete?

We need enough natural landscape to support species we share the planet with. We need natural landscape to absorb rains that are increasing with climate change. These 2 concepts work together—saving wetlands with their uplands for native species, natural lands to absorb water, native plants that help purify the water before it drains back to the lakes. Today is the 1<sup>st</sup> day of summer as I write this, and the 1<sup>st</sup> day that blue green algae blooms are reported in our lakes on the news. Blue green algae blooms are a sign that our lakes that are dying due to toxic runoff.

You may say “This piece does not matter, we will be fine without it.” But the truth is, it matters very much.

I am all for affordable housing. Let’s put affordable housing, or any housing, on land that is already paved with existing streets and in need of redevelopment.

Madison can help lead the way to a sustainable future for all. Start by not destroying what we have and ask, what are the possibilities to make a better Madison? Now is our time.

Thank you,

Barbara Noeldner

**From:** Abbas, Syed  
**Sent:** Monday, June 22, 2020 9:33 AM  
**To:** Reece, Stacie  
**Subject:** Fw: NEED TO AMEND OMSAP to include OPTION C: to save all 30 acres of the Hartmeyer Natural Area as a Conservancy/Nature Park

FYI

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**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:** Joan A Bell-Kaul  
**Sent:** Sunday, June 21, 2020 8:59 AM  
**To:** Mayor; All Alders; [Transportationcommittee@cityofmadison.com](mailto:Transportationcommittee@cityofmadison.com); [Housingstrategiescommitte@cityofmadison.com](mailto:Housingstrategiescommitte@cityofmadison.com); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com); [thna.ginny@gmail.com](mailto:thna.ginny@gmail.com)  
**Subject:** NEED TO AMEND OMSAP to include OPTION C: to save all 30 acres of the Hartmeyer Natural Area as a Conservancy/Nature Park

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

**REQUEST:** Northside neighbors on Nextdoor ask that you **make and support a motion to amend OSAP to include OPTION C—to include ALL 30 acres of the Hartmeyer Natural Area as a Conservancy/Nature Park area** to meet future, progressive ecological needs and high progressive standards. Less acreage is hardly enough to supply protected habitat for any species. The push for increased development of currently natural areas is a trend that has become “historical,” now that Climate Change has made us aware of the consequences of obliterating what remains of our natural areas. Antiquated thinking would push for maximum development of as much acreage as possible in the remaining “natural” areas of our city. Rather, let us move forward, not backward, and lead as a city who acknowledges Climate Change as REAL and publicly takes real action to do something significant about it.

**REASON:** In the face of rapidly accelerating CLIMATE CHANGE, the city of Madison, needs to think of its future—**not**, like in the past-- in terms of yet more development with housing and businesses/tax base—but rather of the need to retain and expand the buffer wetland areas that will prevent the developed areas from flooding. Climate change is bringing with it extremes of weather—increasingly excessive rain, heat in spring, summer, fall and polar vortexes in winter. Last, but not least, this hostile climate phenomena **also** shouts the need to conserve as much open, natural wetland habitat for the wildlife that seeks refuge and makes their home in the city of Madison.

**RESULT: Establishing a full-30 acre natural conservancy would be a unique and laudable achievement- showing visibly progressive/forward thinking, in action**—not only for Madison’s north side—but for the City of Madison, as well.

Respectfully submitted,

Joan Bell-Kaul, Ph.D.

4225 Esch Lane; Madison, WI 608-347-0026

Online Course Facilitator: Independent Learning/UW-Madison

**From:** Linda Szewczyk <linda.szewczyk@yahoo.com>  
**Sent:** Monday, June 22, 2020 12:54 PM  
**To:** Reece, Stacie  
**Subject:** Reaping Benefits In The Longrun-Hartmeyer Wetland

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

I stand in disbelief that this city is ignoring something so precious and so easily lost in the shuffle! I realize we are on the verge of bettering our community, but in doing so, as with all projects, we have to consider all angles. There's plenty of opportunity on the North Side for development, but looking at the quality of the future, let's slow down and help Madison live up to its legacy! Imagine that! We can do better.

I can't say enough how vital it is to save this whole piece of land. Our next generations are already, as you know, going to be stuck with cleaning up our mistakes. Having this gift right before their eyes will help them realize NOW how important this is for the future of our environment and our planet as a whole. Please let's start nourishing this spectacular planet given to us so freely - our home.

But more directly, saving just 13 acres is not gonna do it! That natural community needs both the uplands and the wetland. If we slow down a bit we can provide for this natural community AND provide for our human community and reap benefits for both in the long run.

Thank you,

Linda Szewczyk

**From:** Abbas, Syed  
**Sent:** Monday, June 22, 2020 9:08 AM  
**To:** Reece, Stacie  
**Subject:** Fw: Amend OMSAP to Save Hartmeyer Natural Area

For tomorrow's meeting

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**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 Jo Walters  
**Sent:** Sunday, June 21, 2020 7:18 AM  
**To:** [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com); Mayor; All Alders; Virginia Scholtz  
**Subject:** Amend OMSAP to Save Hartmeyer Natural Area

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

My partner and I ride our bikes through the area and would like to see it preserved for there is a lot of wildlife there already. Madison needs more natural areas, what with all the development that has taken away all the wild areas throughout the city.

Please consider an amendment to the OMSAP as talked about in the upcoming meetings that you will discuss regarding the Hartmeyer area.

Thank you,

Mary Jo Walters  
2313 Fremont Ave  
Madison, WI 53704

Remarks to Sustainable Madison Committee on June 23, 2020 by Anita Weier

It is a pleasure to speak to the Sustainable Madison Committee, especially because this important committee was almost excluded from considering the far-reaching Oscar Mayer Plan. I am not sure why your committee was left out originally; but I am pleased that complaints apparently led to restoring this matter for your consideration.

The Oscar Mayer Special Area Plan would inhibit several of your committee's goals. The plan should foster environmental, economic and social resilience, but in many ways, it does not. I hope you can fix that.

Regarding environmental goals, the Oscar Mayer Plan fails utterly. It preserved a very small puddle in a wetland area, with development of multi-story apartment around it – in land that is not ideal for supporting 10-story construction. After considerable input from the community and the Friends of Hartmeyer Natural Area, the wetland area was increased from seven to 14 acres. The Friends of Hartmeyer support preserving all 30 acres of the Hartmeyer land, which would also protect important upland acreage on the site, which would support wildlife that need uplands for parts of their lives. Alder Abbas proposes a 20-acre compromise, which we would much prefer over the smaller amount, if you do not believe that 30 acres is feasible.

Preserving natural systems would also improve air quality, groundwater and stormwater.

Regarding social resilience, people who live and work in the area would welcome continuance of a natural area as a change from the cemented Oscar Mayer site. This would be especially welcome about the City's plan to locate a bus barn on the OM site that would house up to 200 traffic-clogging, polluting buses.

And in regard to economic development, what sustainable business would locate next to a bus barn? And how can a bus barn help the Northside's fragile economy?

Please amend the Oscar Mayer plan to preserve all 30 acres of the Hartmeyer site in a natural condition, or if not, to preserve 20 acres according to the alder's proposal. Thank you for listening to me.



## Sierra Club Four Lakes Group

sierraclub.org/wisconsin/four-lakes

facebook.com/4lakesSierraClub

TO: City of Madison Sustainable Madison Committee  
FROM: Sierra Club - Four Lakes Group  
DATE: 6/20/20

RE: Comments in Support of Item #59745 Adopting the Oscar Mayer Special Area Plan as a Supplement to the City of Madison Comprehensive Plan.

Thank you for this opportunity to make additional comments on the Oscar Mayer Special Area Plan. The Four Lakes Group supports compact, transit friendly, accessible, affordable “climate friendly” developments<sup>1</sup>.

Consistent with the Madison Sustainability Plan (2011)

The redevelopment of the Oscar Mayer site will be a tangible way for Madison as a community to affirm the goals of the Madison Sustainability Plan and their implementation. Many of the actions prescribed in the Sustainability Plan can be found in different elements of the proposed redevelopment. Because of this and other aspects of The Oscar Mayer Special Area Plan, the Four Lakes group asks that the Sustainable Madison Committee adopt the Oscar Mayer Special Area Plan.

Consistent with City’s and County’s climate goals/plans

Both the City of Madison and Dane Co have articulated sustainability and climate change goals that need to be addressed in all aspects of the community. **It is clear that in order to meet the City’s climate goals of 100% renewable energy and zero net carbon emissions by 2030 that we need to focus on land use planning and how we grow and develop our area.**

Meeting climate change goals means considering the project area as a whole and all the different ways that the redevelopment of the Oscar Mayer Special Area Plan can reduce future emissions. The transportation sector, the second highest source of emissions in Dane County<sup>2</sup>, is a priority for the Four Lakes Group, both the use of public transit as well as active transportation modes. Addressing transportation in combination with energy efficiency, green infrastructure, proximity to jobs and essential services, access to open space and recreation sites, presents an opportunity to make even more gains in reducing future emissions.

**Green infrastructure:** The Four Lakes Group supports the application of stormwater ordinances and requirements contained in Dane County Chapter 14 and the recently revised City of Madison Chapter 37 that require increased infiltration for new and renewal of existing commercial and residential developments. (In the City of Madison, Sustainability Plan 2011).

The existing wetland on this site was identified as having minimal value for stormwater retention. And as a wetland within a park space, the development plans would not exacerbate the water quality of the wetland on site by creating stormwater retention features. We are in full support of integrating vegetation

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<sup>1</sup> Note that in the context of the comments the word development is used but is intended to redevelopment too.

<sup>2</sup> [2020 Dane Co Climate Action Plan](#), April 2020

*..to protect and defend the wild places of Earth...*

and water absorption strategies into the built environment and dedicated water retention structures like rain gardens and bioswales. Let's keep rain where it falls to the degree possible.

**Parks and green spaces** are very much a part of green infrastructure and a part of creating sustainable living spaces. The Four Lakes Group supports a neighborhood park of 13.5 acres. Our concerns about an even larger park area were based on ensuring the integrity of a multi-use, high density, transit friendly development on this site. Therefore, we support the staff conclusion:

*Staff feels the plan recommendation of a 13.5 acre open space is the largest open space possible that can balance other goals including transit oriented development, needed housing and equity concerns. (June 10th 2020 memo to the Board of Park Commissioners from the Planning Division)*

In addition to this area, existing parks can be updated and improved and inked together using pedestrian and bike friendly paths.

### **Housing, economic opportunities & preventing displacement priorities**

These are the concerns expressed by members of the Key Constituency Advisory Group for the project as summarized in the June 10th staff memo:

*Overwhelmingly, participants' concerns focused on adding housing, economic opportunities and preventing displacement. Adding large amounts of park space was not a common theme, though it was understood that the concepts would include a neighborhood park. (June 10th 2020 memo to the Board of Park Commissioners from the Planning Division)*

**Transportation:** Transportation accounts for 29% of emissions of CO2 in Dane County. Just electrifying vehicles will not solve many of the inequities and other negative impacts of our transportation system in the area. It is vital that we work to get people into shared transportation or out of their cars.

We need to approve initiatives such as the Oscar Mayer Special Area Plan that promote a physical and cultural environment that supports and encourages safe, comfortable, and efficient ways for pedestrians, bicyclists, and transit users to travel.

In order to reduce vehicle miles traveled in our area, we absolutely need to use an enhanced public transit system as an anchor for new developments and renewal of neighborhoods. The proposed and in design bus rapid transit system with the potential for a bus barn being located here along with other projects makes the Oscar Mayer site a leading candidate for a "climate friendly" development.

This will help achieve goals articulated by the City of Madison, but also those from the Dane County Sustainable Operations Plan, Jan 2016:

- "Increase opportunities for employees and county residents to use sustainable alternative modes of transportation." (pg 17)
- "Increase the percentage of Dane County employees who use alternative forms of transportation to travel to and from work." (pg 17)

**Affordability:** Developments need to have a balanced mix of dwelling types and sizes in order to create mixed residential options and choices. We need to ensure that local residents are not pushed out of the neighborhood due to increased rents and house prices.

There needs to be a conscious and deliberate effort to provide a mix of affordable and other housing that meets the needs of a wide variety of residents at different ages and stages of life.

**Access:** Our Group has a goal to address the home-to-job public transit gap based on the [Arrive Together](#) report released in October, 2018. See the Chapter on Madison. This site is ideally located within the urban center. It lies within Zone 1 of the Sustainable Transportation Master Plan. And if done correctly, could show the way for creating jobs with housing including affordable housing and making car ownership less of a barrier to getting and keeping a job in the Madison area.

Not having to rely on a private automobile has more positive impacts than just reducing emissions. We should recognize that mixed use developments anchored by public transit that are walkable and bikeable can and should:

- Connect people to opportunities like jobs that are otherwise inaccessible to them due to income or mobility constraints.
- Build a transportation system and land-use pattern that works for everyone to address equity and justice issues by:
  - changing historic zoning policies that perpetuate racial segregation,
  - linking affordable housing to jobs,
  - relieving the financial burdens of a car culture for those who do not drive or own a car, and
- Improve the overall health of a community and its members by promoting walking, biking and active transportation while reducing healthcare costs and improving air quality locally and regionally.

Finally, If not here, where? We know that Dane County and the City of Madison will continue to grow; the question is where and how. We need to start resisting if not reversing the trends to put or allow development further out in the county. This exacerbates the need to use single occupancy cars, the need to own a car (estimated to cost \$10,000 per year on average) and stymies efforts to reduce emissions from transportation as noted above. Which means we are going to have to be proactive about siting new development within the urban center. **The Four Lakes group supports the adoption of the Oscar Mayer Special Area Plan and the opportunity to create a “climate friendly” development in the City of Madison.**

Thank you for this opportunity to comment. For more information, please contact Liz Wessel, [lizard59sc@yahoo.com](mailto:lizard59sc@yahoo.com), or Don Ferber, [d\\_ferber@sbcglobal.net](mailto:d_ferber@sbcglobal.net).

**From:** Anita Temple <anita.temple@gmail.com>  
**Sent:** Monday, June 22, 2020 9:07 AM  
**To:** Sustainable Madison Committee; McGuigan, Patrick; Housing Strategy; ledell.zellers@gmail.com; Mayor; allalders@cutyofmadisin.com; fhna.ginny@gmail.com; Eena Co-Chairs  
**Subject:** Amend OMSAP to Save Hartmeyer Natural Area

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

I am writing again today to encourage and ask that you make and support a motion to amend OMSAP to include Option C Conservation Alternative to save all 30 acres in the Hartmeyer property as a nature park and community open greenspace. Having a natural area in an urban area is an investment in the future of Madison as a progressive and environmental city. I'm sure you have heard all of the excellent ecological reasons (that I agree with) but also consider that this area is a few blocks from Demetrel Park, which would encourage use of both areas for many species.

Demetrel, on the east side of the park, has 20 years of active ecological restorations for prairie. In the future, there will be expansion into a wet meadow north of the large hill and expansion behind the gas station, into additional native habitat. The Park is already actively used by residents and students from Emerson East and East High schools for ecological studies. I am Emerson East Neighborhood Association (EENA) Greenspace Coordinator and represent such for EENA and I am in close contact with Parks Management and Planning.

I also want to mention that you consider that living next to natural areas is highly desirable by many, and increases the value of homes and apartments. The neighborhoods of Cherokee and Owen Parks are excellent examples for higher residential values due to proximity to natural areas.

If you must compromise, I will support Ader Syed Abbas' Option B. Please make and support this Option B which has fewer streets and more natural area/park space if Option C is off the table.

Thank you for your consideration,

Anita Temple

EENA Greenspace Coordinator

cc. EENA co-chairs



**From:** Erin Lemley <afuzzybird@gmail.com>  
**Sent:** Sunday, June 21, 2020 8:35 PM  
**To:** Sustainable Madison Committee  
**Subject:** Amend OMSAP to Save all 30 acres

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

Dear Sustainability Committee Members,

I am a resident of Madison writing to ask you to amend the OMSAP (Agenda item 4) to include saving all 30 acres of the Hartmeyer Natural Area. Madison is a city built on wetlands, and this is one of our few remaining areas in the city that hasn't been filled. It supports a diverse ecosystem, and we should be working to protect and restore that. It is important to live in a city that has adequate green space to provide not only for the health of wildlife, but also of our residents. Study after study shows that increased green space has positive effects on the health and wellness of city dwellers, and this is a perfect opportunity to make that happen here in Madison.

I was extremely disappointed to read this quote from a city memo on the project: "Anecdotally, staff has heard persons of color often do not feel comfortable in urban natural areas because those spaces and users don't feel welcoming to them. Repeating this type of open space on the Hartmeyer property will not help create a space for all Madison's residents." The statement that we should just accept that residents of color don't feel welcomed in green spaces so we shouldn't make them in neighborhoods of color, instead of figuring out WHY they don't feel welcome and solving that problem, is exactly the sort of structural problem that protestors are currently fighting against. We should be thinking "what can we do to make sure that BIPOC do feel comfortable in this green space in their own neighborhood?".

Please make and support a motion to include option C: Conservation Alternative to Save all 30 Acres.

Sincerely,

Erin Lemley

1703 Rowland Ave #1

Madison, WI 53704

**From:** Candi Diaz <diazcandi@gmail.com>  
**Sent:** Sunday, June 21, 2020 7:33 AM  
**To:** Sustainable Madison Committee  
**Subject:** "Amend OMSAP to Save Hartmeyer Natural Area"  
**Attachments:** hm prop pix.JPG; hm property pix.JPG

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

Greetings!

Thanks for taking the time to open this email. Please read on and discover a unique opportunity to put the goals of your committee into action.

My name is Candace Diaz and I am a Sherman neighborhood resident in strong support of saving ALL 30 acres of the Hartmeyer Natural Area. The city's development plan for this property (developing over the wetland and leaving a total of 14 acres) does not serve the needs of the people, the planet or the economy.

Please take a long and careful look at the city plan and weigh in on all the benefits saving 30 acres versus 14 can bring. Many (if not all) of the Sustainability Committee goals can and will be met by preserving this area as a habitat including environmental and social justice. This is a legacy building moment.

Attached are photos of the property. The Friends group hosted a community property clean up last spring and plans another soon.

If you haven't been to the property in question, I urge you to take a drive by and use your imagination as to how preserving this place could benefit all who live here! This is the opportunity to put the goals of the committee into action! Amend the OMSAP plan to include all 30 acres!

Thank you for your work and looking forward to the meeting and discussion on Tuesday.

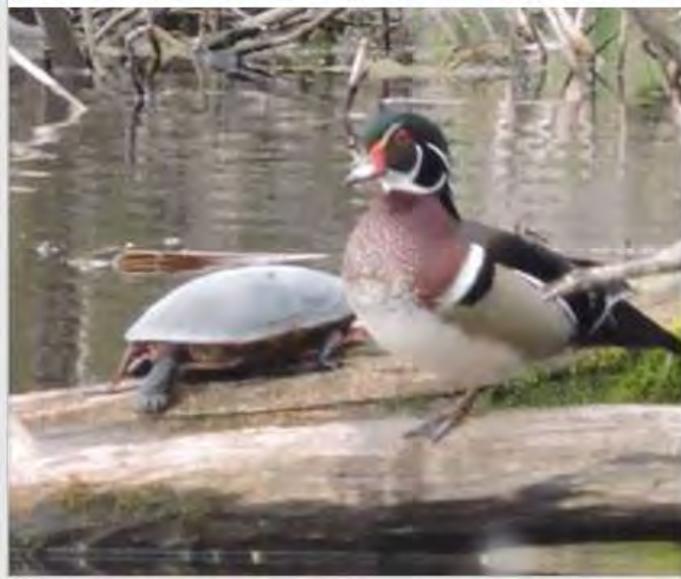
Candace Diaz

2410 Superior St

Madison WI

920-222-3469





**From:** Mary Jo Walters <waltersmaryjo@gmail.com>  
**Sent:** Sunday, June 21, 2020 7:11 AM  
**To:** Sustainable Madison Committee  
**Subject:** Amend OMSAP to Save Hartmeyer Natural Area

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

My partner and I ride our bikes through the area and would like to see it preserved for there is a lot of wildlife there already. Madison needs more natural areas, what with all the development that has taken away all the wild areas throughout the city.

Please consider an amendment to the OMSAP as talked about in the Sustainability Committee agenda Item 4.

Thank you,

Mary Jo Walters

2313 Fremont Ave  
Madison, WI 53704

**From:** Theresa Vander Woude <theresavanderwoude@gmail.com>  
**Sent:** Friday, June 19, 2020 2:15 PM  
**To:** Sustainable Madison Committee  
**Subject:** Additional comment for feedback on Oscar Meyer special area plan

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

Dear Sustainable Madison Committee members,

Thank you for reviewing the Oscar Meyer special area plan. I support adding an option C that conserves all 30 acres of the diverse upland/wetland habitat at the Hartmeyer natural area. While the current plan prioritizes saving wetland, corresponding upland is actually vital in absorbing rain impact before it becomes flooding downstream.

As currently designed, this plan decreases vegetated area by cutting off the upland from the wetland on the Hartmeyer property, diminishing its ability to serve as a cooling/living refuge within our city limits. I believe if we want our cities and our earth to remain livable, we need to take rising temperatures, increasing rain, and the urban heat island effect seriously as well as preserving refuges for biodiversity within city limits. Fifty years from now, when we have many more 90 and 100 degree days in Wisconsin, we will not regret preserving green space in our cities.

I personally have seen the impact of building mixed-used lots at all costs, including the persistent flooding issues along the re-developed East Washington corridor, and have walked my bike through dangerous floodwaters. As the character of Madison continues to evolve, and businesses with larger footprints choose to relocate, the city is committed to adding urban infill including needed housing to existing already-developed lots. Sacrificing diverse upland habitat and stormwater infiltration at Hartmeyer is not the right opportunity.

Sincerely,

Theresa Vander Woude

Graduate student, UW Life Sciences Communication, Nelson Institute for Environmental Studies

Board Member, Friends of Starkweather Creek

(speaking for myself)

**From:** Becky Leidner <rw11951@yahoo.com>  
**Sent:** Friday, June 19, 2020 1:08 PM  
**To:** Sustainable Madison Committee  
**Subject:** Oscar Mayer Special Area Plan

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

Dear Sustain Madison Committee members,

I was born in Madison and have lived here all my life, the past 30 years in the Sherman neighborhood just north of Oscar Mayer. I'm excited to see so much thought going into the best use of this property for the benefit of the North Side and the City. But I'm not writing to advocate for jobs, housing, and prosperity, as these goals have plenty of advocates in the halls of power. I strongly support the Friends of Hartmeyer Natural Area Plan C conservation proposal, and I'm writing on behalf of those that can't speak at a City meeting or write to their alder. You won't hear their voices in City Hall, but if you go down to the Hartmeyer pond on a spring evening, you'll hear them exuberantly peeping and croaking. If you sit quietly in the oak woods on a moonlit winter night, you'll hear them hooting. If you walk near the wetland on an autumn day, you'll hear them honking and clattering, excited to be on their way. And if I may presume to speak for them, I think what they would have me say is, our tiny refuge was once part of a vast beautiful ecosystem, tens of thousands of years old, teeming with life, that has come down to you like a treasure which generations before you have relentlessly and foolishly squandered until today you have only a few precious coins left in your hands. And in your wildest imaginations, your wisest deliberations, even knowing the existential threats our natural world is facing, the best way you can come up with to spend this inheritance is on yet more roads, housing, stores, and industry, and a few token acres of mowed grass with a swingset and a picnic table or two. They would say--the birds, the frogs, the foxes, coyotes, possums, muskrats, skunks, groundhogs, insects, trees, plants--that there are already homes, roads, stores, and industry here: our homes, our nests, our hives, our burrows, our lodges, our paths. We have nowhere else to go. Humans do. Our lives are in your hands. You hold the power to preserve or destroy them. You can't save the Amazon or the glaciers or the oceans, but you can save our world, simply by leaving it alone. Please do the right thing.

Thank you.

Rebecca Leidner

1915 Spohn Ave.

Madison WI 53704

(608) 320-4144



**Hartmeyer Natural Area**  
2007 Roth Street, Madison

from Beth Sluys Lerdahl Park Neighborhood, Alder District 18

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“Society exists within environment that must be respected and preserved for future generations...the preservation of important natural features and systems is critical to maintaining a healthy environment and ecological balances.” - Madison Comprehensive Plan (2018)

“A wetland exists on the Hartmeyer property that not only serves an important retention function, but as a natural feature for residents as well.” “Partner with the current owners of the wetlands near Roth Street to preserve and maintain them as open space.”- Oscar Mayer Area Strategic Assessment Report (2018)

“Preserving and enhancing the existing wetland area and the natural open space features that surround it may promote community building and identity in this area, serve employers/employees and serve as a green space gateway to the Northside.” Northport-Warner Park-Sherman Neighborhood Plan (2009)

The Parks and Open Space Plan identified the Sherman neighborhood area as deficient in access to a park.

Acquiring ALL 30 acres of the Hartmeyer land for conservancy fulfills 6 out of the 9 strategies in the Madison Comprehensive Plan:

1. Protect Madison’s water supply and infrastructure to provide safe, clean drinking water – the wetland can be a place for natural water infiltration and particulate removal
2. Improve lake and stream water quality – the wetland captures a large volume of water with each rain event and keeps it from storm sewers and slowly releases the water through infiltration
3. Acquire parkland and upgrade park facilities to accommodate more diverse activities and gatherings – the Hartmeyer property offers a great space for people of all ethnicities and ages and socioeconomic backgrounds to find a peaceful spot in the urban landscape for a quiet connection to nature and wildlife and nature education programming provided by city volunteers
4. Improve and preserve urban biodiversity through an interconnected greenway and habitat system – the back end of the Hartmeyer property runs along a rail corridor that offers a natural greenway that connects area open spaces for all urban wildlife
5. Develop a healthy and diverse tree canopy – there are several ancient oaks on the uplands that add to the variety of trees in the area with land enough to plant additional oaks; preserve the woodland buffer on the south edge of the property
6. Support sustainable farming and gardening practices that protect the ecosystem and public health- if preserved, the Hartmeyer natural area would be cleaned up and restored to include native plantings to provide habitat and enhance the ecosystem

While the preservation of ALL 30 acres is a departure from the Future Land use Map in the Comprehensive Plan, which identifies this as light industrial with a wetland overlay, the current desire of the Sherman Neighborhood Association as well as the Eken Park Neighborhood Association, Alder Abbas, Madison Audubon Society, and area residents and businesses is to conserve ALL 30 acres for a sanctuary natural area.

The area neighborhood associations including Sherman Neighborhood Association and the Eken Park Neighborhood Association clearly support the creation of a natural area sanctuary for the Hartmeyer property. Madison Audubon Society also supports the preservation of ALL 30 acres. While the Comprehensive Plan may recommend development that includes infill and redevelopment, the Northport-Warner Park-Sherman (NWS) Neighborhood Plan, the adopted sub-area plan (Nov 2009), shows that there is a desire for open space shown for the Hartmeyer property, it is based on the wetland delineation of that time. Overwhelmingly, the area residents who live in the adopted plan area are support of preserving the natural area of the Hartmeyer property. Overwhelmingly at all of the OMSAP related meetings with area residents, young, old and millennials, *no one at those meetings announced that they are against the creation of a natural area at the Hartmeyer property.*

It is the request that we consider the wetland as an existing context for the neighborhood area. True context-sensitive design is required, as the Hartmeyer land is a key component of the neighbor character and it offers a place in which community members feel ownership. The comprehensive plan also offers that we “preserve historic and special places that tell the story of Madison and reflect racially and ethnically diverse cultures and histories.” The Hartmeyer property tells the natural history of Madison, as one of the few urban areas that are still wetland surrounded by housing and businesses. Area businesses rely upon the wetland as a critical part of their business branding. The dental office facility on Sherman Avenue faces out onto the wetland and uses its visual calming effects to help their patients.

The Hartmeyer natural area resides near *known Native American human burial grounds* on the Oscar Mayer property (documented to be located at Lots 1 and 2) and Hartmeyer natural area could be a teaching tool in sharing the story of Madison’s native peoples’ natural history and experience. Area native people lived, trapped, hunted and traded along and in the Yahara River watershed. We need an archeological survey completed on the Hartmeyer parcel. Let us pay tribute to our native brothers and sisters by including the installation of a tribute garden on the burial sites at OM Station, rather than allowing for the potential excavation of human remains or development over the remains, on the OM Station property nearby. In the exploration of the Hartmeyer natural area, we can include signage for self-guided tours around the Hartmeyer property to explore early life and the habitat that provided such a rich diversity of opportunities as well as teaching opportunities for how our watershed works – rain, rivers, streams, and groundwater. The Friends of Hartmeyer have met with HoChunk representatives to discuss naming of the various ecosystem areas, to provide historic information related to footpaths and trails, etc. The land and all of its people are interconnected.

While the adopted NWS neighborhood plan shows development near the wetland, the uplands are required for the wetland to survive, and indeed, the wetland area has reclaimed its original boundaries as the subsurface water levels and surface runoff from increased rain. This increase in water inputs and the ever-rising groundwater levels has expanded the wetland-defined area to include the now permanent impoundment, commonly found in areas of hydric soils. This naturally occurring low-lying wet area has always been there but shows only as a dark impression on aerial photos. It is a natural depression in the landscape, not a manmade depression. It was in this low-lying area that the water first rose up and continues to expand to accept elevated groundwater levels and increased rainfall, just as wetlands are designed to do. There are historic oak trees along the borders of the land that have stood for centuries. This property is comprised of hydric soils, a clear indicator of a wetland ecosystem.



## HYDRIC SOIL MAP

\*BbB = BATAVIA SILT LOAM 0% HYDRIC RATING  
VwA = VIRGIL SILT LOAM 10% HYDRIC RATING  
Co = COLWOOD SILT LOAM 100% HYRIC RATING



## NWI WETLAND MAP

\*PUBHX = PALUSTRINE, UNCONSOLIDATED BOTTOM,  
PERMANENTLY FLOODED

PEM1C = PALUSTRINE, EMERGENT, PERSISTENT,  
SEASONALLY FLOODED

PEM1A = PALUSTRINE, EMERGENT, PERSISTENT,  
TEMPORARY FLOODED

Area neighbors are talking about the Hartmeyer wetland online through emailing city leaders, BCC members and also on NextDoor and FaceBook. They are expressing their desire to keep the wetland intact, ALL 30 acres. These include our neighbors in Maple Bluff. (See the Plan Commission page for meeting date 11/11/2019, agenda item #8, File # 58107 on Legistar site. There are many letters in support of preserving the Hartmeyer property.)

At the time of the 2009 Northport-Warner Park-Sherman neighborhood plan, the Hartmeyer land was not displaying its true nature, wetland and upland disposition, due to less rainfall and greater use of groundwater by Oscar Mayer, still in production and using several high capacity wells in its production of meat products. Indeed, the Oscar Mayer (OM Station) drawdown of groundwater was included in the city's wellhead plan for Well 7 as being in Well 7's zone of capture as well as the industrial property being a potential source of contamination contribution.

2000 Aerial photo, high cap wells in use, wet area in view as low dark spot



**2000**

As a result of drier times and a lower groundwater level, the wetland was much drier, and even in use for area baseball fields and was mowed. Historic topographic maps and historic aerial photos show that the Hartmeyer land was marsh and wetland. In truth, most of the lakeshore areas that are now all developed and being redeveloped in the Madison area were once open marsh and wetland supporting the Yahara

River watershed. It was through the infilling of the wetlands and marsh areas with soil, public trash, rubble, construction debris, coal ash, and industrial toxic and hazardous waste, that we filled the wetlands and marshes in, and now redevelop and live on top of it. But the wetland and groundwater systems remain, despite our infilling. Wetland subsurface systems remain in place, and are not destroyed. As the saying goes, *a river runs through it*.

Aerial photos show the wetland ecosystem, despite the challenges presented, is thriving as it returns to its historic capacity within the urban setting. The outline of the baseball diamond is still present.



2018

Area birds such as sandhill cranes and osprey, amphibians and other species have found this small 30 acres and call it home. The sandhill cranes raise colts in the wetland each spring, and there is the potential for native plant species that have long been cut back or under fill that could emerge, given time. A current (Oct 2019) wetland delineation has determined the new boundaries of the wetland and uplands that added 4.12 acres to the initial 3 acres marked as wetland by city planners in the original OMSAP. Prior to this delineation being completed, the city planners added additional acres to the wetland to be considered for a park. The park-designated area to be considered should now be 17.12 acres, but is only still showing 13 acres in the current draft plan. If the city is willing to preserve this land, Dane County and GroundSwell have also indicated interest in preserving this property (per County Supervisor Paul Rusk and GroundSwell Executive Director, Jim Welsh). Please convene a meeting to discuss the purchase of the complete 30-acre ecosystem with Dane County and Groundswell. Area residents and businesses would also donate towards the creation of this park through crowd sourcing.

***We have willing partners. They need only be invited to the table.***

Alder Abbas and the Common Council have designated funds towards evaluating the Hartmeyer property, with a \$20,000 commitment in the budget for a property assessment. Because the owners of Hartmeyer had soil sampling completed in 2018 to determine contaminants in the soil, (related to petroleum spills and other uses of the property in the past) there are ongoing issues related to the clean up of this contamination. Also, a delineation of the wetland has been conducted by the owners (Oct 2019) and provided to city planning. The items of concern have been completed; so let us dedicate these funds (\$20,000) towards the completion of an environmental asset survey as well as for seed money towards the purchase of these 30 acres. Current city purchases have included a parcel on Milwaukee Street for .2 ac of land towards expanding a city park for 275,000 dollars. It recently purchased 13 acres for 1.2 million dollars on the south side of Madison. The Hartmeyer property sits in an Economic Opportunity Zone that would allow for funds through TID funding. We need only inquire about the price being asked, city planning likely has this number.

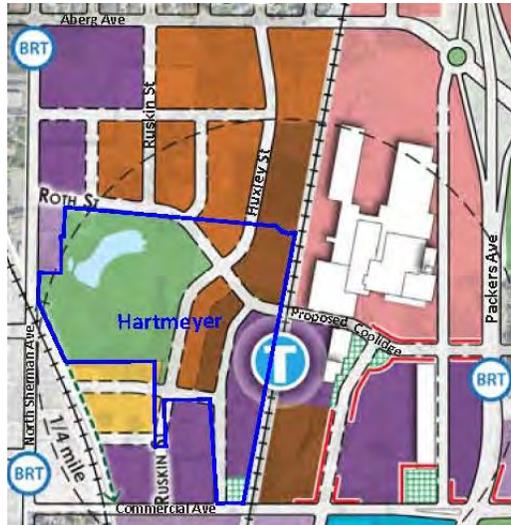
Current city purchases of land being considered in the area also include highly toxic chemical contaminated land (about 15 acres, Lots 1 and 2) at the north end of OM Station for the Metro bus operations (see attached recent site study for building 43). It was this very contamination that caused the closure of the use of high capacity wells on site for meat processing at Oscar Mayer. There is precedent for considering land that contains issues related to contamination concerns, throughout Madison, however the Hartmeyer land has much less to consider than is present at OM Station. The current owners of the Hartmeyer land are currently in a lawsuit to ensure that the property is cleaned up.

At this point in time, there are more roads and high-density residential developments being considered for the Hartmeyer area and along Packers Highway. When creating high-rise, high-density housing areas along Packers Highway, without any green space allocated for that development yet, let us consider creating a conservation park at the Hartmeyer land where the residents of the high-density, low-green space developments can go for nature recreation. Perhaps 910 Mayer LLC would consider partnering with the city by putting some funds towards this purchase as well.

Putting roads and high-density housing at Hartmeyer does not serve the residents of the Sherman Neighborhood, and having an open space as the redevelopment of OM Station property is underway, can only enhance the lifestyle of all area residents, both current and those yet to come. The current trend in the city is to plan for public transportation supporting existing and new development, rather than adding more cars and roads. We do not want added roadways throughout the Hartmeyer property. Transit oriented design does not mean adding cars and roads, but rather considering the best way to connect people to transit freedom: How do I travel today around Madison? Walk, bike, take the bus, light rail or the car (as a last resort option). The Mayor is clear that she prefers fewer cars and is reducing roadways around the city. Let's not add cars and roads.

Eken Park does not want Coolidge Street extended from their neighborhood to Sherman Avenue. They have strongly opposed the opening up of Coolidge Street for adding 5,000ADT to their street through a quiet neighborhood that dead ends at a park and then travels up Oak Street back to Commercial. Let's open Coolidge Street to pedestrian and bike traffic only, per the model on the west side of Madison at Monroe and Leonard Streets.

From OMSAP, Feb 26, 2020 Draft, estimated Hartmeyer property outline (blue) added by B. Sluys:



The Canadian Pacific (CP) Railroad is currently in the process of **reducing the number of at-grade crossings** due to the Federal Railroad Administration's *Grade Crossing Reduction Act*. The current crossing is at the end of Roth Street, and is still maintained by the CP. If the city demands a road be brought through to Sherman Avenue from Packers Highway, past the future brewery at OM Station in the previous power house (Powerhouse Brewery), then why not run it across the existing crossing at the end of Roth Street, and down along the western edge of OM Station property, past the brewery and out to Pennsylvania and Packers Avenue? It is not clear that the warehouse and refrigerated building will be remaining on the OM Station property long term. There is room for this roadway to be considered, without having to pursue a new rail crossing through the Office of the Commissioner of Railroads. In this way, the uplands of Hartmeyer will be preserved and could be restored. The CP has not been invited to review the feasibility of the proposed multi-modal hub, the addition of an at-grade rail crossing, or other land uses that could impact the rail corridor that are proposed in the OMSAP.

Past correspondences with the Canadian Pacific Railroad regarding the Oscar Mayer Special Area Plan concepts follows as they relate to at-grade crossings and also multi-modal hubs on the CP:

From January 30, 2020:

Dear Beth,

CP is not considering additional at-grade crossings in Madison, WI or anywhere across our system. In fact, CP has an ongoing system-wide safety initiative to close at-grade railroad crossings. This is in alignment with the FRA (Federal Railroad Administration) who set a goal in 1991 to close 25% of the 280,000 crossings in the US. This goal was established to improve public safety.

Our internal policy is that we do not allow new public crossings, as they increase the potential for grade crossing incidents, which increases safety risk for both the traveling public and train crews. CP would allow a new public crossing with the elimination and/or consolidation of two existing public crossings. This is key to ensure we continue to drive towards reducing the overall number of crossings and improving public safety.

Thank you for your inquiry and let me know if you questions.

**Brian Osborne**

Manager Public Works – US East Region

☎ 612-330-4555 ☎ 612-760-2945

Canadian Pacific Plaza 120 South 6<sup>th</sup> Street., Suite 700,  
Minneapolis, MN 55402

From February 14, 2020:

Hi, Beth,

I understand you've been seeking information on any potential crossing or facility at Madison involving a multimodal transit hub. CP has not been involved in any discussions along these lines and so CP won't have anything to share.

Best regards,

**Andy Cummings**

Manager, Media Relations

☎ 612-851-5616

☎ 612-554-0850

120 S. 6<sup>th</sup> Street

Minneapolis, MN 55402

24/7 Media email - [alert\\_mediarelations@cpr.ca](mailto:alert_mediarelations@cpr.ca)

To date, WisDoT has not been invited to review the feasibility of the proposed roadways, road extensions, street crossings, added traffic controls, nor any of the suggested roundabouts or other transportation options presented in the OMSAP. So any transportation options proposed are not based on WisDoT governed or reviewed input, oversight or advice at this point in the process.

In these times of contagious disease and the required personal distancing, and global climate change and our flooding issues, it is clear that open spaces are more important than ever for public health and safety. Let us provide area neighborhoods and residents, and all of Madison, an opportunity for a natural area that provides for outdoor recreation and a place to visit in times of distress to be provided with a calming place. Let us not forget that we are dealing with climate change, in the midst of a global pandemic.

The Hartmeyer natural area provides a balance point for public health, both mental and physical as well as a site for carbon sequestration, a closed basin system to provide flood mitigation in Madison and Maple Bluff, and provides a safe and beautiful location for people to find solace in nature.

**Please consider saving ALL 30 Acres and do not allow for cut through roads to be constructed on the Hartmeyer Conservation Sanctuary Park.**

**For the Good of All of Madison.**

## EMAIL

**From:** Paul Noeldner <paul\_noeldner@hotmail.com>  
**Sent:** Wednesday, May 13, 2020 12:33 PM  
**To:** Park Commission <pacommission@cityofmadison.com>; Beth Sluys <sluysb@aol.com>; anitaweier@aol.com  
**Subject:** Updated: OMSAP Option C Conservation - Additional information

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

Hi Nicole - the last paragraph in the email below that I sent you earlier today, has been corrected to clarify that the Ho Chunk support honoring historic burial sites and possible village sites in the OMSAP area. They are helping offer input but have not yet officially supported saving Hartmeyer Natural Area. Please forward this clarification to the Parks Commission and other parties and post these comments and the corrected version below on legistar. Thank you.

Paul Noeldner  
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

/

(:>)

/

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

**From:** Paul Noeldner <[paul\\_noeldner@hotmail.com](mailto:paul_noeldner@hotmail.com)>  
**Date:** 5/13/20 8:36 AM (GMT-06:00)  
**To:** [pacommission@cityofmadison.com](mailto:pacommission@cityofmadison.com), Beth <[sluysb@aol.com](mailto:sluysb@aol.com)>  
**Subject:** OMSAP Option C Conservation - Additional information

Hi Nicole -

Please share the below email and attachments related to Agenda Item 22 OMSAP Plan with the Parks Commission.

Please plan to display the attached Hartmeyer Natural Area Vision pdf during Paul Noeldner Item 22 Public Comments and scroll through the 10 or so screens with about 20 seconds on each page.

Thank You!

### **PERSONAL INTRODUCTION**

**Paul Noeldner here, Chair of Friends of Hartmeyer Natural Area (FHNA).** I recently won Parks Volunteer of the Year as a lead City of Madison liaison with local Friends of Parks groups and lead volunteer coordinator for our **Madison FUN Friends of Urban Nature (FUN) coalition of Parks and Partner Groups.** Together we help co-sponsor free Bird and Nature Outings every weekend year round in Madison Parks to help meet the City of Madison's special mission to Connect Communities and Kids with Nearby Nature. **We need Parks Commission support for Natural Areas in all of our Madison Parks to help support these activities and goals! The opportunity to preserve a 30 acre historic wetland natural area in the heart of Madison should not be passed up.**

**OMSAP Option C - Conservation** has been provided to City Planners and to the Public at numerous open hearings where it **has received almost unanimous public support for Saving All 30 Acres.**

**Here's a bit of background and a suggested Motion for the Parks Commission.**

### **BACKGROUND**

**A number of people in the Madison community and local Environmental groups have been working for almost 10 years to try and save Hartmeyer Natural Area.** We have been meeting with the Hartmeyer attorney, Madison Parks staff, Dane County staff, DNR staff, Jim Welsh at Groundswell and others to try and Save All 30 Acres as a Nature Park ne and Shared Community Open Space. This area also offers excellent opportunities for Bike and Walk Connections to nearby neighborhoods and schools and connections to City Wide Bike Paths and Wildlife Corridors.

**This surprisingly large and quiet natural oasis hidden in the heart of the industrial Northside provides a beautiful nature sanctuary for human enjoyment and nature recreation.** It will provide many economic, social, health, and ecological benefits to the City as well as the North side. The Hartmeyer property has been Open Green Space for the past 100 years. i have been monitoring a Bluebird Trail there with permission for a number of years. It hosts a surprisingly rich and bio-diverse ecosystem including a wonderful amphibian population, a resident Fox den, and nesting Sandhill Cranes that had 3 colts last year. There are large stands of Whorled Milkweed and reported Sullivant's Milkweed, a favorite of Monarchs. A pair of Osprey recently invaded Oscarina the Red-tailed Hawk territory, caught a fish in Hartmeyer Pond, and attempted to build a nest on the cell tower behind the Ice Arena. This level of keystone species activity and biodiversity exists precisely because this area has somehow so far avoided negative human development impacts. We should cherish and sustain it, not rush to develop it.

**The 30 acre Hartmeyer property provides a sufficiently large open natural area space including an oak opening and several other 200 year old oaks, a large upland area with milkweeds and wetland potholes, several tree lines, and a variety of habitat niches that support 60 species of migrant and resident birds, healthy populations of amphibians and pollinators, and other wildlife for their full life cycle seasonal needs that include upland as well as wetland activities. It is not just a puddle with a few mallards. See the bird list in the attached document and listen to the frog recordings on our Friends of Hartmeyer Natural Area Facebook page. When City Planners say this area is a poor quality wetland they have not done their homework!**

**The City Planning OMSAP proposal before you would only retain a small portion of the Hartmeyer property with just the legal minimal wetland boundary and room for a small neighborhood park. This would result in the loss of a high percentage of the current and future biodiversity, just as DNR staff have said that developing even 17 percent of lake front acreage with impervious roads and buildings results in loss of about 2/3 of native resident species biodiversity.**

**We recommend instead that the Parks Commission and Madison Parks view this large historic wetland and upland natural area as a new Madison City Wide Nature Park Destination with excellent opportunities for Bike and Walk Path Connections and Wildlife Corridor Connections to the entire City of Madison as well as connecting nearby neighborhoods and schools to a nearby living nature park.**

**The Hartmeyer family has indicated it is not willing to donate the property but would be interested in a reasonable market value offer from the City to save this area as a nature park.**

**Jim Welsh with Groundswell has offered to help coordinate a purchase in partnership with the City, Dane County, DNR and other funding and grant source. Dane County and DNR staff have indicated they are interested in pursuing this further if the City takes the lead.**

**Steve Apfelbaum with Applied Ecological Services has offered to help facilitate an Ecological Opportunities Assessment. In addition to the ecological assets for native birds and wildlife and the value to the City for nature recreation, climate change mitigation and social benefits, a large urban natural area can increase the tax base and market valuation for surrounding property.**

#### **REQUEST FOR MOTION**

**Please make a Motion to "Include Option C - Conservation in the OMSAP plan for further information gathering and study".**

#### **ATTACHMENTS**

Hartmeyer Natural Area Vision (short Powerpoint saved as PDF)

Historical and Ecological Assets (short Word document saved as PDF)

Pictures of the resident Sandhill Cranes and the Hartmeyer Oak

### **MORE INFORMATION ABOUT BENEFITS OF SAVING ALL 30 ACRES**

Preserving All 30 Acres as a Nature Park Destination will help the City of Madison and Madison Parks meet a number of important planning goals including

- \* Preserve remaining open green space
- \* Sustain and restore the slowly recovering historic wetland remnant of the historic wetland that covered most of the near North Side as recently as 1906.
- \* The official wetland has recently grown back from 3 to 7 acres since Oscar wells quit pumping and it will continue to increase in size with climate change rainfall
- \* Sustain and restore the Old Oaks, upland potholes and large Milkweed patches that support a rich biodiversity of birds, pollinators, amphibians and other wildlife
- \* Meet climate goals by providing 30 acres of carbon sequestration and closed basin water infiltration that helps keep runoff out of our lakes
- \* Enhance neighborhood values and urban city livability and surrounding property values
- \* Providing a new featured Madison bike and walk destination park
- \* Provide the opportunity for excellent bike and walk path connections and wildlife corridor connections to nearby parks, community neighborhoods and city wide

### **THESE NORTHSIDE NEIGHBORHOODS AND ENVIRONMENTAL GROUPS SUPPORT SAVING ALL 30 ACRES**

Northside Planning Council - Abba Thakker, Director, NPC is the parent 501C organization for Friends of Hartmeyer Natural Area

Sherman Neighborhood Association - letter of support, the SNA neighborhood covers most of the OMSAP plan area

Eken Park Neighborhood Association - Jeff Steele, Co-Chair - letter of support, they would like safe bike and walk paths through the area to Sherman school

MAS Madison Audubon Society - Matt Reetz Director - letter of support

ICF International Crane Foundation - Richard Beilfus, Director - letter of support, Richard also offered personally support as a resident of the Tenney area

Wild Warner - Kathleen Wolf, President - neighboring wildlife railroad corridor connected Madison Park with Natural Areas and active Nature Recreation

Friends of Starkweather Creek - Dave Pulkarski, Carl Landsness, Co-Chairs - neighboring Madison Natural Area Greenway with active Nature Recreation

### **THESE GOVERNMENT AND BUSINESS CONTACTS HAVE OFFERED ADVICE AND POTENTIAL FUNDING AND GRANT SUPPORT IF THE CITY AND MADISON PARKS TAKE THE LEAD**

Dane County - Laura Hickland, Matt Diebel, Watershed staff, Paul Rusk, County Board, have indicated support for possible Dane County funding and grant assistance

Groundswell - Jim Welsh, Director, has been advising from the get-go, Jim has offered to facilitate a City-County-Groups partnership to help fund and purchase the property

AES Applied Ecological Services - Steve Apfelbaum, Director, AES helped save Lakeview Hill, Jim has offered to help the City and Madison Parks do an Ecological Opportunities Assessment

DNR Wisconsin Department of Natural Resources - Sally Jarosz, Wetlands has offered advice about the wetland value and USGS wetland plant map and possible DNR grant funding  
Ho-Chunk - Bill Quackenbush, Ho-Chunk DNR - supports honoring historic burial sites and possible Native American village sites, he has talked with State Historical Society about their mission to preserve and honor historic Native American areas in the City

I am looking forward to making a brief presentation to the Parks Commission and will welcome any questions!

## Attachment 1

# DISAPPEARING WETLANDS MEAN LOSS OF SERVICES

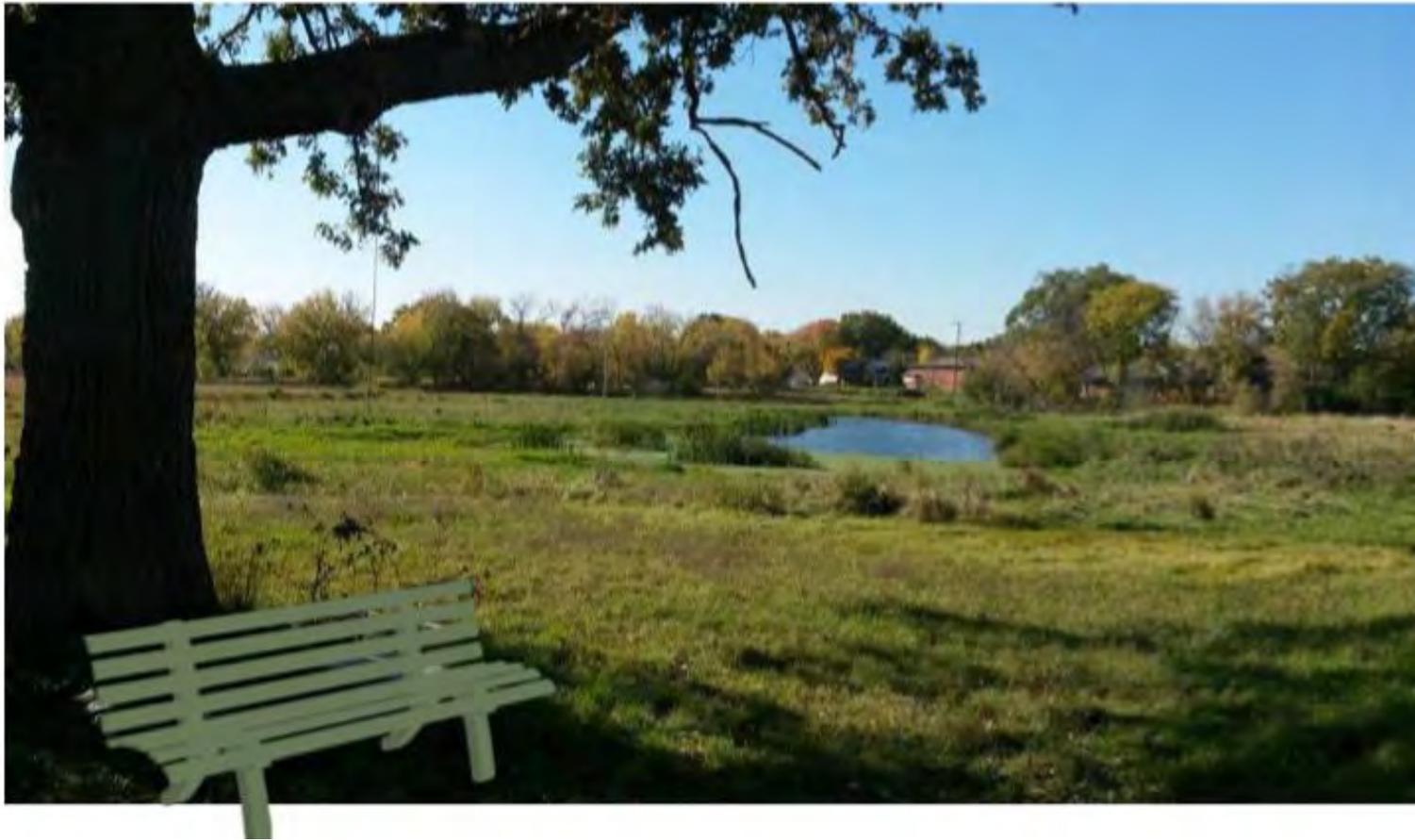
## (from a Nature Conservancy article about Wisconsin's Wetlands by Design program to preserve wetland services)

More than half of the wetlands that greeted Wisconsin's early settlers are gone, including here in the Milwaukee River Basin. They were filled in or drained to grow crops and build cities and roads. As we walk through the floodplain forest, Joanne tells me about the valuable functions that wetlands perform, which have been lost along with the sedges, cattails, trees and shrubs.

“Wetlands are incredibly hard-working habitats,” Kline said. “They do everything from improving water quality by removing sediment and nutrients in runoff from rainfall and snowmelt to storing water when streams overflow, which contributes to flood control. Wetlands connected to rivers and lakes are nurseries for fish reproduction, and frogs, birds and other wildlife depend on wetlands for food, shelter and places to nest.”

To replace the services that wetlands and other habitats like forests and prairies once provided for free, we have built sewage treatment plants, levees, dams and other types of infrastructure. But they are expensive and generally only perform one specific function rather than the multitude of functions that wetlands can perform.

“We invest millions in built infrastructure to make sure our towns and cities are healthy and safe,” said Nick Miller, Nature Conservancy science director. “But at some point, the cost to add additional infrastructure becomes prohibitive. If, instead, we focus on rebuilding our wetlands and other ‘natural infrastructure,’ we will protect our communities, provide habitat for wildlife and save money.”

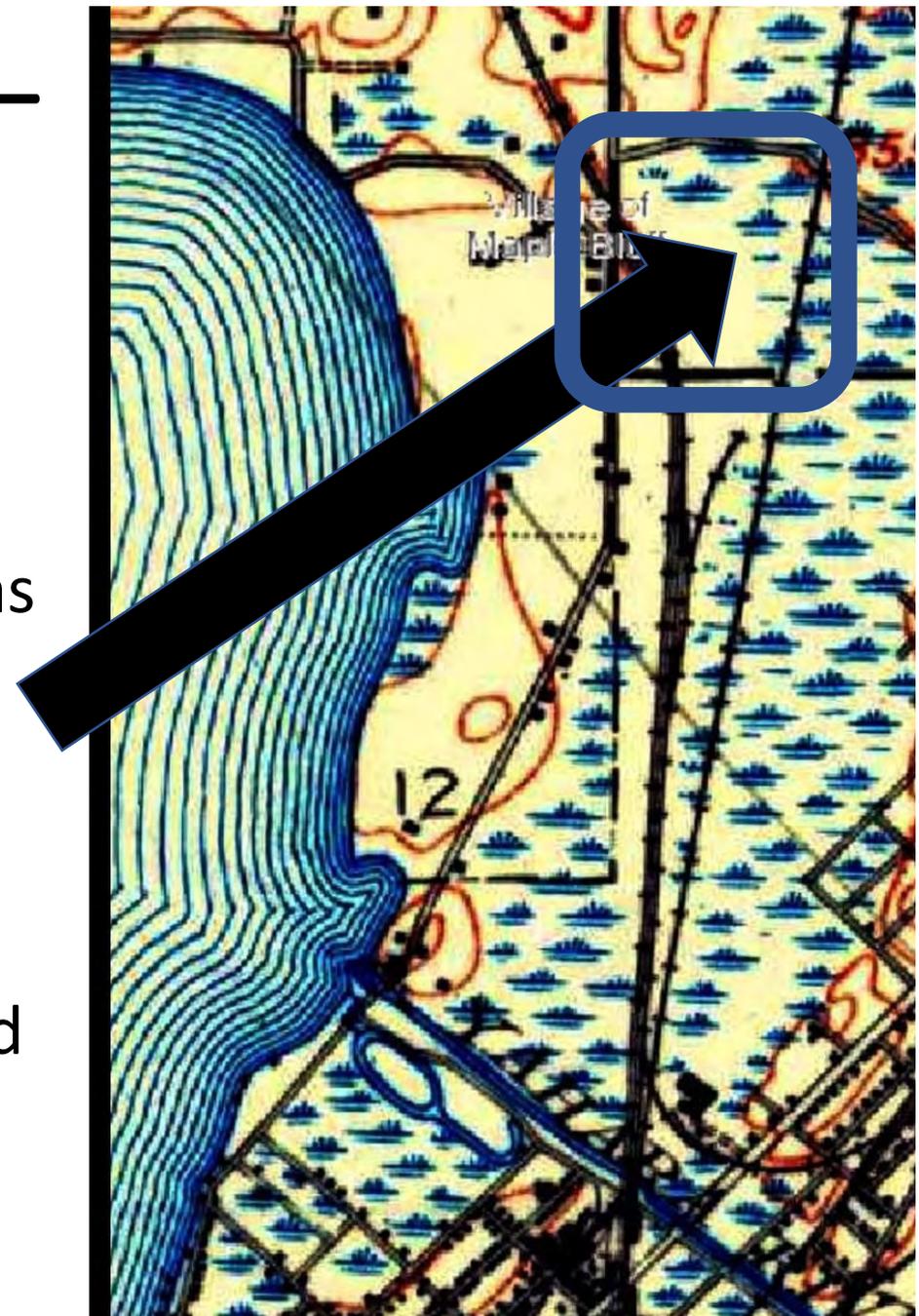


## **Hartmeyer Natural Area Invites You!**

***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



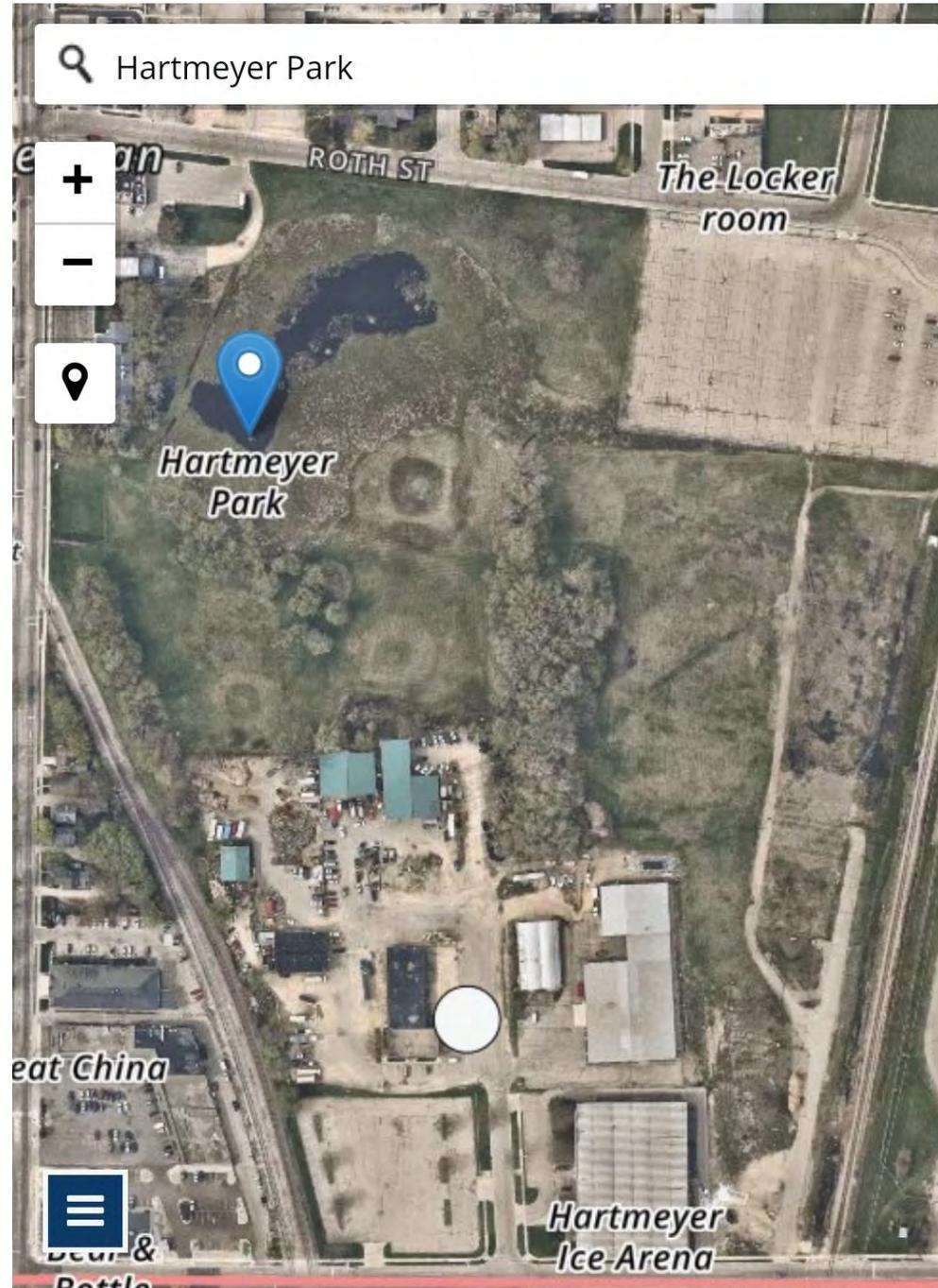
# OWNERSHIP HISTORY –

- 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



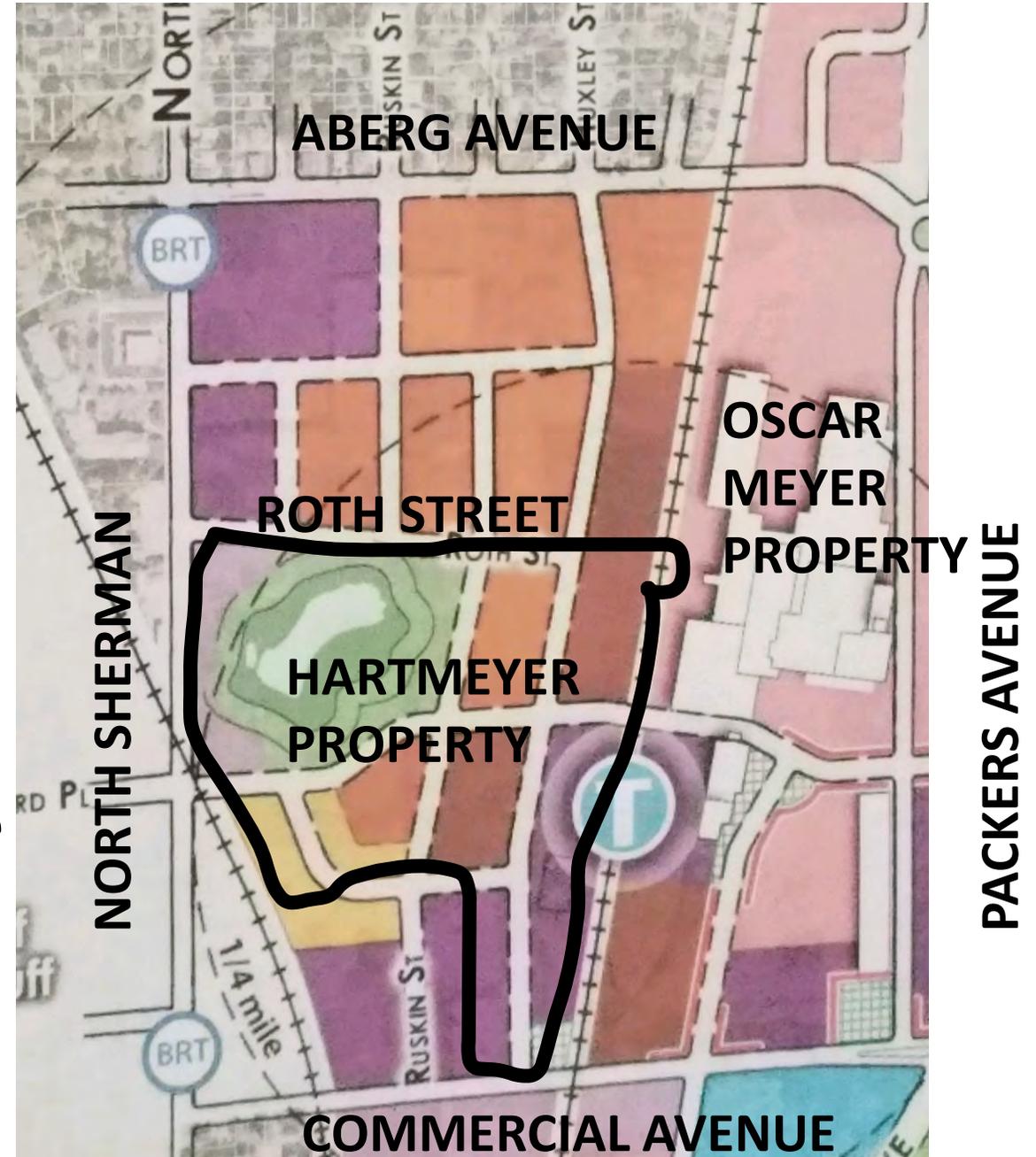
# CURRENT OPPORTUNITY –

- 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



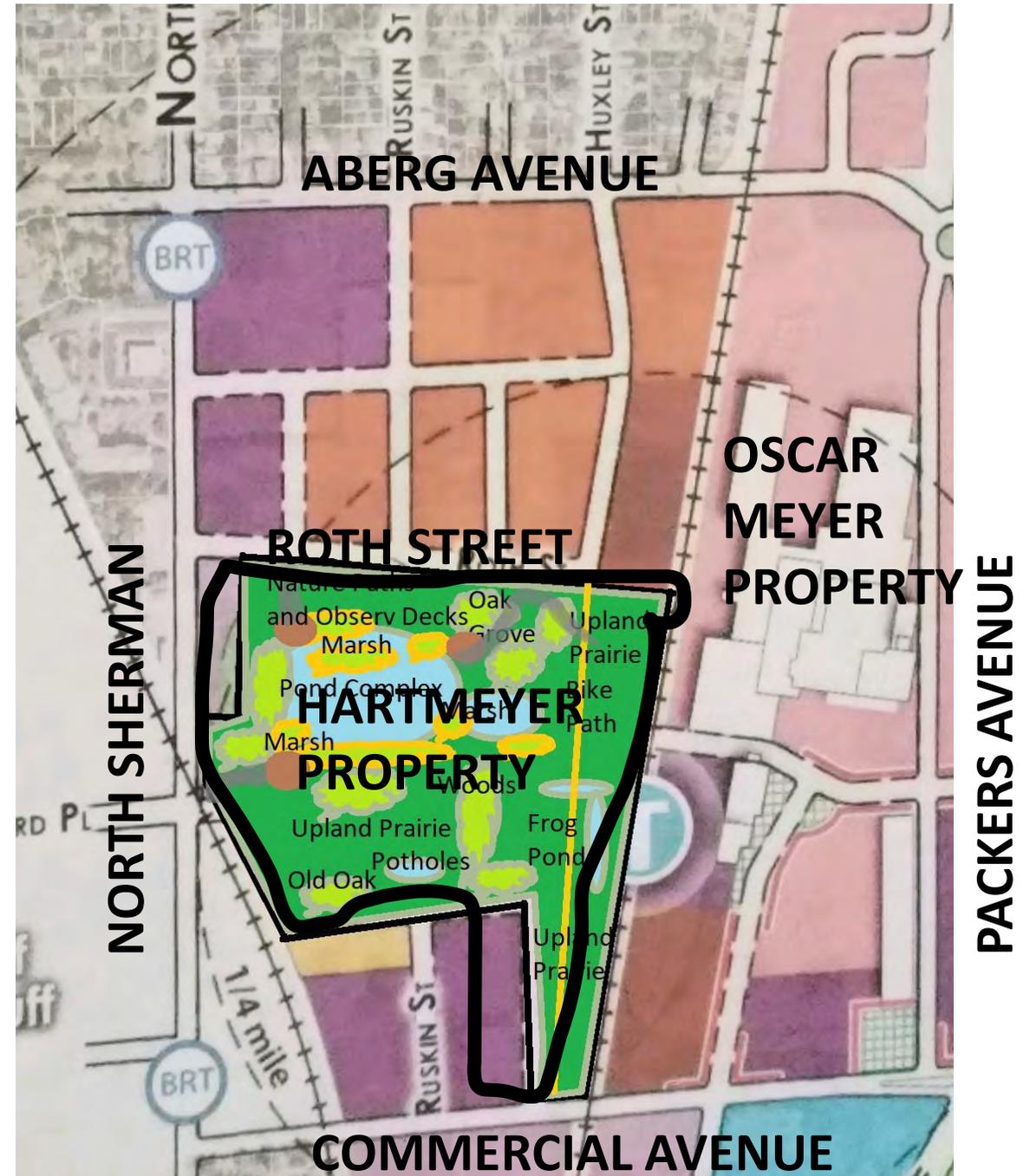
# CITY PLANNING VISION –

- 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.



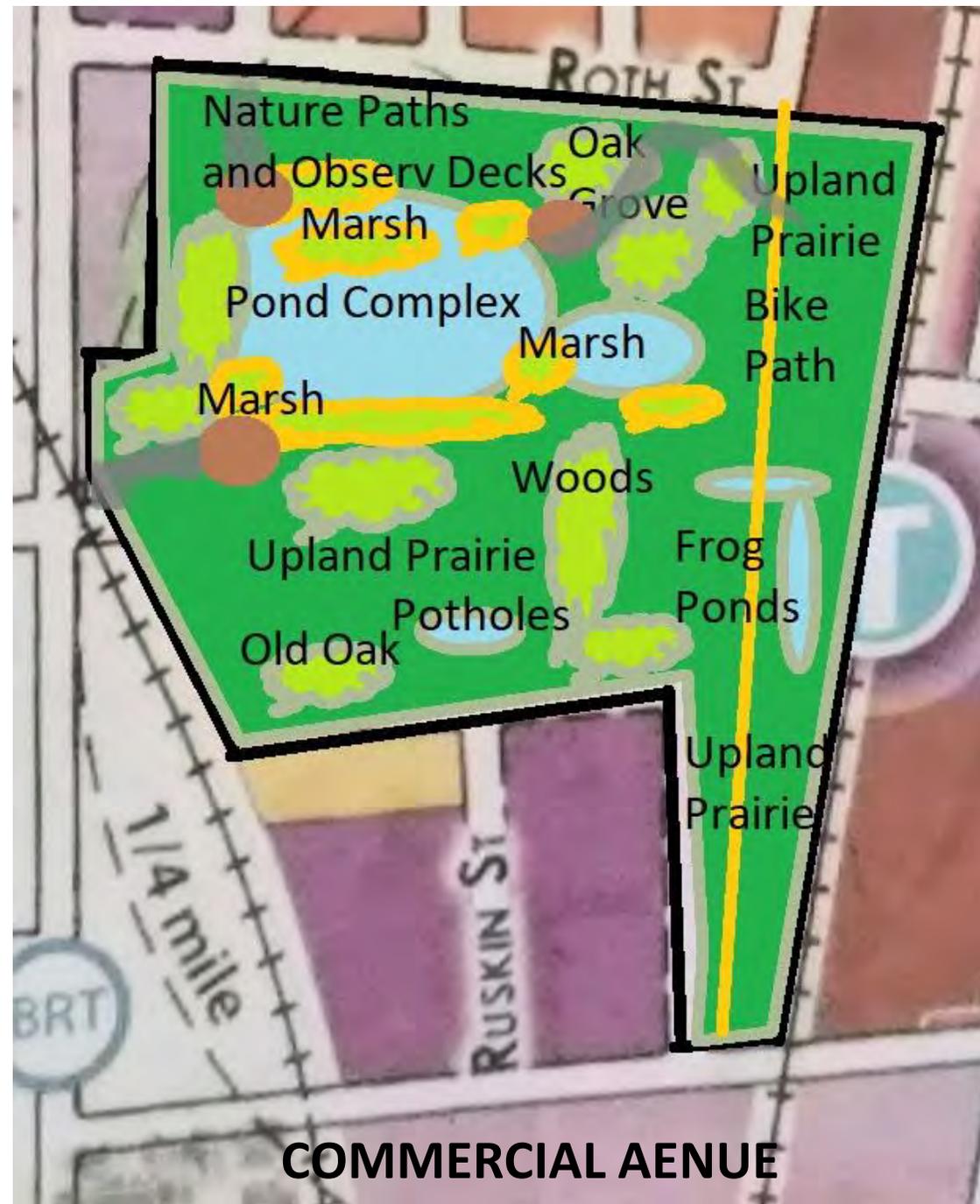
# HARTMEYER NATURAL AREA PARK VISION –

- 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



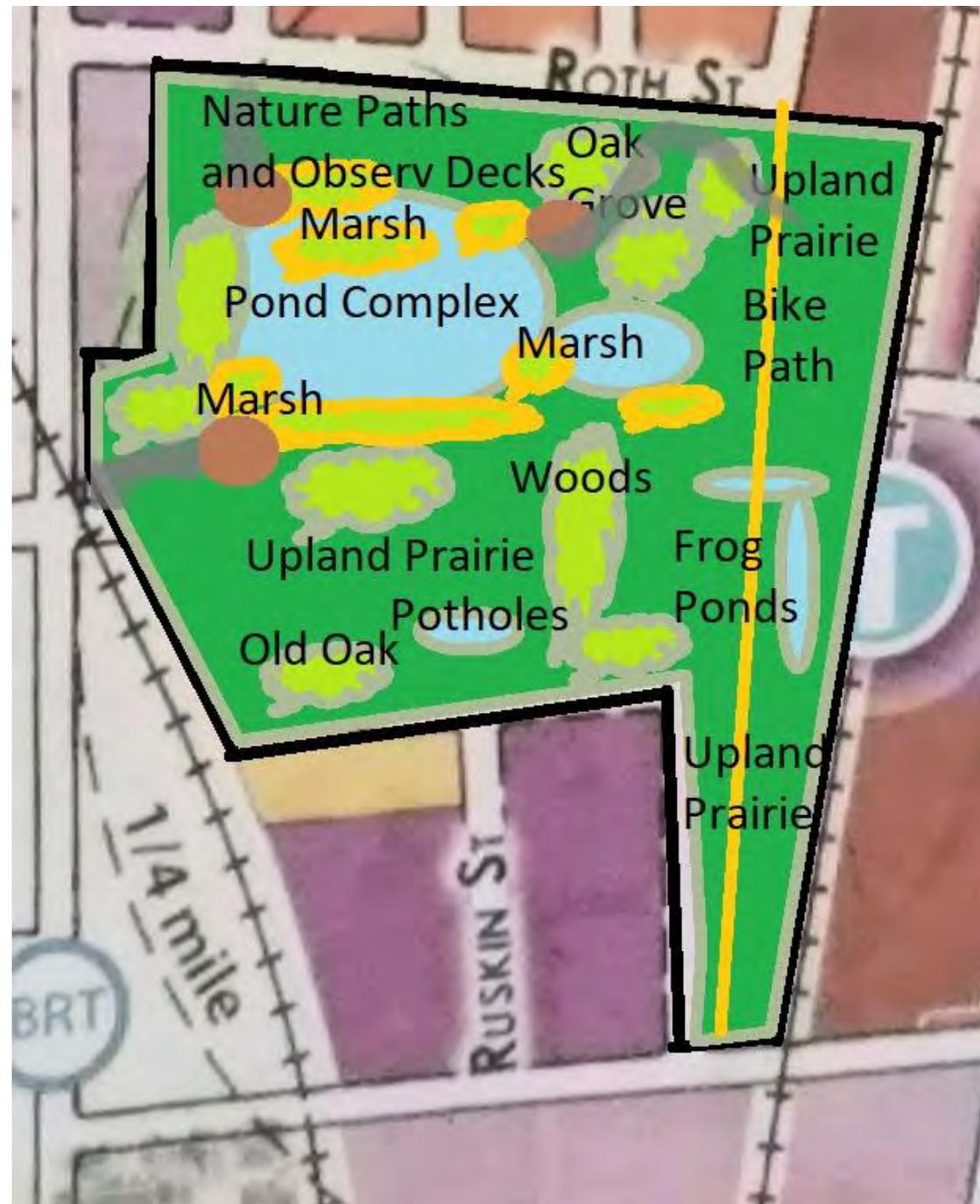
# Hartmeyer Park Ecological Benefits

- 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](mailto:allalders@cityofmadison.com) to let Madison Alders know you support Option C – Conservation and Saving Hartmeyer Natural Area!
- Email [ledell.zellers@gmail.com](mailto: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](mailto:fhna.ginny@gmail.com) or [paul\\_noeldner@Hotmail.com](mailto: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 3<sup>rd</sup> 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](mailto: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.**

PHOTOS







**From:** Liz Wessel <lizard59sc@yahoo.com>

**Sent:** Wednesday, May 13, 2020 9:45 AM

**To:** Park Commission <pacommission@cityofmadison.com>

**Cc:** Henak, Zachary <district10@cityofmadison.com>; Skidmore, Paul <district9@cityofmadison.com>;  
Moirra Harrington <moira@aqua.wisc.edu>; Don Ferber <d\_ferber@sbcglobal.net>

**Subject:** Comments Item #59745 Oscar Mayer Special Area Plan

Good morning.

Attached you will find comments from the Sierra Club Four Lakes Group on Item #59745 on tonight's agenda for the Board of Park Commissioners. We are your local volunteer-led branch of the Sierra Club comprising nine counties in south central Wisconsin including Dane Co with over 5000 members in our region.

Please consider the comments and the intent of bringing a climate and equity lens to projects as we move forward in our community.

Thank you for the opportunity.

Sincerely,

Liz

Liz Wessel

*pronouns: she, her, hers*

Chair

Sierra Club Four Lakes Group

[www.sierraclub.org/wisconsin/four-lakes](http://www.sierraclub.org/wisconsin/four-lakes)

608.238.9934



## Sierra Club Four Lakes Group

[sierraclub.org/wisconsin/four-lakes](http://sierraclub.org/wisconsin/four-lakes)

[facebook.com/4lakesSierraClub](https://facebook.com/4lakesSierraClub)

TO: City of Madison Board of Parks Commissioners  
FROM: Sierra Club - Four Lakes Group  
DATE: 5/12/20

RE: Comments in Consideration of Item #59745 Adopting the Oscar Mayer Special Area Plan as a Supplement to the City of Madison Comprehensive Plan.

Thank you for this opportunity to comment on the Oscar Mayer Special Area Plan. The Four Lakes Group supports compact, transit friendly, accessible, affordable “climate friendly” developments<sup>1</sup>.

Both the City of Madison and Dane Co have articulated sustainability and climate change goals that need to be addressed in all aspects of the community. **It is clear that in order to meet the City’s climate goals of 100% renewable energy and zero net carbon emissions by 2030 that we need to focus on land use planning and how we grow and develop our area.**

**Green infrastructure:** The City of Madison needs to protect its natural assets particularly those related to water. Wetlands, natural stream beds, infiltration zones, aquifers and healthy watersheds are all valuable assets for managing water and protecting against flooding and water shortages.

The Four Lakes Group supports the application of stormwater ordinances and requirements contained in Dane County Chapter 14 and City of Madison Chapter 37 that require increased infiltration for new and renewal of existing commercial and residential developments. (From City of Madison, Sustainability Plan 2011)

Enhancing and expanding green spaces would be in addition to integrating vegetation and water absorption strategies into the built environment and dedicated water retention structures like rain gardens and bioswales.

**Parks and green spaces** are very much a part of green infrastructure and a part of creating sustainable living spaces. Green spaces fulfill multiple roles from recreation and wildlife habitat to water retention and carbon sinks.

The land adjacent to the main site contains a wetland area that should be preserved and enhanced so that it can aid in water retention. Projections for the Madison area show an increase in extreme weather events associated with climate change. This area also serves as a natural area for local residents.

In addition to this area, existing parks can be updated and improved and linked together using pedestrian and bike friendly paths. Revisions of the various park spaces should consider improving permeability and water retention on site as well as safe access.

**Transportation:** Transportation accounts for 29% of emissions of CO2 in Dane County. Just electrifying

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<sup>1</sup> Note that in the context of the comments the word development is used but is intended to redevelopment too.  
*...to protect and defend the wild places of Earth...*

vehicles will not solve many of the inequities and other negative impacts of our transportation system. It is vital that we work to get people into shared transportation or out of their cars.

We need to approve initiatives such as the Oscar Mayer Special Area Plan that promote a physical and cultural environment that supports and encourages safe, comfortable, and efficient ways for pedestrians, bicyclists, and transit users to travel.

In order to reduce vehicle miles traveled in our area, we absolutely need to use an enhanced public transit system as an anchor for new developments and renewal of neighborhoods. The proposed and in design bus rapid transit system with the potential for a bus barn being located here along with other projects makes the Oscar Mayer site a leading candidate for a “climate friendly” development.

This will help achieve goals articulated by the City of Madison, but also those from the Dane County Sustainable Operations Plan, Jan 2016:

- “Increase opportunities for employees and county residents to use sustainable alternative modes of transportation.” (pg 17)
- “Increase the percentage of Dane County employees who use alternative forms of transportation to travel to and from work.” (pg 17)

**Other key considerations for a mixed-use development proposal:**

**Affordability:** Developments need to have a balanced mix of dwelling types and sizes in order to create mixed residential options and choices. We need to ensure that local residents are not pushed out of the neighborhood due to increased rents and house prices.

There needs to be a conscious and deliberate effort to provide a mix of affordable and other housing that meets the needs of a wide variety of residents at different ages and stages of life.

**Access:** Not having to rely on a private automobile has more positive impacts than just reducing emissions. We should recognize that mixed use developments anchored by public transit that are walkable and bikeable can:

- Connect people to opportunities like jobs that are otherwise inaccessible to them due to income or mobility constraints.
- Build a transportation system and land-use pattern that works for everyone to address equity and justice issues by:
  - changing historic zoning policies that perpetuate racial segregation,
  - linking affordable housing to jobs,
  - relieving the financial burdens of a car culture for those who do not drive or own a car, and
  - creating livable neighborhoods without the health impacts of traffic noise and air pollutants or the need for paved space dedicated to expansive parking.
- Improve the overall health of a community and its members by promoting walking, biking and active transportation while reducing healthcare costs and improving air quality locally and regionally.

The Four Lakes group supports the adoption of the Oscar Mayer Special Area Plan and the opportunity to create a “climate friendly” development in the City of Madison.

Thank you for this opportunity to comment. For more information, please contact Liz Wessel, [lizard59sc@yahoo.com](mailto:lizard59sc@yahoo.com), or Don Ferber, [d\\_ferber@sbcglobal.net](mailto:d_ferber@sbcglobal.net).

**From:** Greg <greginmadison@gmail.com>  
**Sent:** Tuesday, May 12, 2020 11:05 AM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Against HartMeyer park

I am stating that I am strongly against the set aside of the Hartmeyer area for a park. This is too valuable of a property to make into a huge park. We have many parks locally with Warner and Cherokee Marsh.

The Oscar Meyer area needs to be developed as designed and presented by the city.

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**From:** Jeri Casper <jeriacasper@gmail.com>  
**Sent:** Tuesday, May 12, 2020 12:17 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Support for Hartmeyer Natural Area

Hello,

I am writing in support of preserving all 30 acres of the Hartmeyer Natural Area. This unique ecosystem is burgeoning with wildlife and will provide opportunities for youth and adults in our area to observe, enjoy and study nature, and be healthy for our environment. Wetlands are important; they help prevent flooding, naturally clean our water and provide habitat for plants and animals. Leaving this land intact will benefit the surrounding community and neighborhoods, as well as the city as a whole. We're fortunate to have this little piece of land and should protect and appreciate it for years to come.

Thank you,

Jeri Casper  
2428 E Washington Ave  
Apt 18  
Madison, WI 53704

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**From:** Janet Battista <janet.r.battista@gmail.com>  
**Sent:** Tuesday, May 12, 2020 12:53 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** BOPC Agenda May13, 2020 item #22

Concerning item #22 of the Board of Park Commissioner's May 13, 2020 agenda: This is a request for an amendment to the Oscar Mayer Special Area Plan such that all 30 acres of the Hartmeyer Natural Area be preserved as a conservation park.

Numerous sound arguments have been advanced for protecting the entire existing 30 acre Hartmeyer Natural Area. To these I will only add that existing, standard procedures for urban planning are no longer sufficient to capture the importance and necessity of incorporating large,

self-sustaining, natural areas into the urban landscape. Ecological diversity protects human and environmental health, and saving these 30 acres will one day be looked on as a remarkably prescient decision made by the year 2020 Park Commissioners.

Janet Battista  
154 Kensington Drive  
Maple Bluff, Wisconsin 53704

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**From:** Tracy Peterson <tracyannpeterson@gmail.com>  
**Sent:** Tuesday, May 12, 2020 3:08 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Hartmeyer Nature Preserve

Dear Parks Commission-

Please consider all 30 acres as a nature preserve in the Oscar Mayer Special Area Plan. No cut through roads, and no high rise development of over 600 apartments.

The time is now to protect our green spaces in the city of Madison. We can't go backwards once we chose to develop. The pace with which Madison is developing means that we must be extra diligent with our choices now! They will impact all future generations!

Please please please. do the right thing. Protect all 30 acres!

This is not just about respecting nature and enjoying its beauty. It is about responsible and smart long-term choices!

Thank you,

--

**Tracy Peterson**  
2535 Coolidge St.  
Madison, WI 53704  
1(608)622-3555

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**From:** Jim Mand <jimmand@charter.net>  
**Sent:** Tuesday, May 12, 2020 3:13 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** 22 59745 Adopting the Oscar Mayer Special Area Plan as a Supplement to the City of Madison Comprehensive Plan.

I am in favor of keeping the Hartmeyer in tact. I request an amendment to item 22 to the effect that the OMSAP be accepted with the consideration of preserving ALL30 acres of the Hartmeyer Natural Area as conservation park land, development option 'C' for conservation".

Sincerely,

James F. Mand

49 Golf Course Rd – Unit C  
Madison WI 53704  
[jimmand@charter.net](mailto:jimmand@charter.net)

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**From:** chet hermansen <chetherm@hotmail.com>  
**Sent:** Tuesday, May 12, 2020 7:03 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Hartmeyer 30 acres

Please consider the 30 acres to remain park and space for Gods beautiful creations. The space is so small and so valuable to His Family. Remember that God isn't making any more land and once it is covered with mans castle onto himself it will never again be there to be enjoyed by all of mankind. Thank you and please make a wise decision based on facts not emotion.  
Chet Hermansen. SNA member

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**From:** Chris Neumann <cneumann@hotmail.com>  
**Sent:** Tuesday, May 12, 2020 8:24 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** May 13 Agenda Item #22

To whom it may concern,

I support preserving the entire 31 acres of the Hartmeyer property as a natural area. A little of my background: I did my master's in Landscape Architecture at UW-Madison with an area concentration of Evaluation, Restoration, and Management of, and Design with Native Plant Communities. I have worked for the DNR in the former Bureau of Endangered Resources. For the last 17 years I have been employed as the horticulturist managing a 18 acre property. Even with two ponds and three prairie restoration areas at my current location, we do not have the faunal biodiversity that is found at Hartmeyer.

Just preserving the wetland and the small buffer in the current plan is not enough. Turtles live in the pond but the females need specific condition for their nests on land. Too small of an upland area and the turtles will be crossing Sherman Avenue and other streets looking for nesting sites. Few people enjoy the sight of a smashed turtle on a road. Chorus frogs are the are tiny harbingers of spring, the first frog to call after the ice starts to melt. They breed in the ponds but then move to the uplands to live for the summer. They do not do well in urban backyards. The current size of Hartmeyer has attracted a breeding pair sandhill cranes. Sandhill cranes generally prefer larger breeding sites than Hartmeyer so the fact that they are there attests to the quality of the site. These are just a few of the wetland/upland connections seen at Hartmeyer.

Hartmeyer is a rare gem on the Eastside of Madison. It is a wetland/upland complex that supports an amazing biodiversity. It should not be whittled down to only a semi-functional chunk of land. The entire 31 acres should be added to the Madison Parks system.

Chris Neumann  
2545 Dahle St.  
Madison, WI 53704  
Eken Park Neighborhood

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**From:** Nathan Schulfer <nschulfer@gmail.com>  
**Sent:** Tuesday, May 12, 2020 9:10 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Public comment - protecting all 30-acres at the Hartmeyer property  
**Importance:** High

Dear Mayor Rhodes-Conway,

I hope this finds you well. My name is Nathan Schulfer and I live at 2613 Dahle Street. I am happy to write you today to support and encourage the protection of all 30-acres at the Hartmeyer property, near my neighborhood of Eken Park.

As a citizen, I would love the recreational opportunities that came with protecting the entire Hartmeyer property. I believe this to be especially true right now as we adapt to COVID-19, recognizing the benefits of exercise and access to open space as being critical for physical and mental health. I also believe that any intact wetland must be protected, and in the case of the Hartmeyer property it is the entire 30-acres that supports the broader ecological integrity of the site. As the city of Madison actively works to mitigate and adapt to the impacts of climate change, in specific the increased risk of flooding in our city, the decision to protect all 30-acres required for the wetlands to properly function is what must be done.

I've worked in conservation for close to 25-years, and part of my current role at the Nelson Institute for Environmental Studies is to teach about protected area management. I bring this up because when we think about protected areas at a global scale, the model is not always an effective fit for circumstances on the ground. But, in the case of this unique, small, but still highly significant property it matches all the key criteria you would want in a protected space. The Hartmeyer property is, ultimately, First Nations land, and the opportunity to recognize this through protection and education is an opportunity rarely found in our times. The Hartmeyer property also has high biodiversity value, it is home to a wide range of flora and fauna, which along with the ecosystem services of flood control and recreation cannot be replaced once gone. I believe that the Hartmeyer property presents an opportunity to protect one more small space that has outsized value for the overall health of our community – both social and environmental. I hope you agree with me and will protect all 30-acres of the Hartmeyer property.

Thanks, and best wishes.

Nathan D. Schulfer

2613 Dahle Street  
Madison, WI 53704  
[nschulfer@gmail.com](mailto:nschulfer@gmail.com)

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From: beckytradewell@gmail.com <beckytradewell@gmail.com>  
Sent: Tuesday, May 12, 2020 9:39 PM  
To: Park Commission <pacommission@cityofmadison.com>  
Subject: Hartmeyer Natural Area

Please support preserving all 30 acres of the Hartmeyer Natural Area. It is a rare gem in the middle of the city. The area is one ecosystem, wetlands and uplands. It supports a rich population of native plants and animals and provides protection for a flood-prone area.

The benefits of the area would be seriously diminished if a street is allowed to cross it or if the area is reduced.

People need natural areas. The educational and mental-health benefits of preserving the entire area are immense.

I live near Tenney Park. We see Sandhill Cranes and other species, such as Ospreys, in the park that were formerly present rarely, if at all. I am convinced that many of these birds are nest in Hartmeyer Natural Area, which has become more hospitable since Oscar Meyer closed and provides protection that a developed Park that Tenney cannot provide.

The Friends of Hartmeyer Natural Area Facebook group provides information that better explains the importance of preserving the area. I just want to express my passionate support for this effort.

Rebecca Tradewell  
414 Marston Ave  
Madison 53703

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**From:** Karen Reger <ksreger1926@charter.net>  
**Sent:** Tuesday, May 12, 2020 11:10 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Hartmeyer Natural Area

I request an amendment to item 22 to the effect that the OMSAP be accepted with the consideration of preserving **ALL** 30 acres of the Hartmeyer Natural Area as conservation parkland, development option "c" for conservation.

In my opinion, wetlands need buffers around them, offering homes to various wildlife.

Karen Reger  
1926 Shelley Lane  
Madison, WI 53704

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**From:** Diane Farsetta <farsettad@gmail.com>  
**Sent:** Wednesday, May 13, 2020 8:02 AM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Cc:** Christina Heaton <christina.heaton@gmail.com>; sarahinkel <sarahinkel@sbcglobal.net>; Abbas,

Syed <district12@cityofmadison.com>; fhna.ginny@gmail.com

**Subject:** Emerson East neighborhood input on greenspace in Oscar Mayer special area plan

Dear members of the Board of Park Commissioners:

As the development subcommittee of the Emerson East Neighborhood Association (EENA), we facilitate neighborhood involvement in decisions that affect land use and development, multi-modal transportation, and housing. We have participated in Oscar Mayer Special Area Plan (OMSAP) meetings with great interest, since part of our neighborhood is within the OMSAP boundary.

We support the OMSAP and appreciate all the work that's gone into the plan to date. We offer the following feedback on the greenspace aspects of the plan, to strengthen the OMSAP and ensure its realization benefits our communities.

We appreciate that the OMSAP preserves 13 acres of the Hartmeyer Natural Area site as undeveloped greenspace, an increase from the original plan. However, we strongly support preserving the full 31 acres. By doing this you will formalize a wildlife corridor, maximize its stormwater management qualities, and realize the natural space's potential for the enjoyment, learning, and wellbeing of all city residents.

As you know, the surrounding area is deficient in greenspace. Keeping Hartmeyer undeveloped and realizing its potential as a natural area would benefit nearby neighborhoods and the entire city, as new housing, amenities, and transportation options in the OMSAP are realized.

We strongly support the OMSAP's prioritization of multi-modal transport, including connecting bicycle and pedestrian paths that will increase access to and enjoyment of greenspace. To encourage bicycle use by casual riders, we encourage separate protected paths, ample bicycle parking, including covered parking, and bicycle repair stands. We strongly support connecting the Demetral bicycle / pedestrian path to the East Madison Little League Fields. We also encourage further path connections to allow bicyclists and pedestrians safe access to the Dane County airport and surrounding businesses and employers.

We also urge the city to be fully transparent and release the results of any environmental contamination testing and plans for remediation. In OMSAP boundaries and adjacent areas, there has been a long history of industry contamination and landfills. We live here and have a right to know about any contamination; where it is and how bad it is. We also ask that the city requires this same transparency from any business that wants to develop within the OMSAP boundaries.

Thank you for being part of the process to address our concerns. We look forward to your response and to the continuing evolution of the OMSAP.

Sincerely,

Chris Heaton and Diane Farsetta, Co-chairs, on behalf of the Emerson East Neighborhood Association - Development Subcommittee

The Development Committee was charged by the Emerson East Neighborhood Association to facilitate neighborhood involvement in decisions that affect land use and development, multi-modal transportation, and housing to further the neighborhood association's mission of improving the Emerson East neighborhood and surrounding areas as a place to live, work and recreate.

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**From:** Mary Johnston <me.johnston@sbcglobal.net>  
**Sent:** Wednesday, May 13, 2020 10:28 AM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Agenda Item 22 59745

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

Planning Commission -- As you consider Item 22 of the OMSAP, I encourage you to amend this item to allow for the consideration of preserving ALL 30 ACRES of the Hartmeyer Natural Area as conservation parkland under Option C for conservation.

This tract is an oasis of natural beauty and plant and animal diversity in the midst of many necessary but often unsightly industrial concerns or at the "back door" of restaurants or commercial businesses. As the land in the area is developed for future residential, business and recreational purposes, the Hartmeyer area has tremendous potential to enhance the Northside.

Please vote to conserve the entire 30 acre tract for preservation and future restoration. Thank you.

Sincerely, Mary Johnston  
1708 Fremont Ave  
Madison, WI 53704

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**From:** mary johnston <meneuburger@gmail.com>  
**Sent:** Wednesday, May 13, 2020 10:52 AM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Item 22 59745 OMSAP

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

Commissioners -- I encourage you to amend Agenda Item 22 related to the OMSAP to allow for the consideration of preserving the entire 30 ACRES of the HARTMEYER NATURAL AREA as conservation park land development Option C for conservation. As the area around the Oscar Mayer property undergoes needed development in the years ahead, the preservation and development of this area rich in diverse flora and fauna will be an invaluable. The pond, wetlands, and surrounding ecologically relevant upland area form an oasis of beauty and serenity in the midst of industrial and other commercial properties. Madison has always been an beautiful place. As residential and other development comes to this corner of the Northside,

please allow the entire 30 acre Hartmeyer Natural Area to remain and thrive. Thank you for your consideration. Mary Johnston, 1708 Fremont Ave. ,Madison WI

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**From:** mayer729 <mayer729@yahoo.com>

**Sent:** Wednesday, May 13, 2020 11:09 AM

**To:** Park Commission <pacommission@cityofmadison.com>

**Subject:** Agenda Item 22 May 13 Board of Parks Commissioners Meeting

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

May 13, 2020

Letter to the Board of Parks Commissioners

We first wish to convey our appreciation for the efforts of City staff and committee volunteers, the Northside Planning Council, area neighborhood associations and business associations, and the many people who have participated in the Oscar Mayer Special Area planning effort.

Our comments, shared with you below, are from us as Eken Park neighborhood residents since 1998.

As you consider adopting the Oscar Mayer Special Area Plan, we think it is of primary importance to first consider what is not to be changed. In this case, what is to be conserved is that which is irreplaceable, which is the remnant of wetland and open space on the Hartmeyer property. Overall site design for the Oscar Mayer Special Area Plan would then follow from considering that 30 acre open space as having the greatest value and an attractive feature in and of itself.

The wetland remnant on the Hartmeyer property is a rare natural area within walking distance of neighborhoods on the northeast side, immediately accessible to the many people in our area and of particular interest to those who don't have cars. As urbanites, we enjoy visiting the site to watch birds, listen to frogs, and relax, a matter of particular importance in the midst of this pandemic. Let us keep nature in the heart of our city, and do our best to keep it and ourselves healthy.

Abundant research shows the necessity of green spaces for human physical, mental, and emotional well-being. The US Forest Service published a summary of research on the health benefits of urban trees and green spaces\*.

Among the findings are evidence that access to green space can reduce health conditions such as obesity, and decrease risk of depression and type 2 diabetes; and "low income neighborhoods with large amounts of green space have cardiovascular mortality rates similar to those of wealthy neighborhoods." Ready access to green space can reduce some of the health disparities between rich and poor, and white and people of color, which still plague Madison.

An additional reason to preserve this natural area as open space is merely to avoid having more problems like those of the nearby neighborhoods that already struggle with flooding. Let us not pass on to future generations more water management problems by putting streets and houses in or immediately adjacent to this wetland area.

Let us please keep in mind what Aldo Leopold stated in A Sand County Almanac, "Wilderness is a resource which can shrink but not grow."

Thank you for your consideration,  
Judy Kingsbury and Leslie Grossberg  
729 Mayer Avenue

\*U.S. Department of Agriculture, Forest Service. 2018. Urban nature for human health and well-being: a research summary for communicating the health benefits of urban trees and green space. FS-1096. Washington, DC. 24 p.

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**EMAIL WITH ATTACHMENT**

**From:** Paul Noeldner <paul\_noeldner@hotmail.com>  
**Sent:** Wednesday, May 13, 2020 11:18 AM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** OMSAP Agenda Item 22 - Paul Noeldner - Map of Bike and Walk Path Opportunities

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

Hi Nicole - please share the attached Option C Conservation map with

Paul Noeldner  
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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(:>)

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**From:** Jennifer Argelander <jargelander@yahoo.com>  
**Sent:** Wednesday, May 13, 2020 11:43 AM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Cc:** Syed Abbas <syedfordistrict12@gmail.com>  
**Subject:** OMSAP comments

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

Good Morning, In terms of approving the OMSAP, I will only support this plan as long as 31 acres of Hartmeyer land is saved as wetland and if no structure can be higher than the already existing Oscar Mayer 8 story building as promised me by City Staff at the open meeting.

Please share these comments with committee. Thanks.

Jennifer Argelander  
1715 Erie Court  
Madison 53704

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**From:** Mary Lou Nord <mary.lou.nord44@gmail.com>  
**Sent:** Wednesday, May 13, 2020 1:41 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Preserving The Hartmeyer Natural Area

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

Dear Members of the Parks Commission,

Thank you for serving on this important commission for the City of Madison.

The purpose of this email is to ask you to vote to preserve all 30 acres of the Hartmeyer Natural Area on Madison's north side. This area serves many purposes. Below are listed a few:

- Protects Madison's water supply and infrastructure
- Improves lake and stream water quality
- Parkland for neighborhood activities
- Habitat for animal life
- Green area for a diversity of plants

It takes years to develop wetland areas. Nature has a reason for doing so. We are all richer and healthier for these areas in our communities. Please consider the importance of this area for the adjacent neighborhoods and our city.

Sincerely,  
Mary Lou Nord

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**From:** Kester, Dolores

**Sent:** Wednesday, May 13, 2020 1:46 PM

**To:** Park Commission <pacommission@cityofmadison.com>

**Cc:** Abbas, Syed <district12@cityofmadison.com>

**Subject:** Re: Agenda Item 22 59745--I support Hartmeyer Wetlands and so does my Sherman Neighborhood Assn: Oscar Mayer Special Area Plan (OMSAP)

**Hello members of the Parks Commission:**

**I write to you as a resident of the Sherman Neighborhood and a member of the Board of the Sherman Neighborhood Association in support of the full 30-31 acres for a Hartmeyer Wetlands on and near Roth Street in Madison. Our neighborhood association has formally submitted a letter in support of this wetland to the OMSAP workgroup and the mayor. This proposed expansion of this wetland area is located entirely within the boundaries of our Sherman Neighborhood Assn which makes its impact on my community very direct and important to me and all my neighbors, now and in future.**

**The last thing the City of Madison should do is fill in its natural wetland areas for construction of new buildings--not just for environmental reasons, but also because this whole area already has a high water table which leads to numerous water management issues such as the recurring flooding and flooded basements in Brentwood and nearby neighborhoods such as Maple Bluff. No one who lives in, leases, or owns property in this area should have to worry about the potential effect of displacing this natural wetland area which would in all likelihood drive more water into their backyards and basements.**

**In addition, an expanded wetland area would be a delightful addition to this part of town, particularly lying contiguous to the highly industrialized properties to the east which comprised the Oscar Mayer operations. It would add an oasis and habitat for beautiful birds and other wildlife and a sweet area where humans could also regain some much needed serenity. The health benefits of natural areas are well documented. We are lucky to have the natural areas at Warner Park and in Cherokee including marsh areas. We need to cherish these areas and do everything possible to preserve and enhance them, for the health of ourselves, our non-human neighbors, our city, and our state.**

**Please give your endorsement to this proposed expansion of the Hartmeyer wetlands for the sake of current and future generations.**

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

**Dolores Kester**  
**1818 Winchester Street**  
**Aldermanic District 12**

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**From:** wolf.kathlean <wolf.kathlean@zoho.com>

**Sent:** Wednesday, May 13, 2020 8:38 PM

**To:** Park Commission <pacommission@cityofmadison.com>; All Alders <allalders@cityofmadison.com>

**Subject:** Wild Warner Supports Natural Area at Hartmeyer

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

Madison City Alders and Parks Commissioners;

**The Wild Warner Board and our membership supports saving all 30 Acres of the Hartmeyer Natural Area as a Nature Park and Shared Community Open Space.**

The City of Madison is known for its expansive, interconnected, and community-building park system. By integrating the Hartmeyer Natural Area into the OMSAP plan, we will see major benefits to infrastructure, resilience in the face of Climate Change, and to the health of community members.

Infrastructure benefits:

- The Hartmeyer wetland area is more effective than any expensive engineering solution when it comes to mitigating flooding and reducing certain types of runoff pollution. Flooding in recent years has illustrated how important it is that we preserve this natural buffer-zone.
- Madison as a whole is experiencing urban infill, meaning that the "Heat Island" effect will increase; climate change will add even more to this problem. The presence of a natural area, especially one as large as 30 acres, will moderate the temperature in the local area considerably.

Community Health Benefits:

- The people who are most vulnerable to heat-illness and heat-related death, the elderly and people with disabilities, are also those most likely to seek out affordable housing units. The heat-reduction provided by the Hartmeyer Natural Area is a vital offset for these vulnerable Madisonians.
- Children who play in nature are more resilient, get more exercise, and perform better in school. Adults also experience stress-reduction through exposure to nature; even a few minutes a day spent outdoors, observing wildlife, can make a big difference to a person's mental health.
- Wild and native organisms are protective against some common, dangerous diseases, such as mosquito-borne West Nile Virus. Standing water is a problem in any landscape; but unlike standing water in parking lots or gutters, the waters of a marsh are patrolled by dragonflies, frogs, turtles, and many other small predators that consume pest insects. Another example of this protection; foxes consume many of the rodents which harbor tick-borne illnesses. Providing habitat for foxes,

opposums, skunks, and other rodent and tick-eating animals can help to reduce the incidence of Lyme Disease.

Wildlife Benefits:

- Threatened bird species which require large territories are moving into the city because they can utilize the resources of multiple parks, as we've seen when pilliated woodpeckers range between Lake View Hill, Warner Park, and Hartmeyer.
- In Warner Park alone, the number of species residing in the park has increased over the past decade from 135 to 152. Some of these birds find more viable habitat within the City than they would in surrounding monoculture crop-land!
- Pollinator insects, a recent focus for the City of Madison, benefit from having the diverse food sources of a wild area. For pollinators, too, Urban Nature can provide safe harbor in a landscape taken over by corn and soybeans.

While all of these positive impacts would be seen to some extent with a smaller portion of the Hartmeyer Natural Area remaining, the health of the wetland is partly dependent on the upland areas. In other words, to gain the most value from this parcel of land, it is important that the entire 30 acres remain as a functional whole.

Thank you for taking our position into consideration.

Sincerely,

The Board of Wild Warner

Kathlean Wolf, BS, MMSU  
President, Wild Warner  
Wisconsin Master Naturalist  
[wolf.kathlean@zoho.com](mailto:wolf.kathlean@zoho.com)

**From:** [Park Commission](#)  
**To:** [McAuliffe, Daniel](#)  
**Cc:** [Austin, Joanne](#); [Knepp, Eric](#)  
**Subject:** FW: Support for Hartmeyer Natural Area  
**Date:** Tuesday, May 12, 2020 12:29:25 PM  
**Importance:** High

**Note: Attachments submitted as part of public comments are included as clickable links in this document, shown as blue text**

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Hello again- another public comment. Are you still compiling these to be attached to the file?

**From:** Jeri Casper <jeriacasper@gmail.com>  
**Sent:** Tuesday, May 12, 2020 12:17 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Support for Hartmeyer Natural Area

Hello,

I am writing in support of preserving all 30 acres of the Hartmeyer Natural Area. This unique ecosystem is burgeoning with wildlife and will provide opportunities for youth and adults in our area to observe, enjoy and study nature, and be healthy for our environment. Wetlands are important; they help prevent flooding, naturally clean our water and provide habitat for plants and animals. Leaving this land intact will benefit the surrounding community and neighborhoods, as well as the city as a whole. We're fortunate to have this little piece of land and should protect and appreciate it for years to come.

Thank you,

Jeri Casper  
2428 E Washington Ave  
Apt 18  
Madison, WI 53704

**From:** [Kelly Kearns](#)  
**To:** [Park Commission](#)  
**Subject:** Conserving Hartmeyer Wetland in the Oscar Meyer Special Area Plan  
**Date:** Monday, May 11, 2020 6:55:15 PM

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Parks Commission members - As a resident in the Oscar Meyer area and a botanist and conservation biologist, I urge you to conserve the wetland and associated undeveloped upland currently at Hartmeyer. The wetland functions as a storm water reservoir as well as important wildlife habitat. The oaks in the upland area are what remains in the immediate area of what once was the vast savanna of south central Wisconsin. I request an amendment to item 22 to the effect that the OMSAP be accepted with the consideration of preserving all 30 acres of the Hartmeyer Natural Area as conservation park land, development option 'C' for conservation.

Thank you,  
Kelly Kearns  
1329 Crowley Ave.

**From:** [Read Eldred](#)  
**To:** [Park Commission](#)  
**Subject:** Quick Comment  
**Date:** Monday, May 11, 2020 6:12:29 PM

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Hello;

I'd like to submit a quick comment ahead of the 5/13 meeting.

I fully support protecting all 30 acres of the Hartmeyer wetland. I live within a few blocks of this area, and I use it as a place to birdwatch. It is a remarkably beautiful wetland area with diverse bird species known to frequent the marsh!

This area is a real treasure to my family and my neighbors. I'd certainly appreciate if you'd consider protecting it.

-Read

--

Read D. Eldred | Enterprise Account Manager



2800 Laura Lane | Middleton, WI 53562



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**From:** [Park Commission](#)  
**To:** [McAuliffe, Daniel](#)  
**Subject:** FW: Oscar Meyer Plan  
**Date:** Monday, May 11, 2020 4:03:24 PM

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**From:** Greta Casey <gretagetsmail@gmail.com>  
**Sent:** Monday, May 11, 2020 2:43 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Oscar Meyer Plan

Hello!

Let me start by thanking you for the time and effort you contribute to making Madison the wonderful place it is. Our fantastic part system is crucial to our top-notch quality of life.

To that end, it's imperative that ALL 30 ACRES of the Hartmeyer Wetlands be held as a conservation area. We have more than enough paving and buildings, and amending the plan to maximize the Conservation tract will benefit our lakes, our community, and our future.

Thanks you for making this necessary change.

Margaret Casey  
510 Stang Street  
53704

**From:** [Park Commission](#)  
**To:** [McAuliffe, Daniel](#)  
**Subject:** FW: Preserve Hartmeyer Wetland  
**Date:** Monday, May 11, 2020 4:03:14 PM  
**Attachments:** [MySupport to Board of Parks.pdf](#)

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**From:** Virginia Scholtz <virginiascholtz29@att.net>  
**Sent:** Monday, May 11, 2020 2:33 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Preserve Hartmeyer Wetland

Please include my letters in the public comments regarding agenda item #22 at the meeting on May 13, 2020.

Thank you,

Virginia Scholtz  
Apartment 316  
1110 N Sherman Avenue  
Madison, WI 53704



[VirginiaScholtz29@att.net](mailto:VirginiaScholtz29@att.net)

**From:** [anitaweier@netscape.net](mailto:anitaweier@netscape.net)  
**To:** [Park Commission](#)  
**Subject:** Oscar Mayer Plan, item 22 on May 13 agenda  
**Date:** Saturday, May 9, 2020 11:05:04 AM

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To the Board of Park Commissioners:

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 behind

the Oscar Mayer plant site.

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.

Preserving this natural area would be a welcome and fair exchange for the city's

plan to place hundreds of polluting, traffic-clogging buses on the Oscar Mayer property.

Please sustain this much-loved natural environment.

Regards, Anita Weier

Former Northside Alder

and Member of the Friends of Hartmeyer Natural Area

**From:** [Beth](#)  
**To:** [Park Commission](#)  
**Subject:** New Neighbors at Hartmeyer Natural Area  
**Date:** Saturday, May 9, 2020 10:31:57 AM

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photo credit - P. Noeldner, Friends of Hartmeyer Natural Area, May 2020

Dear Board of Park Commissioners,

One more reason to save ALL 30 acres of land at the Hartmeyer Natural Area (2007 Roth Street).

This pair of sandhill cranes raise colts on this site each season. Area residents experience nature in all of its wonder as they walk down Roth Street or meander past on Sherman Avenue. It is a source of joy and that nature is providing us with hope. Very good things in this time of a global pandemic.

Please help retain this habitat for a natural area in the midst of this urban, previously highly industrial area.

Please designate ALL 30 acres for a natural area for all of Madison to experience this historic wetland upland ecosystem.

Thank you,

Beth Sluys for the Wildlife at Hartmeyer Natural Area

**From:** [Jo Ann Reckner](#)  
**To:** [Park Commission](#)  
**Subject:** The Hartmeyer Natural Area  
**Date:** Saturday, May 9, 2020 6:45:05 AM

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I want to register my support of protecting all 30 acres of this nature area. It is an asset to be protected in our neighborhoods of asphalt and concrete. Vote for conservation.

Thanking you,

Jo Ann Reckner

North Sherman neighborhood

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**From:** Abbas, Syed <[district12@cityofmadison.com](mailto:district12@cityofmadison.com)>  
**Sent:** Monday, May 4, 2020 2:18 PM  
**To:** All Alders <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>  
**Cc:** Baumel, Christie <[CBaumel@cityofmadison.com](mailto:CBaumel@cityofmadison.com)>; Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>; McAuliffe, Daniel <[DMcAuliffe@cityofmadison.com](mailto:DMcAuliffe@cityofmadison.com)>; Fruhling, William <[WFruhling@cityofmadison.com](mailto:WFruhling@cityofmadison.com)>; Rhodes-Conway, Satya V. <[SRhodes-Conway@cityofmadison.com](mailto:SRhodes-Conway@cityofmadison.com)>  
**Subject:** Oscar Mayer Special Area Plan

Good morning my council colleagues,

Over the last six months you have received hundreds of emails in support of preserving the wetland and ecological area of Hartmeyer. The Oscar Mayer Special Area Plan (OMSAP) proposed to preserve only 13 acres of the wetland area and the remaining 18 acres of natural area have been left for development.

As most of you know, I feel strongly about protecting the environment and this ecological area. Northside residents, overwhelmingly oppose any development on the 31 acres of Hartmeyer land.

I strongly believe that in order to preserve a viable, bio-diverse wetland ecosystem with healthy populations of pollinators, amphibians, birds and other wildlife requires preserving a large surrounding upland natural area, not just the wetland plant area delineation. To preserve wild and native food systems for all species we need to preserve the whole ecological system. Without a large area of surrounding upland natural habitat area, the rich wetland ecosystem biodiversity will die out and most species will become extirpated and become locally extinct. Only a few hardy species will remain. For more information on preserving all natural areas with wetlands please review the attached DNR amphibian reptile document.

I worked with Friends of Hartmeyer during this OMSAP process and I am sharing a memo written by Friends. To write this memo Friends, myself and other stakeholders have spent hundreds of hours conducting research, meeting with the DNR and other stakeholders and educating the community about wildlife corridor benefits. Furthermore, this memo will help you to understand why we need to save all 31 acres and what great benefits it can provide to our city and community.

Please see the attached memo and let me know if you have questions.

Best,  
Syed

**From:** [Becky Leidner](#)  
**To:** [Park Commission](#)  
**Subject:** Hartmayer Natural Area  
**Date:** Friday, May 8, 2020 12:25:34 PM

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Dear Parks Commissioners,,

I am writing to you to convey my strong opposition to ANY development within the 30-acre Hartmayer Natural area as part pf the OMSAP. This tiny gem of natural wetland and upland is brimming with animal, insect, and plant life. Its collective back is already to the wall and any further human interference or "improvement" would cause irreparable harm. It is long past time to stop asking the natural world to give way to our seemingly insatiable need to build more streets, houses, and industry. It's heartbreaking for me, and should be for you as well, to think of the earth-movers arriving and setting to work. Even as you deliberate, the frogs are chorusing, the sandhill cranes and ospreys are nesting, the muskrats are raising their kits, and a thousand other unseen lives are welcoming the Spring, only because we have been looking the other way and left them in peace. Now that we've set our sights on their tiny wilderness, let's see it for the special, priceless, irreplaceable place that it is, instead of just more space to fill with human activity. It should be cherished and safeguarded for posterity--theirs and ours.

Thanks for your support on this very important issue.

Best regards,

Becky Leidner

1915 Spohn Ave.

Madison 53704

**From:** [Martha Claassen](#)  
**To:** [Park Commission](#)  
**Subject:** Agenda item #22 5/13/2020  
**Date:** Friday, May 8, 2020 8:35:26 AM

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Commissioners,

Within the Oscar Meyer plan area lies a diamond in the rough, The Hartmeyer Natural Area. “Diamond in the rough” suggests unfinished, but something better is coming. Because of major changes in land and groundwater use in the area as well as increased rainfall, the wetland ecosystem is coming back from an ill-used wasteland. The community is already seeing nature restore incredible biodiversity, replenishing the watershed, and attracting migratory birds. While it may not recover everything, the improvements are dramatic. In my opinion we need this diamond in the rough in our city and we need your help to get it

Specifically, please require an amendment to the plan such that the small conservation park known as Hartmeyer Natural Area include 30 acres, not the smaller parkland currently proposed. Acreage is crucial natural habitat and a buffer from urban encroachment. The plan should also be changed in 2 other ways, no cut through roads, and no high rise development of over 600 apartments.

Thank you from the wood ducks, sandhill cranes, osprey, turtles, mallards, shoveler ducks, and all the wildlife that call this historic wetland and upland their home. And from people like me who cherish this natural gem in the middle of the the city and would like to see it improved upon for future generations.

Thank you,  
Martha Claassen  
416 Sidney St  
Madison, WI

**From:** [Park Commission](#)  
**To:** [McAuliffe, Daniel](#)  
**Subject:** FW: Letters for BPC Meeting on 5.13.2020 - Agenda Item #22 Oscar Mayer Special Area Plan  
**Date:** Thursday, May 7, 2020 1:00:00 PM  
**Attachments:** [Casey FB 5.4.20\(1\).pdf](#)  
[R Goodroad FB 5.4.20\(1\).pdf](#)  
[T Vander Woude FB 5.4.20.pdf](#)  
[OM FB L Lutrell 5.4.20.pdf](#)  
[Johnston FB 5.4.20.pdf](#)  
[Szewczyk Comment.pdf](#)  
[Comments as of Noon 05-04-20.pdf](#)  
[Oscar Mayer Plan Feedback.pdf](#)  
[Support for Hartmeyer submitted to TPPB 5.4.20.pdf](#)  
[Ald Syed Abbas Comment 05-04-20.pdf](#)  
[D Hazelbaker FB 5.4.20\(1\).pdf](#)  
[Linda Justman FB 5.4.20.pdf](#)

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**From:** Beth <sluysb@aol.com>  
**Sent:** Thursday, May 7, 2020 9:09 AM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Letters for BPC Meeting on 5.13.2020 - Agenda Item #22 Oscar Mayer Special Area Plan

Dear Nicole,

Attached are letters of support for the creation of a conservation park at the 30 acre parcel at 2007 Roth Street, at the Hartmeyer property. Beyond the BPC, the plan deserves a full review by all of the referred committees including, the two slated for additional review as referred by the Common Council, prior to its return to the Plan Commission:

**Housing Strategy Committee – June 25, 4:30 pm**

Please share these with the members of the Board of Parks Commissioners.

I appreciate your assistance with uploading these letters of support.

Thank you,

Beth Sluys

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**From:** [Park Commission](#)  
**To:** [McAuliffe, Daniel](#)  
**Subject:** FW: Hartmeyer Natural Area  
**Date:** Thursday, May 7, 2020 12:59:43 PM

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-----Original Message-----

From: Kathy Henchel <katchel01@sbcglobal.net>  
Sent: Wednesday, May 6, 2020 6:30 PM  
To: Park Commission <pacommission@cityofmadison.com>  
Cc: Abbas, Syed <district12@cityofmadison.com>  
Subject: Hartmeyer Natural Area

I relocated to Madison almost two years ago. I work downtown and take the bus. The bus ride takes me past the Hartmeyer Natural Area. My husband and I also walk our dogs past this area. My dentist's office overlooks this area. I've seen Canadian geese, many kinds of ducks, great blue herons, Sandhill cranes and fox. I thought, hey, this is pretty neat. Living so close to such a natural wonder. I'd make sure to sit on that side of the bus so I can see what kind of critters I could find. Then I hear that some roads are going to be put in? Why?

If you're not familiar with the song Big Yellow Taxi by Joni Mitchell, please give it a listen. "paved paradise and put up a parking lot!"

I am writing today to ask you to please consider saving ALL 30 acres of this beautiful property. We do not need anymore roads. Too many animals have already been displaced. Please keep the natural beauty alive for us folks on the North side.

Thank you.

Regards,  
Kathy Henchel

Sent from my iPad

**From:** [Park Commission](#)  
**To:** [McAuliffe, Daniel](#)  
**Subject:** FW: Community support for protecting all 30 acres of Hartmeyer natural area  
**Date:** Tuesday, May 5, 2020 12:11:25 PM

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**From:** Theresa Vander Woude <theresavanderwoude@gmail.com>  
**Sent:** Tuesday, May 5, 2020 12:08 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Community support for protecting all 30 acres of Hartmeyer natural area

Dear Board of Parks Commissioners,

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.

By itself, the 14-acre lower wetland area surrounded by new development would be a sad remnant of the unique, complete ecosystem once present in the area if allowed to be subdivided. Rather, we should be infilling/increasing density in existing developed residential or transitioning commercial/mixed use parcels.

Thanks in advance for supporting protecting all 30 acres of the Hartmeyer natural area in its entirety, a treasure and critical green space that won't be able to be restored once it is built over.

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)

**From:** [Park Commission](#)  
**To:** [McAuliffe, Daniel](#)  
**Subject:** FW: Oscar Mayer Special Area Plan, Agenda Item #5 TPPB Meeting  
**Date:** Tuesday, May 5, 2020 11:41:41 AM  
**Attachments:** [Hartmeyer\\_Save\\_ALL30.pdf](#)  
[Eken Park NA Oscar Mayer Letter - Harymeyer.pdf](#)  
[Sherman\\_Neighborhood\\_Comments\\_01-22-20.pdf](#)  
[MAS\\_Letter\\_of\\_Support-Hartmeyer.pdf](#)

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**From:** Beth <sluysb@aol.com>  
**Sent:** Tuesday, May 5, 2020 10:53 AM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Fwd: Oscar Mayer Special Area Plan, Agenda Item #5 TPPB Meeting

Dear Parks Commissioners,

I am submitting the attached documents for public record for the upcoming BPC 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.

Thank you for your time.

Sincerely,

Beth Sluys  
514 Nova Way  
Lerdahl Park Neighbor  
Dist 18

**From:** [Park Commission](#)  
**To:** [McAuliffe, Daniel](#)  
**Subject:** FW: Letters of Support, Hartmeyer Natural Area  
**Date:** Monday, May 4, 2020 3:57:40 PM

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Fyi- info about the alder presentation attachment

**From:** Beth <sluysb@aol.com>  
**Sent:** Monday, May 4, 2020 3:34 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Re: Letters of Support, Hartmeyer Natural Area

Hello Nicole,

Alder Syed Abbas presented that information at a Plan Commission meeting.

Thank you

Beth

-----Original Message-----

**From:** Park Commission <[pacommission@cityofmadison.com](mailto:pacommission@cityofmadison.com)>  
**To:** Beth <[sluysb@aol.com](mailto:sluysb@aol.com)>  
**Sent:** Mon, May 4, 2020 3:21 pm  
**Subject:** RE: Letters of Support, Hartmeyer Natural Area

Hi Beth,

Thank you for the email. Could you give me more information about the "Alder Presentation" attachment so I know how to label it? Did someone give this presentation to an alder or the other way around? Which alder? Was it at a meeting?

Thank you!  
Nicole

**From:** Beth <[sluysb@aol.com](mailto:sluysb@aol.com)>  
**Sent:** Monday, May 4, 2020 12:11 PM  
**To:** Park Commission <[pacommission@cityofmadison.com](mailto:pacommission@cityofmadison.com)>  
**Subject:** Letters of Support, Hartmeyer Natural Area

Dear Nicole,

Attached are letters of support for the preservation of the Hartmeyer property as part of the Oscar Mayer Special Area Plan.

Thank you,

Beth Sluys

**From:** [Park Commission](#)  
**To:** [McAuliffe, Daniel](#)  
**Subject:** FW: OMSAP letters of support for Hartmeyer Natural Area  
**Date:** Monday, May 4, 2020 3:26:21 PM  
**Attachments:** [Geiger comments\\_01-23-20\(1\).pdf](#)  
[Hartmeyer Natural Area Historical and Ecological Assets.pdf](#)  
[Hengst Comment\(1\).pdf](#)  
[Holman Comment\\_02-07-20.pdf](#)  
[Johnson Comment copy.pdf](#)  
[Johnson Comment.pdf](#)  
[Kelly Wainwright Comment\\_03-16-20.pdf](#)  
[Kox comments\\_01-21-20\(1\).pdf](#)  
[Leidner comments\\_01-24-20\(1\).pdf](#)  
[Littlewood Comment\\_02-07-20\(1\).pdf](#)  
[Monroe comments\\_01-22-20\(1\).pdf](#)  
[OMSAP comments and responses.pdf](#)  
[OMSAP\\_PC Comments.pdf](#)  
[Pomplun comments\\_01-26-20\(1\).pdf](#)  
[Powell Comments\\_02-10-20.pdf](#)  
[Reckner comments\\_01-23-20\(1\).pdf](#)  
[Save Hartmeyer\\_11-11-19\(1\).pdf](#)  
[Singer comments\\_01-24-20\(1\).pdf](#)  
[Szewczyk Comment.pdf](#)  
[Thornton Comments\\_02-06-20\(1\).pdf](#)  
[Trott Comment\\_02-07-20.pdf](#)

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More public comment.

**From:** Beth <sluysb@aol.com>  
**Sent:** Monday, May 4, 2020 12:10 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** OMSAP letters of support for Hartmeyer Natural Area

Dear Nicole,

Attached are letters of support for the preservation of the Hartmeyer property as part of the Oscar Mayer Special Area Plan.

Thank you,

Beth Sluys

**From:** [Park Commission](#)  
**To:** [McAuliffe, Daniel](#)  
**Subject:** Oscar Mayer Public Comments  
**Date:** Monday, May 4, 2020 3:26:01 PM  
**Attachments:** [Friends of Hartmeyer 11-11-19.pdf](#)  
[Argelander Comment.pdf](#)  
[Brewer Comment 02-08-20.pdf](#)  
[Comments 02-11-20.pdf](#)  
[Comments 02-14-20.pdf](#)  
[Comments Received by Ald. Syed.pdf](#)  
[Community Roundtable Summary.pdf](#)  
[Eken Park NA Oscar Mayer Letter - Coolidge\(1\).pdf](#)  
[Eken Park NA Oscar Mayer Letter - Harymeyer\(1\).pdf](#)  
[Freespirit comments 01-24-20.pdf](#)  
[Alder Presentation\(1\).pdf](#)

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These were sent to the Park Commission mailbox. I see you have a lot of new attachments so I don't want to go into there too. I'll follow with 1 more email.

**From:** Beth <sluysb@aol.com>  
**Sent:** Monday, May 4, 2020 12:11 PM  
**To:** Park Commission <pacommission@cityofmadison.com>  
**Subject:** Letters of Support, Hartmeyer Natural Area

Dear Nicole,

Attached are letters of support for the preservation of the Hartmeyer property as part of the Oscar Mayer Special Area Plan.

Thank you,

Beth Sluys

**From:** Janet Parker <[janetparker8@gmail.com](mailto:janetparker8@gmail.com)>  
**Sent:** Friday, May 1, 2020 10:12:59 PM  
**To:** All Alders; Stouder, Heather; [ledell.zellers@gmail.com](mailto: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](mailto: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](mailto:skendrick@madisoncountryday.org)>  
**Sent:** Friday, May 1, 2020 4:41 PM  
**To:** Schroeder, Ann <[ASchroeder@cityofmadison.com](mailto: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

--

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](mailto: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](mailto:wade.moder@gmail.com)>

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

**To:** [twilson1986@gmail.com](mailto:twilson1986@gmail.com); All Alders; [ledell.zellers@gmail.com](mailto: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](mailto: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](mailto:kate.sandretto@gmail.com)>  
**Sent:** Saturday, May 2, 2020 1:26:31 PM  
**To:** All Alders; [twilson1986@gmail.com](mailto:twilson1986@gmail.com); [ledell.zellers@gmail.com](mailto: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](mailto:moongacela@gmail.com)>  
**Sent:** Saturday, May 2, 2020 2:27:15 PM  
**To:** [twilson1986@gmail.com](mailto:twilson1986@gmail.com); All Alders; [ledell.zellers@gmail.com](mailto: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](mailto:katchel01@sbcglobal.net)>  
**Date:** May 2, 2020 at 5:16:34 PM CDT  
**To:** [aschroeder@cityofmadison.com](mailto:aschroeder@cityofmadison.com), [twilson1986@gmail.com](mailto:twilson1986@gmail.com), [allalders@cityofmadison.com](mailto:allalders@cityofmadison.com), [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com), [hstrouder@cityofmadison.com](mailto: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](mailto:dvince@gmail.com)>

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

**Cc:** [tlwilson1986@gmail.com](mailto:tlwilson1986@gmail.com); All Alders; [ledell.zellers@gmail.com](mailto: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.

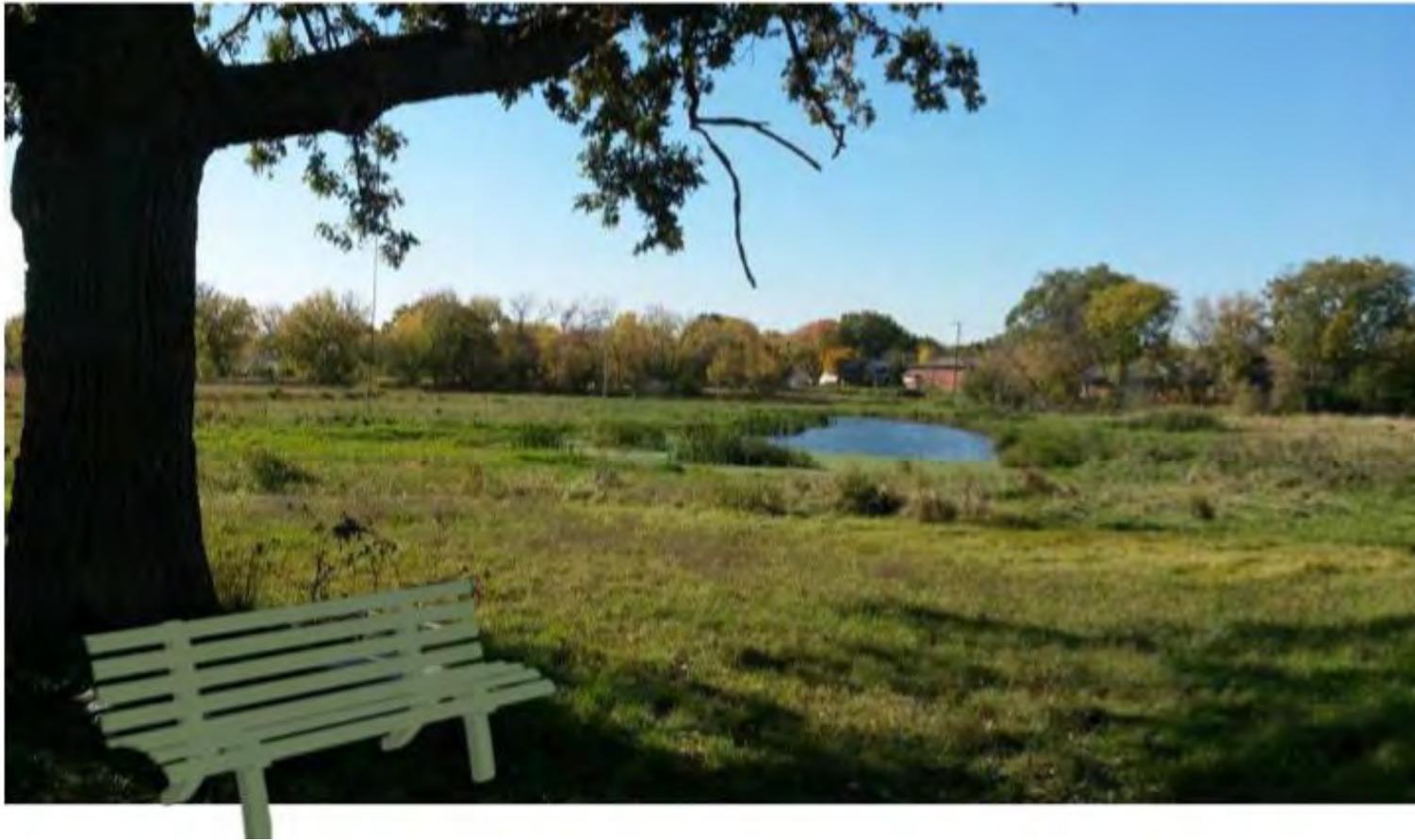
Paul Noeldner

Chair, Friends of Hartmeyer Natural Area

Madison FUN Volunteer Coordinator -

Wisconsin Master Naturalist  
136 Kensington Maple Bluff  
[paul\\_noeldner@hotmail.com](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**

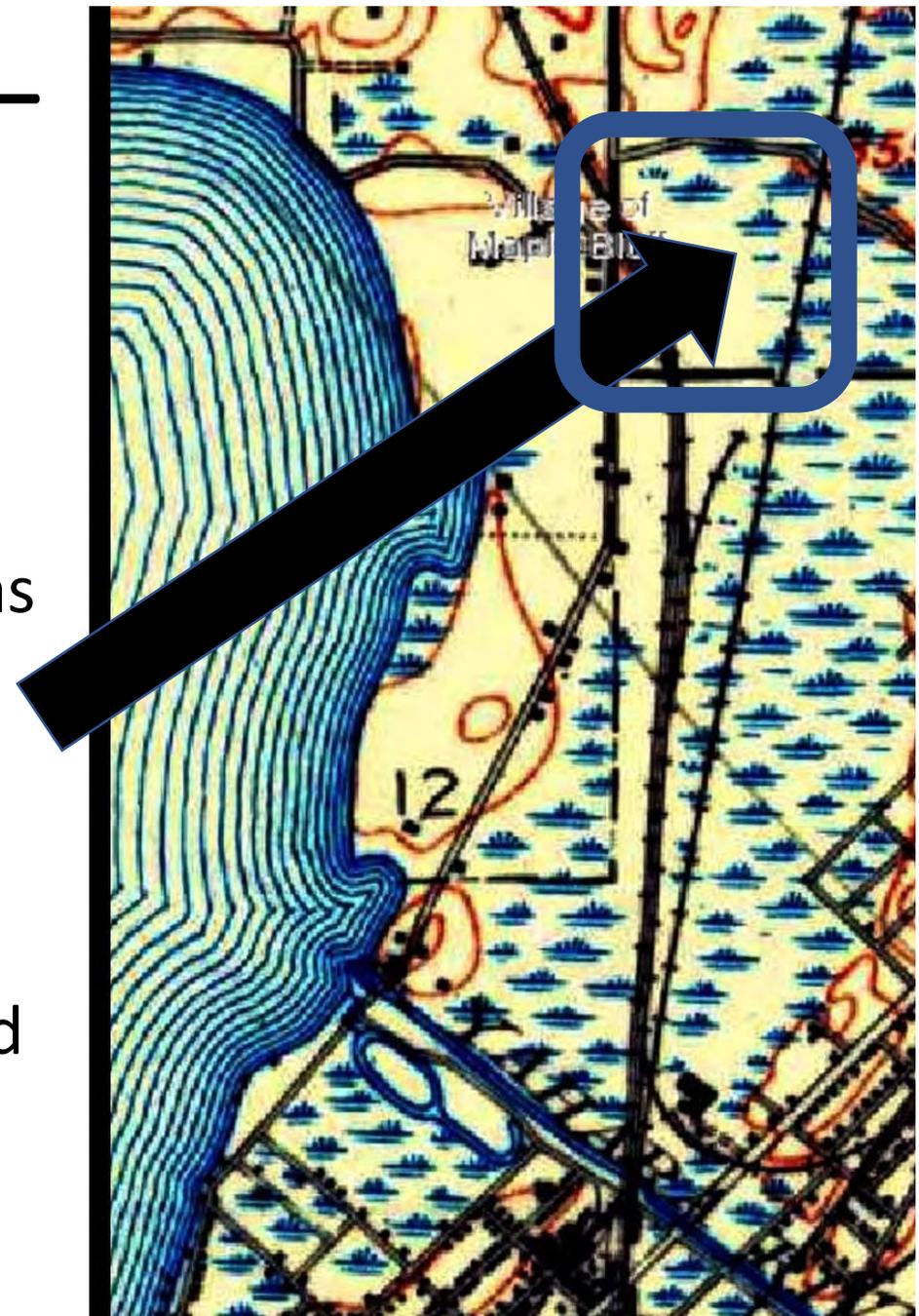


## **Hartmeyer Natural Area Invites You!**

***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



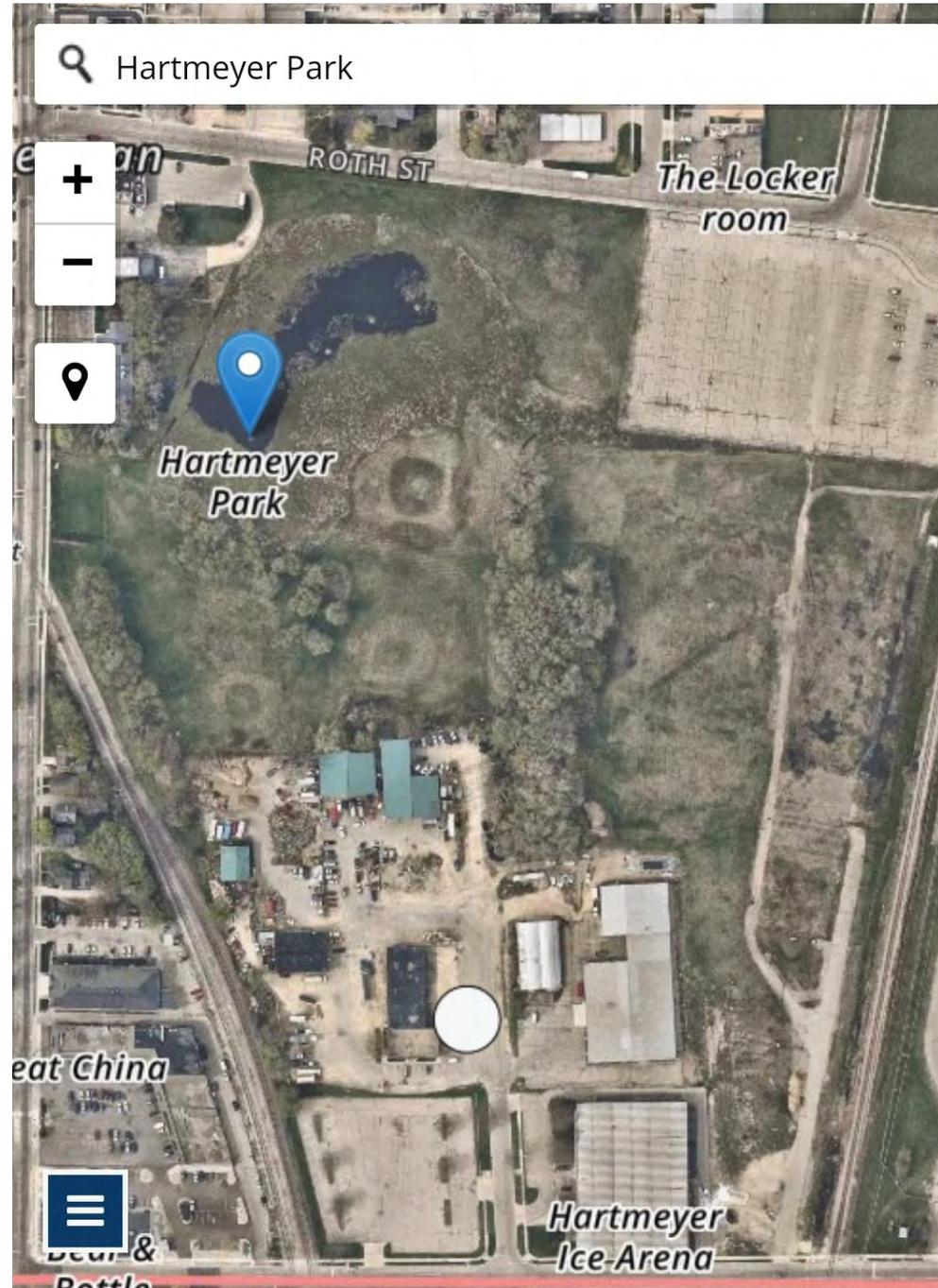
# OWNERSHIP HISTORY –

- 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



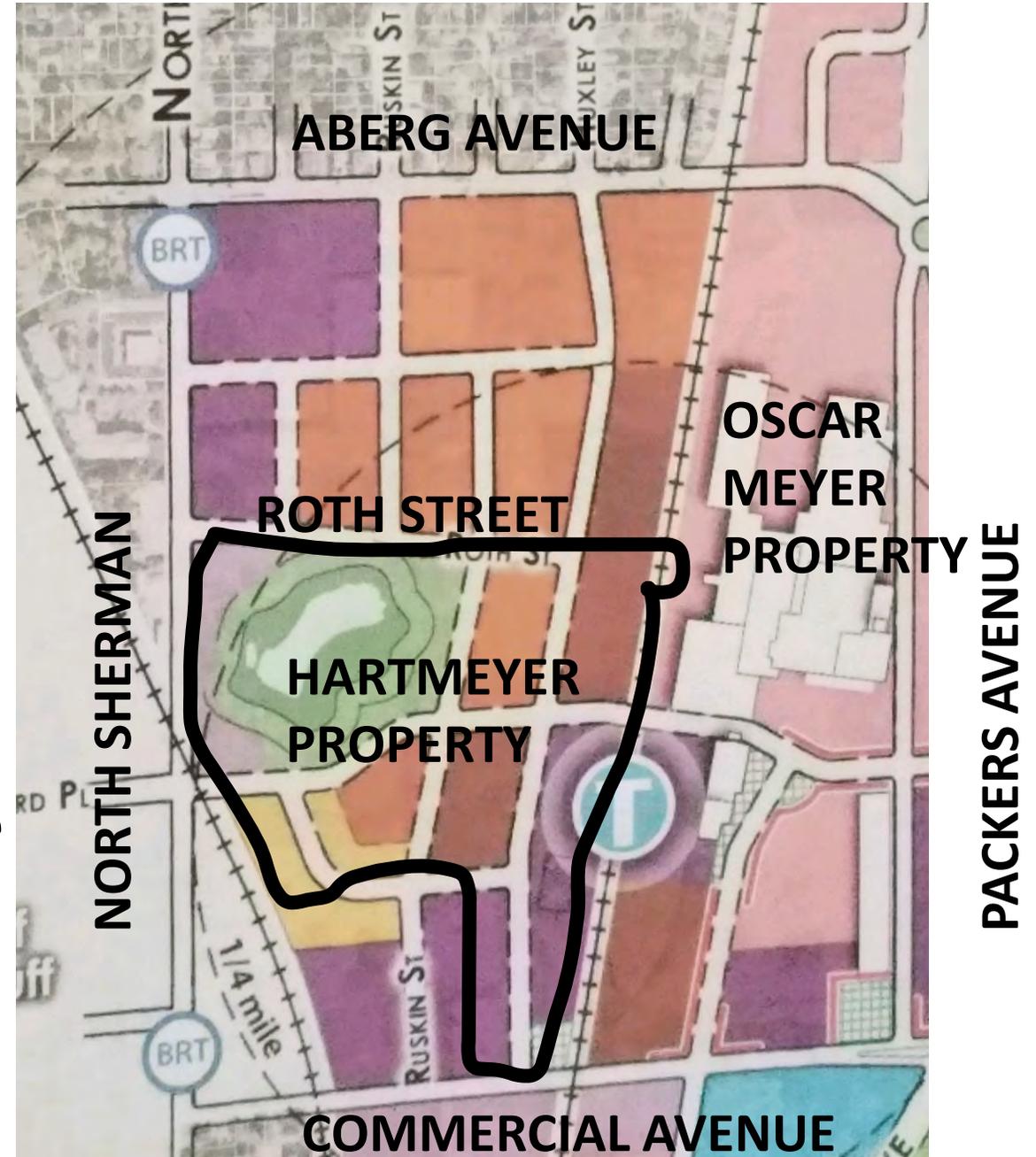
# CURRENT OPPORTUNITY –

- 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



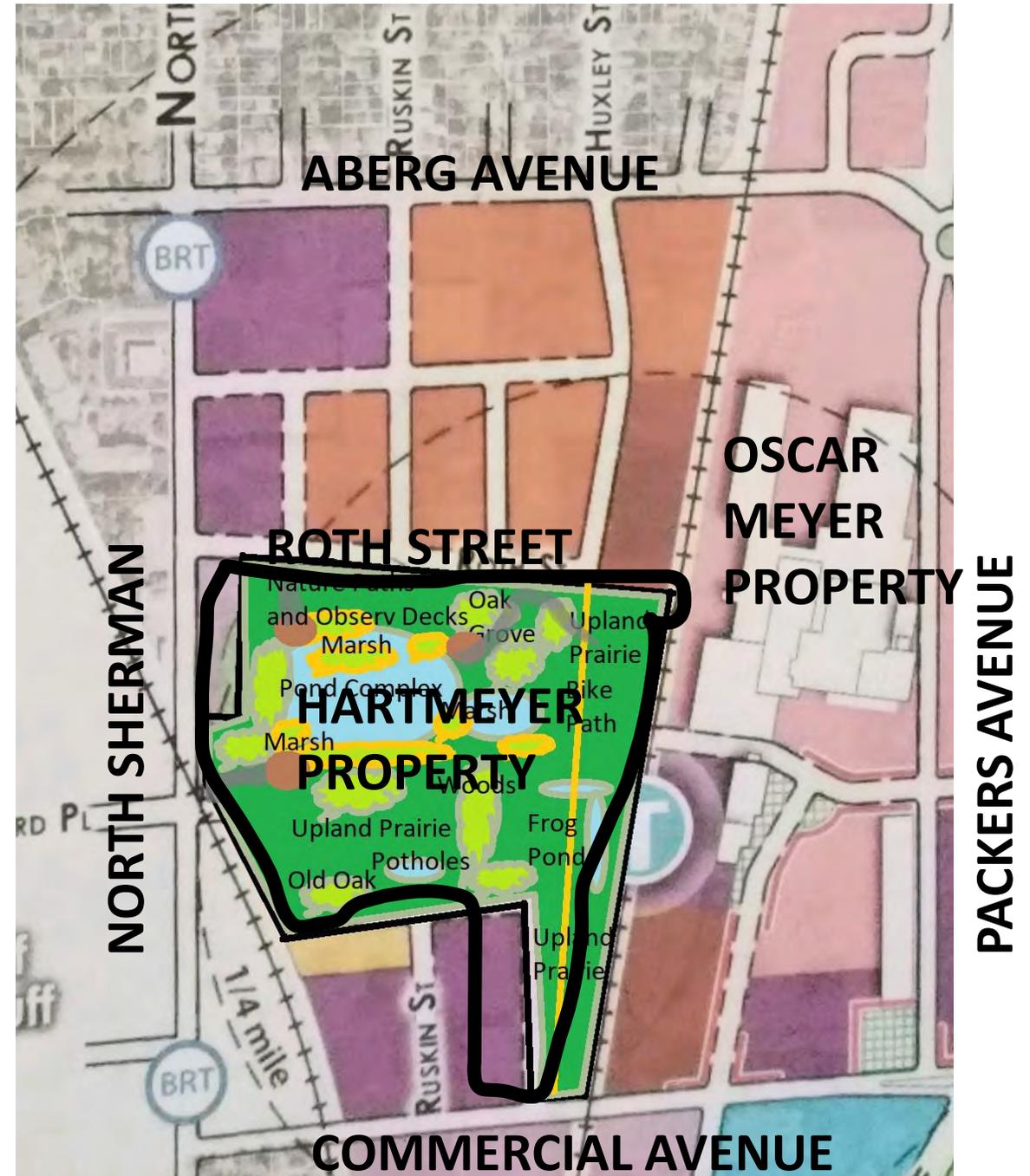
# CITY PLANNING VISION –

- 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.



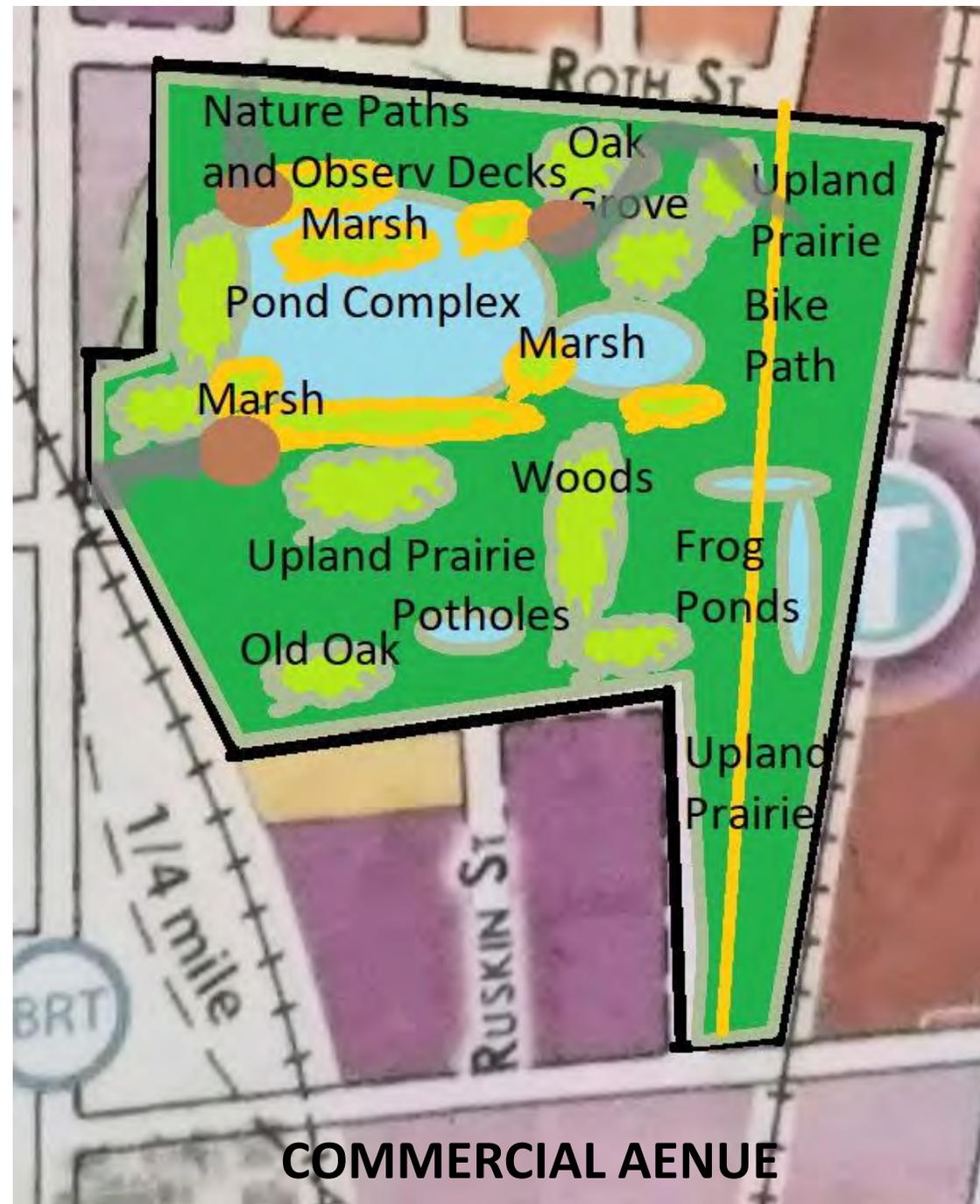
# HARTMEYER NATURAL AREA PARK VISION –

- 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



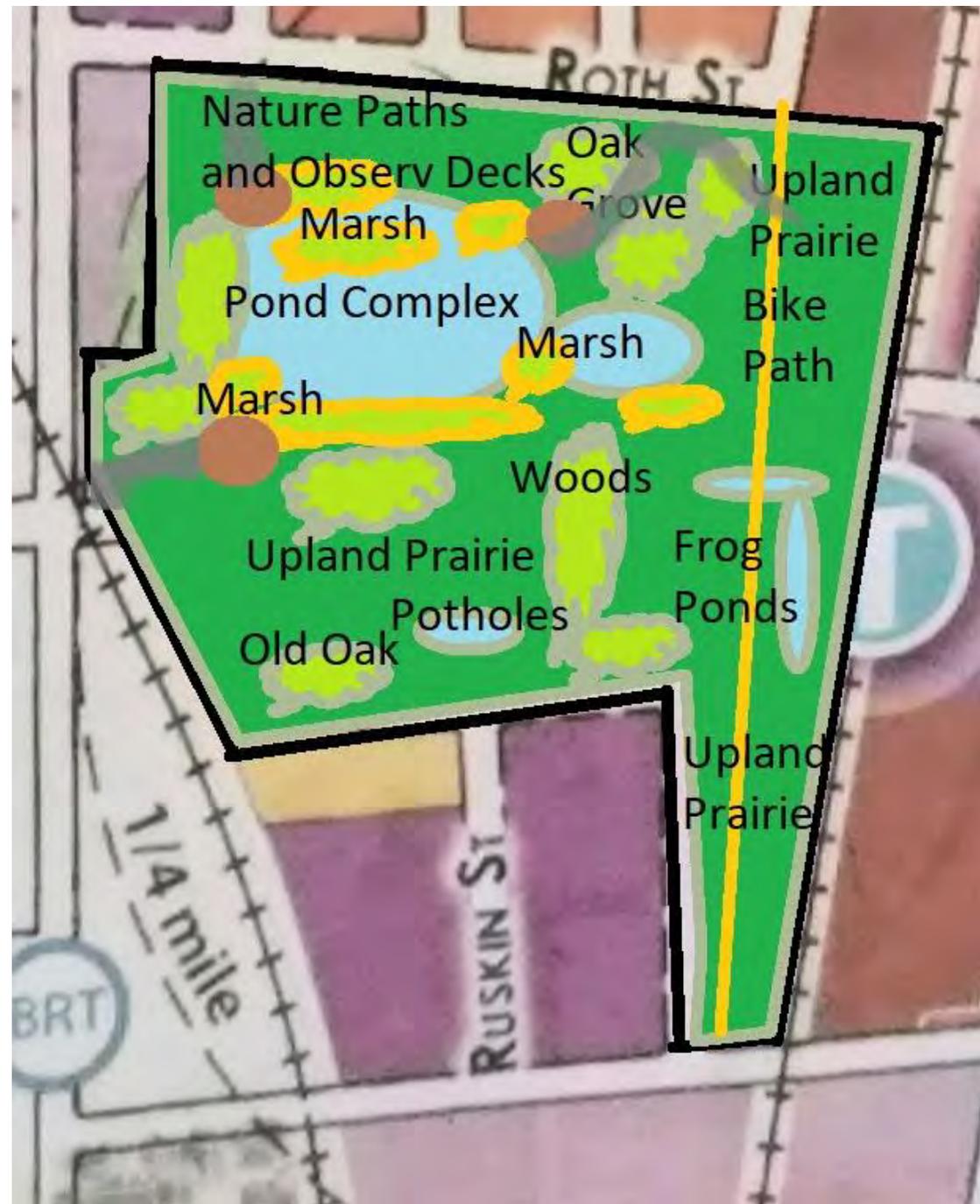
# Hartmeyer Park Ecological Benefits

- 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](mailto:allalders@cityofmadison.com) to let Madison Alders know you support Option C – Conservation and Saving Hartmeyer Natural Area!
- Email [ledell.zellers@gmail.com](mailto: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](mailto:fhna.ginny@gmail.com) or [paul\\_noeldner@Hotmail.com](mailto: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 3<sup>rd</sup> 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](mailto: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.**

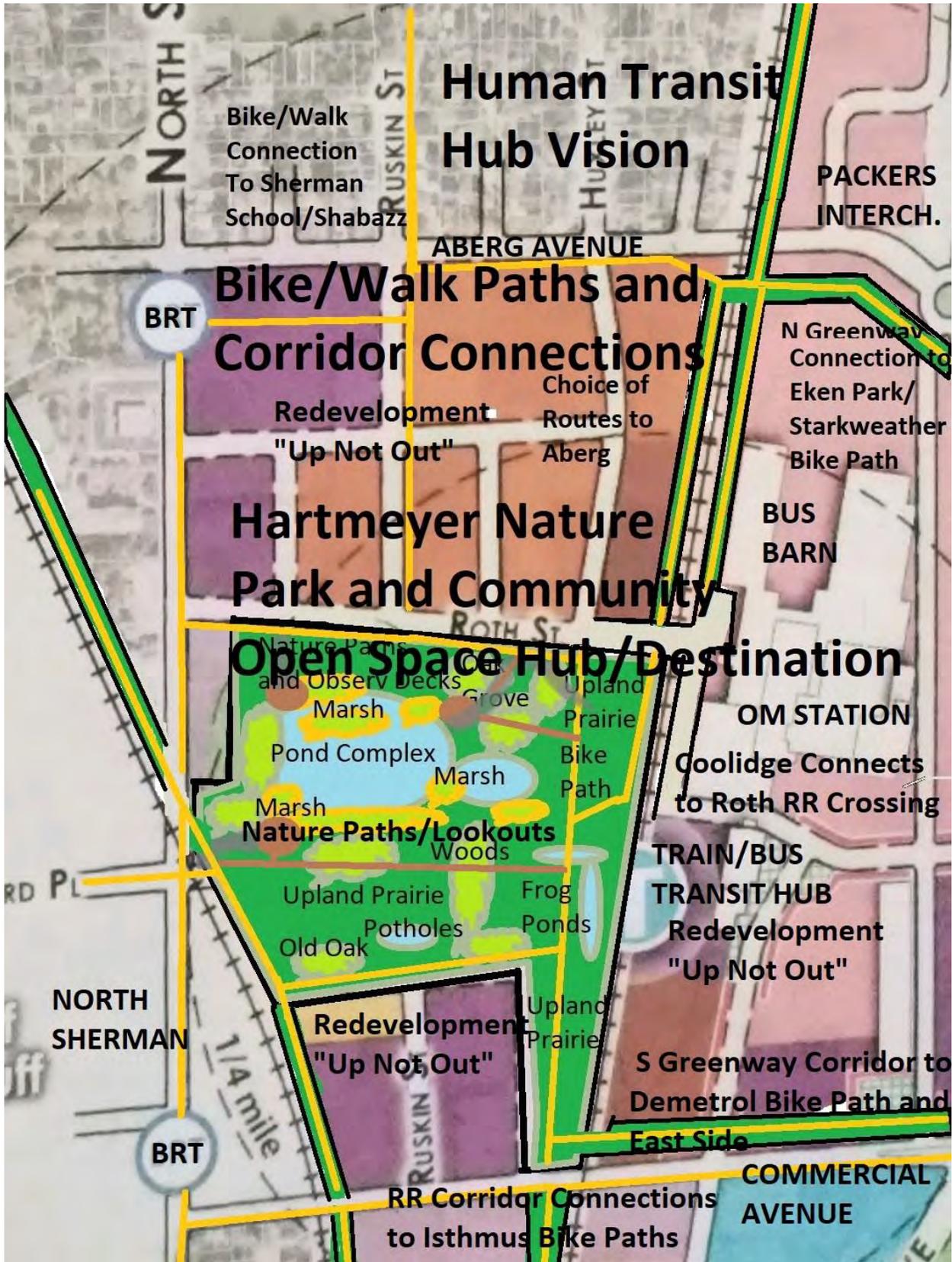
**Thank You for considering and honoring these valuable Historical and Environmental Assets of the Hartmeyer Natural Area!**

**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](mailto:jaydub45@att.net)>  
Sent: Monday, May 4, 2020 11:45 AM  
To: Stouder, Heather <[HStouder@cityofmadison.com](mailto: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](mailto:indira.ceylan@gmail.com)>

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

**To:** [twilson1986@gmail.com](mailto:twilson1986@gmail.com); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com); Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>; All Alders <[allalders@cityofmadison.com](mailto: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