

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

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

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

Sincerely,
Ledell Zellers

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

Hello,

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



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

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

FYI

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

Diana

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

Dear Mayor,

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

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

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

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

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

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

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

Thank you for your time.

Beth Sluys

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

Dan-

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

Heather

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

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

Dear Mr. McAuliffe,

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

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

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

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

Enhancing Recreation and Sustainability of Green Spaces

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

Enhancing the Gateway Corridor and Transportation

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

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

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

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

Encouraging Compact, Green Development

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

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

Minimizing Environmental Impacts

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

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

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

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

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

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

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

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

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

-

The Sherman Neighborhood

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

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

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

Dan-

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

Heather

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

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

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

Hello Northside Neighbors,

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

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

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

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

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

Thank you,

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

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

Thank you,

Beth Sluys

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

Please file for 2/10 PC

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

Sent from my HTC

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

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

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

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

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

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

Hello,

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

Sincerely,
Maggie Freespirit
2302 Coolidge Street

January 24, 2020

To the City of Madison Alders and Planning Council:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Maggie Freespirit, 2302 Coolidge Street

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

Dear Dan McAuliffe :

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

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

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



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

Thanks,
Harald.

Harald Kliems
6 N Allen St
Madison WI 53726

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

Please file for 2/10 PC.

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

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

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

Please file for 2/10 PC

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

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

Becky Leidner

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

Please file for 2/10 PC (Oscar Mayer)

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

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

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

Begin forwarded message:

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

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

Please help.
Sincerely
Marcia Geiger

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

Please file for 2/10 PC meeting.

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

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

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

Thanking you for your consideration.

Jo Ann Reckner
Sherman neighborhood
Madison WI 53704

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

Please file to share with PC on 2/10.

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

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

I believe it can:

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

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

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

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

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

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

Sincerely,
Jennifer Marie Kox
1230 Monica Lane
Madison, Wisconsin