

**From:** Robbie Webber <robbie@robbiewebber.org>  
**Sent:** Monday, June 29, 2020 12:30 PM  
**To:** Planning <planning@cityofmadison.com>  
**Cc:** ajstatz2@madison.k12.wi.us; bradley cantrell <bacantrell@charter.net>; Eric Sundquist <ewsundquist@gmail.com>; jshagenow@yahoo.com; Kathleen Spencer <klanespencer@uwalumni.com>; keetrasburn@gmail.com; Ledell Zellers <ledell.zellers@gmail.com>; Rummel, Marsha <district6@cityofmadison.com>; Lemmer, Lindsay <district3@cityofmadison.com>; nicole.solheim@gmail.com; Heck, Patrick <district2@cityofmadison.com>  
**Subject:** Oscar Meyer plan

Plan Commission members -

Tonight you will be considering the Oscar Meyer redevelopment plan, and I hope that you vote for the additional density that this area needs. It is on existing and planned transit lines -- and is close enough to the current East Transfer Point as to be extremely transit friendly. This is an area that desperately needs additional housing options, and the city in general needs more housing, especially housing that is bikeable, walkable, and transit-friendly.

I realize that there is a proposal convert a large section of the property into a new park. But this would come at the cost of transit-friendly housing. The Parks Department has stated that not only is this area not lacking in park space, but they do not wish to place a new park in this location beyond what was in the original plan. However, as a compromise, they have agreed to expand the park area somewhat beyond the original plan while still keeping adequate housing in the area.

Please note in favor of this compromise plan. We need the housing in a transit-rich environment. Any lost housing would simply be pushed to other areas -- possibly productive farmland in an area that has fewer transportation options. This would result in an overall loss of both open space and sustainability for the city as a whole.

Thank you for your consideration of this matter.

Robbie Webber

Transportation geek

All opinions are my own, and not necessarily those of any group or organization with which I am affiliated.

Founding member, [Madison Bikes](#)

*...where anyone can ride a bicycle conveniently and comfortably to any place year round.*

[MadisonBikes.org](#)

Follow Madison Bikes on [Facebook](#)

---

**From:** Kester, Dolores <dakester@sbcglobal.net>  
**Sent:** Monday, June 29, 2020 12:07 PM  
**To:** Planning <planning@cityofmadison.com>; Andrew Statz <ajstatz2@madison.k12.wi.us>; Brad Cantrell <bacantrell@charter.net>; Eric Sundquist <erics@cow.s.org>; Jason S. Hagenow <jshagenow@yahoo.com>; Kathleen Spencer <klanespencer@uwalumni.com>; Keetra Burnette <keetraburn@gmail.com>; Ledell Zellers <ledell.zellers@gmail.com>; Lemmer, Lindsay <district3@cityofmadison.com>; Rummel, Marsha <district6@cityofmadison.com>; Nicole

Solheim <nicole.solheim@gmail.com>; Heck, Patrick <district2@cityofmadison.com>

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

**Subject:** FW: Plan Commission 6-29-20 Agenda Item #3 : letter opposing the Oscar Mayer Special Area Plan (OMSAP)

Greetings to Members of the Plan Commission:

My family has lived on Winchester Street since 1982, a few blocks north of Aberg Avenue which is the northern-most street covered by the Oscar Mayer Special Area Plan (hereafter, OMSAP) at N Sherman Avenue. This is the Sherman Neighborhood, whose boundaries include most of the OMSAP area. We are a friendly and very mixed neighborhood—mathematicians and poets, multiracial, with diverse genders, some well off and some just getting by, dog friendly, pollinator friendly, multicultural, pragmatists and dreamers--all of which makes it a very interesting and neighborly place to live.

Everyone near the old Oscar Mayer location knows, though, that there can be water in the basement, unpleasant vapors wafting in through sewer lines, unexplained deaths of younger women from leukemia and related illnesses, bad air, water that leaves calcified black residue in your toilet bowl (less now than before Well 7 was rebuilt), noisy airplanes—it goes with the flow of our daily lives.

#### Industrial contamination on the OMSAP site

People do not usually think about any of this in specific connection with the OMSAP area's subsurface contamination--a century of accumulated industrial chemical waste and residue from operations of Oscar Mayer and other industries. See this report just completed this month by Midwest Environmental Advocates, which summarizes thousands of pages of public sources about testing data for this contamination, and provides a map for its known locations:

[https://drive.google.com/file/d/1PWYyqQ85zmXs1aCOM6wo4dNrclhniu\\_h/view?usp=sharing/](https://drive.google.com/file/d/1PWYyqQ85zmXs1aCOM6wo4dNrclhniu_h/view?usp=sharing/).

Here is the link to the Map:

<https://www.google.com/maps/d/drive?state=%7B%22ids%22%3A%5B%221pofUPrHHQtKW1WJbB7InDq1HBNZjdghq%22%5D%2C%22action%22%3A%22open%22%2C%22userId%22%3A%22110461747828319937332%22%7D&usp=sharing/>.

Untested areas of contamination are obviously not included in this report—in plumes, in groundwater, in much of the soil, in storm drains, in stormwater, etc.

Is there a connection between this contamination and our Sherman Neighborhood? No one knows for sure because testing has not been carried out.

Are there plumes of contamination being drawn daily toward well 7 at Schlimgen Avenue and N Packers Avenue, which since being rebuilt has a new and stronger pump? No one knows. Existing plumes have not been tracked.

## Air pollution

Air pollution in the OMSAP area will greatly increase in the next few years. One source of added air pollution will be the F-35s when they come to Truax. The Air Force's Environmental Impact Statement (EIS) summarizing the impacts of bringing these F-35s to Madison says that greenhouse gases, measured in carbon dioxide equivalents (CO<sub>2</sub>e), are expected to jump from 9,263 tons per year to 21,741, an increase of 135%. The EIS says, "The annual airfield CO<sub>2</sub>e emissions would increase by approximately 12,478 tons or 135 percent. This is equivalent to adding an additional 2,438 passenger vehicles onto roads, driving 11,500 miles per year on average." (See EIS-WI, pp. 51 to 52.)

Also, the diesel buses that Metro plans to use on the Northside of Madison will increase air pollution in this area. Whatever city staff may say about electric buses, there will be over 285 diesel buses at the future Metro site in the OMSAP area in the foreseeable future. City Planning, Metro, and MG&E propose to relocate many transportation and utility operations to the OMSAP area. MG&E will bring diesel truck traffic from MG&E fleet trucks.

Meanwhile, whatever part of the Reich-Rabin-Meyer consortium that currently owns the northern portion of the old Oscar Mayer premises is busily pursuing a "vapor extraction" method to expel the trichloroethylene (TCE) vapors from Warehouse 43 which overlies the old Oscar Mayer "Spice Room," attempting remediation of a century of chemical contamination, in anticipation of a lucrative sale of these premises to Madison Metro for use as a "bus barn." (See, link to map of contamination, above in this email.)

This is like a vacuum cleaner sucking up bad fumes and out-gassing them to the general ambient air of the Northside of Madison for as long as it takes. Thus TCE fumes are added to the mix of other bad pollutants in the Aberg Avenue areas for the foreseeable future.

In addition to other impacts on everyone's health and safety, an important study just this month found that air pollution is tied to pregnancy risks, affecting Black Mothers Most:

<https://www.nytimes.com/2020/06/18/climate/climate-change-pregnancy-study.html?smid=em-share/>.

In short, this OMSAP encourages extensive new development of multistory housing and office space and other businesses in these areas—most intended to be "affordable" i.e. low income, and to provide jobs to economically disadvantaged families, including many people of color. The city calls this "equity." With all the old contamination and new air pollution in this area, is this equitable?

## Need for Greenspace and Proposal for 30 acre wetlands area

The only greenspace available in this large OMSAP area is the Hartmeyer wetlands area, to which so far the city has added a few areas, but otherwise

has turned a cold shoulder to the complete 31 acres of wetland and upland needed for a viable wetland ecosystem. Greenspace particularly for children needs to be close to where they live. Are City Planners not aware of the health benefits of adequate greenspace, particularly for the children who may be living in the new housing proposed in this Plan? Do they care?

Quoting from Richard Louv's book, *Last Child in the Woods*:

"For children, nature comes in many forms. A newborn calf; a pet that lives and dies; a worn path through the woods; a fort nested in stinging nettles; a damp, mysterious edge of a vacant lot—whatever shape nature takes, it offers each child an older, larger world separate from parents. Unlike television, nature does not steal time; it amplifies it. Nature offers healing for a child living in a destructive family or neighborhood. It serves as a blank slate upon which a child draws and reinterprets the culture's fantasies. Nature inspires creativity in a child by demanding visualization and the full use of the senses. Given a chance, a child will bring the confusion of the world to the woods, wash it in the creek, turn it over to see what lives on the unseen side of that confusion. Nature can frighten a child, too, and this fright serves a purpose. In nature, a child finds freedom, fantasy, and privacy: a place distant from the adult world, a separate peace." — Richard Louv, *Last Child in the Woods: Saving Our Children from Nature Deficit Disorder*, Algonquin Books, 2008, p. 7.

See, <http://thiswaytonature.com/>.

### The need for equity

Is it equitable to place people most in need of jobs and housing in precisely some of the most contaminated and polluted areas on the Northside (possibly the most contaminated area in Dane County), and without adequate greenspace close by? (Much of the contamination remains untested and therefore undefined in scope and dimension.)

Arguably, this is not responsible. Nor is it just, environmentally or otherwise.

Please vote down this OMSAP until and unless it adequately addresses these issues, for our entire neighborhood including all our new neighbors who may live or work in any redeveloped OMSAP area.

For further background, I have also attached comments made about other aspects of OMSAP for the Transportation Planning and Policy Board (TPPB) on May 4, 2020, and for the Housing Strategy Committee on June 25, 2020.

Respectfully,

Dolores Kester

1818 Winchester Street

Madison, WI 53704

Email: [dakester@sbcglobal.net](mailto:dakester@sbcglobal.net)

Tel. 608-249-1218



Aldermanic District 12  
Member, Board of Directors, Wild Warner  
Member, Board of Directors, Sherman Neighborhood Association  
Member, Board of Directors, Historic Madison

---

**From:** Sara Gill <stretcho2310@gmail.com>  
**Sent:** Monday, June 29, 2020 11:45 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Fwd: Traffic concerns

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

From: **Sara Gill** <[stretcho2310@gmail.com](mailto:stretcho2310@gmail.com)>  
Date: Mon, Jun 29, 2020 at 11:44 AM  
Subject: Traffic concerns  
To: <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>

My name is Sara Gill and I have lived on Coolidge Street for 18 years. I am extremely concerned about the proposal to make Coolidge Street open to Packers Avenue. I have attended meetings and feel that the city truly does not realize the amount of traffic and speeding already occurring on a daily basis. This has become a safety issue especially when taking into account that we have Eken Park right there. People utilize the park regularly (except obviously during the time of COVID) and I fear that lives will be put in danger. There is also a very well used baseball park that has already created increased traffic and speed from those parents bringing their children to play ball even with speed bumps. Please PREVENT ANY TRAFFIC INTO OR OUT OF EKEN PARK AT THAT INTERSECTION EXCEPT FOR PEDESTRIANS AND BICYCLES. Thank you for taking the time to seriously take this into consideration.

Sincerely, Sara L.Gill

---

From: Iris Hengst <irishengst@charter.net>  
Sent: Monday, June 29, 2020 11:40 AM  
To: Planning <planning@cityofmadison.com>  
Subject: preserve all 30acres valuable Hartmeyer wetland

Please Make and Support a Motion to Amend OMSAP to Save All 30 Acres as a Nature Park and Community Open Space to Best Meet Madison's Future Social Justice and Ecological Needs, in recognition of strong Aler and Neighborhood support"

**From:** Joan A Bell-Kaul <joan.bellkaul@wisc.edu>  
**Sent:** Monday, June 29, 2020 10:36 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** FW: NEED TO AMEND OMSAP (as it stands) to include OPTION C:

**PROPOSAL: To amend OMSAP to include option C: to save ALL 30 acres of the Hartmeyer Natural Area as a Conservancy/Nature park**

**REASONS:** In the face of rapidly accelerating CLIMATE CHANGE and the current extremes of weather affecting the city of Madison, we need to think in terms of our **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. Consider that this hostile climate phenomena shouts the need to **conserve** the existing open, natural wetland habitat for the wildlife that seeks refuge and makes their home in the city of Madison. **Not least**, consider the reality of the *ever-increasing sources of pollution* that are afflicting our *lakes*. Those existing wetland “filters” are vital for those lakes to *maintain a reasonable quality of use* for our beaches and for the quality (and even the continued existence) of the still-abundant fish that are caught in them and prized by so many anglers, many of whom come here from many other areas in Wisconsin—and also from Illinois-- to harvest them.

**RESULT: Establishing a full-30 acre natural conservancy would be a unique and laudable achievement-- showing ACTUAL, 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:** helen@klebesadel.com <helen@klebesadel.com>  
**Sent:** Monday, June 29, 2020 10:35 AM  
**To:** Planning <planning@cityofmadison.com>; All Alders <allalders@cityofmadison.com>; fhna.ginny@gmail.com  
**Subject:** Save All 30 Acres!

Dear local Madison leaders,

Please consider doing more than the minimum. Give a gift to our future.

Out of roughly 500 acres the current City Oscar Mayer area OMSAP plan only saves a legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem that has nesting cranes and many other species.

Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland!

Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

Thank you,

Helen Klebesadel  
[helen@klebesadel.com](mailto:helen@klebesadel.com)

---

**From:** Harald Kliems <kliems@gmail.com>  
**Sent:** Monday, June 29, 2020 10:22 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Public comment item 3 (Legistar 59745)

Dear Members of the Plan Commission:

I had sent below comments to the Sustainable Madison Committee for their last meeting, but it seems like they didn't make it into Legistar for your meeting tonight.

I urge you to approve the Oscar Mayer Special Area plan without reducing the number of housing units.

Thank you,  
Harald Kliems  
6 N Allen St, Madison, WI 53726

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

**From:** Harald Kliems <kliems@gmail.com>  
**Date:** Tue, Jun 23, 2020 at 3:59 PM  
**Subject:** Sustainability needs housing density (item 5, Oscar Mayer)  
**To:** <[SMC@cityofmadison.com](mailto:SMC@cityofmadison.com)>

Dear Members of the Sustainable Madison Committee:

I want to provide input on item 5 (Legistar 59745) on today's agenda. Apologies for the late email.

I support the Oscar Mayer Special Area Plan as proposed and have grave concerns about an amendment that would expand parkland at the expense of housing units. The Oscar Mayer area provides us with a unique opportunity to create residential density near to employment and our downtown. It may be tempting to square more park with more sustainability, but if we keep constraining the housing options in our city's most accessible areas, we drive development to and beyond the edges, resulting in more vehicle miles traveled, sprawl, and increased climate gas emissions. Please approve the plan without amendments that will reduce the number of housing units. Madison needs housing, and it needs it in close-in, urban neighborhoods.

Thank you for your consideration,

Harald Kliems  
6 N Allen St, Madison, WI 53726

---

**From:** Betsy Tuttle <betsytuttle2000@yahoo.com>  
**Sent:** Monday, June 29, 2020 10:22 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Hartmeyer Park

I support the 30 acre Hartmeyer park. I oppose the 14 acre proposal.

Betsy Tuttle  
1817 Sheridan Dr  
Madison. 53704

---

From: Dorothy <dborchardt1@charter.net>  
Sent: Monday, June 29, 2020 10:19 AM  
To: Planning <planning@cityofmadison.com>  
Subject: Save the 30 acres

The proposal to save only the legal minimum wetlands in the OMSAP plan will destroy one of the few opportunities you have to save this natural area. All 30 acres need to be save as a Nature Park connected by bike and walk paths for neighborhoods to enjoy.

Thank you for your time and consideration.

Dorothy Borchardt

---

**From:** Randall Coloni <rcoloni@sbcglobal.net>  
**Sent:** Monday, June 29, 2020 9:40 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** North Madison Natural Area

There is a wonderful opportunity to save a natural area that will be truly important for the increasing population on that side of town. Out of roughly 500 acres the current City Oscar Mayer area OMSAP plan only saves a legal minimim wetland and 6 acres of upland habitat that is also supposed to serve as a public park; this would destroy this important natural area ecosystem that has nesting cranes and many other species. Please add a proposed **400 units of new affordable housing as part of 2300 new housing units** in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and an increasing population in that area.

Thomas Running  
2634 E Johnson St Madison

Comments on OMSAC before Plan Commission: as interests may appear.

First, I am very excited overall by the proposed development.

I have comments on three different parts of the proposal, The Hartmeyer wetlands, Coolidge Ave crossing of Packers Ave, and railroad alterations.

1. Hartmeyer wetlands. This is a once-in-a-lifetime opportunity to save all 31 acres of an infill wetland, for stormwater mitigation, and wildlife preservation. Please save all 31 acres intact.
2. Coolidge Ave extension across Packers Ave. There are numerous drawbacks to this proposed intersection. Coolidge Ave east of Packers Ave has no ability to handle any increase in traffic. It is a very narrow, residential street. Controlled intersections at Aberg Ave 690 feet to the north, and Commercial Ave 850 feet to the south are far more capable of handling through traffic to OM.
3. Railroad alterations along the CP Rail corridor. Railroad design and safety is my area of professional expertise. I have 32 years experience at the State Railroad Commission, and independent consulting. Plans show two new street crossings of the CP Rail tracks, at Roth St and at a new section of Coolidge St, both west of the OM facility. The plan also shows a bike path along the rail corridor. None of these three projects can be done unilaterally. The state Office of the Commissioner of Railroads is a quasi-judicial agency with the sole authority to establish new public crossings. This is done through a public administrative law hearing. The railroad will almost always vigorously oppose such new crossings. The issue of train horn mitigation at new crossings is also not addressed. The third issue is a proposed bike path along the railroad right of way that would be on the railroad private property. It is very unusual for a railroad to allow that. In Madison there have been some bike paths on railroad rights of way, but they have been on Wisconsin and Southern corridors, which are jointly owned by the railroad and the State of Wisconsin. To simply assume that any of these three railroad projects could happen is not reasonable, given precedent. A more reasonable bike route is along Oscar Ave.

---

**From:** mary johnston <meneuburger@gmail.com>  
**Sent:** Monday, June 29, 2020 8:31 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** OMSAP

Agenda Item 3 -- Rather than preserving a mere 6 acres of the historic wetland area in the OMSAP area, I agree with the Sustainability Committee's recommendation to keep all 30 acres as a Nature Park and Shared Community Space. I understand the need to develop the roughly 500 acre area for residential and commercial development and support the concept of building our city "up" rather than "out". I also believe it's vital to preserve the beautiful natural area to offset that development and assure that Madison maintains support for natural environments and green space especially when they include planned access by bike and walking paths. Therefore I **OPPOSE** the current OMSAP and **SUPPORT** saving the entire 30 acres as a Nature Park and Shared Community Space. Thank you for your consideration. Mary Johnston, long time Northside resident.

---

**From:** [jimmand@charter.net](mailto:jimmand@charter.net) <[jimmand@charter.net](mailto:jimmand@charter.net)>  
**Sent:** Sunday, June 28, 2020 5:34 PM  
**To:** Abbas, Syed  
**Subject:** [D12] Planning Commission meeting - Agenda Item 3

**Recipient:** District 12, Syed Abbas

**Name:** James F Mand

**Address:** 49 Golf Course Rd - Unit C, Madison, WI 53704

**Email:** [jimmand@charter.net](mailto:jimmand@charter.net)

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

**Message:**

I OPPOSE the OMSAP plan and SUPPORT Saving All 30 Acres.

Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

I have lived on the Northside for 30 years. Worked for 42 years until retirement, on Pennsylvania Avenue just down from the Oscar Mayer site and Hartmeyer land.

Have worked on restoration projects with the Friends of Cherokee Marsh since retirement. Studied Biology, Conservation & Ecology at WSU-Oshkosh.

The Hartmeyer land, the Oscar Mayer site and environs used to be all wetland before development began. Since Oscar Mayer shutdown, the area is gradually reverting back to its natural state.

The remnant wetland is actually expanding since the OM wells stopped pumping and were shutdown.

Any construction in this area could not have underground parking. Basements would be prone to flooding.

There is currently a diverse population of birds nesting bluebirds and an osprey pair, many insects, butterflies, dragonflies, amphibians.

An entire interdependent ecosystem this includes the upland areas surrounding the open wetland.

PLEASE preserve all 30 acres.

Thank you.



---

**From:** Kevin Monroe <monrka@gmail.com>  
**Sent:** Monday, June 29, 2020 8:03 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Hartmeyer Natural Area

Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

Thanks,  
Kevin

---

**From:** chet hermansen <chetherm@hotmail.com>  
**Sent:** Monday, June 29, 2020 7:11 AM  
**To:** Planning <planning@cityofmadison.com>; ajstatz2@madison.k12.wi.us; bacantrell@charter.net; erics@cow.s.org; jshagenow@yahoo.com; klanespenceer@uwalumni.com; keetrasburn@gmail.com; ledell.zeller@gmail.com; Lemmer, Lindsay <district3@cityofmadison.com>; Rummel, Marsha <district6@cityofmadison.com>; nicole.solheim@gmail.com; Heck, Patrick <district2@cityofmadison.com>; All Alders <allalders@cityofmadison.com>  
**Subject:** I Register against the Bus Barn being located at the Oscar Mayer Site.

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

Taking a test is a challenge to us all.

I have been spending hours reading and talking to educate myself in regards to the Bus Barn coming to Oscar Mayer.

Students taking tests are known to cram to refresh their knowledge to do well.

If the information they study is filled with wrong information or the right answer is hidden from them, you can only imagine the results and the grade they receive.

I hope all of the Planning commission is doing their cramming to determine the correct answers to the test you are about to take. Some of my concerns are :

The inability to perform a Phase 2 study of the property before purchase. Big Red Flag.

The original plan showed no transportation hub.

The Hartmeyer Wet land will be forever lost to all the world. Save the whole 30 acres.

Aberg Ave will be congested to the point of traffic being stopped when 500 trips into a bus hub happen every day.

Some of the busses are scheduled to be 60 feet long. Lots bigger than the cars that were driven by Oscar Mayer employees. Already the residents of the Sherman Neighborhood are asking for flashing yellow pedestrian lights to cross Aberg Ave.

The Students of Sherman School will be more and more at risk with more Bus and truck traffic. All of those buses will have to stop at the Railroad tracks both on Aberg Ave and Sherman Ave.

More, much, much, more is written for you all to read.

Some you will find hard to believe. I did.

I do know that the development the City is planning will change the Northside forever. I don't think it will be changes for the better.

Include 300 more vehicles planned to arrive when M.G.E. builds their new facility. Pollution brought into our residential Neighborhood will be a 100 Year ulcer on our neighborhood. Maybe a forever ulcer.

I ask you to please do your own Cramming. I ask all of you to save the 30 acres for all of the residents of Madison.

Also please find a location away from our neighborhood to place the transportation hub. Please remember in all things you get what you pay for. Doing anything the cheapest way usually comes back as a mistake. Sometimes it ends up the most expensive. Bailing out the current owners of the Oscar Mayer property because it's the cheapest way in my mind is wrong for our great city. A Dane County Transportation Hub is needed to fulfill all our transportation needs.

The group that is not supporting the transformation of our Northside has asked a Billion questions and get few if any answers. I hope you all have the right answers.

The results of this test will make the Northside a forever failure or allow it to continue to be what the residents desire.

Thank You for reading. Chet Hermansen 1745 Boyd Ave. Madison ,Wi.

---

**From:** BONNIE J KALMBACH <bjkalmba@wisc.edu>

**Sent:** Monday, June 29, 2020 2:49 AM

**To:** Planning <planning@cityofmadison.com>

**Subject:** OPPOSE OMSAP PLAN

To the Planning commission,

I OPPOSE the OMSAP plan and SUPPORT Saving All 30 Acres.

Wetlands are a vitally important component of an ecosystem and we have so few left. They are important for water quality and wildlife habitat.

I have seen several species of waterfowl and other birds using this area as intense human usage of nearby bodies of water, our lakes, and the surrounding land areas, renders usage by other species next to impossible. As it is, it is a delightful area for children to learn about nature and provides a rare haven for plant, animal and birds species within our own northside neighborhood. Protection of this important little gem will make it even more complex and of interest to all those who value undisturbed nature.

Sincerely,

Bonnie J. Kalmbach

1610 N. Sherman Ave.

Madison WI 53704

---

**From:** HildyB <hildybee@gmail.com>

**Sent:** Sunday, June 28, 2020 11:53 PM

**To:** Planning <planning@cityofmadison.com>; Foster, Grant <district15@cityofmadison.com>

**Subject:** Hartmayer Natural Area

Please save all 30 acres of the Hartmayer Natural Area as part of the Oscar Mayer Special Area Plan. Please save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy. Too many wetlands have already been destroyed in Wisconsin, and the Wisconsin Wetland Association has the studies and research to show that wetlands are necessary to mitigate increasing rains due to climate change. The long ago building of the isthmus destroyed so many wetlands. Please do not destroy this last remaining urban Madison wetland.

Thank you!

Hildy Feen, 4313 Maher Ave., Madison WI

--

...Today should always be our most wonderful day. - Thomas Dreier

Remember that happiness is a way of travel, not a destination. - Roy Goodman

---

**From:** Martha Claassen <truecomp00@icloud.com>

**Sent:** Sunday, June 28, 2020 11:24 PM

**To:** Planning <planning@cityofmadison.com>

**Subject:** AGENDA ITEM # 3 Oscar Meyer SAP 6/29/20

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. I oppose the Oscar Meyer SAP as currently proposed.

Specifically, please require an amendment to the plan such that the small conservation park known as Hartmeyer Natural Area **INCLUDE ALL 30 ACRES**, not the 14 acre parkland currently proposed. **Acreege 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, ospreys, 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 city and would like to see it improved upon for future generations.**

Thank you,  
Martha Claassen  
416 Sidney St  
Madison, WI

---

**From:** Diane H <dianeharless@gmail.com>  
**Sent:** Sunday, June 28, 2020 11:05 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** OMSAP Please save our wetlands.

Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

This is a healthy choice for our residents and our Lakes. Saving this historic wetland, green space and natural area makes it a more livable city for our environment, neighbors and families outdoors exercising. Many of us enjoy walking and using our bike trails throughout this beautiful city and connecting these trails through nature make commuting to work a healthy opportunity as well.

Diane Harless

---

**From:** Tami Popp <tamipopp@yahoo.com>  
**Sent:** Sunday, June 28, 2020 9:57 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Save Hartmeyer Natural Area

Hello 🌻

Please consider preserving all 30 acres of this natural space! This can be real, inclusive asset to our community.

Thank you!

---

**From:** donna orr <magdor2@tds.net>  
**Sent:** Sunday, June 28, 2020 9:06 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Hartmeyer area

Please keep it in natural form. We have so little of that anymore/ Thank you Marcia Geiger

---

**From:** CAROL R BUELOW <crbuelow@wisc.edu>  
**Sent:** Sunday, June 28, 2020 9:04 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Save All 30 Acres

City of Madison Planning Commission,

Regarding Agenda Item #3, June 29 Meeting,

I am writing to register my opposition to the Oscar Mayer Strategic Area Plan. I don't think the Hartmeyer wetland area should be used to build housing. The entire 30 acre Hartmeyer parcel should be saved as an

open space Nature Park, accessible to nearby neighborhoods. Building almost 400 housing units on that parcel, leaving just the "pond" portion undeveloped will result in severe degradation and loss of habitat for the diverse wildlife that use that area. It is a remnant of what was a larger wetland, and has come back as a wetland in recent years after being drained and used for farming. It is home to many bird species, and contains large stands of milkweed, vital to Monarch butterflies. Furthermore, in times of frequent heavy rain events, it makes no sense to destroy an urban wetland that can absorb and help infiltrate stormwater runoff.

Sincerely,  
Carol Buelow  
4206 Doncaster Dr  
Madison wi 53711

---

**From:** Richard Meier <rmeier@carthage.edu>  
**Sent:** Sunday, June 28, 2020 6:53 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** OMSAP plan

Dear Planners,

As a homeowner, educator, parent, and community member, I support affordable housing and the green space that supports healthy lives and world.

Out of roughly 500 acres the OMSAP plan only saves the legal minimim wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

Sincerely,  
Prof. Richard Meier  
Carthage College  
1610 Rutledge St  
Madison, WI 53704

---

**From:** JM Keane <jmkeaneus@gmail.com>  
**Sent:** Sunday, June 28, 2020 6:20 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Save All 30 Acres OR MORE!

City Planning Leaders:

I am writing to urge you to save as much nature, as much wetlands, as much rugged habitat as possible for the Hartmeyer Natural Area. As a Northside resident, I walk by this site nearly every day. I regularly see a family of sandhill cranes -- two adults with two little ones. Please maintain the wilderness of this site, for many generations to come.

I think it would also be good use of this location to add the proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, NOT IN THE WETLAND. Save this last historic wetland gem and open green space as a Nature Park and Shared Community Open Space connected by bike and walk paths.

This is an epic opportunity to create balance, harmony, and peace between humanity and our environment, between quick payoffs and long-term investment, between privilege and opportunity itself.

As our representatives, I encourage you: please open your hearts and decide wisely.

Most sincerely,  
Joanne Keane  
3401 N Sherman Avenue

---

**From:** Peggy ROSIN <peggy.rosin@wisc.edu>  
**Sent:** Sunday, June 28, 2020 6:01 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** OMSAP Comment June 29th

June 28, 2020

Plan Commission  
Re: Adopting the Oscar Mayer Special Area Plan (OMSAP) as a Supplement to the City of Madison Comprehensive Plan. Item 59745

Dear Plan Commission:

Thank you for your efforts on behalf of Madison. The OMSAP mostly aligns with the Comprehensive Madison 2020 Plan making it attract to approve. However, there are two issues in need of continued discussion before such an approval.

1. The Hartmeyer Natural Area

I support increasing urban density vs. sprawl into our surrounding farmlands and green spaces around Madison. I know there are 70,000 more residents predicted to live in Madison by 2040. So, Madison needs housing and especially affordable housing. The OMSAP increases housing with an eye toward constructing building with affordable units. Four of these buildings abut the Hartmeyer Natural Area. This is controversial as evidenced by the numerous public comments from groups, association and individuals advocating for preservation of 30 vs. 14 acres for the wetlands. Researching this issue led me to support preserving the 30 acres of wetlands. Mr. Dan McAuliffe of city planning says that we don't need more park than what's proposed in the OMSAP. However, the Hartmeyer Natural Area is not just a "park" but an existing wetlands. Dr. **Richard Beilfuss, a hydrologist and fellow with the UW-Madison Nelson Institute for Environmental Studies**, favors of preserving the 30 acres. Calling it is "an impressive urban wetland in a surprisingly tight space," with value for both wildlife and stormwater absorption.

I support the OMSAP incorporating affordable housing but am concerned about this housing being in a contaminated area from 100 years of Oscar Mayer waste and the potential seepage of contaminants and water into the units close to the wetlands. Expanding the Hartmeyer Natural Area to 30 acres may allow a buffer. Is there a way for the planners and developers to find another location for this housing or to build up rather than out away from the wetlands?

The Planning Division Staff stated that "NR 700 offers a robust and comprehensive process for guiding the redevelopment of brownfields from contaminated wastelands into new commercial and residential properties."



Therefore, the Staff supports the amendment related to ensuring properties are evaluated and remediated to minimize human exposure and potential adverse health risks associated with unmitigated contamination. I trust Staff description of this process but have concern that the OMSAP places at-risk low income people in an area where the level and type of contaminants have not been thoroughly assessed.

## 2. Coolidge Street

I support the use of the Coolidge and Packers intersection to be used for bike and pedestrian passage only with no cut-through traffic. Opening Coolidge for traffic from Packers seems detrimental to the neighborhood and safety, without much benefit to moving traffic.

In appreciation,  
Peggy Rosin  
1515 Vilas Avenue

---

From: Janet Battista <janet.r.battista@gmail.com>  
Sent: Sunday, June 28, 2020 5:51 PM  
To: Planning <planning@cityofmadison.com>  
Cc: Mayor <Mayor@cityofmadison.com>  
Subject: Oscar Mayer Special Area Plan: Agenda Item #3

To City of Madison Plan Commission Members:

I am a retired DNR hydrogeologist and longtime northside resident. I support any and all measures necessary to protect all 30 acres of the Hartmeyer Natural Area from development. Many sound arguments have been advanced to protect these acres, and few arguments of substance have come forward to destroy large portions of the existing acreage. Therefore I implore you to oppose the Oscar Mayer Special Area Plan proposal that is before you on Monday, June 29, 2020.

Janet Battista

154 Kensington Drive  
Maple Bluff, Wisconsin 53704

---

**From:** Jim Mand <jimmand@charter.net>  
**Sent:** Sunday, June 28, 2020 5:25 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Hartmeyer Natural Area / Save all 30 acres

June 29 Planning Commission meeting - Agenda Item 3.

I OPPOSE the OMSAP plan and SUPPORT Saving All 30 Acres.

Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

I have lived on the Northside for 30 years. Worked for 42 years until retirement, on Pennsylvania Avenue just down from the Oscar Mayer site and Hartmeyer land.  
Have worked on restoration projects with the Friends of Cherokee Marsh since retirement. Studied Biology, Conservation & Ecology at WSU-Oshkosh.

The Hartmeyer land, the Oscar Mayer site and environs used to be all wetland before development began. Since Oscar Mayer shutdown, the area is gradually reverting back to it's natural state.  
The remnant wetland is actually expanding since the OM wells stopped pumping and were shutdown.  
Any construction in this area could not have underground parking. Basements would be prone to flooding.

There is currently a diverse population of birds (nesting bluebirds and an osprey pair), many insects, butterflies, dragonflies, amphibians.  
An entire interdependent ecosystem (this includes the upland areas surrounding the open wetland).

PLEASE preserve all 30 acres.  
Thank you.

James F. Mand  
49C Golf Course Rd.  
Madison, WI 53704

---

**From:** Matthew Stolte <emtestolte@outlook.com>  
**Sent:** Sunday, June 28, 2020 4:51 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** I OPPOSE the OMSAP plan

This space is amazing.

SAVE ALL 30 ACRES.

Save Hartmeyer Natural Area as a Nature Park and Shared Community Open Space.

Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy.

I OPPOSE the OMSAP plan and SUPPORT Saving All 30 Acres.

Matthew Stolte – Eken Park



eMTeVisPub <https://www.freewebs.com/matthewstolte/>

---



## Sierra Club Four Lakes Group

sierraclub.org/Wisconsin/four-lakes

facebook.com/4lakesSierraClub

TO: City of Madison Plan Commission  
FROM: Sierra Club - Four Lakes Group  
DATE: 6/28/20

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 comments on the Oscar Mayer Special Area Plan. The Four Lakes Group supports the plan and compact, transit friendly, accessible, affordable “climate friendly” developments<sup>1</sup>. And we ask the Plan Commission to adopt the Oscar Mayer Special Area Plan.

We have made comments through this process including:

- 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.
- 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.
- Transportation and climate change. The plan focuses on the transportation the second highest source of emissions in Dane County<sup>2</sup>. As a priority for the Four Lakes Group, we support a plan that emphasizes both public transit and 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.
- Neighborhoods and parks. Parks and green spaces are a part of green infrastructure and a part of creating sustainable living spaces. The Four Lakes Group supports a neighborhood park but there have been different opinions during the review process about what size park/open space should be created at this site. Our main concern is that the park be planned so that the area/size is compatible with and does not prevent a viable, multi-use, high density, transit friendly development. Nor should the planned park/open space prevent future development in the area because of incompatibility i.e. a ripple effect from the park size and type decision.
- Affordability. Developments need a balanced mix of dwelling types and sizes in order to create a variety of residential choices for a diversity of residents at different ages and stages of life. But they also need to be affordable. And we need to ensure that

<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

local residents in surrounding neighborhoods are not pushed out of the neighborhood due to increased rents and house prices.

- Access. The City of Madison like other communities in Wisconsin has a home-to-job public transit gap identified in 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 demonstrate how creating jobs located near diverse housing, both types and prices, and within convenient walking, biking and bus service makes car ownership less of a barrier to getting and keeping a job in the Madison area.
- Linking neighborhoods, not dividing them. The Oscar Mayer Special Area Plan starts to address the division of northside neighborhoods caused when Packers Ave and other arterials were built by creating links between the redevelopment and the existing neighborhoods. If the Plan goes forward with an expanded park/open space area, we need to ensure that the green space itself does not become a division and does serve as a link amongst the various neighborhoods.
- Soil contamination. Others have raised concerns about contaminated soils on site - the types of contamination and the extent of contamination. We agree with the concerns that have been raised. More should be known about the extent of the contamination, the integrity of the caps, and needed remediation.

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:** Karen Matteoni <karenahome@gmail.com>  
**Sent:** Sunday, June 28, 2020 4:27 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Hartmeier Natural Area

I am writing to support saving 30 acres for a natural area. The east side needs more park land. A bike path would be awesome! I live on the east side and spend many hours volunteering and using our parks.

Karen Matteoni

---

**From:** Linda Szewczyk <linda.szewczyk@yahoo.com>  
**Sent:** Sunday, June 28, 2020 4:22 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** The Opportunity to Create an Even Better Madison (Hartmeyer Wetland)

*I've been a resident of Madison since 1983 and very happy and proud of the legacy of this city. I am excited for the planning for the North Side and look forward to the product of "community" and a healthy environment for community living.*

*But I seriously believe Madison has fallen short with the current OMSAP plan. The Hartmeyer Wetland is getting lost in the shuffle. Yes we still want to do what we can for the North Side, but considering mistakes made in development in the past nationwide and worldwide, we need to not ignore this issue. Already our next generation will have to deal with our generation's mistakes. And even more so, they are going to need to know how to and then proceed to take care of our world in their coming years with great care. Starting now every choice we make needs to be carefully made even though it may seem to be something that is not that big a deal.*

*In previous letters I have compared this issue to parenthood. A child may have an issue that doesn't seem to be a big deal, only to discover down the road it should have had attention.*

*The good news is the Housing Committee and Sustainability committee are tuning in to the issue. We have been gifted this opportunity not only for preservation but to be an example of what Madison could be.*

*We can do better.*

*Thank You,*

*Linda Szewczyk*

---

**From:** Mary Lacy <bootslacy@gmail.com>  
**Sent:** Sunday, June 28, 2020 4:02 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Oscar Mayer Special Area Plan

I would like to add my voice to all those who have already so eloquently spoken:  
Save all 30 acres of the Hartmeyer Natural Area.  
So many good reasons to do so, so few reasons not to.

Mary Lacy  
1513 Pleasure Drive  
Madison, WI

---

**From:** Marina Drake <intotheforest22@gmail.com>  
**Sent:** Sunday, June 28, 2020 4:02 PM

**To:** Planning <planning@cityofmadison.com>

**Subject:** Save all 30 Acres: Hart Mayer

Hello,

I'm writing in support of saving all 30 acres of Hartmeyer Natural Area as a Nature Park and Shared Community Open Space. The Plan Commission will meet online TOMORROW Monday June 29 5:30pm to vote on the Oscar Mayer Special Area Plan. This is a chance to save this historic wetland area as a Nature Park and Shared Community Open Space for enjoyment by current residents and a growing population and affordable housing in planned redevelopments in an area already lacking in natural areas and shared community open space. Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, NOT in the wetland. Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy.

Sincerely,

Marina Drake

46 Dixon St

Madison WI 53704



*BE VEGAN, MAKE PEACE*



[It's wrong to use animals. Being fair means going vegan. It's easier than ever to go vegan. This website will help you get started: http://www.howdoigovegan.com/](http://www.howdoigovegan.com/)

---

**From:** Virginia Scholtz <virginiascholtz29@att.net>

**Sent:** Sunday, June 28, 2020 3:57 PM

**To:** Planning <planning@cityofmadison.com>

**Subject:** Agenda Item 3 - June 29 Plan Commission

Please amend the Oscar Mayer Special Area Plan to **preserve the 30 acres** that are Hartmeyer Natural Area. Community Health Specialists tell us that "Restricted access to green spaces may increase people's vulnerability to the impact of stressful life events and environmental stressors affecting physical and psychological wellbeing. Higher accessibility to park/forest-like area correlates with higher happiness; lower stress, anger, depression and tension; improved mood and concentration. In particular, the amount of green space **within a radius of under 2 miles** relates to perceived general health."

Thanks for your careful consideration,

Virginia Scholtz

Apartment 316

1110 N Sherman Avenue

Madison, WI 53704

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

---



## Nature as an Antidote to Urban Stress

Re: City of Madison Plan Commission meeting, Monday, June 29, 2020, agenda item 3; document 59745 “Adopting the Oscar Mayer Special Area Plan as a Supplement to the City of Madison Comprehensive Plan.”

My name is Virginia Scholtz. I live at 1110 N. Sherman Avenue and am retired from nursing. My career experience has been at the bedside and in the home. I have studied epidemiology and parish nursing. Over the years I have seen illness and health from many different perspectives. Developing a plan to reinvigorate the Oscar Mayer properties has been a lengthy process. I applaud the long hours and effort that went into a new vision for the area.

I plan to speak about nature as an antidote to urban stress.

The priorities of our city have been tossed into confusion and conflict in recent months. Planning was never a static process, but the times certainly call each of us to be creative, to think on our feet. We did not know a rogue virus was going to change everything. We did not look carefully at the needs of all the community. We didn't listen to the voices of the oppressed until suddenly they erupted in protest and sometimes devolved into conflict.

The events of 2020 make it evident that the overall well-being of all our citizens must come first. Health is not only about physical well-being. Good health also includes mental and spiritual wellness. We have programs that help with many aspects of physical health. Natural settings can be a good way to benefit mental and spiritual health.

Multiple studies by health experts demonstrate that nature is an antidote to urban stress. In all the decades since Oscar Mayer came to Madison in 1919, there is one area of land where no buildings and no pavement have been laid down. It is the wetland known today as Hartmeyer Natural Area.

It is estimated that just under ten percent of children have attention deficit hyperactivity disorder (ADHD). Researchers have found that “spending time in ordinary ‘green’ settings . . . reduces symptoms of ADHD when compared to time spent at indoor playgrounds and man-made recreation areas of concrete and asphalt. The findings were **consistent regardless of the child's age, gender, family income, geographic region or severity of diagnosis.**”<sup>1</sup>

Further: “Restricted access to green spaces may increase people’s vulnerability to the impact of stressful life events and environmental stressors affecting physical and psychological wellbeing. Higher accessibility to park/forest-like area correlates with higher happiness; lower stress, anger, depression and

tension; improved mood and concentration. In particular, the amount of green space within a radius of 1–3 km (under 2 miles) relates to perceived general health.”<sup>2</sup>

The overall plans for the north side call for more housing and more affordable housing. Yes, the Northside needs more affordable housing. Yes, some of that housing will be multistory apartment buildings. But that housing should not be built on the **last natural wetland** in the area.

Should affordable housing mean only four walls with central heat? Of course the basics come first, but shouldn't people of all economic means be afforded a bit of open space? Not far from the Hartmeyer area neighbors in large homes on large lots can walk out the back door and look at the lake with its ever-changing story of nature. People in affordable housing also appreciate the ever-changing story of nature. We, too, deserve a chance to see a red-tail hawk, or newly hatched ducklings. We deserve a chance to see milkweed blossom and Monarchs migrate.

We, too, deserve bluebirds.

Please amend the Oscar Mayer Special Area Plan to provide protection for ALL 30 acres of the Hartmeyer Natural Area.

## References

1. An article in Psychology Today, March 2004, by Willow Lawson states that “For the 7 percent of American kids who suffer from attention deficit hyperactivity disorder (ADHD), relief may come in the form of green fields, leafy trees and open sky.”

“Andrea Faber Taylor and Frances Kuo, researchers at the Human Environment Research Laboratory at the University of Illinois at Urbana-Champaign, have found that spending time in ordinary "green" settings . . . — such as parks, farms or grassy backyards— . . . reduces symptoms of ADHD when compared to time spent at indoor playgrounds and man-made recreation areas of concrete and asphalt. The findings were consistent regardless of the child's age, gender, family income, geographic region or severity of diagnosis.”

Sosource: <https://www.psychologytoday.com/us/articles/200403/adhds-outdoor-cure> By Willow Lawson

2. Public health experts tell us that access to natural places (less than two miles from home) correlate with “higher happiness, lower stress, anger, depression and tension, improved mood and concentration”.

“Restricted access to green spaces may increase people’s vulnerability to the impact of stressful life events and environmental stressors affecting physical and psychological wellbeing. Higher accessibility to park/forest-like area correlates with higher happiness, lower stress, anger, depression and tension, improved mood and concentration [17]. In particular, the amount of green space within a radius of 1–3 km relates to perceived general health [66].”

Source: <https://pubmed.ncbi.nlm.nih.gov/16790830/>  
J Epidemiol Community Health . 2006 Jul;60(7):587-92. doi:  
10.1136/jech.2005.043125.

Green Space, Urbanity, and Health: How Strong Is the Relation?

Jolanda Maas 1 , Robert A Verheij, Peter P Groenewegen, Sjerp de Vries, Peter Spreeuwenberg

**From:** Julia DePalma <juliadepalma1@gmail.com>  
**Sent:** Sunday, June 28, 2020 2:08 PM  
**To:** Peggy ROSIN <peggy.rosin@wisc.edu>; Planning <planning@cityofmadison.com>  
**Subject:** Written Comment- Madison Yards sent on behalf of Peggy Rosin

Hello, my name is Julia DePalma. I am submitting to you the below comment on behalf of Peggy Rosin, whose computer is down and unable to email this to you herself at this time.

June 25, 2020

Dear Plan Commission,

Thank you for your dedication and service to improving Madison's built environment. Having attended several of your past meetings, I am impressed by your attempt to encourage proposals that be more aligned with *Madison's Comprehensive Plan*, *100% Renewable Madison* and *Dane County's Climate Action Plan (CAP)*. I am asking that as you review the "Madison Yards at Hill Farms" proposal (*Legistar #60242 and 60243*) on June 29<sup>th</sup> that you continue to promote a greener Madison.

Madison Yards is an important project with significant impact on Madison's livability and as an opportunity to promote Madison's goal of 100% renewable energy and zero-net carbon emissions goal in the next decade. I understand that you are hamstrung by State code and ordinances in your decisions to approve or disapprove projects but there are aspects of Madison Yards that need reconsideration and commitment from developers and builders: The *CAP* states that buildings consume more than 47% of all the energy used in the U.S. and about 75% of the electricity generated in the U.S. The new buildings at Madison Yards, consistent with the *Madison Sustainability Plan* should, at least, install rooftop solar, use highly efficient, all-electric heating, cooling, and appliances, and use bird-friendly glass.

Traffic congestion is already evident on University Avenue and Segoe Roads. Introducing Madison Yards to that area may increase desired density but the proposed plan needs to improve its multi-modal transportation options and connections from the proposed buildings to the existing surrounding transportation network (e.g., bike paths). Madison Yards fosters single vehicle transportation. The plan needs to improve the walkability and biking environment throughout the site by installing traffic calming devices and wide sidewalks on all proposed internal streets. The project should enable electric vehicle use by including charging stations for cars and bikes.

Again, I appreciate your work and hope you will consider my concerns as you discuss Madison Yards plans for Lots 3 and 6 and their overall project. We can work together for a greener Madison.

Sincerely,  
Peggy Rosin  
1515 Vilas Avenue  
Madison, WI 53711

---

**From:** Susan Ballard <susaninwis@hotmail.com>  
**Sent:** Sunday, June 28, 2020 1:53 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Hartmeyer Project - Please preserve the full 30 acres of the wetland ecosystem

Good Morning,

I am a Northside resident. I strongly oppose the OMSAP Plan. What I love most about living here is our multi-cultural diversity and our access to natural spaces. Connecting with Nature is essential for our health and I believe it is very important to expand the number of these spaces and make them accessible and welcoming to people of all income levels and cultural backgrounds.

The Hartmeyer property affected by the Oscar Meyer Area Plan is a crucial urban wetland ecosystem in Madison and should not be harmed or diminished. Madison can do better than the proposal which preserves only the bare legal minimum of 6 acres of "park" which would destroy this gem of nature in our city! Children need access to natural ecosystems. I have volunteered at Vera Court Neighborhood Center for the past three summers as a Reading Buddy and sometimes venturing out on urban nature field trips. The joy that these children experience at the contact with the trees, birds, toads, and frog sounds, etc. cannot be underestimated. They enjoy learning about the natural world around them and their place in it.

I strongly support including 400 units of new affordable housing, Very Affordable, As Part of the 2300 new housing units in the surrounding redevelopment area. Please do not build them in, and thus destroy, the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space! It can be connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and our entire Northside Community!

Help us keep and expand our Northside Pride!  
Thank you for your consideration.

Susan Ballard  
1101 Northport Drive  
Madison, WI 53704

---

From: Chris Elholm <chris.elholm@gmail.com>  
Sent: Sunday, June 28, 2020 1:51 PM  
To: Planning <planning@cityofmadison.com>  
Cc: Abbas, Syed <district12@cityofmadison.com>; Renee Walk <renee.a.walk@gmail.com>; Lesleigh Luttrell <lesleigh.luttrell@gmail.com>  
Subject: Please Save 30 acres of Hartmeyer Natural Area

To Whom It May Concern and I hope it's every one of you, You have one chance to do the right thing. Why would you not save all 30 acres of a natural Northside treasure? The argument that there are parks/natural spaces in the area doesn't mean we should reduce the size of Hartmeyer. We need to preserve what is already there and not replace most of it with concrete and over development. I ask you to please respect and protect the ever diminishing natural world before it's too late. Madison deserves this.

Thank you, Chris Elholm, long-time Northside resident, board member Sherman Neighborhood Association, president Mendota Elementary PTO

---

**From:** Jennifer Argelander <jargelander@yahoo.com>  
**Sent:** Sunday, June 28, 2020 1:48 PM  
**To:** Planning <planning@cityofmadison.com>  
**Cc:** Syed Abbas <syedfordistrict12@gmail.com>; Renee Walk <renee.a.walk@gmail.com>; Lesleigh Luttrell <lesleigh.luttrell@gmail.com>; Kester, Dolores <dakester@sbcglobal.net>  
**Subject:** OMSAP comments

Dear Planning committee:

I am writing to OPPOSE the Oscar Mayer Special Area Plan as it has been drafted.

I am not opposed to development but it must be right for this community. We should know; we live here.

Here is what we want in this area:

1. Preserve the Hartmeyer Natural Area's full 30 acres. We need to maintain greenspace.
2. Address the substantial traffic issues or ease of transit for current and any new neighbors who may join our neighborhood.
3. Address the critical substantial environmental contamination concerns that increasingly appear to lie beneath the Oscar Mayer plot and how they might influence the ability to develop areas and the quality of life of current and future residents.
4. Do not add the bus barn.
5. No more multistory housing than is needed. We need a balanced approach of smaller units and there are already 800 units slated for this neighborhood. And I don't believe your estimate of potential growth of residents for this neighborhood.
6. Not every building needs to be mixed use. We have lots of open business spaces with no businesses.

I support Alder Abbas's motion of keeping all the 30 acres of the wetland and his motion to address racial justice and social equity during the OMSAP redevelopment process must include assessing and preventing human exposures to toxic chemicals at the site and/or released from the site among all people, particularly at risk low income people and people of color.

I would like to add that our community already had a grassroots development of a written plan for this area which was ignored by the City. Then tax payer dollars were used to hire consultants to make up what they wanted. Then the City once again tells us that we should trust them to keep us safe, healthy, well informed. Then in the next breath, after a plan is written, the City decides to move the bus barn to the area but failed to include it in the Plan. How are we to take the City at its word that the City will actually listen to community input or be upfront with us or that the City's cookie cutter policy plans are actually right for this community? We are tired of constantly trying to communicate with Planning staff and of being ignored. We want the Northside to become a vibrant and healthy part of this City, not the dumping ground that it has been used for. We, in this very diverse community, have for years dealt with water in our basements, less than quality water, noisy airplanes, and now F35s.

Please reject this plan as written.

Jeff (for Jennifer) Argelander  
1715 Erie Court  
Madison, 53704

---

**From:** Diane Farsetta <farsettad@gmail.com>  
**Sent:** Sunday, June 28, 2020 1:46 PM  
**To:** Planning <planning@cityofmadison.com>; All Alders <allalders@cityofmadison.com>  
**Cc:** Christina Heaton <christina.heaton@gmail.com>; sarahinkel <sarahinkel@sbcglobal.net>; Virginia Scholtz <fhna.ginny@gmail.com>  
**Subject:** Emerson East neighborhood input on Oscar Mayer plan

Dear Alders and members of the Plan Commission:

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 many Oscar Mayer Special Area Plan (OMSAP) meetings, including the site walking tour, 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. We offer the following feedback to strengthen the OMSAP and ensure its realization benefits our communities.

**Hartmeyer Natural Area**



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 well-being of all city residents. We appreciate the Sustainable Madison Committee's agreement on this point.

It is our lived experience that the surrounding area is deficient in greenspace, especially for neighbors who lack easy access to motor vehicles, or who are unable to or don't feel safe bicycling out to Warner Park or Cherokee Marsh. Keeping the full Hartmeyer Natural Area as greenspace would benefit nearby neighborhoods and the entire city, as new housing, amenities, and transportation options in the OMSAP are realized.

The Board of Park Commissioners recently considered the Hartmeyer Natural Area and new information was shared during their meetings. In response to testimony that Madison's greenspace areas are often not welcoming to Black people or other people of color, we urge the City to consider how the design of and programming in OMSAP greenspace -- whatever its size -- could make it truly welcoming to all. Our neighborhood would be happy to partner in such initiatives.

### **Affordable housing and commercial space**

We understand that further increasing the size of the OMSAP greenspace would reduce the number of future housing units. We think that the reduction of 17 acres for housing (out of the 425 acre OMSAP region), or a possible drop in 395 residential units (out of more than 2,500 units planned for OMSAP) is justified.

We urge the City to prioritize affordable housing in the OMSAP, especially for households making less than 60% area median income. We encourage the City to work with local nonprofits to establish a community land trust in the OMSAP, which could provide permanently affordable residential and commercial space. Troy Co-housing is a successful community land trust development just north of the OMSAP.

We support the OMSAP's vision for redevelopment and revitalization. We urge the city to work with small local businesses, such as those along Pennsylvania Avenue, to ensure that they are not displaced by gentrification.

### **Bicycle and pedestrian safety**

We strongly support transit-oriented development and the OMSAP's prioritization of multi-modal transport. Especially as the proposed plan would bring motorized and non-motorized traffic into close proximity, we urge that bicycles be separated from motorized traffic through use of separate paths, curbs, posts, bollards, or other structures. Intersections present special challenges. Please ensure the safety of all users at intersections, through innovative design, clear sight lines and distancing, signage and lighting, including dedicated crossing time for bicycle and pedestrian traffic.

To encourage bicycle use by casual riders, we encourage 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.

As you know, Commercial and Packers Avenues have a way to go before they will be bicycle or pedestrian friendly. We support bicycle lanes with physical separation from motorized traffic, as mentioned above. We encourage repairs to the very bumpy railroad crossing on Commercial. We support making the sidewalk along Commercial wide enough (8 to 10 feet) to accommodate both pedestrians and bicyclists. We would love to have current and future businesses along these streets engaged in efforts to make these streets safer and more appealing to pedestrians and bicyclists. We strongly support the use of public art in traffic calming measures.

We support the extension of Third and Sixth Street west across Packers Avenue, with the addition of signalized intersections to help slow traffic on Packers Avenue and make the area safer for bicyclists and pedestrians.

We strongly support Coolidge Street being opened up to bicycle and pedestrian traffic when there is a connection made through the Oscar Mayer property, at a signalized three-way intersection. We stand with our Eken Park neighbors in opposing motorized vehicle access into Coolidge Street via Packers Avenue. We appreciate the Transportation Policy and Planning Board's agreement on this point.

### **Toxic contaminants in soil**

We 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.

We are particularly concerned about possible contamination of the Oscar Mayer site, including building 42, which the city is considering for a Madison Metro bus barn. We urge the city to do all that is within their powers to assess contamination and remediate the area.

We support the bus barn, as part of efforts to enhance transit options, reduce inequities in transportation access, and reduce carbon emissions. However, we understand nearby neighbors' concerns about a bus barn at this location. If the city does use building 42 as a bus barn, we urge that the physical design of the site as well as Madison Metro operations there be adjusted to minimize negative impacts on surrounding properties.

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.

---

**From:** Kathryn Pensack <katpen7@gmail.com>

**Sent:** Sunday, June 28, 2020 1:38 PM

**To:** Planning <planning@cityofmadison.com>

**Subject:** Registering Opposition to Item#3 (Oscar Mayer) on Planning Commission Agenda

To the Planning Committee,

I am registering strong opposition to the removal of some moderately priced housing from the Oscar Mayer plan. This development needs to maximize moderate cost housing and keep the population density of the project at optimal levels. With many amenities like a bus transfer point, necessary businesses such as grocery stores, and green spaces it can be vibrant community that reduces the need for cars. Let's make sure no resident of Madison would automatically be excluded because of cost.

Sincerely,

Kathryn Pensack  
Madison resident

---

**From:** C Debevec <cdebevec@rocketmail.com>  
**Sent:** Sunday, June 28, 2020 1:32 PM  
**To:** Planning <planning@cityofmadison.com>; All Alders <allalders@cityofmadison.com>  
**Subject:** SAVE Hartmeyer Natural Area - all 30 acres (or more)

I am writing to ask that all 30 acres of available Hartmeyer natural space be set aside for green space /wildlife habitat.

Please consider that this will serve the entire east-central Madison area, not only the northside alder district. Its within easy biking/ hiking of E Wash/Packers Ave residential areas, and links via the Demtral & Willy-Atwood trails would bring people from other parts of east side.

We are woefully lacking in green space over here - esp. when measured on a per- capita basis. As the population in the east-central neighborhoods further densifies, this shortage will only get worse. Please also note that it's the east side that has most severely been impacted by the removal of hundreds of large street trees - we need to compensate for this decrease in tree canopy in this part of the city in other ways.

What park land there is around here is generally paved, manicured, or built up for sports or recreation use. We need more natural space/ wildlife habitat!!!! We should not have to drive our cars to get our NATURE FIX!

It troubles me that Madison is chronically not recognizing the green space needs of east-central neighborhoods. We should not be having to argue or contest this - the planners should have recognized and included the need for significantly more green space from the beginning.

Please vote against current plan and vote in support of increase green space (at least 30 acres - or MORE) 30 out of 500 acres btw is only 6% of the total area - not much at all!!!!.

Thank you  
Cathy Debevec  
1885 E Main Street  
Madison, WI

---

**From:** Joyce Burmester <rr.2caledonia@gmail.com>  
**Sent:** Sunday, June 28, 2020 1:06 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Hartmeyer

As a citizen of Madison I am asking you to please save the Hartmeyer acres for all to enjoy as a natural area. Thank you, Joyce Burmester

---

**From:** Beth [<mailto:sluysb@aol.com>]  
**Sent:** Sunday, June 28, 2020 12:47 PM  
**To:** [ajstatz2@madison.k12.wi.us](mailto:ajstatz2@madison.k12.wi.us); [bacantrell@charter.net](mailto:bacantrell@charter.net); [district2@cityofmadison.com](mailto:district2@cityofmadison.com); [district3@cityofmadison.com](mailto:district3@cityofmadison.com); [district6@cityofmadison.com](mailto:district6@cityofmadison.com); [erics@cows.org](mailto:erics@cows.org); [jshagenow@yahoo.com](mailto:jshagenow@yahoo.com); [keetrasburn@gmail.com](mailto:keetrasburn@gmail.com); [klanespencer@uwalumni.com](mailto:klanespencer@uwalumni.com); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com); [nicole.solheim@gmail.com](mailto:nicole.solheim@gmail.com); [district12@cityofmadison.com](mailto:district12@cityofmadison.com); [district18@cityofmadison.com](mailto:district18@cityofmadison.com); [allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)  
**Subject:** Agenda Item #3, File 59745 Submittal of comments

Dear Plan Commissioners,

It seems like a lifetime ago when we first met downtown in November a long time ago, to begin the work of placemaking on Madison's northside. I attended a meeting with Deputy Mayor Orrantia in 2019, and city planners and was greeted and thanked for "coming so far to meet with the staff." To which I replied, "But I live here in Madison."

It took me 10 minutes to get downtown.

To me, it is a well connected and seemingly nearby location to many areas of the city, the interesting perspective was that it was a far away place. Almost another city.

As someone who was engaged in the Oscar Mayer process since January of 2017, as an OSCAR Group Member, through current days....I have attended many many meetings both in person and on Zoom, and have been engaged with well over a thousand northside residents. The work has been engaged, innovative, exciting and feel that it has been the gift of the work to feel more connected to my neighborhood, and have made many wonderful friends and a wide network of interesting people, from all walks of life.

Attached are various writings from the BCCs I have attended so that you also review what those community volunteers and city leaders have seen and heard. For some of you, they may contain the work you have already discussed in your service to other BCCs. Also an interesting article on walkability and property values, environmental data from the most recent information from Brynn Bemis, among other documents. I apologize for sending so much, but the plan covers 425 acres, many key elements of the future of how the residents of the northside will communicate, travel, live and explore their neighborhoods. I have considered all aspects, so must we all.

I have also included the 2018 EQT by Design Oscar Mayer summary document as key and vital resource I used in the work of towards furthering my understanding of what our diverse northside community sees as priorities on all areas of the plan, discussed in Phase I of OMSAP. That report created an important connection for me in the work because the findings of the OSCAR Group focus group sessions and survey findings, were clearly linked to the findings in the EQT report where participants most appreciated about living in Madison: Open and Green space. This was information through a much needed lens and was pulled into all of the work from that point forward. A need for an open green space is desired by a diverse number of northsiders. This led me to attend a Friends group meeting, that wanted to preserve ALL 30 acres at the Hartmeyer natural area. And so it went.

A central piece of the work also included lots of discussions around the topics of roads being opened in non-traditional ways like the precedent set at the roadway/bike/ped path at Monroe and Leonard for Coolidge Street. Why not use that model on the northside?

To using the existing rail crossing to save the city over a million dollars. To creating a realistic use of missing middle housing to allow for some home ownership. I find that if price points are below 300,000 dollars, young families can afford to move in. Lots of topics, lots of opportunity, lots of conversations with area agencies, groups, and state and federal government personnel.

While we live in troubled and difficult times, and are threatened by climate change and the global pandemic, and working to discover how to better reach across the racial divide, we are offered the gift of time. Time to not feel so rushed and pushed to adopt a plan that currently does not reflect the input of the voices of northside residents. Please take the time to review the documents I am sending as well as the letters found not only in File 59745 but also the letters in file 58107. You will be amazed.

Thank you

Beth Sluys  
District 18

---

**From:** don conley <conleytechnology@gmail.com>  
**Sent:** Sunday, June 28, 2020 11:38 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** RE: Oscar Mayer Special Area Plan

**I strongly OPPOSE** the OMSAP plan and **SUPPORT** Saving All 30 Acres.

Madison needs more, not less wetland and natural areas.

Please put a halt to this plan and get creative and draft a new plan that saves and enhances all of the Hartmeyer wetlands. We can preserve this last historic wetland and green space as a Nature Park and Shared Community Space connected by bike and walk paths for residents, nearby neighborhood families and school kids. There is more than enough space in the surrounding neighborhoods for retail and housing and nothing that matches the natural quality and beauty of this amazing unspoiled gem.

Don Conley  
Madison

---

**From:** Steven Rodriguez <steverodriguez10@yahoo.com>  
**Sent:** Sunday, June 28, 2020 11:01 AM  
**To:** All Alders <allalders@cityofmadison.com>; Planning <planning@cityofmadison.com>  
**Subject:** Oscar Meyer Plan

Hello,

I'm writing to share support for providing a bike and pedestrian path near Coolidge Street and Packers Avenue. However, I do not support providing opening up this intersection for vehicle traffic due to several safety concerns that I have with traffic and speeding that are already in place on Coolidge Street.

I would also like to see all 31 acres of Hartmeyer Natural Area to remain untouched.

Thank You,

Steve Rodriguez

---

**From:** anewalker@homelandgarden.com <anewalker@homelandgarden.com>  
**Sent:** Sunday, June 28, 2020 10:53 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Hartmeyer Park-I support saving all 30 acres as openspace/park

As a long time Eastside resident who lives in an area that consistently floods, and as a resident living in an area that is greenspace deficient and park deficient, **I strongly support saving all 30 acres for open space/greenspace and continuing to serve as a wetlands.**

We need openspace and we very much need land that is continuing to serve as a way for our groundwater to be recharged. In addition, birds, bugs and animals need land/wetlands and the proximity to the downtown provides an opportunity for people to stay connected.

Anne Walker

---

**From:** Jenny Rodriguez <jenjenrod@gmail.com>  
**Sent:** Sunday, June 28, 2020 10:46 AM  
**To:** Planning <planning@cityofmadison.com>; All Alders <allalders@cityofmadison.com>  
**Subject:** Oscar Meyer Plan Input

Hello,

I'm writing to share my thoughts on the Oscar Meyer Plan. As a resident of Coolidge street, I would like to show strong support for providing a bike and pedestrian path near Coolidge and Packers Avenue and strong opposition to providing access to vehicles at this intersection.

Speeding and traffic is already a problem along Coolidge street, and with a park so close to the intersection it feels very unsafe to add additional traffic to the street. However, a bike and pedestrian path would be a welcome addition that neighbors would be very happy about.

Also, I would like to show support for saving all 31 acres of Hartmeyer Natural area.

Thank You,

Jenny Rodriguez

---

**From:** Rose Brown <rosebrowncst@sbcglobal.net>  
**Sent:** Sunday, June 28, 2020 10:42 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** save all so acres!

To Whom it May Concern,,

Out of roughly 500 acres, the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy! It also will save properties in Maple Bluff from additional flooding when we have rain bombs. It'd be foolish to add more runoff when this natural area can handle more water.

Thanks,

---

**Tim Carlisle and Rose Brown**  
3614 Alpine Rd, Madison WI 53704  
T 608-334-5890, R 608-206-2432  
[tim-carlisle@sbcglobal.net](mailto:tim-carlisle@sbcglobal.net)  
[rosebrowncst@sbcglobal.net](mailto:rosebrowncst@sbcglobal.net)

---

**From:** Mrill Ingram <mrillcom2@gmail.com>  
**Sent:** Sunday, June 28, 2020 10:30 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Hartmeyer Natural Area

Dear Planning Commission,

As a long time eastsider, I've seen Madison change a lot. I would like to see our planning efforts to value open and green spaces, and focus on connectivity, biodiversity and embrace a more diverse suite of possibilities for green space than conventional park spaces. Out of roughly 500 acre of Hartmeyer, the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem.

Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

Sincerely,  
Mrill Ingram  
2151 Oakridge Ave.  
Madison, WI 53704

---

**From:** Islam, Tehmina <tehmina.islam@gmail.com>  
**Sent:** Sunday, June 28, 2020 10:03 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Please don't build on Hartmeyer

Dear City of Madison Planning Committee,

Please do not develop on the Hartmeyer Natural Area and wetlands. We need all the wetlands we can preserve in our communities to prevent flooding and to coexist with the natural habitat and wildlife around the existing homes in the area. There are so many abandoned areas in this city that could be restored to affordable housing and cooperative living spaces for our community. Do not destroy our wetlands and please save all 30 acres.

Thank you,  
Tehmina Islam  
Licensed Midwife  
2809 Commercial Avenue  
Madison, WI 53704

---

**From:** Michelle Hinze <ellehcim79@yahoo.com>  
**Sent:** Sunday, June 28, 2020 9:31 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Oscar Mayer wetlands

Out of roughly 500 acres the OMSAP plan only saves the legal minimim wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable

housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy

Please save them all!

Sincerely,  
Michelle Mau

---

**From:** Susan Schaefer <susan.schaefer@wisc.edu>  
**Sent:** Sunday, June 28, 2020 9:22 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Save ALL 30 Acres

Good Morning,

Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

This is for our community. We deeply value this greenspace. Please preserve ALL of it.

Susan Schaefer  
2322 East Dayton St  
Madison, WI. 53704

---

**From:** Muriel Simms <msimms@edgewood.edu>  
**Sent:** Sunday, June 28, 2020 8:44 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Save all 30 acres

As a former MMSD teacher/administrator in ethically diverse schools, equity coordinator, environmentalist, and African American, I say this to the Planning Committee:

**Save** the 30 acres of wetland behind Oscar Mayer for the Madison community to enjoy, not just the Northside.

**Act** open-mindedly and equitably about what the community needs to enjoy its open spaces and wetlands and what the city needs to grow economically.

**Vote** with the committees that have already approved preservation.

**Educate** the children, especially the underserved and underrepresented, and allow them to be exposed to open spaces and wetlands so they will learn that their gems are environmentally valuable to the health and safety of our community and necessary for peace and comfort, especially during hard times.

This wetland vs development issue is not a choice between either/or but instead a chance for both/and.

Muriel Simms

---



**From:** Carl Landsness <[weneedadream@yahoo.com](mailto:weneedadream@yahoo.com)>

**Sent:** Sunday, June 28, 2020 7:58:32 AM

**To:** Planning

**Cc:** McAuliffe, Daniel; Ledell Zellers; Stouder, Heather; Syed Abbas

**Subject:** Re Agenda #3 of Planning Commission mtg: Rev 2

Rev 2: Added "balanced" to last few lines

Dear Planning Commission,

I ask you to increase the number of acres for the Hartmeyer Natural Area (preferably to 30) in the OMSAP.

In listening to the discussion and testimony at the Housing Strategies Committee on this, I heard several concerns and needs from planners and advocates for adoption (as is):

- Need for housing with access to jobs and transportation to accommodate forecasted growth
- Need for **affordable** housing to accommodate special needs of disadvantaged and people of color
- Concern about how to pay for more open space
- Questions re ability of this area to absorb significant stormwater runoff
- Concerns from adults of color feeling welcome in public park spaces

I heard many concerns and needs from neighbors and advocates for option C (saving 30 acres) re the value to both humans and ecosystem of such open spaces and wetlands, including my own comments to Housing Strategies (below).

What I did **not** hear (might have missed it) is the need for humans to give **to** vs. just taking **from** (i.e. maintain, renew, appreciate, revere)... for the benefit of **both** humans and ecosystem (i.e. the complex interdependence of **ALL** life).

Many cutting edge scientists (and indigenous shamans) know that humans are like transceivers of electromagnetic energy fields (e.g. radio waves) due to thoughts, feelings, attitudes and beliefs that impact (positively or negatively) the well-being of the targeted lifeforms. That's why gardening (or stewarding of wild areas) with gratitude, reverence and awe has shown significant benefits to both giver and receiver (i.e. win/win)...

and why I've personally experienced more healing from deep depression through such shared stewardship in my Starkweather watershed than I did from any pill or professional.

So when I hear the popular phrase "Housing is a human right" (vs. Shelter is a human need) in affordable housing strategies, I cringe. It implies (to me) a "taking from" without "giving to" (i.e. lose/lose).

And when I hear the popular needs for "living wage" and "equal opportunity" in many equity strategies, I also cringe. It implies (to me) a continued pursuit of endless consumption and competition for limited resources that has largely created the crises on all fronts we humans face today.

Many of believe that COVID-19 is a major wake-up call from the Universe forcing us humans to pause and question such values and lifestyles.

So I ask **YOU** to challenge **WE THE PEOPLE** to such questioning (vs. returning to "normal").

Finally...

I hear concern re how to pay for this.

In my experience, when a pursuit or plan is in harmony with the laws of the Universe and nature... the resources (whether money or other) will appear (often in stunningly unexpected and elegant ways).

Are you willing to explore such ways?

Receive such ways?

With the wonder, awe and glee of the innocent child?

Balanced with the courage, patience and humility of the wise elder?

That is **my** hope and dream.

Carl Landsness

Aspiring reborn child AND wise elder

**From:** Carl Landsness <[weneedadream@yahoo.com](mailto:weneedadream@yahoo.com)>

**To:** [HousingStrategy@cityofmadison.com](mailto:HousingStrategy@cityofmadison.com) <[housingstrategy@cityofmadison.com](mailto:housingstrategy@cityofmadison.com)>

**Cc:** [planning@cityofmadison.com](mailto:planning@cityofmadison.com) <[planning@cityofmadison.com](mailto:planning@cityofmadison.com)>; [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com) <[ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com)>

**Sent:** Thursday, June 25, 2020, 12:29:29 PM CDT

**Subject:** Re Agenda #1 of today's Housing Strategy Committee

Dear Housing Strategy Committee,

I grew up on the near east side of Madison when Oscar Mayer was thriving (50's and 60's)... when most of us had little awareness of the need for stewarding natural areas (especially wetlands)... and even polluted or abused them (as I played in wetlands near Starkweather Creek).

Now, as Co-Chair of Friends of Starkweather Creek (but not speaking for FSC)...

I realize the huge need for such areas...

and for stewarding them (including healing the abuse that people like me and my immigrant ancestors did).

And... I find major healing (mental/emotional/physical/spiritual) tromping in wetlands (with delicate discernment re when, where and how).

Plus... I've learned more about the very complex interdependence of all lifeforms and spaces... including the need for uplands around wetlands...

to allow the movement and interdependence between both...

plus cleansing and balancing our overall eco-system.

I notice that this area of Madison has little left of what once was a **massive** and vibrant wetland (including the entire airport area).

I also question our values and forecasts re city growth...

and the need for endless housing, comforts and convenience.

Many of us believe that COVID-19 is a major wake-up call from the Universe...

forcing us to pause our frenzied pursuits of power & pleasure, fear of change & discomfort, blame of others & circumstances...

plus attachment to old beliefs & behaviors...

before we consume & control ourselves into extinction or misery.

I ask you to save (and steward) all 30 acres [Hartmeyer natural area](#)...

and willing to contribute money for this.

Carl Landsness  
Madison native, invasive, wounder and healer



---

**From:** Cindi Atkinson <1of4kidsat421troydrive@gmail.com>  
**Sent:** Sunday, June 28, 2020 6:59 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Save all 30 acres!

One reason Madison is a great place to live is that we have kept so many of our green spaces. Keep all 30 acres of the Hartmeyer wetland and continue keeping Madison great as it grows!

---

**From:** Mary O'Brien <mjandob@gmail.com>  
**Sent:** Saturday, June 27, 2020 10:13 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Oscar Mayer site

planning commission-

I've heard that one of the reasons our lakes in Madison are so smelly and weedy and full of noxious algae, is because of so much development, and filling in of wetlands, at Cherokee. Many people are not aware of the purpose of wetlands, that they help to filter water before it gets to the lakes. Preserving and restoring this wetland could help us to enjoy swimming in our lakes again.

Also, Madison was not very proactive in adding park and recreation areas in the beginning stages of its development.

You have a unique opportunity to add beauty to an area that is sorely lacking.

Madison has been, but is becoming more and more active- but we need areas where it is safe to walk and bike, away from the surrounding busy streets.

Please vote to improve the quality of life on the northside, and the Madison area as a whole.  
Thank you.

Mary O'Brien,  
northsider,  
53704

Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

---

**From:** casey <casey\_c3@yahoo.com>  
**Sent:** Saturday, June 27, 2020 9:09 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Hartmeyer - Save All 30 Acres!

Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

Casey Meixelsperger

---

**From:** Peter Cannon <pcannonwi@yahoo.com>  
**Sent:** Saturday, June 27, 2020 8:53 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** I OPPOSE the OMSAP plan and SUPPORT Saving All 30 Acres.

Urban wetlands are very valuable because they are so rare today. Our lakes have been over summer maximum most of the time over the last decade and almost continuously for the last 3 years. Even a small wetland near the lakes helps regulate how quickly water dumps into the lakes. Please save all 30 acres in the Hartmeyer Natural Area.

Peter Cannon  
5 Cherokee Cir. Unit 202  
Madison, WI 53704

---

**From:** Rebecca Christoffel <rebecca.christoffel@gmail.com>  
**Sent:** Saturday, June 27, 2020 8:42 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Save all 30 acres please!!

To the Plan Commission:

I am writing in regards to the Oscar Mayer

Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem.

Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

Please support the Save all 30 Acres plan! Wetlands are so important and we have already lost far too many! Not only do wetlands help in filtering out pollutants and slowing water flow - so important in a city full of impermeable surfaces, but they also provide vital habitat for many species of wildlife, particularly amphibians (frogs, toads and salamanders) and birds!

Thank you for your time and consideration!

Rebecca Christoffel  
2706 Oakridge Avenue  
Madison, WI 53704

*"Could a greater miracle take place than for us to look through each other's eyes for an instant?"*

- Henry David Thoreau

---

**From:** Patricia Vanderhoef <prvander@uwalumni.com>  
**Sent:** Saturday, June 27, 2020 8:39 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Save All 30 Acres!

Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem.

Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

---

**From:** Dave Fallow <dfallow@yahoo.com>  
**Sent:** Saturday, June 27, 2020 8:00 PM  
**To:** Planning <planning@cityofmadison.com>  
**Cc:** Foster, Grant <district15@cityofmadison.com>  
**Subject:** Save all thirty acres at Hartmeyer

I urge the City of Madison to preserve intact all 30 acres of currently wild land adjacent to the Oscar Meyer plant, from the main building all the way to Sherman Avenue/Roth/Commercial. This is an important area for nesting birds and for butterflies, in particular.

David Fallow  
102 Leon Street  
Madison WI 53714

---

**From:** Helena Tsotsis <htsotsis@ameritech.net>  
**Sent:** Saturday, June 27, 2020 7:56 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Save all 30 acres!

I am writing to urge you to save the wetlands in the Hartmeyer Natural area.

Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

We need to do all that we can to preserve and protect our wild areas!

Sincerely  
Helena Tsotsis  
533 Elmside Blvd  
Madison WI 53704

---

**From:** Bill S <bbsamdahl@charter.net>  
**Sent:** Saturday, June 27, 2020 7:53 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** I Oppose the OMSAP plan

Having grown up in Madison/ Monona I am still totally amazed as the housing development explosion continues and huge apartment complexes pop up monthly around the city. The East Washington approach to the Capital is quickly becoming a high rise tunnel.

The development of the Oscar Mayer site looks to be very promising and wide in scope. What is unique this time is that we actually have a chance to preserve and develop a natural ecosystem in the process...something that isn't usually an option. We need to take advantage now and do it right. Once it is gone it won't come back.

I look forward each spring to seeing the Sandhill Cranes behind Kavanaugh's Esquire Club and hope that tradition can continue and grow.

We must save all 30 acres.

I am opposed to the Oscar Mayer Special Area Plan as described with only minimal space being allocated for the natural area.

Thank you, Bill

**Bill Samdahl**  
**2102 Sheridan Drive**  
**Madison 53704**

---

**From:** Hannah Tubbs <hannahtubbs@yahoo.com>  
**Sent:** Saturday, June 27, 2020 7:49 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Agenda item #3 June 29th meeting

I would like to voice that I oppose the OMSAP plan and support saving all 30 acres of the Hartmeyer Natural Area. Please vote to save all 30 acres of the Hartmeyer Natural Area and wetlands. As a Northside resident, I appreciate the ecosystem and it's wildlife. Seeing cranes in the middle of town is amazing. Save all 30 acres.

Thank you. A Northside Resident,

Hannah

---

**From:** Brooke Williams <brookw23@gmail.com>  
**Sent:** Saturday, June 27, 2020 7:23 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Hartmeyer Natural Area

I support preserving all 30 acres of the Hartmeyer Natural Area. Housing should be built in the surrounding redevelopment areas, and the wetland preserved for the benefit of the residents in the area.

Thanks,  
Brooke Williams  
3710 Goodland Dr, Madison, WI 53704

---

**From:** Sally Bowers <sabowers60@gmail.com>  
**Sent:** Saturday, June 27, 2020 5:35 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Save All 30 Acres!

Dear Planning members,

I live on the north side and cherish the green space we have especially with the kind of development going on and plans for the Oscar Mayer area. This is why I am concerned that out of the roughly 500 acres of the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of the 2300 new housing units in surrounding redevelopment areas, not in the wetland!! SAVE this last historic wetland gem and green open space as a Nature Park and Share Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

Sally Bowers  
1118 Glendale Lane

---

**From:** Mary Buchholz <buchhma@live.com>  
**Sent:** Saturday, June 27, 2020 5:16 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Save Hartmeyer

Save all acres of wetland on the Hartmeyer property to provide habitat preservation and storm water storage in light of increasingly large precipitation events. Save it now. Once it is gone it would take generations to recreate and reclaim such a natural area.

M. Buchholz

---

**From:** Adam Chern <adamchern@gmail.com>

**Sent:** Saturday, June 27, 2020 4:51 PM

**To:** Planning <planning@cityofmadison.com>

**Subject:** Hartmeyer Wetland and OMSAC

Dear Plan Commission members,

I write to you regarding the Hartmeyer wetland that is part of the Oscar Mayer property. I would be disappointed with a plan that only sets aside the minimum legal wetland and six acres of upland habitat that will also serve as a public park.

The area in question is a beautiful and vibrant natural ecosystem that is of great value to nature and human alike.

While I support the addition of 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, I implore you to find a way to include it without impacting the wetland.

Please save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, and school kids.

Thank you,

Adam Chern

4217 School Rd. Madison, WI 53704

---

**From:** Karen Jamison <kmjamis@icloud.com>

**Sent:** Saturday, June 27, 2020 4:17 PM

**To:** Planning <planning@cityofmadison.com>

**Subject:** Save all 30 acres

Plan commission members,

Please save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy! Wetlands are important for managing rain runoff. We witnessed major flooding on the north side in 2018. This was just a taste of weather patterns to come in this time of climate change.

We need the wetland!

Please vote to save all 30 acres of the wetlands and incorporate the 400 units of affordable housing into the 2300 new housing units planned in surrounding redevelopment areas.

Thank you for your consideration.

Karen Jamison

916 Magdeline Drive

Madison

---



**From:** Julia Cechvala <jrichards@uwalumni.com>  
**Sent:** Saturday, June 27, 2020 4:12 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Please save Hartmeyer Natural Area - all 30 acres!

Dear Planning Commission,

The isthmus needs as much wetland area as we can get to prevent flooding and stormwater pollution. We have a crucial opportunity to preserve current wetland at the Hartmeyer Natural Area. Please save this last historic wetland gem and green open space as a nature park and shared community open space connected by bike and walking paths for residents of affordable housing, nearby neighborhood families, school kids, and a growing population on the north side to enjoy!

The OMSAP plan only saves the legal minimum wetland and six acres of upland habitat that is also supposed to serve as a public park. We need to save all 30 acres! New affordable housing should be added to the 2,300 new housing units in surrounding redevelopment areas, not to the wetland!

Please protect this valuable resource.

Thank you for your consideration,  
Julia Richards Cechvala  
2502 E. Dayton St.

---

**From:** Candi Diaz <diazcandi@gmail.com>  
**Sent:** Saturday, June 27, 2020 3:41 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Great Opportunity to ACT now!

Hello!

Thank you for your work on this committee and for taking time to read this information! I am so excited about this wonderful opportunity to see the plans that the city has been working so hard on spring off the paper and into action !

My name is Candace Diaz and I am a Sherman neighborhood resident. I live 1000 feet from the Hartmeyer property. I would like to speak to the opportunities to build environmental and social justice for the kids in this neighborhood now and into the future with the new housing developments on the Oscar Mayer property.

Kids here play and ride their bikes in the streets. There are no parks in this neighborhood that parents will allow their younger kids to go to on their bikes. Most parents won't allow their kids to cross Packers Highway and the nearest "park" if you can call it that is Demetral. Which is really just a dog park and a stretch of mowed grass. Most kids here can't ride their bikes all the way to Warner park. Cherokee Marsh is a great area, but a sustainable park should be somewhere the residents can walk or bike too.

Here are some photos from the Hartmeyer property taken over the last year. Have you ever seen this area? Take a drive over and get out and take a look. It's amazing. An urban natural area that is thriving with the plant closure. The Friends of Hartmeyer Natural Area has been hosting property clean ups and nature walks for all ages along the border of this property. The Friends would like to propose that they work with the city to create partnerships to purchase and manage the property not unlike the Olbrich Gardens or Goodman Center.



Many 200 year old oaks that will be chopped down with the current plan! UGH>>>

Keeping all 30 acres of the Hartmeyer property as a nature area and legacy park will transform this area for the local kids, new housing development kids and older adults as well. They will have access to open green space to play in, ride their bikes in and to learn about the natural world right here in their community! By giving kids access to nature we are allowing them the opportunities that other kids get on a daily basis in the nicer neighborhoods. **Isn't this the social and environmental justice we are hearing so much about from the mayor?**

Kids of all races live here. They should be given the same opportunities for open green space and environmental education **as kids in the wealthier neighborhoods**. This is our chance!

The pandemic has proven to us the importance of green space especially in dense urban settings. People are getting outside now more than ever and it is a very important component of physical and mental health to have somewhere to escape the daily stresses of life.

**This area of dense housing will be situated on a toxic waste dump. We do not know the extent of the poisons resting right beneath our feet.** How equitable is it to place affordable housing here really?

There will be 475 affordable "housing units" or as city planner, Dan Mcauliffe, so eloquently stated at the Parks commission meeting a month ago- **"these are "dwellings" not "storage boxes"** -on this property. Aside from the toxic waste under the land how healthy will that be for anyone without adequate access to open green space? Now is the time – what are we waiting for. Are the city's plans just words on paper? This is a legacy moment. Preserve all 30 acres, do a real and comprehensive study of what type of poison is under this land and put the brakes on a minute here! More study needed!!

The city has taken a lot of time preparing and planning for a more just and green future. Since 2009 thousands of people have participated in the community planning process. Almost all agreed that green space is a must have for its residents. It's time to put into action all the words and ideas that are in these plans. It's time to please amend the Oscar Mayer Special Area Plan to include this 30 acre natural area.

**A final note (thanks for reading this far a little more to go! - please!)**

Annette Miller's (Equity by Design) "surveys" are **not representative** of the diverse population of people RIGHT HERE IN THIS NORTHSIDE NEIGHBORHOOD!! She is basically a lobbyist and she is profiting on the work she does to lobby for the

city. Period. I never saw a survey? Look at the total number of people in those surveys? **34** people doesn't represent our neighborhood. I know many people of color that would love to have an open green space in their neighborhood to relax in and are disgusted that she is suggesting that black people wouldn't want this area to be a green space for their kids and themselves. Where are these kids going to play? On the concrete in between the buildings?

To make the assumption (because of a survey of 34 people that don't even live here) that people of color don't feel "comfortable" in open green natural areas is hogwash. All people like to fish, relax and enjoy being in nature. It is appalling that she took a few surveys and is using this as her reason to **deny people the right to open space and nature**. So we will have a 14 acre strip of grass because she thinks people of color won't want this area saved? Who has she really surveyed? NOT ANYONE FROM THIS NEIGHBORHOOD where this project is happening. Alder Syed has received hundreds of emails from his constituents here in support of all 30 acres. Every neighborhood association in this area is in support of saving all 30.

Thank you for your time and let's get this right! This is your legacy to the city.

Candace Diaz  
2410 Superior St  
Madison WI

---

**From:** Sheila Lynch <sbailynch@msn.com>  
**Sent:** Saturday, June 27, 2020 3:19 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** saving all 30 acres

I support SAVING ALL 30 ACRES to protect precious wetlands and provide green space and public park land in a potentially heavily populated area. Please honor the Madison tradition of valuing green space and protection of natural environments by choosing to retain this treasure for future use.

Thank you for supporting our native natural areas when you vote on this issue on Monday, June 29.

Sheila Lynch  
4350 Beilfuss Drive  
Madison 53704

---

**From:** Brinnan Shaffer <ndp888@yahoo.com>  
**Sent:** Saturday, June 27, 2020 2:47 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** SAVE ALL 30 ACRES!!

**MAKE THE NORTH SIDE GREENER!!!!!!**

Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem. Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland!

Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

I live on the north side and what we need is NOT more people. The north side lacks many of the things that other sides of town enjoy -- LET US BE THE NATURAL SIDE OF TOWN!  
Maybe if people come out here because of how beautiful and nature-filled it is, we can actually get more stores and restaurants.

Brinnan Shaffer  
20+ year north side resident

---

From: Marilyn M Doll Rayner <mdoll1513@gmail.com>  
Sent: Saturday, June 27, 2020 2:35 PM  
To: Planning <planning@cityofmadison.com>  
Subject: Hartmeyer Natural Area

Please save it all for accessible parkland for a growing population on the near northside. As the population becomes more dense, natural areas are even more important. And they aren't making any more of them. It's important that we save the ones we have

---

**From:** Anand Moorthy <happymiracleeats@gmail.com>  
**Sent:** Saturday, June 27, 2020 1:40 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Inquiring about city planning

Dear Sir or Madam,

I am a 5th grader at John Muir elementary school. I am interested in city planning and making neighborhoods more pedestrian and bike friendly. I recently participated in the mall madness zoom meetings. I would like to share my ideas with you and possibly join a committee that makes neighborhoods safer and more walkable. Thank you for your time and consideration.

Sincerely,  
Anand Moorthy  
[Happymiracleeats@gmail.com](mailto:happymiracleeats@gmail.com)

---

From: Cheryl Schmidt <czschmidtster@icloud.com>  
Sent: Saturday, June 27, 2020 1:38 PM  
To: Planning <planning@cityofmadison.com>  
Subject: HartMeyer natural area

Save all 30 acres!

Cheryl Zeise-Schmidt  
1517 Drewry Lane  
Madison, Wi 53704

---

**From:** Theresa Vander Woude <theresavanderwoude@gmail.com>  
**Sent:** Saturday, June 27, 2020 11:09 AM

**To:** Planning <planning@cityofmadison.com>

**Subject:** Comments for OMSAP - support option C, conserve all 30 acres

Dear City of Madison Plan Commission,

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.

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. 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. 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.

While the current plan prioritizes saving wetland and creating parkland, corresponding wild upland is actually vital to create viable urban habitat for biodiversity and absorb rain impact before it becomes flooding downstream. 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. Choosing to build hard surfaces/housing on hydric, flood-prone soils in need of remediation is poor foresight for our city. This entire area used to be wetland, and an increase in rain means it will want to return to wetland, whether we plan for it or not.

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. Please support option C: conserve all 30 acres.

Sincerely,

Theresa Vander Woude

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

---

**From:** Becky Leidner <rw11951@yahoo.com>

**Sent:** Saturday, June 27, 2020 10:09 AM

**To:** Planning <planning@cityofmadison.com>

**Subject:** Oscar Mayer Plan

Greetings,

As some of you may recall from previous emails, I am a 30-year resident of the Sherman neighborhood as well as a life-long Madisonian who is strongly opposed to several elements of the Oscar Mayer redevelopment proposal in its current form. My greatest concern is for the preservation of the entire 30-acre Hartmeyer Natural Area and its protection from human encroachment of any kind. This tiny remnant of the Starkweather ecosystem is a thriving refuge for a wide variety of plant, animal, and insect species, precisely because we have left it alone. To destroy it in order to build yet more streets, apartments, and industry would be a tragedy. By now we should know better, and must do better. Please get the dollar signs out of your eyes and the happy sounds of yet more construction out of your ears, go down to the area, look at and listen to the sights and sounds of this wild, beautiful, special place, and then search your hearts.

I am also opposed to the addition of roundabouts at Aberg and Packers Avenues. My opposition is based on both a general distaste for roundabouts and a specific concern that they would create an even more continuous flow of traffic on Aberg Ave between Packers and N Sherman. It is already a challenge to enter or cross Aberg from Loftsgordon or Huxley at most times of day, even with stoplights at Packers and N Sherman, since Aberg is a heavily used connector street. The OM development would put yet more pressure on Huxley and Aberg and without stoplights at Packers it will be even more difficult for drivers to safely enter (or exit) the Aberg traffic flow. This situation may in turn create more traffic on Schlimgen Ave, already a racetrack, as drivers try to access N Sherman or Packers while avoiding Aberg.

Although I am not a resident of the Eken Park neighborhood, I support their wish to leave Coolidge Ave as a dead-end street. The proposal to open the street seems to me to be yet one more example of imposing poorly-thought-out and highly disruptive changes on neighbors who don't want or need them, just as with the myriad residents of the wildlife area whose homes are threatened, and Sherman residents who have no wish to further their difficulties with Aberg Ave traffic by dealing with unnecessary roundabouts.

Finally and overall, I feel the plan is vastly out of scale with the aesthetics of the North Side and out of touch with the "Northside vibe" that many of us know and love. It introduces a huge amount of dense housing, retail, traffic, and industry to our quiet, laid-back, working-class, ecologically special part of the city. The tiny remnant of wetland will quickly become degraded and useless as habitat. The noise and traffic will carry over far beyond the boundaries of the new development. We need more affordable single-family owner-occupied homes. We need safe neighborhoods and good schools. We need our precious wild areas respected, preserved and expanded. We do not need this dense, incongruous, and destructive development plopped down at the gateway to our neighborhood.

Thank you for your consideration.

Sincerely,

Rebecca Leidner

---

**From:** Justin Meyer <meyerjustinm@gmail.com>  
**Sent:** Saturday, June 27, 2020 9:48 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Preserve 30 Acres of Wetland at Hartmeyer Natural Area

Hi City of Madison Planning,

I live very close to the Hartmeyer natural area and I'm hoping at least the 30 acres of it that has been discussed can be preserved as wetland. Natural space in a city is valuable, rare, and can't be replaced once it is developed.

*Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem.*

*Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!*

Thank you,

Justin Meyer  
2510 Upham Street.  
Madison, WI 53704

---

**From:** JanetKn <JanetKn@charter.net>  
**Sent:** Saturday, June 27, 2020 9:35 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Hartmeyer: Save All 30 Acres!

Dear Committee Members:

This is regarding the Hartmeyer Natural Area.

Out of roughly 500 acres, the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem.

Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space, connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy! This would add so, so much value, habitat and diversity to the northside.

Thank you, kind regards  
Janet Knoeller

---

**From:** Kristin Hoffschmidt <kristinhoffschmidt@gmail.com>  
**Sent:** Saturday, June 27, 2020 7:41 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Save all 30 acres - Oppose the OMSAP plan

To members of the Plan Commission,

Save all 30 acres! Nature's ecosystems require space and human development and climate change have created an era of mass extinction. What can we do? Preserving critical habitats provide a buffer, though they must be adequate to support the living systems.

As you consider your vote on the Oscar Mayer Special Area Plan, **I urge you to save the 30 acre historic wetland and upland ecosystem behind the former Oscar Mayer Plant.** There is an opportunity to create a Nature Park and Shared Community Open Space with walking and biking paths for the community to enjoy.

As this area is redeveloped and 2300 new housing units are considered, **affordable housing must be part of the plan.** Stable, affordable housing is a critical base required for families to be able to survive and grow. In cities all over the US, providing affordable housing has been proven to reduce homelessness and increase citizen well being in employment, education, and other areas. I urge you to vote that a percentage, and at least 400 units, must be affordable.

And in all of the work of the Plan Commission, an equity analysis must be utilized and embodied in all projects. Black Lives Matter.

Thank you for your consideration.

Sincerely,  
Kristin Hoffschmidt  
529 Elmside Blvd.  
Madison, WI 53704

---

From: Kathy Henchel <katchel01@sbcglobal.net>  
Sent: Saturday, June 27, 2020 5:45 AM  
To: Planning <planning@cityofmadison.com>  
Subject: Save All 30 Acres!

Dear Plan Commission,

Out of roughly 500 acres the OMSAP plan only saves the legal minimum wetland and 6 acres of upland habitat that is also supposed to serve as a public park, which would destroy this wonderful natural area ecosystem.

Please add a proposed 400 units of new affordable housing as part of 2300 new housing units in surrounding redevelopment areas, not in the wetland! Save this last historic wetland gem and green open space as a Nature Park and Shared Community Open Space connected by bike and walk paths for residents of affordable housing, nearby neighborhood families, school kids, business employees and clients, and a growing population on the north side to enjoy!

I OPPOSE the OMSAP Plan and Support saving all 30 acres.

Regards,  
Kathy Henchel

---

**From:** beckytradewell@gmail.com <beckytradewell@gmail.com>  
**Sent:** Friday, June 26, 2020 9:54 PM  
**To:** Planning <planning@cityofmadison.com>  
**Cc:** All Alders <allalders@cityofmadison.com>; ledell.zellers@gmail.com; Virginia Scholtz <fhna.ginny@gmail.com>  
**Subject:** Agenda item 3 number 59745 The OMSAP as it relates to the Hartmeyer Property

Members of the Plan Commission,

My name is Rebecca Tradewell, [414 Marston Avenue](#). I ask that you amend the Oscar Meyer Special Area Plan in order to preserve the entire Hartmeyer property (Hartmeyer Natural Area) as natural and park land.

It has been said by city staff that the Hartmeyer wetland is low quality. That may be correct technically, based primarily on the presence of nonnative vegetation, but the rich variety of wildlife that occupies the area says otherwise.

My observations are related to current city plans and responses from city staff to requests to keep the entire HNA as open space.

### **Why does OMSAP provide for a 13 acre park?**

How did staff arrive at a recommendation for approximately 13 acres of park on the Hartmeyer property? (The original proposal was 8 acres.) Primarily, it seems to be that they determined that the number of residential units expected to be built on the remainder of the approximately 30 acre property would result in a requirement for the developer to dedicate 13 acres of property for parkland. The city would receive the property at no cost. It apparently does not matter what is currently on the property as a whole (an ecosystem rich in wildlife plus room for a buffer to provide protection from intense development). This approach to acquiring park property may be a smart approach generally, but there should be room for alternatives based on the nature of the property. There must be other funds for parks being generated by construction on other parts of the planning area (I assume that not all developers will actually dedicate parkland). Also, this approach means that the



public would not have access to the HNA until a company decides to develop the Hartmeyer property and it seems that if fewer units are proposed the size of the park might be reduced.

## **Parks and Open Space Plan**

City staff indicated that the presence of Demetral Park in the Oscar Meyer Special Planning Area provides the future residents of the area with the “larger community park amenities” required by the Parks and Open Space Plan. I was shocked to learn that Demetral is considered to be the existing park that provides more than adequate open space under the OMSAP when augmented by the small park on the Hartmeyer property. A resident of the area (just south of Commercial near Sherman, I believe) who spoke to the Park Commission was shocked too. She said that the kids play in the streets rather than go to Demetral. Demetral has very little biodiversity or variety of amenities. It consists mainly of athletic fields and is across Packers from the areas to be developed as residential. (Note that the entire southern part of Demetral consists of East High School athletic fields.) The play area and shelter in Demetral are a significant walk south of Commercial — I would expect them to remain primarily attractive to residents of the Eken Park Neighborhood, toward which they are oriented.

The OMSAP aims to create a walkable neighborhood, but it is difficult to envision changes to the intersection at Packers and Commercial that would tempt many families to walk across six lanes of traffic to get to Demetral or that many would be tempted to take the bus there, for that matter. Richer, more diverse open space should be provided to the residents of the area, current and future. My opinion is that a playground could be provided on the Hartmeyer property in a part of the property that would serve as a buffer for the wetland and its surrounding uplands.

Because of the increased density proposed within the planning area, the originally proposed small (neighborhood) park originally proposed for the Hartmeyer needed to be scaled up. However, staff concluded that a park larger than 13 acres would be inconsistent with the POSP and cannot be justified. Again, there should be room in park planning for flexibility based on the special nature of a property.

The OMSAP mentions that there is a strong community desire for the Madison Little League Fields to continue their current function. It’s hard to disagree with maintaining that use, though the fields would not be easily accessible to residents of the new housing in the Oscar Meyer planning area because they are across Packers at the pedestrian unfriendly Aberg intersection. The land on which the fields are located is part of the Oscar Meyer property. City staff mentioned that the parkland dedication requirement for the Oscar Meyer property may be about the size of the baseball fields. I don’t see any discussion of whether turning the baseball fields into public park land would be consistent with the POSP. Perhaps it is. But if not, it should arguably be done anyway. Many residents also strongly desire the entire HNA to be preserved.

## **Madison Sustainability Plan**

Preserving and restoring the Hartmeyer property will promote several goals of the Madison Sustainability Plan (more than the current proposal). That plan calls for restoring and maintaining natural habitat, ensuring all youth have access to environmental stewardship programs and information, and improving stormwater management. Several experts have disagreed with city staff’s recent statements that this area does not and cannot improve stormwater management and the Oscar Meyer Area Strategic Assessment Report (2/5/19) states that the wetland serves an important stormwater retention function. The Sustainability Plan also aims to promote healthy neighborhoods. Natural areas and parks promote both physical and mental health.

The Comprehensive Plan calls for improving and preserving urban biodiversity through an interconnected greenway and habitat system. The document prepared for the Board of Parks Commissioners indicates that both the current version of the OMSAP and the proposal by the Friends of the Hartmeyer Natural Area promote this goal. It seems doubtful that the OMSAP does so, given the reduction in the size of the HNA and how it would be largely surrounded by pavement and high density housing.

## Transportation

Information provided by city staff indicates that preserving the entire HNA is inconsistent with implementing bus rapid transit. It is difficult to understand how that could be. My impression is that the staff feel that preserving the entire natural area would prevent locating the multimodal transportation facility where it is proposed in the OMSAP. That appears to be incorrect. The OMSAP specifies that this facility could be located on either side of the railroad track.

## Equity

One of the saddest things I have seen lately is the statement that people of color are uncomfortable in our urban natural areas because those spaces and users do not feel welcoming to them. The answer cannot be to deprive neighborhoods with diverse populations of the opportunity provided by accessible natural areas to enjoy wildlife and natural spaces. The answer is to change the conditions that cause the discomfort.

## Conclusion

Planning is necessary to promote a strong and sustainable future for a community. However, a check-the-box approach is not wise. Plans need to be applied with flexibility to intelligently deal with the existing circumstances and available opportunities. The HMA is a unique place and the redevelopment of the Oscar Mayer planning area presents an opportunity to protect that place to the advantage of the residents of the area and all of Madison, the environment, and wildlife. The planning area consists of many, many acres. Surely, creative planning can find additional space for housing to provide a few more acres for wildlife and recreation on the Hartmeyer property.

Please amend the OMSAP to protect the entire 30 acres of the Hartmeyer property.

Thank you.

---

**From:** Renee Walk <renee.a.walk@gmail.com>  
**Sent:** Friday, June 26, 2020 1:37 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Statement in Opposition to OMSAP as Drafted

Good afternoon,

I am writing to voice my opposition to the Oscar Mayer Special Area Plan as it has been drafted.

The plan fails in several key areas:

1. It does not preserve the Hartmeyer Natural Area's full 30 acres, to the detriment of neighbors and future builders alike.
2. It does not address substantial traffic issues nor ease of transit for new neighbors joining our neighborhood.
3. It does not adequately address the substantial environmental contamination concerns that increasingly appear to lie beneath the Oscar Mayer plot and how they might influence both the ability to develop areas and the quality of life of future residents.
4. It somehow does not contain the Metro transit facility which, if still purchased, will gobble up the entire northern third of the property.

Several neighbors, in their writings to the other committees and this one, have expressed the issues I have outlined above better than I can, and so I will not restate them here. I would only ask that the Plan Commission consider their well-researched appeals not as the whining of NIMBY neighbors, but as the concerns of caring citizens that see a real opportunity for the Northside to become a verdant and vibrant part of the City, not the dumping ground that it has been for so many decades.

We do not see the change that our neighbors have striven for over the last several decades reflected in the plan as written. We have repeatedly sought to be heard by Planning staff, and have felt rebuffed in favor of consultant reports.

I ask that Plan Commission please hear us, and reject this plan.

Respectfully,  
Renee Walk  
Sherman Neighborhood Association Co-Chair

--

*I don't live in a world of either/or. I live in a world of this and more.*  
-Eve Ensler

---

## Comments on Oscar Mayer Plan for June 29 Plan Commission meeting By Anita Weier, former Northside Alder

Almost all the historic shallow wetland ponds, marshes and natural oak uplands in the Near North Side are gone – along with the butterflies and other pollinators, frogs, birds and wildlife they used to support. But the upland area of the Hartmeyer parcel near the railroad tracks behind the Oscar Mayer Plant contains large healthy stands of milkweed beneficial to pollinators and especially for Monarch butterflies. Frogs and sandhill cranes commonly use the site.

Having a large natural area in a neighborhood is an important asset for neighborhood values and building a sense of community,” according to Paul Noeldner, a Wisconsin Master Naturalist instructor and president of the Friends of Hartmeyer.

Wisconsin law recognizes the importance of preserving and restoring natural wetlands for the health of our water and the benefits they bring for reducing runoff and flooding.

This area provides acres of carbon sequestration, natural water infiltration, and water retention that help reduce runoff and flooding in Madison lakes. A variety of native Wisconsin birds, aquatics, pollinators and wildlife make their homes in the Hartmeyer Natural Area or pass through during migration.

It is not necessary to build high-rise apartment buildings on this site, where the soil may be unstable. Please put apartments on the already paved Oscar Mayer site. People who will work and live at the Oscar Mayer site would welcome the opportunity to see and explore a thriving green space.

Please make and support a Motion to amend OMSAP to save all 30 acres of the Hartmeyer property as a Nature Park and Community Open Space to best meet Madison's future social justice and ecological needs, in recognition of strong alder and neighborhood support.

---

**From:** Barbara Noeldner <barbnoeldner@msn.com>  
**Sent:** Thursday, June 25, 2020 10:39 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Meeting Monday June 29, 2020 comments for agenda item 3.

I oppose adopting the OMSAP plan without an amendment to save all 30 acres of Hartmeyer Natural Area.

Attached are my comments.  
Thank you  
Barbara Noeldner

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:** Candi Diaz <diazcandi@gmail.com>  
**Sent:** Thursday, June 25, 2020 4:09 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** What an opportunity!

What an opportunity we all have right here, right now to do what's right and just!

Hello!

Thank you for your work on this committee and for taking time to read this information! I am so excited about this wonderful opportunity to see the plans that the city has been working so hard on spring off the paper and into action. How exciting to see this sparkling new development in the heart of one of the

most urban blighted neighborhoods in the city! The plans are fantastic with a few exceptions which I'm writing about here.

My name is Candace Diaz and I am a Sherman neighborhood resident. I live 1000 feet from the Hartmeyer property. I would like to speak to the opportunities to build environmental and social justice for the kids in this neighborhood now and into the future with the new housing developments on the Oscar Mayer property.

Kids here play and ride their bikes in the streets. There are no parks in this neighborhood that parents will allow their younger kids to go to on their bikes. Most parents won't allow their kids to cross Packers Highway and the nearest "park" if you can call it that is Demetral. Which is really just a dog park and a stretch of mowed grass. Most kids here can't ride their bikes all the way to Warner park. Cherokee Marsh is a great area, but a sustainable park should be somewhere the residents can walk or bike too.

Keeping all 30 acres of the Hartmeyer property as a nature area and legacy park will transform this area for these kids, new housing development kids and older adults as well. They will have access to open green space to play in, ride their bikes in and to learn about the natural world right here in their community! By giving kids access to nature we are allowing them the opportunities that other kids get on a daily basis in the nicer neighborhoods. **Isn't this the social and environmental justice we are hearing so much about from the mayor?**

Kids of all races live here. They should be given the same opportunities for open green space and environmental education **as kids in the wealthier neighborhoods**. This is our chance!

The pandemic has proven to us the importance of green space especially in dense urban settings. People are getting outside now more than ever and it is a very important component of physical and mental health to have somewhere to escape the daily stresses of life.

**This area is dense housing that is being built on an area of toxic waste that we are uncertain as to the nature and extent of the poisons.** How equitable is it to place affordable housing here really?

There will be 475 affordable "housing units" or as city planner, Dan Mcauliffe, so eloquently stated at the Parks commission meeting a month ago- **"these are "dwellings" not "storage boxes"** -on this property. Aside from the toxic waste under the land how healthy will that be for anyone without adequate access to open green space?

Now is the time – what are we waiting for. Are the city's plans just words on paper? This is a legacy moment. Preserve all 30 acres, do a real and comprehensive study of what type of poison is under this land and put the brakes on a minute here! More study needed!!

The city has taken a lot of time preparing and planning for a more just and green future. Since 2009 thousands of people have participated in the community planning process. Almost all agreed that green space is a must have for its residents. It's time to put into action all the words and ideas that are in these plans. It's time to please amend the **Oscar Mayer Special Area Plan to include this 30 acre natural area.**

Please NOTE!!

Annette Miller's (Equity by Design) "surveys" are **not representative** of the diverse population of people RIGHT HERE IN THIS NORTHSIDE NEIGHBORHOOD!! I never saw a survey? Look at the total number of people in those surveys? **34** people doesn't represent our neighborhood.

Thank you for your time and let's get this right! This is your legacy to the city.

Candace Diaz  
2410 Superior St  
Madison WI

---

**From:** Carl Landsness <weneedadream@yahoo.com>  
**Sent:** Thursday, June 25, 2020 12:29 PM  
**To:** Housing Strategy <HousingStrategy@cityofmadison.com>  
**Cc:** Planning <planning@cityofmadison.com>; ledell.zellers@gmail.com  
**Subject:** Re Agenda #1 of today's Housing Strategy Committee

Dear Housing Strategy Committee,

I grew up on the near east side of Madison when Oscar Mayer was thriving (50's and 60's) when most of us had little awareness of the need for stewarding natural areas (especially wetlands) and even polluted or abused them (as I played in wetlands near Starkweather Creek).

Now, as Co-Chair of Friends of Starkweather Creek (but not speaking for FSC) I realize the huge need for such areas and for stewarding them (including healing the abuse that people like me and my immigrant ancestors did).

And I find major healing (mental/emotional/physical/spiritual) tromping in wetlands (with delicate discernment re when, where and how).

Plus I've learned more about the very complex interdependence of all lifeforms and spaces including the need for uplands around wetlands to allow the movement and interdependence between both plus cleansing and balancing our overall eco-system. I notice that this area of Madison has little left of what once was a **massive** and vibrant wetland (including the entire airport area).

I also question our values and forecasts re city growth and the need for endless housing, comforts and convenience. Many of us believe that COVID-19 is a major wake-up call from the Universe forcing us to pause our frenzied pursuits of power & pleasure, fear of change & discomfort, blame of others & circumstances plus attachment to old beliefs & behaviors before we consume & control ourselves into extinction or misery.

I ask you to save (and steward) all 30 acres [Hartmeyer natural area](#) and willing to contribute money for this.

Carl Landsness  
Madison native, invasive, wounder and healer

---

**From:** Paul Noeldner <paul\_noeldner@hotmail.com>

**Sent:** Thursday, June 25, 2020 2:56 PM

**To:** Planning <planning@cityofmadison.com>; McGuigan, Patrick <PMcGuigan@cityofmadison.com>; Housing Strategy <HousingStrategy@cityofmadison.com>; ledell.zellers@gmail.com; Mayor <Mayor@cityofmadison.com>; allalders@cityofmadison.com; Virginia Scholtz <fhna.ginny@gmail.com>; Beth Sluys <sluysb@aol.com>; Baumel, Christie <CBaumel@cityofmadison.com>

**Subject:** Amend OMSAP to include the option to Save All 30 Acres

My Public Comments for the upcoming 6/25 4:30pm Housing Strategies meeting Agenda Item 1 are in the email below and attached.

Please share this email and the attached Paul Noeldner Slides - 0625 Housing Meeting pdf file with the committee and other parties.

Please bring up the attached Paul Noeldner Slides - 0625 Housing Meeting pdf file during my registered public speaking 3 minutes and follow along to turn pages as I read from it.

**I am in Opposition to OMSAP and the current plan for the Hartmeyer property.**

**I am in Favor of Amending OMSAP to include the option to Save All 30 Acres as a Nature Park along with a Shared Community Green Space, as a 'Central Park' for a growing population.**

**The current OMSAP plan which is not a compromise at all, because it only saves the minimum legal wetland and 6 acres that would have to serve as both park area and habitat, making the wetland ecosystem unsustainable. It provides insufficient shared community open green space for dense housing and a growing population in surrounding areas.**

**Please Make and Support a Motion to Amend OMSAP to ASave All 30 Acres as a Nature Park and Community Open Space to Best Meet Madison's Future Social Justice and Ecological Needs, in recognition of strong Aler and Neighborhood support. This will permit City staff to look at opportunities for partnering with Dane County, Groundswell and other possible donor, grant, and funding sources.**

If you are looking for a compromise, please Make and Support a Motion to Amend OMSAP to Save 20 Acres with Fewer Streets and More Natural Area and Park Space. While not as good as Saving All 30, this compromise would better serve Madison's future Social and Ecological Needs.

Thank you

Paul Noeldner

Master Naturalist Instructor

Volunteer Coordinator, Madison FUN Friends of Urban Nature

608-698-0104

[paul\\_noeldner@hotmail.com](mailto:paul_noeldner@hotmail.com)

[ethicalguidebook.com](http://ethicalguidebook.com)

Public Ethics Trumps Personal Values in Civil Society



## Save All 30 Acres!



### **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!***

**Paul Noeldner speaking on behalf of Friends of Hartmeyer Natural Area and Madison FUN Friends of Urban Nature, a partnership of Madison Parks and Friends groups Helping Madison Connect Families and Kids with Urban Nature.**

**Yesterday the Sandhill Crane family walked by and the Red-tailed Hawks circled overhead as the Friends of Hartmeyer Natural Area did a cleanup along Roth with owner permission. This nature oasis in the heart of Madison is a gem worth saving.**

**The Sherman Neighborhood Association, Eken Park Neighborhood Association, Sierra Club, Madison Audubon and Alders representing the OMSAP area All Support Saving All 30 Acres as a Nature Park and Shared Community Green Space.**

**We need Affordable Housing, but it should be done Sustainably. Out of the 2700 housing units proposed for OMSAP, these 400 can be done by building Sustainably on evolving opportunities to redevelop, rather than precious remaining Urban Green Space.**

## **THE OMSAP PLAN SAVES ONLY 14 ACRES AND IS NOT ENVIRONMENTALLY SUSTAINABLE. IT DOES NOT MEET GROWING COMMUNITY OPEN SPACE NEEDS**

- **IT PUTS AFFORDABLE HOUSING ON A HISTORIC WETLAND** as confirmed by 1906 maps and the remaining deep hydric soils.
- **THE PROPOSED 14 ACRES IS NOT A COMPROMISE!** The wetland was only changed from 3 to 8 acres to meet the legal minimum wetland which is likely to grow with climate change increased rainfall.
- **THE PROPOSED 6 ACRE UPLAND IS NOT SUFFICIENT HABITAT** to sustain the rich ecosystem of Frogs, Cranes, Fox, Deer and 60+ Bird Species documented living there in spite of invasive plants.
- **STREETS GO RIGHT NEXT TO THE WETLAND AND 200 YEAR OLD OAKS** Opportunities for Green Bike Paths and Wildlife Corridors are Lost.
- **THIS AREA IS NOT ALREADY WELL SERVED WITH PUBLIC PARKS.** Little League Fields and Demetrol are primarily single-purpose sports fields. Neighbors say they have to go elsewhere for Natural Areas and Parks.
- **ACRES OF NATURAL SUSTAINABLE WATER INFILTRATION ARE LOST** to impervious streets and infrastructure that will drain directly to lakes
- **CITY PLANNERS ACKNOWLEDGE HYDRIC WETLAND SOILS AND POLLUTION RISKS EXIST** that may preclude dense Affordable Housing





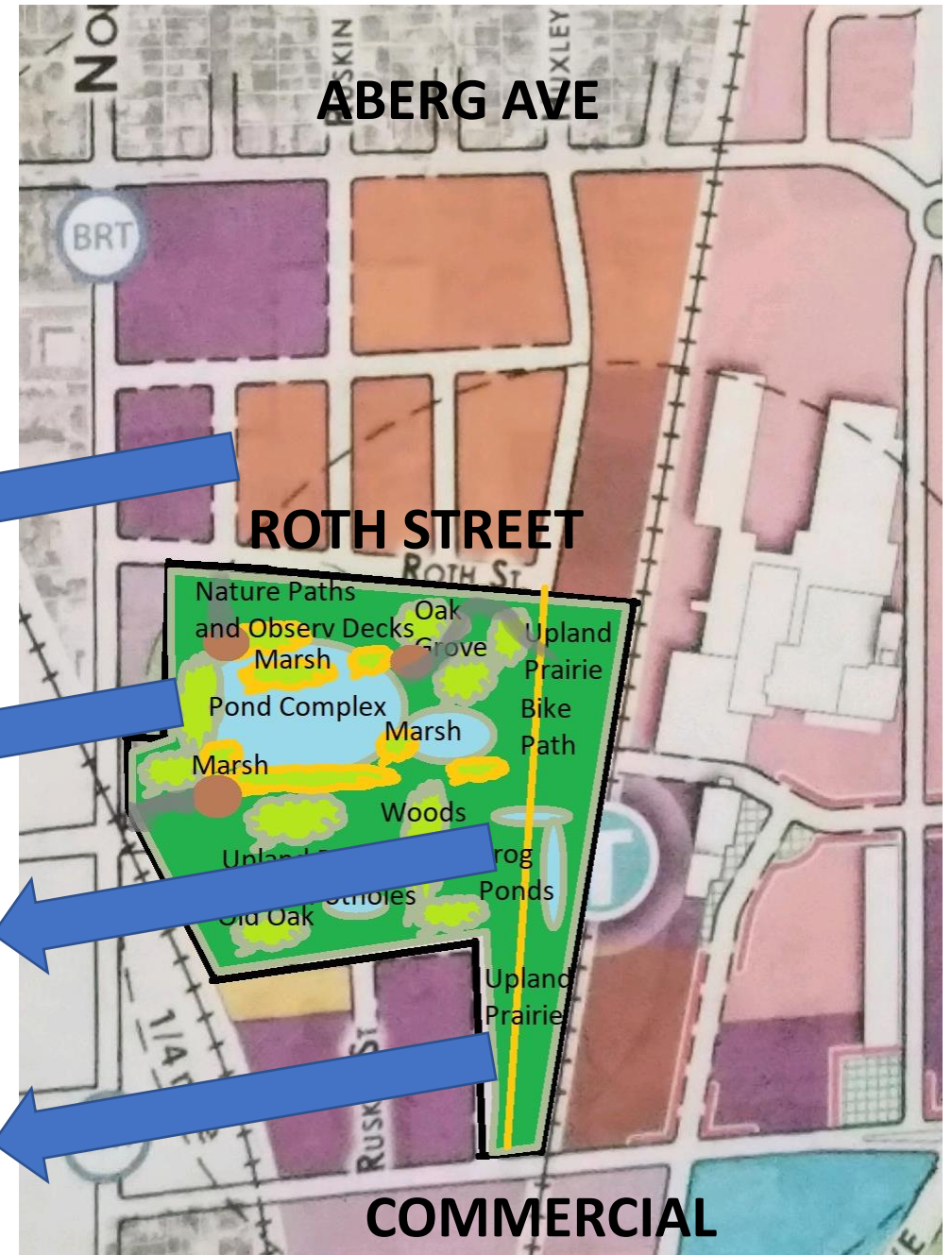
## A POSSIBLE COMPROMISE OPTION TO SAVE 20 ACRES STILL FAILS TO PROVIDE SUFFICIENT COMMUNITY OPEN SPACE FOR A GROWING POPULATION

- THIS COMPROMISE WOULD KEEP SOME HOUSING onsite City Planning wants, but still build on historic wetlands.
- THIS COMPROMISE KEEPS THE COOLIDGE-ROTH STREET CONNECTION that City Planning wants, but a better alternative using existing Right Of Way exists
- IT DOES ELIMINATE SOME STREETS going right next to the wetland and 200-year-old Oaks
- IT DOES ALLOW FOR SOME WETLAND INCREASE with climate change increased rainfall
- IT SAVES 6 MORE ACRES FOR A MORE SUSTAINABLE ECOSYSTEM, but only a small Neighborhood Park
- IT FAILS TO PROVIDE FREE SHARED COMMUNITY OPEN SPACE FOR A VARIETY OF SOCIAL BONDING ACTIVITIES
- IT FAILS TO PRESERVE GREEN BIKE PATH AND WILDLIFE CORRIDOR CONNECTIONS



# SAVING ALL 30 ACRES AS A NATURE PARK AND SHARED COMMUNITY OPEN SPACE HELPS MEET SUSTAINABLE ECOSYSTEM AND SOCIAL JUSTICE GOALS WITH MORE AFFORDABLE HOUSING ON SURROUNDING REDEVELOPMENTS

- **AFFORDABLE HOUSING** on Redeveloped Parcels with Existing Streets while preserving a Beautiful Natural Area to Enjoy
- **ECOLOGICAL SUSTAINABILITY** by Preserving Ecological Habitat for Pollinators, Birds and Wildlife, Infiltration, and Carbon Offset
- **HEALTHY NATURE RECREATION AND NATURE EDUCATION** for Surrounding Neighborhoods, Schools, Families and Kids
- **ROOM FOR NATURE OBSERVATION PATHS AND LOOKOUT PLATFORMS** as well as parking and playground facilities
- **VIBRANT FREE PUBLIC SHARED COMMUNITY OPEN SPACE** for a Splash Pad, Yoga in the Park, an Urban Ecology Center to Engage Neighborhood Kids, Ecological and Cultural History Displays, Kids Art, a Sculpture Garden, Community Gardens, a Food Forest, and other Social Bonding Activities
- **GREEN TRANSIT** with City-Wide Bike Path Connections on Green Wildlife Corridors critical to Sustaining Urban Ecosystems





***PLEASE MAKE AND SUPPORT A MOTION TO AMEND OMSAP  
TO INCLUDE SAVING ALL 30 ACRES TO ALLOW THE CITY TO  
LOOK AT PARTNERSHIP AND FUNDING OPPORTUNITIES!***

**A SUSTAINABLE WETLAND ECOSYSTEM**

**LONG TERM WATER, CLIMATE AND CARBON BENEFITS**

**AFFORDABLE HOUSING ON SURROUNDING REDEVELOPMENT**

**A WONDERFUL NATURE PARK**

**GREEN BIKE PATH AND WILDLIFE CORRIDORS**

**SUFFICIENT COMMUNITY OPEN SPACE FOR A VARIETY OF  
ACTIVITIES THAT ENHANCE SOCIAL BONDING AND HEALTH**



**Greetings to Members of the Sustainability Committee:**

**My family has lived on Winchester Street since 1982, a few blocks north of Aberg Avenue which is the northern-most street covered by OMSAP at N Sherman Avenue. This is the Sherman Neighborhood, whose boundaries include most of the OMSAP area. We are a friendly and very mixed neighborhood—mathematicians and poets, multiracial, with diverse genders, some well off and some just getting by, dog friendly, pollinator friendly, multicultural, pragmatists and dreamers--all of which makes it a very interesting and neighborly place to live.**

**Everyone knows, though, that there can be water in the basement, unpleasant vapors wafting in through sewer lines, unexplained deaths of younger women from leukemia and related illnesses, bad air, water that leaves calcified black residue in your toilet bowl (less now than before Well 7 was rebuilt), noisy airplanes—we have lived with all this for years, it goes with the flow of our daily lives. People do not usually think about any of this in specific connection with the OMSAP area's subsurface contamination--a century of accumulated industrial chemical waste and residue from operations of Oscar Mayer and other industries. See this report just completed this week by Midwest Environmental Advocates, which summarizes thousands of pages of public sources about testing data for this contamination and provides a map for its known locations:**

**[https://drive.google.com/file/d/1PWYygqQ85zmXs1aCOM6wo4dNrclhniu\\_h/view?usp=sharing/](https://drive.google.com/file/d/1PWYygqQ85zmXs1aCOM6wo4dNrclhniu_h/view?usp=sharing/).**

**Here is the link to the Map:**

**<https://www.google.com/maps/d/drive?state=%7B%22ids%22%3A%5B%221pofUPrHHQtKW1WJbB7InDq1HBNZjdghq%22%5D%2C%22action%22%3A%22open%22%2C%22userId%22%3A%22110461747828319937332%22%7D&usp=sharing/>.**

**Untested areas of contamination are obviously not included in this report—in plumes, in groundwater, in much of the soil, in storm drains, in stormwater, etc.**

**Is there a connection between this contamination and our Sherman Neighborhood? No one knows for sure because testing has not been carried out.**

**Are there plumes of contamination being drawn daily toward well 7 at Schlimgen Avenue and N Packers Avenue, which since being rebuilt has a new and stronger pump? No one knows. Existing plumes have not been tracked.**

**And now, City Planning and Metro and MG&E propose to relocate many transportation and utility operations to the OMSAP area, while encouraging extensive new development of multistory housing and office space and other businesses—most intended to be “affordable” and to provide jobs to economically disadvantaged families, including many people of color. The city calls this “equity.” Is it equitable?**

**An important study just this month found that air pollution is tied to pregnancy risks, affecting Black Mothers Most:**  
<https://www.nytimes.com/2020/06/18/climate/climate-change-pregnancy-study.html?smid=em-share/>.

**The only greenspace available in this large OMSAP area is the Hartmeyer wetlands area, to which so far the city has added a few areas, but otherwise has turned a cold shoulder to the complete 31 acres of wetland and upland needed for a viable wetland ecosystem. Greenspace particularly for children needs to be close to where they live. Are City Planners not aware of the health benefits of adequate greenspace, particularly for children? Do they care?**

**Quoting from Richard Louv’s book, *Last Child in the Woods*:**

**"For children, nature comes in many forms. A newborn calf; a pet that lives and dies; a worn path through the woods; a fort nested in stinging**

**nettles; a damp, mysterious edge of a vacant lot—whatever shape nature takes, it offers each child an older, larger world separate from parents. Unlike television, nature does not steal time; it amplifies it. Nature offers healing for a child living in a destructive family or neighborhood. It serves as a blank slate upon which a child draws and reinterprets the culture's fantasies. Nature inspires creativity in a child by demanding visualization and the full use of the senses. Given a chance, a child will bring the confusion of the world to the woods, wash it in the creek, turn it over to see what lives on the unseen side of that confusion. Nature can frighten a child, too, and this fright serves a purpose. In nature, a child finds freedom, fantasy, and privacy: a place distant from the adult world, a separate peace." — Richard Louv, *Last Child in the Woods: Saving Our Children from Nature Deficit Disorder*, Algonquin Books, 2008, p. 7.**

**See, <http://thiswaytonature.com/>.**

**Is it equitable to place people most in need of jobs and housing in precisely some of the most contaminated areas on the Northside and without adequate greenspace close by? (Much of the contamination remains untested and therefore undefined in scope and dimension.)**

**Arguably, this is not just. It is not responsible. And it is not sustainable. Please oppose the OMSAP until and unless it adequately addresses these issues, for our neighborhood including all our new neighbors who may live or work in any redeveloped OMSAP area.**

**Respectfully,**

**Dolores Kester**

**1818 Winchester Street**

**Madison, WI 53704**

**Email: [dakester@sbcglobal.net](mailto:dakester@sbcglobal.net)**



**Tel. 608-249-1218**

**Aldermanic District 12**

Dear members of the SMC:

I thank you for your efforts to help the City reduce its carbon footprint, among other sustainability and racial equity actions.

Today I bring your attention to a June 2020 research article called, "[The Race Gap in Residential Energy Expenditures](#)." (This article is summarized effectively in the first item of the [Axios newsletter, found here](#).) The researcher, Eva Lyubich, concludes:

*This paper provides estimates of the Black-white residential energy expenditure gap in the US. These estimates suggest that Black households face a higher energy burden than white households at almost every position in the income distribution. Understanding the differential energy burden is critical when designing policies that will affect energy prices, such as much-needed policy to reduce greenhouse gas emissions. This is especially true given that this gap may be another of many outcomes that has been affected by the persistent effects of systemic racism in the United States, mediated in particular by differences in housing stock and wealth.*

*She also concludes, "Controlling for home type or vintage does not eliminate the gap, but survey evidence on housing characteristics and available appliances is consistent with the gap being driven at least in part by differences in housing stock and related energy efficiency investments."*

Given these emerging research findings, I urge you to double your efforts to ensure that the housing planned and built in the Oscar Mayer Special Area is designed and implemented at all levels - from planner, to developer, to builder, to owner, to renter - to insure that energy use and expenditure/resident is not only very low, but also equal for people of different racial identities. In so doing, the City will be addressing both its climate and racial equity goals.

Thank you for all the good work you are doing,

Susan Millar, 2233 Rowley Ave., Madison (member, 350 Madison Plan Commission Climate Corps)

--

I was born when CO2 PPM was 310.5.

When my youngest grandchild was born, PPM was 393.1.

At current rates, when he is 20, PPM will be 423.

See the attached data file from NASA:

<https://data.giss.nasa.gov/modelforce/ghgases/Fig1A.ext.txt>

Hello, I am a resident of Emerson East, near the old Oscar Meyer property and the Hartmeyer Natural Area. Please save all 30 acres of the natural area, which provide important habitat for many wetland species and likely provide ecosystem services like reducing runoff. I would support a bike path through the area to increase bike connectivity to the northside, but please do not develop the site for commercial or residential use (which is likely not feasible anyway due to past contamination).

Thank you,

Sarah Wright

---

----We need a thorough evaluation of soil and water contamination before adopting the plan.

----Considering the housing density in this plan, 31 acres of parkland is very appropriate.

----Save the wetland. We need to protect the environment in fact as well as in theory.

----Part of this parcel is in the 65 decibel contour for F-35. This plan ignores the fact that the sound levels would be virtually the same throughout the whole parcel. Are we building housing that only those with no choice will live in? I think environmental justice is part of sustainability.

Marian Celenik

1734 Sheridan Dr

Madison WI 53704





Opportunity is knocking. ALL 30 NOW!



The Preservation of ALL 30 acres of the Hartmeyer Natural Area fosters the environmental, economic and social resilience goals found in the City of Madison's Sustainability Plan.





# *Acquiring ALL 30 acres of the Hartmeyer land fulfills these strategies in the Madison Comprehensive Plan:*



**1. Protect Madison's water supply and infrastructure to provide safe, clean drinking water.**

**2. Improve lake and stream water quality.**

**3. Acquire parkland and upgrade park facilities to accommodate more diverse activities and gatherings.**

**4. Improve and preserve urban biodiversity through an interconnected greenway and habitat system.**

**5. Develop a healthy and diverse tree canopy.**

**6. Support sustainable farming and gardening practices that protect the ecosystem and public health.**





The creation of a natural area public space at this historic remnant wetland ecosystem is overwhelmingly supported by the Sherman Neighborhood, the Eken Park Neighborhood, the Emerson East Neighborhood, Madison Audubon, Sierra Club and the hundreds of area residents that attended the public meetings hosted by neighborhood associations, the Northside Planning Council, and Alder Abbas' Town Hall Meeting, to name a few.



Creating a natural area  
public space is in  
alignment with the goals  
and recommendations  
found in the following  
City plans...

City of Madison Comprehensive Plan

Green and Open Space Plan

2018 EQT by Design Report (What residents  
appreciate about living in Madison: Green and  
Open Spaces, Bike Friendly)

Oscar Mayer Strategic Assessment Report

The Madison Sustainability Plan

Northport-Warner Park-Sherman Neighborhood Plan

Historic Preservation Plan

Madison Connect

Pollinator Protection Task Force Report

Dane County Comprehensive Plan

Racial Equity and Social Justice Tool for OMSAC

Madison in Motion Plan



**From:** [einpc@yahoogroups.com](mailto:einpc@yahoogroups.com) on behalf of "Michael D. Barrett" [mikeb@urbanthoreau.com](mailto:mikeb@urbanthoreau.com) [einpc]  
**To:** [Planning](#)  
**Cc:** [All Alders](#); [Mayor](#); [wsjopine@madison.com](mailto:wsjopine@madison.com); [dbrogan@isthmus.com](mailto:dbrogan@isthmus.com); [tlina@groups.io](mailto:tlina@groups.io); [SASYNA-Discussions](#); [Einpc](#); [fhna.ginny@gmail.com](mailto:fhna.ginny@gmail.com); [paul\\_noeldner@hotmail.com](mailto:paul_noeldner@hotmail.com); [lfalkenstein@isthmus.com](mailto:lfalkenstein@isthmus.com); [Wachter, Matthew](#); [Stouder, Heather](#)  
**Subject:** [einpc] TONIGHT Plan Comm Agenda Item 3: Save all 30 acres of Hartmeyer Natural Area  
**Date:** June 29, 2020 1:35:01 PM

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

Dear Plan Commissioners,

You have before you a wonderful opportunity to preserve & create a beautiful greensward in the middle of the city: The Hartmeyer Natural Area. Please put aside the edifice complex and give the Northside—and all of us—room to breathe. As some of you know, I have long been a proponent of urban infill + density. Still am. But you have so many massive & underutilized parking lots all along N. Sherman, Northport and Packers Ave just begging, screaming, CRYING OUT for redevelopment like this. Build there! Double-, triple, quadruple-up on the use of the infrastructure already built up along those corridors. Turn them into livable boulevards instead of the expressways for speedy suburbanites they currently are. As for the 30 acres: We need nature among us. For environmental health, public health, healthy childhood development, indeed everyone's health!

Please think forward here, not in some 1980s urban plannerly geometric box.

Save the 30!

More: <https://isthmus.com/news/news/pristine-is-overrated/>

Sincerely,  
Mike Barrett  
2137 Sommers Ave.  
Madison WI 53704  
[http://www.facebook.com/help/delete\\_account](http://www.facebook.com/help/delete_account)

Posted by: "Michael D. Barrett" <mikeb@urbanthoreau.com>

[Reply via web post](#)

[Reply to sender](#)

[Reply to group](#)

[Start a New Topic](#)

[Messages in this topic \(1\)](#)

To Post a message, send it to: [einpc@yahoogroups.com](mailto:einpc@yahoogroups.com)

To Subscribe, send a blank message to: [einpc-subscribe@yahoogroups.com](mailto:einpc-subscribe@yahoogroups.com)

To Unsubscribe, send a blank message to: [einpc-unsubscribe@yahoogroups.com](mailto:einpc-unsubscribe@yahoogroups.com)

[VISIT YOUR GROUP](#)



[Privacy](#) • [Unsubscribe](#) • [Terms of Use](#)

## A healthy environment underpins economic and social well-being



### Oscar Mayer Special Area Plan Sustainable Madison Committee June 23, 2020

Beth Sluys

Agenda Item #4

Alder Rebecca Kemble, District 18

---

**“Sustainability represents a desire to pass on to our children and grandchildren a world that is as good as, if not better than, the one we found.”** Madison Sustainability Plan (2011)

**“A space where love flourishes because it is inclusive in decision-making activities, and everyone respects each other and is inclusive and welcoming to all.”** Oscar Mayer Focus Group Session Report, 2018

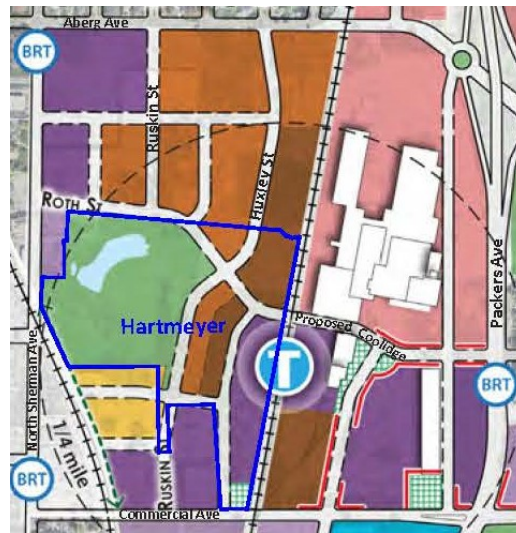
Inspired by these quotes and the hundreds of people I have met throughout this plan process, I continue to advocate for the preservation of ALL 30 acres of land at 2007 Roth Street, a re-emerging wetland that has been under industrial stress for over a century but showing its resilience, for over a hundred years. The ancient oak trees are well over 200 years old and have seen their share of changes and are bracing for future plans. As someone who is older and rather new to Madison, I am working to preserve this parcel of land for future generations. As high-density development occurs all around this parcel of land, let's leave this 30 acres for a green space.

As infill redevelopment pushes every parcel of vacant land to development, it will become more and more important to not destroy our environment for the sake of high-density housing and roads. I ask that we keep this parcel of historic wetland as a public shared space, a natural area within the midst of urban landscape for the good of present day residents and surely for the residents of the future. The second quote above is a quote that was shared during the 2018 Focus Group Sessions conducted by EQT by Design. It represents the general sentiment of the residents of the north side that are considering this process as a place making process, rather than just where things could go and how many. It is with this keen eye towards including *all* voices, that I write this today.

The Hartmeyer Natural Area is a **unique resource** for Madison's Northside and presents an extraordinary opportunity for the city to partner with the Friends of Hartmeyer Natural Area, Groundswell, and Dane County, as well as private donors to create a **legacy park** unlike any other in the Sherman Neighborhood area. It is my request that we save this remnant wetland ecosystem for public use and betterment as well as to preserve this natural area in its entirety as a place of respite from the hustle of everyday life and living in a high-density environment.

While it is true that there are little league baseball fields and the old Demetral landfill, now a public open space, they are really not easily accessible for area residents west of Packers Highway. According to the children and their families who live in the area neighborhoods along Sherman Avenue, Packers Highway creates an unsafe barrier and the children cannot go there unescorted by an adult and usually the families do not go over there. It is too dangerous to cross the highway. Seniors who live in the apartments in the area, do not like walking across Packers Highway, but do walk to the Hartmeyer area to watch birds and enjoy the natural space. When the Friends of Hartmeyer hosted a clean up event, a diverse and caring group of volunteers showed up and picked up trash together. **Let us not miss this legacy moment.**

Madison is a city known for its planning efforts. As efforts are made to preserve this vestige of historic Madison's wetland heritage, we understand that the planning process requires that the various needs and wants of the public, city leaders, planners and major landowners and developers are represented in the final plan. The option to keep ALL 30 acres as a green area on the land use map is a very viable one and helps to fulfill the goals and recommendations of most of the public plans currently guiding redevelopment and land use in Madison.



In 2018, a public engagement process that reflected the “overall diverse constituency of Madison and the specific diverse community of the Northside” was held as part of Phase I of the Oscar Mayer Special Area Plan process. The participants of the 2018 Oscar Mayer Focus Group Sessions (59 participants and 341 survey results) were asked about “what they appreciate about living in the City of Madison”, the Key Findings reported that **Green and Open space** was the number one response on the list.

It is in light of this key finding that I continue to want to take this moment in Madison's history to create a legacy park that is open to all, where all of its people can find comfort, a slow and restful place in their lives. We have learned throughout this pandemic and in the midst of climate change, that green spaces, in particular wetlands, are of great value. A place with natural comforts and now, an open shared space during the pandemic, in an otherwise urban area, as well as an environmental resource for flood mitigation for area home basements as well as for carbon sequestration. As 218 diesel buses, F35 jets, a fleet of MG&E diesel service trucks and the addition of 2,500 cars arrive to Madison's north side, we need to address air pollution and increased carbon level concerns especially for those members of the community suffering with asthma and other respiratory disease.

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. The Hartmeyer natural area also tells the story of its indigenous people as it contains confirmed archeological and *human burial grounds*, as does the northern half of the Oscar Mayer property (documented to be located at Lots 1 and 2). **The Hartmeyer site was an indigenous village site and burial site - community of indigenous people who buried their family members near their homes.** I think about the small farm graveyards I see when I drive out in the countryside. What would that family have thought if the grave marker was pushed over and removed, the land scraped up...it does not lessen the value of the loved one being interred there, or that place on the ground. Stone or no stone, mound or no mound, it is sacred space. Let the Hartmeyer land be a place of our cultural change towards a more inclusive and dignified way towards historic preservation in our community and a clear message of how we find respect for all of Madison's residents, past and into the future. While we *speak* of our respect for the Ho-Chunk, I am asking that we make sure that all of the area, Oscar Mayer land and Hartmeyer land be archeologically surveyed as whole villages were in the area and burial grounds.

We all have connections to the land.

The Hartmeyer **property is already used as a teaching tool** for area children and adults about the environment and the natural history of our home place. There are schools nearby that would benefit greatly with programming at the natural area to teach about natural history, social history, urban redevelopment and so much more. It is its own scientist incubator. Partnering with area non-profits that offer STEM programming to use the site for education and opportunities for hands on studies of the site. Public walks to the property have been conducted in the past and for many area urban children it was their first time going birding and to experience the beauty of the natural environment, fully engaged and having fun. Why not embrace the *Black Birder* program being offered through Madison Audubon and look to partner with them to provide programming at the Hartmeyer property for all birders.

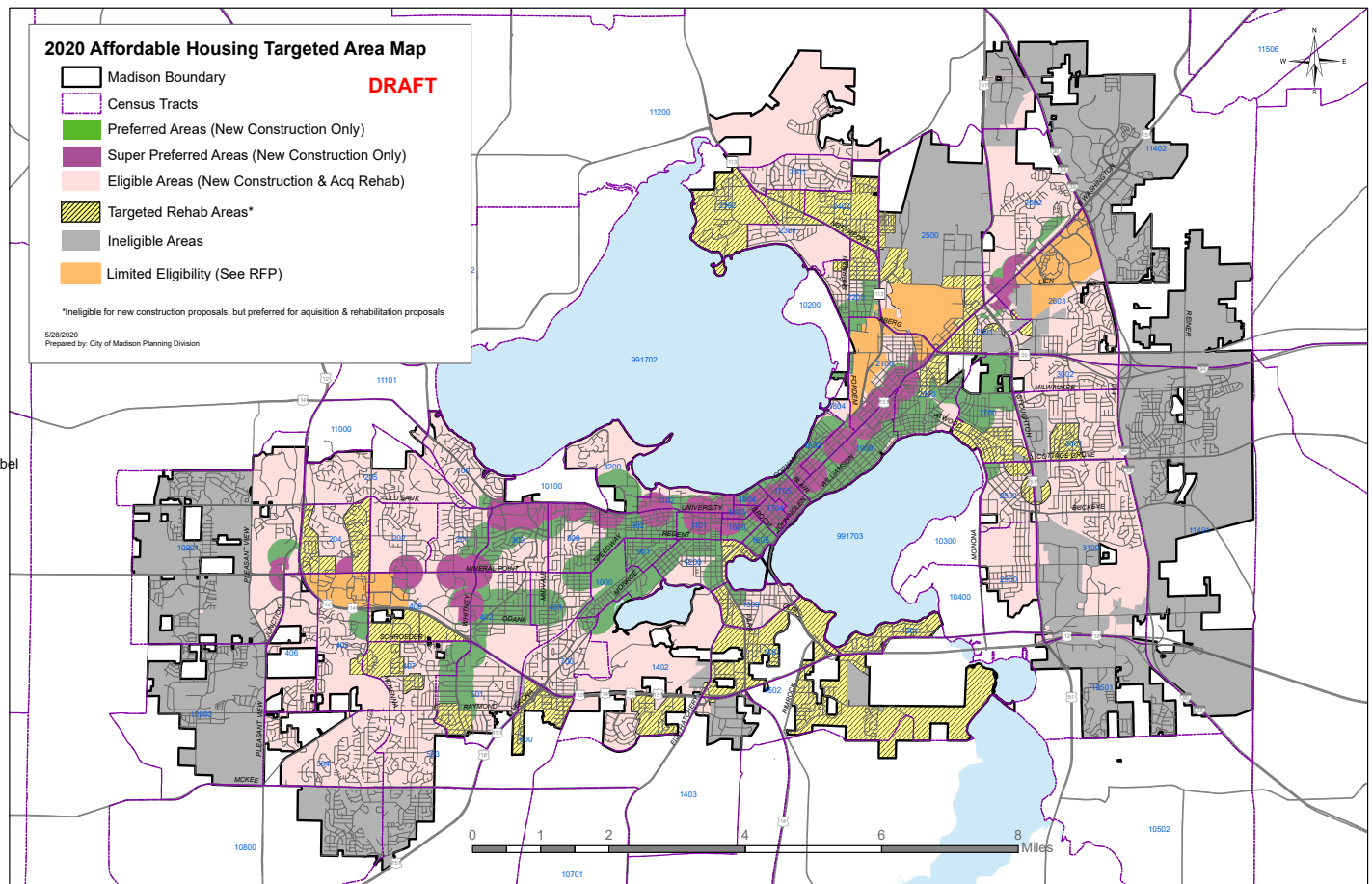
Now more than ever, north side residents relish our diversity, have a rich history of working together with the city to create great public places like the Warner Park Recreation Center, and look to this moment to again make the decision towards a legacy designation of ALL 30 acres for preservation at the Hartmeyer natural area.

If a diverse and inclusive process of over a thousand area residents businesses and organizations have given their input for almost 4 years, and find that the plan still does not reflect their perspectives, then how best can we be heard?

***If being inclusive during this process has been the norm, and all of the area residents who have participated in one way or another are still not heard, then what does this say about the planning process in terms of who's voice holds the most power?***

**We can do better.**

Affordable housing is important and there is new housing being planned and there are currently at least three projects approved or in consideration already in the area. **A graphic from a recent CDBG RFP shows an affordable housing targeted area map indicating that most of the Hartmeyer land is coded for limited eligibility for targeting affordable housing.** When considering housing in an industrial area, make sure that before any ground is broken, that we understand about the subsurface contamination and its impact on families and children. There are already issues at OM Station involving toxic gas vapors in buildings. It is an area known for its industrial use and also in need of clean up. ***Affordable housing needs to also be safe housing.***



“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.

Zoning identifies the Hartmeyer area as light industrial with a wetland overlay, the **current desire of the Sherman Neighborhood Association, the Eken Park Neighborhood Association, the Emerson East Neighborhood Association, Madison Audubon Society, The Sierra Club, Alder Abbas (D12), and area residents and businesses is to conserve ALL 30 acres for a public natural area.** There is a massive outpouring of letters of support from residents to the various committees, boards and commissions that have been a part of this OMSAP adoption process. (See Legistar pages for TPPB, Plan Commission, Board of Park Commissioners)

While the Comprehensive Plan may recommend land uses 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 supportive of preserving the ecosystem of the Hartmeyer property. **Overwhelmingly at all of the OMSAP related meetings with area residents, young, old and millennials, the majority opinion expressed was support for preserving ALL 30 acres and the creation of a public access natural area at the Hartmeyer property.**

The habitat provides a way station for migratory birds and butterflies as a pollinator friendly site as well a breeding location for sandhill cranes that raise colts there each year. This site is a Biological supermarket for many species that rely upon it for food, water and shelter. It is an effective system for removing nitrogen and phosphorus, provides water retention and supports improved surface water through filtering sediments, and offers a recharge point for groundwater, our source of drinking water from city wells located in deep aquifers.

It is my 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 neighborhood character and it offers a place in which community members feel ownership. Like Central Park in New York city, this legacy park opportunity would provide a beautiful open green space for the high density redevelopment that is north and south of the Hartmeyer property. Let us look to building upwards in the surrounding areas and keeping the Hartmeyer property as the capstone green space and natural area for the thousands of people who will be living in high-rise apartments all around it. Keep ALL 30 acres for connector permeable bike paths, overlook viewing stations, and paths throughout the site.

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. They lovingly call it “their pond.”

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.*

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.**      **We have community support.**



Dear members of the Sustainable Madison Committee:

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 many Oscar Mayer Special Area Plan (OMSAP) meetings, including the site walking tour, 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. We offer the following feedback 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 well-being of all city residents.

It is our lived experience that the surrounding area is deficient in greenspace, especially for neighbors who lack easy access to motor vehicles, or who are unable to or don't feel safe bicycling out to Warner Park or Cherokee Marsh. Keeping the full Hartmeyer Natural Area as greenspace would benefit nearby neighborhoods and the entire city, as new housing, amenities, and transportation options in the OMSAP are realized.

The Board of Park Commissioners recently considered the Hartmeyer Natural Area and new information was shared during their meetings. In response to testimony that Madison's greenspace areas are often not welcoming to Black people or other people of color, we urge the City to consider how the design of and programming in OMSAP greenspace -- whatever its size -- could make it truly welcoming to all. Our neighborhood would be happy to partner in such initiatives.

We understand that further increasing the size of the OMSAP greenspace would reduce the number of future housing units. We think that the reduction of 17 acres for housing (out of the 425 acre OMSAP region), or a possible drop in 395 residential units (out of more than 2,500 units planned for OMSAP) is justified. We urge the City to prioritize affordable housing in the OMSAP, especially for households making less than 60% area median income.

On other topics, 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.

---

Dear Sustainable Madison Committee:

Due to an important family event, I cannot participate in the SMC meeting tonight, so my comments about the Oscar Mayer Special Area Plan (OMSAP, Item #4) are below.

About one hundred and seventy years ago, in 1851, my great-great grandparents arrived in Madison with their five children (and one on the way--my great grandfather) after a long journey from northern England. Madison was a small town at that time, not yet incorporated as a city. Most Ho-Chunk Indians who had lived here for thousands of years had already been violently removed by our government, though some managed to remain and marginally survived--badly treated by European American settlers--on the outskirts of town. This was Madison's first environmental justice issue.

When my ancestors arrived here, they could drink from Madison's spring-fed lakes and eat any of the abundant fish without any fears of ingesting toxic chemicals. Within a few decades, sadly, due to our societal ignorance and government inactions, the lakes were filled with sewage. The city repeatedly treated the lakes with toxic chemicals attempting to eliminate algae, but these attempts proved unsuccessful. Toxic pesticide compounds still remain in our lakes' sediments to this day, where they slowly make their way into fish people eat.

In 1919, the Oscar Mayer meat factory began operations on the outskirts north of Madison on part what was a large wetland area. Eventually most of these wetlands were filled in, often with coal ash and garbage. Animals were raised and slaughtered onsite and animal wastes buried nearby. Because operations required lots of water and produced enormous quantities of wastes, the company sank many deep wells and built its own wastewater treatment facility. An onsite power plant burned coal and an incinerator burned solid materials.

Many of these industrial operations required a plethora of very toxic chemicals. Chlorinated solvents were used to create flavorings for food products. The facility manufactured its own insecticides to treat pests, and its own plastics to wrap hotdogs. There were only few (if any) environmental regulations during much of this time--and when more stringent regulations were eventually developed, they were all too often only minimally followed or ignored.

Over the decades, petroleum compounds, chlorinated solvents, heavy metals, and countless other toxic chemicals were spilled, leaked, and discharged in other ways onto the soils and groundwater at Oscar Mayer. Chemicals eventually made it to the facility's own deep wells so they were shut down. After that, Oscar Mayer's hotdogs were plumped with water from Madison Water Utility's Well #7.

Oscar Mayer [sewage wastes](#) and ammonia spilled into Lake Monona repeatedly, sometimes [causing fish kills](#). Toxic chemicals from the site leached into the Yahara River, Starkweather Creek, and Lake Monona, building up in fish that many people, including low income minority anglers, eat regularly.

In 2020, about 100 years after Oscar Mayer began operating here, plumes of vinyl chloride, trichloroethylene (TCE), and a toxic stew of other chemicals remains in soils and lurks in groundwater beneath the site--and likely a large area beyond it. These plumes have never been remediated. Nobody knows how far and wide they extend. The groundwater in the whole area is shallow and comes up into neighborhood basements when it floods--possibly exposing people in homes to hazardous chemicals and vapors.

**Now the City of Madison wants to develop affordable housing, businesses, and a bus barn on this poisoned industrial land. What does "sustainable development" mean in this context?**

**1. Preventing the creation of new environmental injustices.** The current version of the OMSAP does not mention environmental justice. Locating affordable housing on a highly contaminated site without fully assessing and cleaning up the contamination first is *creating* an environmental injustice situation. Placing housing for already socioeconomically disadvantaged people (who have fewer choices about where to live) in locations where they will be exposed to toxic chemicals that cause serious health problems is one way cities create environmental justice situations.

**2. Addressing #1 requires fully assessing and remediating all the toxic contaminants at the site, those that have migrated off the site, and how they might affect public and environmental health--before redevelopment.**

Unfortunately, as we described in our [February 10, 2020 comments to the Plan Commission](#), the OMSAP includes only very sparse mention of the contamination at the OM site and surrounding sites. This [Midwest Environmental Advocates document](#) also describes and [maps](#) numerous areas where toxic contaminants remain in the Oscar Mayer and adjacent areas. At most of these sites, contaminants were never fully assessed and/or remediated. Unless fully remediated, these contaminants will be disrupted during redevelopment and will continue to migrate offsite in

stormwater, floodwaters, surface waters and other pathways. People will be exposed to these contaminants in surface water, groundwater, and vapors. They will continue to build up in fish that many people, especially low income subsistence anglers, catch and eat.

**3. Comprehensive and transparent public engagement about contamination on all parts of the site.** The OMSAP process, though lacking thorough discussion and engagement about the contamination at the site, involved a fairly comprehensive public engagement process overall. However, the the City's planned Metro bus barn purchase did not, and is now being rushed through city approvals mostly behind closed doors, with no public engagement and no transparency about the serious contamination.

The city is proposing to purchase Buildings 43 and 50 of the Oscar Mayer site for bus barns. Building 50 is where Oscar Mayer formerly manufactured plastics, and a plume with significant levels of vinyl chloride was found near it many years ago. This plume was never remediated. Recently, extraordinarily high levels of trichloroethylene (TCE) and other volatile organic compounds vapors have been found under Building 43, emanating from a shallow groundwater plume of VOCs there. This plume has very likely spread under a much wider area. The full horizontal and vertical extent of this plume needs to be defined to assess risks to Metro workers in this building, as well as risks to neighborhood homes and businesses.

The Metro bus barn purchase should undergo the same public process as the OMSAP, including full transparency about the significant toxic contamination there and how it will be assessed and remediated.

**4. Preservation of full 30 acre Hartmeyer wetland area.** As we described in our [June 10, 2020 comments to the Parks Commission](#), MEJO strongly supports the recommendations of the Friends of Hartmeyer Natural Area (FHNA) that the full 30 acres of the Hartmeyer property be preserved. We support the development of much-needed affordable housing in Madison, but it makes no sense whatsoever to pave over any wetlands at all in these times of increased climate change and flooding. The areas around Oscar Mayer have flooded numerous times, and contaminated floodwaters enter people's basements. Many middle to low income people are exposed to these contaminated waters and have to pay to remediate their homes--yet another environmental justice issue. Preserving as much wetland as possible is critical to mitigating future flooding. The Hartmeyer wetland also provides critical habitat for wildlife and includes 200 year old oak trees. These trees, here since before European settlement, are invaluable and irreplaceable. Madison has very few such trees left. We should take any and all steps to make sure these trees are not cut down for any reason. In sum, developing any part of this wetland area is not in line with sustainability.

**If the above concerns are dismissed or ignored in the OMSAP, the Oscar Mayer redevelopment cannot be called sustainable--and it will only perpetuate the environmental injustices that began with the founding of this city and that continue today.**

**Madison can, and should, do better.**

Thank you for considering my comments,

Maria Powell, PhD  
Executive Director, Midwest Environmental Justice Organization  
Madison, WI 53704

---

Members of the Sustainable Madison Committee,

My name is Rebecca Tradewell, 414 Marston Avenue. I ask that you recommend that the Plan Commission amend the Oscar Meyer Special Area Plan in order to preserve the entire Hartmeyer property (Hartmeyer Natural Area) as natural and park land.

I would like to first make a couple of observations based on responses from city staff (Planning and Parks) to requests to keep the entire HNA as open space.

Why preserve 13 acres?

Why did staff arrive at a recommendation for 13 acres of park on the Hartmeyer property? Primarily, it seems to be because the number of residential units expected to be built on the remainder of the approximately 30 acre property would result in a requirement for the developer to dedicate 13 acres of property for parkland. The city would receive the property at no cost. It apparently does not matter what is currently on the property as a whole (an ecosystem rich in wildlife plus a buffer To provide protection from intense development). This may be a smart approach generally, but there should be room for adjustment based on the nature of the property. There must be other funds for parks being generated by housing constructed in other parts of the planning area (I assume that not all developers will actually dedicate parkland). Also, this approach means that the public would not have access to the HNA until a company decides to develop the Hartmeyer property and, I suppose, that if fewer units are proposed, the size of the park might be reduced.

Parks and Open Space Plan

City staff also indicate that the presence of Demetral Park in the Oscar Meyer Special Planning Area provides the larger community park amenities required by the Parks and Open Space Plan. I was shocked to learn that Demetral is considered to be the existing open space that provides more than adequate open space under the OMSAP, to be augmented by the small park on the Hartmeyer property. Demetral has very little biodiversity. It consists mainly of athletic fields and is across Packers from the areas to be developed as residential. The play area and shelter in Demetral are a significant walk south of Commercial — I would expect them to remain primarily attractive to residents of the Eken Park Neighborhood, toward which they are oriented.

The OMSAP aims to create a walkable neighborhood, but it is difficult to envision changes to the intersection at Packers and Commercial that would tempt many families to walk across six lanes of traffic to get to Demetral or to take the bus there, for that matter. More diverse park space should be provided for the many new residents of the Oscar Meyer planning area, in easy walking distance from their homes.

As to a neighborhood park, because of the increased density proposed within the planning area, the originally proposed small park on the Hartmeyer needed to be scaled up. However, staff concluded that a park larger than 13 acres would be inconsistent with the POSP and cannot be justified. Again, there should be room in park planning for flexibility based on the special nature of the property.

The OMSAP mentions that there is a strong Community desire for the Madison Little League Fields to continue functioning as baseball fields. It's hard to disagree with that. The land on which the fields are located is part of the Oscar Meyer property. City staff mention that the parkland dedication requirement for the Oscar Meyer property may be about the size of the baseball fields. I don't see any discussion of whether the turning the baseball fields into a public park would be consistent with the POSP. Perhaps it is. But if not, it should arguably be done anyway. The HNA should also be made a park (or call it something else, but preserve it).

#### Madison Sustainability Plan

Preserving and restoring the Hartmeyer property will promote several goals of the Madison Sustainability Plan. That plan calls for restoring and maintaining natural habitat, ensuring all youth have access to environmental stewardship programs and information, and improving stormwater management. Several experts have disagreed with city staff's recent statements that this area does not and cannot improve stormwater management and the Oscar Meyer Area Strategic Assessment Report (2/5/19) states that the wetland serves an important stormwater retention function. The Sustainability Plan also aims to promote healthy neighborhoods. Natural areas and parks promote both physical and mental health.

The planning area consists of many, many acres. Surely, creative planning can make room for a few more acres for wildlife and recreation on the Hartmeyer property. Please propose to amend the OMSAP to protect the entire 30 acres of the Hartmeyer property.

Thank you.

Rebecca Tradewell, 414 Marston Avenue

---

I've been very happy and proud to be a resident of Madison for 38 years now. I am excited for much of OMSAP and its possibilities for the area - - - that many will benefit from all aspects of a new community.

But I am disappointed in the current plan in that it is not slowing down and paying enough attention to something that can so easily be lost in the shuffle. It is easy to think development is most important, but I believe we have all seen the mistakes of the past, or at least I certainly hope so. Worldwide we have witnessed this - we need to know and do better NOW. Preserving all 30 acres of Hartmeyer Wetland will be right before the next generation's eyes. After all, they are already stuck with our mistakes. But more importantly it will be their world. What are we leaving them?

Come on Madison, we can do better.

Thank you,

Linda Szewczyk

---

RE: Agenda #4: Adopting the Oscar Mayer Special Area Plan as a Supplement to the City of Madison Comprehensive Plan

Sustainable Madison Committee:

I'm writing in opposition to the proposed reduction of the Hartmeyer Natural Area from 30 acres to 14 acres with proposed high density development surrounding the wetland area.

The north side of Madison has a reputation for being an area that values wildlife and park land. By reducing the acreage of this wetland area and forgoing an environmental assessment to determine the impact of the proposed development on this invaluable wetland resource, the City of Madison will seal the fate of all wildlife that depend on this wetland ecosystem.

In addition, my concern is that this unique, urban wetland will be lost to all future residents because of the decreased acreage and proposed intensive development surrounding it. It will no longer be a valuable habitat for wildlife, a green space for local neighborhood residents to enjoy or a historic, natural area that has its roots in Madison's north side. Once the Harmeyer Natural Area is gone, it's gone forever.

Please consider preserving all 30 acres of the Hartmeyer Natural Area.

Sincerely,

Patricia Lowry  
542 Nova Way  
Madison, WI 53704

# SAVE ALL 30

**Preserving the Hartmeyer Natural Area supports the goals of the Sustainability Plan and fosters environmental, economic and social resilience for all of Madison, now and for future generations.**



# Natural Systems

- Offers a rich diversity of natural resources by providing an area that is an urban wetland ecosystem in the heart of the Sherman Neighborhood and fosters holistic land use
- Provides a key part of an environmental corridor
- Supports and enhances life in the City and surrounding area neighborhoods by improving groundwater and surface water quality and helping to reduce area flooding, and removing nitrogen and phosphorus
- Restoration using innovative ecological systems like phyto-remediation will reduce or prevent the spread of subsurface contamination and will address sources of contamination to our groundwater



# Planning & Design

- Provides an ecological balance point for all of the area high density redevelopment - OMSAP boundary, including redevelopment on OM Station
- Create a built environment that respects the natural area and does not destroy the wetland ecosystem
- Fostering local food growing by providing space for community gardens for area residents now and in the future
- Create a new green design walkable neighborhood that has ready access to the natural area and does not rely on more roads and cars. Innovate!

# Respect for Indigenous People

**While there have been limited archeological site surveys completed on the Hartmeyer property, let us be certain that as any redevelopment takes place on OM Station and at the Hartmeyer land that a complete and thorough site survey is completed.**



# Transportation

- Transit Oriented Development relies on a dynamic system of public transportation to allow for true Transit Freedom for all of Madison:

As I walk out my front door, I want the freedom to decide how to get to places in Madison

Walk...Bike...Take a bus....Take a light rail system

Using a car should be my last resort if public transportation is well developed and designed.

Thoughtful and thorough planning is required.

Now is the time for a Northside Transportation Summit

# Carbon & Energy

- Fewer area neighbors will have to travel to visit a natural area and open space and will reduce transportation related carbon impacts
- Improves air quality through carbon sequestration





# Education

Hartmeyer natural area will support area schools and day care facilities by providing for place-based education focused on natural systems and resiliency

# Affordable Housing

- Redevelopment of the neighborhood area near the Hartmeyer property can include building heights that are higher than proposed to allow for greater density – up not out
- Planning housing density based on walkability and access to great transportation systems makes sense in a plan focused on transit oriented development
- Years ago, the smoke stack at OM set the precedent for higher building heights in the 3 mile boundary from the airport, according to a Dane County Airport spokesperson. They will gladly work with developers to make sure their higher designs are acceptable. (Phone call, June 2020)



# Health

**The preservation of ALL 30 acres of Hartmeyer and the creation of a public space with bike and walking paths only serves to promote a healthy neighborhood, wellness activities and would increase physical activity levels for all of the area residents. A beautiful destination spot in the heart of Sherman Neighborhood.**

# Arts, Design and Culture

Create opportunities for  
environmental and public art events  
and activities

Create an art path that leads to  
artwork installations that blend with  
the natural environment