

From: Jane Qualle <emmaq@att.net>
Sent: Friday, February 18, 2022 8:25 AM
To: All Alders <allalders@cityofmadison.com>; Myadze, Charles <district18@cityofmadison.com>
Cc: nside-community-coalition@googlegroups.com
Subject: Raemisch Farm Development

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

As you know, the Madison Food Policy Council and the Dane County Food Council sent a memo to the Mayor about preserving land at the Raemisch Farm for urban agriculture. As the Raemisch Farm rezoning is once again coming up for a vote on Tuesday's Common Council meeting, I strongly urge you to vote down the rezoning at the Raemisch Farm.

It is my understanding that various organizations and groups are meeting regarding the preservation of the farmland at Raemisch Farm for community gardens - small commercial growers, land based programs that teach community members about farming, and/or a possible Urban Agriculture Academy for area youth. As I drive around Dane County, I am saddened by all the farm land that is being developed into housing or commercial property. My comment is always, **"Who is going to grow our food?"**

I have written previously with my concerns of increased traffic, the need for expanding the schools (either in Deforest or Lake View/Gompers in Madison), residences having to deal with the increased airport noise with the arrival of the F-35's, the need for increased fire and police protection. The beauty of living on Sunfield Street on the North Side, at least we thought when we bought our house 37 years ago, was that we had the the serenity of nature within walking distance at Cherokee Marsh, access to all the fun at Warner Park, and the Raemisch farm fields would ensure no increase in population or traffic in our neighborhood.

I truly believe developing the Raemisch Farm land into housing will have a negative effect on the quality of life on the North Side. Certainly, using the land for agriculture related activities is the only sensible way to use this land. I appreciate the Raemisch family/organization stands to make a ton of money by the sale of this land, but, please, please, please, take into account the quality of life of the long term citizens who love living on the North Side.

Respectfully submitted,

Jane Qualle
1634 Sunfield Street
Madison, WI 53704

From: Lauren Isely Ziegler <ziglauren@gmail.com>
Sent: Friday, February 18, 2022 10:14 AM
To: Myadze, Charles <district18@cityofmadison.com>; All Alders <allalders@cityofmadison.com>
Subject: Raemisch Farm; Urban Ag

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Hello and happy Friday,

As a resident of Whitetail Ridge and a homeowner with a property that backs up to Raemisch Farm, I strongly oppose the current plan to rezone. However, I do support the ideas proposed in the attached PDF.

This area greatly benefits from green space and I think community farms would be a serious asset to our Northside community. I am not opposed to development, I figured having the open space in the backyard was too good to be true when we purchased the house back in 2018. But the current plan as-is completely changes the landscape of the Northside, and the last thing anyone wants are the same cookie cutter apartments and townhomes we see all over the city. Having conversations with neighbors on Pond and Whitetail, I don't know anybody who supports the Green Street development. However, many support the idea of us being an asset in producing locally grown food for residents and restaurants.

I know there's a lot of emotion circling around this topic, and I genuinely appreciate you taking the time to read the community's thoughts.

Take care,

Lauren & Eric Ziegler
Pond Street

TO: Mayor Rhodes-Conway and the Madison Common Council
FROM: Madison Food Policy Council & Dane County Food Council
RE: Preserving Agricultural Land Use on Raemisch Farm Property
DATE: February 16, 2022

Legistar #[68696](#) & [69274](#)

The Joint Madison Food Policy Council (MFPC)/Dane County Food Council (DCFC) authorized the Regional Agriculture & Food Sovereignty Work Group (RAFS) to develop this memo about the issue of farmland preservation in relation to the proposed [rezoning](#) and [preliminary plat](#) of the 63.5 acre parcel between Packers Ave. and N. Sherman Ave. known as the Raemisch Farm. At its meeting on Wednesday, February 16, 2022 the Joint Council approved this memo and forwarded it to the Mayor and the Common Council. The importance of farmland preservation has been raised numerous times by the MFPC, especially during the Comprehensive Plan Work Group's efforts during the city-wide Imagine Madison process in 2018, but it still has not been formally addressed at a policy level.

In 2020 a group of residents established the Raemisch Farm Work Group (RFWG) to study and organize around potential uses for this land, working with land conservancies, land trusts and urban agriculture practitioners, while recognizing potential future impact of noise from the impending addition of F-35s to the area. There is now strong community support for preserving this parcel of land as open space for conservation, agricultural and recreational uses. RAFS recommends that the Common Council **Place on File without Prejudice** the current proposal and maintain the parcel's agricultural zoning status. We hope that any future developer would bring back a rezoning and plat proposal that better balances the strong community values that support local food and the preservation of farmland as expressed in adopted plans with development interests.

BACKGROUND

Throughout its history, the MFPC has worked on policies for the City of Madison to promote the preservation and conservation of farmland and open space. In 2017 and 2018, one of its Work Groups contributed to the most recently adopted [Comprehensive Plan](#) which states

"Dane County contains some of Wisconsin's most productive farmland. Feedback through the Imagine Madison process highlighted the importance of infill/redevelopment and compact edge growth to reduce the loss of farmland."

This year the RAFS Work Group submitted a [policy memo](#) to guide the leasing of city-owned agricultural land. For your reference and guidance on the Raemisch Farm issue, please consider the following Strategies adopted in the Comprehensive Plan:

- [Land Use](#): Strategy 6 - Facilitate compact growth to reduce the development of farmland. ([part 1, p. 43](#))

- **Neighborhoods:** Strategy 8 - Ensure access to food that is affordable, nutritious and culturally specific. Identify public and private spaces suitable for community gardens and explore expansion of existing gardens to meet demand. ([part 2, p. 14](#))
- **Economy & Opportunity:** Strategy 7 - Support efforts for businesses and consumers to produce and buy local food, products and services. Foster a [Northside Food Innovation District](#). ([part 2, p. 27](#))
- **Culture & Character:** Strategy 3 - Create safe and affirming community spaces that bring people together and provide social outlets for underrepresented groups. Identify existing underutilized spaces, both public and private, and help increase their usage and activation. ([part 2, p. 36](#))
- **Green & Resilient:** Strategy 9 - Support sustainable farming and gardening practices that protect the ecosystem and public health. Identify opportunities for local food production within the city. ([part 2, p. 54](#))
- **Effective Government:** Strategy 1 - Pursue regional solutions to regional issues. Work with Dane County and other municipalities to develop a regional food systems plan. ([part 2, p. 57](#))

VALUE OF FARMLAND PRESERVATION

"Loss of farmland is essentially permanent. It takes natural forces millenia to build richly productive soil; bulldozers can destroy fertile farmland in minutes." - [Why Preserve Farmland?](#)

From 2001-2016, 249,800 acres of Wisconsin's agriculture land were developed or compromised – over 16,000 acres annually. According to the American Farmland Trust, *"The loss of land impacts our access to food and the health of our local rural economies. Agriculture depends on the presence of a sufficient land base and the loss of that land threatens people's livelihoods and the state agricultural heritage."* As Wisconsin farms continue to consolidate, the number of farmers themselves continue to decrease in this \$104.8 billion ag-based economy. Maintaining Agricultural Zoning on the Raemisch Farm's 63.5 acres would yield many benefits *for our community as a whole:*

Food security and resilience

- Reduced demand for imports when food is grown within the city, which in turn reduces vulnerability to supply chain failures
- More opportunities for people to produce and consume nutritious, culturally relevant foods
- Reduced transportation costs and fossil fuel emissions

Ecosystem services

- Preservation of old growth trees that contribute to carbon sequestration and the reduction of urban heat islands
- Flood prevention by preserving an ephemeral wetland, promoting water absorption and soil retention on sloping land
- Maintaining an already designated wildlife corridor
- Maintaining existing bird and pollinator habitat

Economic benefits

- Subsistence gardening/farming strengthens resilience by offsetting families' need to purchase food
- Entrepreneurial opportunities for market growers
- Integration of productive agricultural land into the regional food system and value-added businesses that support jobs in the area

COMMUNITY DEMAND FOR GROWING SPACE

The Gardens Network, a partnership between Rooted, UW-Madison Extension Dane County and the City of Madison, has been conducting a land access survey since 2019 (see attached). Eighty (80) growers, primarily Madison residents, have requested access to over 120 acres of land. Several of these growers sell at farmers markets, and many of them are subsistence growers from the Hmong community. Only a mile and a half from Raemisch Farm, Troy Community Gardens, a 7.5 acre space with 348 20'x20' plots, has had a waiting list for 3 years. To assure access to as many community members as possible, rental is limited to 4 plots per household. Gardeners who need more space to feed themselves and their families often rent multiple plots at different gardens around town. Small- to mid-scale market and subsistence farmers in Madison often haul equipment and tools many miles to surrounding cities and towns to find sufficient growing space.

COMMUNITY VISION

The City of Madison has a history of and an interest in thriving urban agriculture. [Groundswell Conservancy](#) is currently seeking additional space to expand their agricultural conservation projects (see attached). At Pasley's Swan Creek Farm, Groundswell provides land access and tenure for Robert Pierce and his [Neighborhood Food Solutions](#) organization. At [Westport Community Farm](#), 10 acres are used by 7 HMoob (Hmong) families for subsistence and market farming and 14 HMoob (Hmong) elders tend the Lifting Hearts Therapeutic Garden. Groundswell's purpose is to protect special places, forever. They say on their website: "Farm soil is a limited resource—once it's converted to another use, it's gone forever."

Over a decade ago property-owner Bruce Raemisch gave Susan Hobart, a teacher at Lake View Elementary, permission to walk students onto the land to observe the wetlands and migrating wildlife.

“It gave a rare opportunity for the students contiguous to school to observe a unique and different ecosystem. Often a student would find a corn husk buried in the snow, next to the footprints of a vole or field mouse, leading to discussions about animal foraging and habitats.” - Susan Hobart, MEd, NBCT
Lake View Elementary

Lake View Elementary School is home to the only Hmong immersion language school in the state of Wisconsin -- one of only three in the United States. In the 2020-2021 school year, 80.7% of Lake View students were from “economically disadvantaged” families, and 76.7 % were students of color [according to the WI Department of Public Instruction](#). Many of the Lake View families garden at Troy Community Gardens. The small plots at Troy provide a living harvest for the Hmong and southeast Asian families in the area but, without a car, it’s a long walk to haul the harvest home.

In 2017 Groundswell purchased a wooded section of the Raemisch Farm property adjacent to the Lake View Elementary school to serve as a [school forest](#). While the Green Street proposal aims to preserve that space, parents and teachers at Lake View have hoped to expand that area to preserve their walks into the wetlands and provide garden space for the families of their students.

RECOMMENDATIONS

1. Place on File without Prejudice the current proposal so the land retains its Agriculture Zoning for the following reasons:
 - A. Farmland Preservation is a stated goal of adopted City plans and is referenced several times in the most recent Comprehensive Plan
 - B. There is a demonstrated community demand for agricultural production land
 - C. These acres are located near planned and existing food businesses and would be a vital addition to the Northside Food Innovation District
2. Any future proposal for rezoning and replatting should address the following issues:
 - A. Proximity to renters who need garden space
 - B. Proximity to existing and planned food businesses
 - C. Demand for market gardens
 - D. If Housing is proposed, consider
 - i. Agrihood (Comprehensive Plan [part 2, p. 54](#), defined in [Appendices, p. 64](#))
 - ii. Concept B of Northport-Warner Park-Sherman Neighborhood Plan (Figure [I-8, pp. I-15-17](#))
 - iii. Potential for Urban Agriculture District (Zoning Code [MGO 28.093](#))

From: Cindy Carlson <carlcin1@yahoo.com>
Sent: Friday, February 18, 2022 10:32 AM
To: All Alders <allalders@cityofmadison.com>
Subject: Raemisch Farm

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

Hello--

I am writing to encourage the Council to vote "no" on the rezoning of the Raemisch Farm so that other land uses can be considered. I am encouraged greatly that there is enough interest in this parcel by the community that it would be successful in farming or other agricultural purposes by area organizations. I think this could become a model project for Madison!

There are not, in my opinion, enough such places in Madison, and certainly none to my knowledge on the Northside.

Please strongly consider this request.

Thank you.

Cindy Carlson

From: Joel Oliver <joel@greenstreetstl.com>
Sent: Friday, February 18, 2022 4:07 PM
To: Stouder, Heather <HStouder@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>; All Alders <allalders@cityofmadison.com>
Cc: Haas, Michael R <MHaas@cityofmadison.com>; Smith, Kate <kmsmith@cityofmadison.com>; Tucker, Matthew <MTucker@cityofmadison.com>; Bannon, Katherine J <KBannon@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Punt, Colin <CPunt@cityofmadison.com>; Wachter, Matthew <MWachter@cityofmadison.com>
Subject: RE: Protest Petition related to 69274 (Raemisch property rezoning)

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Mayor, Alders and Staff – We truly appreciate the passion that communities feel and the difficult intricacies that you are tasked with weighing. I by no means am dismissive or disrespectful of the opinions of the 25 residents who have signed the protest petition. However, I do want to take this opportunity to offer some very salient counter points to things that have been said at previous meetings. I wanted to provide the opportunity for you all to weigh these items before the Council meeting next week and not bombard you in three-minute speaking increments on Tuesday. We will have experts to speak in summary on these topics as well and they will be available for more detailed questions from you on the call.

I would love the opportunity to speak one on one with any of you and to answer any questions that you might have. The text below is a copy of the attached .pdf. Please call me on my cell phone at your convenience if that would be useful.

Sincerely

Joel Oliver

Managing Director of Development, SVP | Green Street Real Estate Ventures

O: 314-356-2991 | C: 314-495-9884

Dear Mayor and Common Council Alders,

Thank you for your consideration of the proposed rezoning and replat of the former site of Raemisch Farm into a mixed-use community with a variety of housing options available to residents with a range of incomes and complimentary commercial uses along Packers Avenue. The City set the stage by annexing the site in to spur on economic development and we are excited to take the next step. Before the issue goes before the Common Council on Tuesday night, I would like to point out a few facts and address issues that have been discussed by the Raemisch Farm Working Group and other opposition.

Early on, members of the Raemisch Farm Working Group expressed their desire to keep their unobstructed green views at their front doors, but we worked in good faith with them to change the original plan to meet their stated goals throughout the process. The plan before you reflects our combined efforts and is indeed superior to the original plan submitted by the previous developer in early 2021. Key changes from the original plan included...

- Moving all planned residential uses outside the 65db line, and prohibiting any residential uses inside the line until at least 2027;
 - Preserving and expanding the Lake View Elementary outdoor classroom by removing 14 home lots and deeding 3.5 acres of the site to the school district and parks department;
 - Reducing single family home lot sizes to accommodate smaller homes at more attainable price points;
 - Maintaining, but moving the area planned for townhome/small multi-family development to the interior of the site from North Sherman Avenue to encourage a diversity of housing options;
 - Adding additional green space in the center of the site accessible to the neighborhood; and
 - Demonstrating a willingness to engage with those interested in maintaining open space and/or farmland preservation on the western portion of the site. We are very close to a final Letter of Intent with Groundswell to create an urban farm to promote food accessibility.

Thus, we were surprised and disappointed when they pivoted to oppose this version of the plan when it was presented to the council in August.

The plan before you...

- was unanimously approved by the P&Z board last fall and once again earlier this month
- meets the City's goals for annexation of the site
- is consistent with the City's comprehensive plan
- is consistent with the City's goals to increase the supply of housing with a variety of types and prices
- will meet or exceed HUD guidelines for building in proximity to airports. We self-imposed this restriction on the plat so as to support the City's efforts for future best practices with other developers.
- is consistent with the findings and recommendations of Ald. Abbas' Environmental Justice Working Group. The committee did not recommend any changes to the plan that will be in front of you.
- is consistent with the 2009 neighborhood concept plan
- has addressed all of the concerns of the Raemisch Farms Working Group
 - Smaller lots
 - Removal of townhomes from Sherman, inclusion of townhomes within the site
 - No residential development inside the 65db line and sound mitigation
 - Preservation and expansion of the Lake View Elementary Forest classroom
 - Inclusion of an urban agriculture use to support food access

Further we have met with Madison Public Schools, the parks department and other interested parties in an effort to preserve ~3.5-acres in the southwest portion of the site at no cost (school

and parks) and below market price (farmland preservation). As a result, we have removed 14 single family lots to support the school, and will remove an additional 20 lots to promote urban agriculture with Groundswell.

You will hear many claims from the opposition on Tuesday night. You will hear that the plan is being rushed through council, even though it has been in the works for many years, and that the same plan was voted down just a few months ago. Yet, the plan was voted down precisely to allow for patience and careful consideration by Ald. Abbas's Environmental Justice Working Group, which determined no additional restrictions or requirements were necessary beyond what had already been offered by Green Street.

You will hear about the impact of airport noise on the surrounding neighborhood. They will say that we cannot mitigate sound impacts on outdoor activities, yet the Raemisch Farm Working Group has negotiated passionately (and successfully) to preserve and expand the school's outdoor classroom, increase the amount of parkland and greenspace on the site, and include a farmland preservation area with outdoor farm workers.

They may say you should not locate lower income residents in noise impacted areas, but again negotiated successfully to reduce home lot sizes and include zoning for smaller townhome units in an effort to maintain income diversity and attainable housing options in the neighborhood.

They will tell you about the consequences of building homes near an airport with F-35 jets and may have residents of Burlington, Vermont tell you of their experiences and home buyouts. However, recent home sales next to Burlington International Airport indicate the market for homes just outside and even inside the 65db line remains robust. For example, a home sold just two weeks ago inside the 65db line that has increased over 20 percent in value since the F-35s arrived in Burlington in 2019. Over 100 other homes have been sold in that neighborhood over the past two years. Burlington Realtors indicate that homes in the area sell fast and with multiple offers.

Jets and jet noise are not hidden from potential homebuyers and renters. They are a very clear consideration for home buyers and renters when considering where to live. What the Raemisch Farm Working Group and other opponents of the plan are saying is that prospective homeowners and renters cannot be trusted on their own to value the quality of their residence and neighborhood over airport noise... yet it is something they do on a daily basis.

Everyday members of the Raemisch Farm Working Group and neighborhood residents choose to value their quality of life in the neighborhood over current and potential noise issues by not posting a for sale sign in their front yard. Some members of the working group have even chosen to move into this area since the potential arrival of F-35s was public knowledge. Yet, they would not allow others to make the same choice. Instead, they would deny new (and even existing) residents the option to live in a new, modern, and attainable housing in the neighborhood that they themselves have enjoyed for years.

We are confident no other developer or development plan in the future could do more to meet and achieve the stated goals of both the City and neighborhood.

Thank you again for your careful consideration of our plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joel', with a stylized flourish at the end.

Joel Oliver and the Green Street Development team

Joel Oliver

Managing Director of Development, SVP | Green Street Real Estate Ventures

O: 314-356-2991 | C: 314-495-9884



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greenstreetstl.com
P: 314-726-2500
4565 McRee Ave., Suite 100
St. Louis, MO 63110



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Everyday members of the Raemisch Farm Working Group and neighborhood residents choose to value their quality of life in the neighborhood over current and potential noise issues by not posting a for sale sign in their front yard. Some members of the working group have even chosen to move into this area since the potential arrival of F-35s was public knowledge. Yet, they would not allow others to make the same choice. Instead, they would deny new (and even existing) residents the option to live in a new, modern, and attainable housing in the neighborhood that they themselves have enjoyed for years.

We are confident no other developer or development plan in the future could do more to meet and achieve the stated goals of both the City and neighborhood.

Thank you again for your careful consideration of our plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joel", is placed above the typed name.

Joel Oliver and the Green Street Development team

From: Mike Z <mjzenz@gmail.com>
Sent: Friday, February 18, 2022 8:10 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Support for item 5 (Feb 22, 2022 Common Council)

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

I am writing in support of the rezoning and new plat for the “Raemisch Farm” development (Common Council Feb 22, 2022 meeting item 5). As the Plan Commission has now twice determined, the developer has met all the necessary standards in their proposal to support the rezoning and plat approval. Furthermore the developer has bent over backwards to accommodate all reasonable neighborhood requests, even agreeing to give up portions of the property for non-development uses.

At this point it is obvious that the real goal of many against this proposal is to impose so many road-blocks as to dramatically reduce any possible profit from a redevelopment, making it undesirable for any future development. In a real sense, opponents of this redevelopment want the city to take a significant portion of the property value from Raemisch, forcing him to sell for less valuable non-developmental purposes.

Not only have the Council’s actions approached property theft, they have also provided a perfect example of how the Council’s policies are a significant driver of housing unaffordability in Madison. We desperately need more housing and yet the restrictive zoning policies and lengthy approval process means that only the most profitable development projects make economic sense. Every delay and additional requirement makes our housing shortage worse. New construction is almost always expensive, but without these properties people with higher incomes will bid-up the costs of older homes and apartments. This is exactly what I am seeing in my neighborhood (Eken Park), where competition from higher income people has made even modest older homes unaffordable. Our city is facing a housing crisis, and yet the Council seems intent on making it worse.

The threat of F-35 noise was the purported reason driving many alders to vote down this development at a previous Council meeting. Opponents are still providing this as a reason why this development should not be approved. This is puzzling, given that no planned housing is within the estimated average 65db area that F-35 opponents have claimed is problematic for housing. Some argued in the last Plan Commission meeting that even those homes outside of this area will experience significant noise that should (supposedly) exclude residential uses. However, this would seem to exclude much of the East and North sides from residential uses.

As the task force looking into a possible F-35 overlay district concluded, there is no legal basis for the city to exclude housing from these areas and anything the city might do would likely inhibit needed investment in them. Given that these are some of the last affordable areas of the city for housing, any inhibition of housing development in these areas of the city would further exasperate our affordable housing shortage.

The experiences of this developer should embarrass the Council. They have done everything

right, and have made many concessions (even some unreasonable ones) to the city and neighbors. And yet they have faced myriad arbitrary concerns and roadblocks. This experience will probably serve as a warning to all businesses that wish to build new homes in Madison. Only the most profitable (luxury) developments are worth the regulatory trouble.

Michael Zenz
2609 Dahle St
12th Alder District

From: Emily Krause <ekrause@uwalumni.com>
Sent: Saturday, February 19, 2022 10:38 AM
To: All Alders <allalders@cityofmadison.com>
Subject: Raemisch Farm Development Proposal

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

Greetings, Common Council Members:

I am writing to voice my serious concerns regarding the Raemisch Farm rezoning and preliminary plat proposals (File #69274).

If this development is approved, those of us on the northside of Madison will face substantially increased traffic on Highway CV. Northbound merging onto Highway CV from Anhalt Drive is currently hazardous. Adding hundreds of additional housing and commercial units will further increase this danger. Importantly, Dane County has no plans to redesign or expand Highway CV in the foreseeable future. Highway CV and the surrounding roads cannot safely withstand increased traffic from a new development in this area.

A vote to approve the Raemisch Farm Development is a vote to endanger the lives of northside Madison citizens.

If approved, this proposed development will add a significant number of students to Madison's northside schools, which are already underperforming with high student-to-teacher ratios and face high teacher turnover rates. Approval of this development will lead to increased resource demands and further negatively impact our northside schools and the quality of education for the children in our community. If your children attended these schools, would you vote to approve this development?

A vote to approve this development is a vote to further degrade the education for children on Madison's northside.

I live in the Whitetail Ridge community and experience the significant negative impact of the F-16 fighter jets daily. Our children are awoken frequently during naps from these aircraft. Sleep disruption has detrimental short-term and long-term health consequences for adults and more importantly in developing children and adolescents. You cannot under good conscious approve a development to place more families and children within this at-risk area, especially knowing that F-35 aircraft will arrive soon.

A vote to approve the Raemisch Farm development is a vote to place families and children in an at-risk area and subject our community members to negative health consequences from F-16 and F-35 aircraft.

This proposed development will address only 0.0057% of the projected housing need for 2040 – this means minimal housing gains, but significant potential for negative impact on Madison's northside.

If you vote to approve this development, your lasting impact, and your legacy to Madisonians will be one of destruction and degradation to Madison's northside. A vote of approval is a conscious choice to endanger the lives and wellbeing of those of us on Madison's northside. A vote to approve the Raemisch Farm development is a vote to further compromise and devalue the quality of education for the children in this area.

Please consider this my registration against the Raemisch Farm zoning and preliminary plat proposals.

Can we count on you to vote against the Raemisch Farm development, and to protect the lives and health of those in your community?

Respectfully,

Emily Krause, MSW, LCSW

Whitetail Ridge Resident Sent from my iPhone

From: Becky Leidner <rwl1951@yahoo.com>
Sent: Saturday, February 19, 2022 11:17 AM
To: All Alders <allalders@cityofmadison.com>
Subject: Raemisch Farm Development

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

Dear Madison alders,

I oppose 2/22 meeting agenda items 5 and 48 to rezone and approve the preliminary plat of the Raemisch Farm development. This plan is hasty, environmentally destructive, and lacks the vision that Madison residents expect of our leaders and planners. Other more suitable and sustainable proposals have been put forward which provide for the plat's responsible development while imagining the future of the Northside as a whole. The potentially devastating impact of the F35's should be, but hasn't been, of major concern in the planning process. Please join with adjacent property owners and many other Northside residents in opposition to this plan.

Thank you,

Rebecca Leidner

From: Les and Susan Hoffman <lesuhoff@sbcglobal.net>
Sent: Sunday, February 20, 2022 10:56 AM
To: All Alders <allalders@cityofmadison.com>
Subject: Raemisch Farm Proposal

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

To All Alders:

Please vote against the current housing development proposal of the Raemisch property. Designating affordable housing there pushes low income individuals into an undesirable, unhealthy situation due to the excruciating F-35 noise, lack of public transportation, and limited pedestrian access to many city services. Steering individuals to live in the proposed buildings shows lack of respect, insight, and compassion, and perpetuates Madison's reputation for marginalizing its poorer populations.

Community farming plots are needed and requested on this agricultural land. This desirable solution has both economic benefits and promotes the well-being of Madison's Northside.

Respectfully submitted,
Susan Y. Hoffman
1510 Comanche Glen
Madison, WI 53704

(608)-241-1071

From: David Pelozo <dlpelozo@gmail.com>
Sent: Sunday, February 20, 2022 10:56 AM
To: All Alders <allalders@cityofmadison.com>
Subject: Raemisch Farm Proposal File #69274

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

City of Madison Alders,

I am writing to voice my concerns and opposition to the Raemisch Farm development proposal. The northside community has collectively expressed our many serious concerns regarding this development over the last few years.

During review of Joel Oliver's proposal at the common council meeting on August 3, 2021, Alder Abbas spoke about the unknown impact of the F-35 aircraft on this land and potential future residents. Importantly, he discussed that the current modeling is based on the best-case scenario, and that the current dB contour lines are simply estimates. The common council voted 15-2 against this proposal. There has been no significant change in the safety of this current proposal. As Alder Abbas questioned previously, how can we make major development decisions based on estimates and best-case scenario modeling?

Previously, I have communicated about very real traffic and road safety concerns. The Whitetail Ridge community currently faces horrendous road conditions on Highway CV – something that the City of Madison cannot fix as this is under Dane County jurisdiction.

The city is unable or unwilling to fix the perpetual sheet of ice that exists on Anhalt Drive and Packers Ave/Highway CV which is due to structural and drainage limitations, despite numerous calls from citizens over the years. This requires drivers entering Highway CV to attempt to reach 45 mph with significant oncoming traffic, while traversing this dangerous road surface. I have attached a photo of this from my morning commute this past Friday for your reference.

Snow removal in the Whitetail Ridge community is significantly delayed, which is a city-wide problem, due to the city's lack of adequate resources and the volume of streets to maintain. I frequently see postal trucks, delivery vehicles, residential vehicles, and even snowplows that are unable to traverse Pond Street due to the road grade and lack of timely snow removal.

Adding an adjacent development with hundreds of new buildings and additional roads that will only compound the above stated problems. Approving this development will further endanger our lives.

Please vote against the Raemisch Farm development and protect the citizens of Madison.

Sincerely,

David Pelozo

Whitetail Ridge resident



From: AARON THOMAS KELLERHUIS <kellerhuis@wisc.edu>
Sent: Sunday, February 20, 2022 1:52 PM
To: Myadze, Charles <district18@cityofmadison.com>
Cc: All Alders <allalders@cityofmadison.com>
Subject: I OPPOSE the Raemisch Farm Development Proposal

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

Hello,

I am sharing my OPPOSITION to the Raemisch Farm Development Proposal.

This new proposal threatens the Whitetail Ridge community via: worsening traffic, safety concerns, overcrowding of local schools, destruction of farmland and wildlife habitat, stormwater management, prolonged construction, and the placement of low-income housing and socioeconomically disadvantaged persons in immediate proximity to the airport.

The development proposal, if pursued, will lead to the degradation of this community. Again, the Whitetail Ridge community and I OPPOSE the Raemisch Farm Development Proposal.

Thank you.
-Aaron Kellerhuis

4401 Whitetail Lane
Madison, WI 53704

(608) 469-3749

From: Rodney Kellerhuis <rodfreykellertuts@gmail.com>
Sent: Sunday, February 20, 2022 2:08 PM
To: Myadze, Charles <district18@cityofmadison.com>
Cc: All Alders <allalders@cityofmadison.com>
Subject: I OPPOSE the Raemisch Farm Development Proposal

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

Hello,

I am sharing my OPPOSITION to the Raemisch Farm Development Proposal.

This new proposal threatens the Whitetail Ridge community via: worsening traffic, safety concerns, overcrowding of local schools, destruction of farmland and wildlife habitat, stormwater management, prolonged construction, and the placement of low-income housing and socioeconomically disadvantaged persons in immediate proximity to the airport.

The development proposal, if pursued, will lead to the degradation of this community. Again, the Whitetail Ridge community and I OPPOSE the Raemisch Farm Development Proposal.

Thank you.
Rodney Kellerhuis

4401 Whitetail Lane
Madison, WI 53704

(608) 669-8234

From: anitaweier@netscape.net <anitaweier@netscape.net>
Sent: Sunday, February 20, 2022 3:19 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Support for Raemisch Farm proposal

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

Greetings:

The Plan Commission unanimously approved Green Street's plan for development of the Raemisch Farm. I urge the Common Council to also approve this proposal. Green Street has made numerous changes to comply with neighborhood input, after which opponents came up with new objections.

As a former alder in this area, I appreciate the fact that we have a development proposal from a good, responsible developer who is sensitive to neighborhood concerns.

There have already been several delays for this site. I hope that you will not keep delaying until this developer walks away and you end up with a developer who is not so well-intentioned.

Regards,

Anita Weier

Former 18th District Alder

608-320-5820

From: Debbie Olson <mvpelway7@yahoo.com>
Sent: Sunday, February 20, 2022 4:05 PM
To: Myadze, Charles <district18@cityofmadison.com>
Cc: All Alders <allalders@cityofmadison.com>
Subject: I OPPOSE the Raemisch Farm Development

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

Thank you!

Debbie Olson
4309 Whitetail Lane
Madison, WI 53704
608-469-7505

From: Beth Sluys <sluysb@aol.com>
Sent: Sunday, February 20, 2022 4:27 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Letter from Neighbor, Agenda Item 5

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

Dear Common Council Members,


I am submitting this letter on behalf of Heidi Gross as a point of record for the upcoming Common Council meeting on Tuesday, 2/22/22.

Heidi is a neighbor who does not have email. She has lived on N. Sherman Avenue for 40 years. Her husband served in the Air Force and was adamantly opposed to the F-35 jets and loved living in view of the farming at the Raemisich Farm.

She asked me to help get her note to you. As such, I am submitting this scan of her hand written note.

Thank you,

Beth Sluys
District 18



Alfred McGross

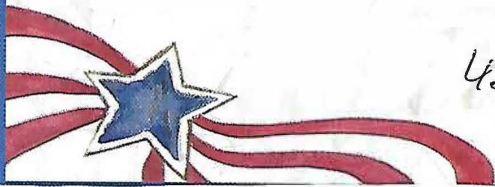
I leave directly acrossed the
Aarmist Property.

These F-35 Lighter jets create
a very loud noise and make
this a very unheathy place
to live for all my neighbors.

I hope our voices will be
heard.

Sincerely

Alfred McGross



4214 N. Sherman Ave
Madison, Wisconsin

From: Steven Klafka <sklafka@wingraengineering.com>
Sent: Sunday, February 20, 2022 4:42 PM
To: All Alders <allalders@cityofmadison.com>
Cc: Safe Skies Coordinators <sscoordinators@googlegroups.com>
Subject: Public Comment on Item #69274 - Opposition to Development of the Raemisch Farm Property Next to the County Airport

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

Please accept my comments on Item #69274 - Creating Section 28.022 - 00534 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District. This matter will be discussed at the February 22, 2022 meeting of the Common Council. Here is the [meeting agenda](#).

I am opposed to development of this property. We should wait until if and when the proposed squadron of F-35 fighter jets arrive and we fully understand the impacts on the health and well-being of residents that must live near the county airport and Truax Field.

I am providing a copy of my comments submitted August 3, 2021 for the last proposal to the Common Council to develop this property. Nothing has changed since last year. We should wait. We should stop all residential development near the county airport until we fully understand the impacts of the proposed F-35 fighter jets on Madison residents and neighborhoods.

Steven Klafka
508 Elmside Boulevard
Madison, WI 53704

On 8/3/2021 10:11 AM, Steven Klafka wrote:

Public Comment Opposing Rezoning (File #66222) and Opposing Approval of Preliminary Plat (File #65654) of Raemisch Farm Property

Today, the Common Council will once again take up the development of the Raemisch Farm Property on Madison's north site adjacent to the Dane County Airport. As someone forced to live on the flight path of the airport for over 25 years, an environmental professional, and someone knowledgeable about the noise abatement program of the county airport, I ask that you reject the development of more housing near the county airport. Please do not approve development of the Raemisch Farm Property. No more people should be exposed to the ugly and unhealthy noise generated by airplanes.

A few additional points to consider:

1. The noise standard used by the county airport is over 50 years old. Only now has the FAA begun to review this standard. It's initial findings show the standard should be much

lower. In the future, the area designated as "incompatible for residential housing" may include the Raemisch Farm property.

2. The county airport has done a terrible job protecting Madison residents from the ill effects of airplane noise. While other airports have relocated residents from locations with the worse noise levels, or added noise insulation on existing homes, our county airport has relied on aviation easements which provide an initial payment so the home owner cannot sue the airport for damages. In 2013, the [SASY Neighborhood Association](#) met with County Exec Joe Parisi and airport staff to discuss the continued airport noise problem and recommendations for improvements. The airport continues to show no interest in the best practice noise abatement procedures of other airports. More recently, at the April 14th meeting of the Dane County Airport Commission, [Commissioner Perry Armstrong](#) from suburban Verona responded to public concerns about the noise impacts of the F-35 fighter jets proposed for Truax Field in Madison, Wisconsin and told people if they don't like the noise they should move from Madison.
3. We should have a moratorium on all residential development on the east and north sides of Madison until we fully understand the extent of current airport noise problems in Madison, the increase in noise levels caused by the proposed F-35 fighter jets, and FAA completes its update of the airport noise standard.
4. The Environmental Impact Statement for the proposed F-35 fighter jets at Truax Field made it clear that the county airport is promoting environmental injustice and racism by forcing low-income and families of color to live near the airport. We should not promote further injustice and racism by building more housing near the airport.
5. The Dane County Airport is 80-years old and no longer suitable for the City of Madison. Rather than doubling down on poor land use planning by building more housing near the airport, we should find ways to encourage the county to relocate the airport out of Madison. For example, in 1994, Austin, Texas voted to move their 64-year old [Robert Mueller Municipal Airport](#). It was replaced with the [Mueller Community](#), reusing many of the former airport buildings. The [developer expects this planned community](#) to eventually be worth \$1.3 billion, including 4.2 million square feet of non-residential development, 650,000 square feet of retail space, 4,600 homes, and 140 acres of open space.
6. The county airport is a poster child for unsustainable living. [Air travel is the form of transportation with the greatest green house gas emissions](#). It is the least efficient travel method and aircraft emissions have 3 times the impact on global warming as other forms of transit. The county airport is one of the largest sources of greenhouse gas emissions in Madison.
7. Airport passenger fees paid by wealthy flyers can only be spent on airport improvements with nothing for adjacent low-income neighborhoods. Local residents have no vote or control over airport management by the independent airport commission which is staffed by pro-airport business representatives. This does not represent the progressive ideals of Madison residents.
8. The airport has contaminated our groundwater, Starkweather Creek and chain of lakes with PFAS from fire fighting foam. Compared to other PFAS contamination sites in the state, it has used a secretive and slow process to investigate and remediate the contamination. In Peshtigo, there have been 15 public meetings to discuss the

investigation and cleanup of their PFAS contamination. Only now has the county airport begun to plan for a public meeting.

9. We've promoted the construction of low income housing next to the airport which promote environmental justice by exposing the poorest residents to the loudest noise levels.
10. The Air Force made a blatantly racist decision to select Truax Field for a squadron of F-35 fighter jets despite local objection by the Common County and School Board, or the fact that those hurt the most by the increased noise would be families of color living adjacent to the base.
11. Madison residents are proud of our music scene and festivals, but there are 60,000 people living on the east and north sides of Madison within 3 miles of the county airport who are exposed to the ugly noise of aircraft everyday.

Thank you for considering my comments and serving Madison residents.

Steven Klafka

--

Steven Klafka, P.E., BCEE
Environmental Engineer
Wingra Engineering, S.C.
508 Elmside Boulevard
Madison, WI 53704
(608) 255-5030
www.wingraengineering.com
Since 1991

From: Terry Shelton <terrykshelton@outlook.com>
Sent: Monday, February 21, 2022 1:27 PM
To: Myadze, Charles <district18@cityofmadison.com>; All Alders <allalders@cityofmadison.com>
Subject: Raemisch

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

Hey, Charles....

I voted for you. I think the idea of more housing is great.

But I don't want it built until we know truly how bad the F35s are. We already have enough poor people living in marginalized spots where they are taken advantage of by society (pollution).

Give it a year under F35s, then see if it makes sense. Let's hear how tolerable or intolerable the noise is, then make an informed decision – not guess work.

Thanks for your service.

Terry Shelton
1634 Randy Lane

From: Dorothy <dborchardt1@charter.net>
Sent: Monday, February 21, 2022 1:42 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Agenda Item #5 - February 22 Council Meeting

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

To: All Alders

From: Dorothy Borchardt, 171 Elka Lane, Madison 53704

Subject: Agenda Item #5 - Raemisch Farm Development

I'm very concerned that a small group of neighbors could stop the much needed housing the Raemisch Farm will provide.

The majority of the people on the northside support this development. Please don't allow a small, very vocal, group to speak for the district when they have an elected alder that is in touch with his district and represent them well.

Green Street has my support because of:

the single family homes it will provide,
the 3.3 acres of forest it is donating to Lakeview School,
the 1.5 acres of a neighborhood common area,
the fact that no homes will be built in the eastern area on the property, where noise levels will be too loud for residential development,
Green Street's willingness to continue to work with the alder and the community.

Many renters want to buy an affordable home on the northside, but there is none to be found. This development will give them the opportunity to continue to live on the northside.

As a lifelong resident of the northside, and former
alder, I fully support the Raemisch Farm proposal as
submitted by
Green Street.

Thank you for your time and consideration.

Dorothy Borchardt
608-249-7202

From: Maria Powell (MEJO) <mariapowell@mejo.us>
Sent: Monday, February 21, 2022 1:43 PM
To: All Alders <allalders@cityofmadison.com>
Subject: CC Item #5 Rezoning for Raemisch Farm

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

Dear Alders:

This city has a [long and sad history](#) of knowingly creating environmental injustice situations, especially on Madison's east side, where its heavy industries, airport and a U.S. military base were located—and housing for factory workers and lower income people built near them. This pattern remains today.

Please say NO to creating yet one more environmental injustice problem here. Be on the right side of history and disrupt this pattern. Do not approve a change to residential zoning for the Raemisch farm property.

According to the City's Comprehensive Plan, the "primary objectives for Peripheral Planning Areas (PPAs)" include: *"Identify and seek to preserve lands that should be maintained in permanent agricultural or open space uses."*

In line with this objective, the Raemisch farm land should be maintained in "permanent agricultural or open space uses" in order to 1) not facilitate the creation of yet another environmental injustice neighborhood in the city; 2) help protect Starkweather Creek and Lake Monona from further degradation and give them a fighting chance of healing from many decades of abuse.

For more details on how zoning this land as residential will create and worsen environmental injustices in Madison, see attached and text below.

Thank you,

Maria Powell, PhD

Madison Environmental Justice
1311 Lake View Ave.
Madison, WI 53704

How will residential development at Raemisch create and worsen environment injustices?

1. Locating "affordable" housing on an unhealthy, environmentally risky site

The Environmental Protection Agency's ["EJSCREEN" tool](#) considers a combination of socio-demographics and environmental risks. On every EJ index, the neighborhood adjacent to the proposed development to the south, with high proportions of low income people and BIPOC,

scores very high on the EJ Indexes--most around 90th percentile for the state. (See attached--top table and graphs; higher percentiles mean worse EJ problems).

Unfortunately this EPA tool does not consider proximity to current airport noise and/or F-16s, nor the F-35s slated to be taking off and landing nearby soon (which will have significant negative health impacts on nearby residents). It also doesn't consider the serious unremediated contamination under the low income and elderly housing recently built [on the Tennyson property](#) directly adjacent to the site. **If the EJ Indexes considered these factors, they would be even higher (worse).**

The people who will live at any future housing at Raemisch—no matter how wonderfully planned, no matter what green features are included (park/garden lands etc)—will be subjected to similar environmental risks as those outlined in the EJSCREEN—*on top of noise and health risks from the F-35s*. If they are lower income people (as indicated in the terms "affordable" or "attainable" housing" used to describe proposed developments) and/or people with incomes lower than Madison's median (in line with most of the neighborhood), they will have fewer choices on where to live in the first place--and also fewer choices to move away from excessive F-35 noise and other environmental injustices they experience once they live there.

Given this, developers' "buyer beware" arguments are disingenuous at best, and also contradictory. They assume that the buyers have a full range of choices on where to live (in other words, privilege). If this is actually going to be "affordable" housing, as they propose, then this is not the case.

2. Any development on this land will worsen water quality in Starkweather Creek

Any developments on this property, no matter how many engineered stormwater controls are included, will inevitably further pollute and degrade the already beleaguered, polluted west branch of Starkweather Creek, about 900 feet to the east—and Lake Monona downstream. All the stormwater from this site will go to the creek directly or indirectly. Many people, especially low income and BIPOC, live in public housing near this creek. Subsistence anglers, also, often BIPOC, catch fish from Starkweather/Lake Monona for food.

City and county planners recognized decades ago that the Madison neighborhoods Starkweather Creek flowed through—old industrial neighborhoods that were purposely platted for workers and with concentrated public housing—had higher proportions of lower income people and people of color than other parts of the city. The 1983 [Dane County Regional Planning Commission's Water Quality Plan](#) for Starkweather Creek outlined these race/class demographics. It also recognized the huge impacts of any further developments in the Starkweather Creek watershed:

“A major and increasing use of Starkweather Creek in the past 40-50 years has been for the disposal of ever-increasing volumes of stormwater from the city, the Dane County Airport, and more recently, from development in unincorporated areas within the Town of Burke.” *The creek and its tributaries have “only a limited capacity for handling additional stormwater runoff.”* Given this, *[i]ncreases in stormwater runoff from new developments probably represent the greatest threat to the maintenance and improvement of water quality in the creek itself and the lake downstream.”* (Fred Raemisch, a Dane County Regional Planning Commissioner at the time, was an author on this report.)

This was about 40 years ago. Yet city and county planners have allowed development on more and more areas directly adjacent to the creek, and the creek has become more and more degraded. In 1998, it was officially declared “impaired” by the DNR and it has only gotten worse since then.

If Starkweather Creek is to have any chance whatsoever of improving, the city and county must stop developing all remaining lands adjacent to it. This will also help the heavily polluted Lake Monona.

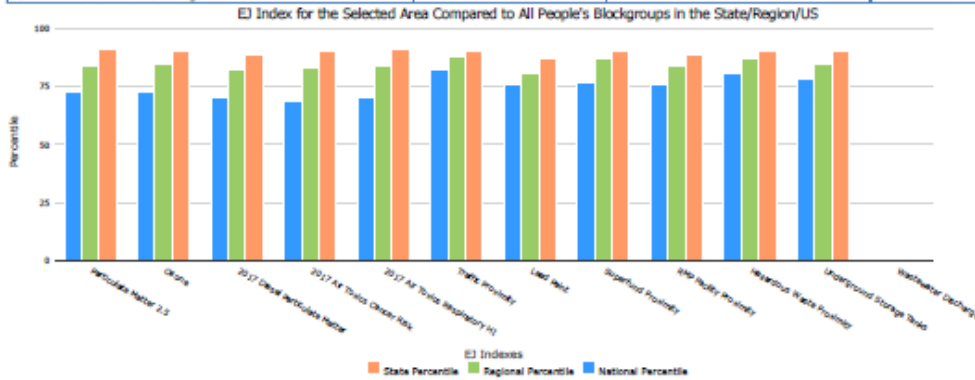
Most people in the low income neighborhoods and public housing along Starkweather Creek cannot travel outside of the city to enjoy more pristine waters and natural places. They deserve a clean and healthy creek in their neighborhoods. Right now it is a highly polluted stormwater ditch. If the city allows development on every inch of open land along the creek, it is guaranteeing that it will remain that way forever. The people in these neighborhoods deserve better.

Save as PDF



EJScreen Report (Version 2.0)
 the User Specified Area
WISCONSIN, EPA Region 5
 Approximate Population: 2,058
 Input Area (sq. miles): 0.40

Selected Variables	Percentile in State	Percentile in EPA Region	Percentile in USA
Environmental Justice Indexes			
EJ Index for Particulate Matter 2.5	91	84	73
EJ Index for Ozone	90	85	73
EJ Index for 2017 Diesel Particulate Matter*	89	82	70
EJ Index for 2017 Air Toxics Cancer Risk*	90	83	69
EJ Index for 2017 Air Toxics Respiratory HI*	91	84	70
EJ Index for Traffic Proximity	90	88	82
EJ Index for Lead Paint	87	81	76
EJ Index for Superfund Proximity	90	87	77
EJ Index for RMP Facility Proximity	89	84	76
EJ Index for Hazardous Waste Proximity	90	87	81
EJ Index for Underground Storage Tanks	90	85	78
EJ Index for Wastewater Discharge	N/A	N/A	N/A



This report shows the values for environmental and demographic indicators and EJScreen Indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJScreen documentation for discussion of these issues before using reports.



From: Jim Welsh <jim@groundswellconservancy.org>

Sent: Monday, February 21, 2022 3:23 PM

To: Joel Oliver <joel@greenstreetstl.com>

Cc: Stouder, Heather <HStouder@cityofmadison.com>; Liz Austin <liz@greenstreetstl.com>; Matt Bauer <mbauer@greenstreetstl.com>

Subject: Re: Rameisch Farms land & Groundswell

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

Heather:

This email is to confirm that Groundswell Conservancy, Inc. is in active discussions with Green Street on the opportunity to purchase approximately 10 acres of land on the SW side of the Raemisch property.

Groundswell Conservancy is a non-profit conservation land trust. We own and operate two farms in the Madison area. We lease this farmland to farmers of color and New American farmers as a way to eliminate some of the barriers these farmers may face in accessing land and securing adequate tenure for subsistence and market growing. We are aware of demand for additional land from these farmers.

We are interested in the Raemisch land because it is a good location for many potential farmers. We are also interested in the opportunity the land presents to continue our "green school yard" partnership with Lake View Elementary School.

We are discussing with Green Street the terms and conditions under which we may attempt to buy some of the Raemisch land. We have not yet reached an agreement. The proposed agreement contemplates that Green Street would ask for a replat and rezone of some of the SW corner of the property to allow for urban agriculture.

Groundswell does not normally take positions in support or opposition to individual land use or zoning decisions. Instead, we try to provide opportunities for landowners and communities to meet their conservation goals through our land acquisition and other tools.

I am unable to attend the council meeting tomorrow night due to a prior commitment.

Sincerely, Jim Welsh
Executive Director
Groundswell Conservancy

From: Fox, John (Suttle-Straus) <john.fox@suttle-straus.com>
Sent: Monday, February 21, 2022 4:17 PM
To: Myadze, Charles <district18@cityofmadison.com>
Cc: All Alders <allalders@cityofmadison.com>
Subject: File 69274 Raemisch Farm Development Proposal

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

Hello, email to express opposition for the proposal to develop the Raemisch Farm property.

Thank you.

John Fox
DIRECTOR OF FINANCE

1000 Uniek Drive | Waunakee, WI
o: 608.850.2943

From: Alison Lindsay Mares <alisonlm620@gmail.com>
Sent: Monday, February 21, 2022 5:36 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Common Council Meeting Agenda, 22 February 2022, Legistar #69274, Item #5

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

City Council Members:

The “Raemisch Farm” is on Madison’s northside, between Hwy CV (Packers Ave.) and N. Sherman Ave., adjacent to the Dane County Airport. Bruce Raemisch is an 80-year-old man living in Florida who wants to sell the remaining 64 acres of his family farm. Green Street Development from St. Louis, MO, wants to purchase this acreage, rezone it, and plat it for multi-family and single-family housing, with a small amount of commercial space on the eastern-most portion of the property. Green Street has made a few concessions to residents’ pleas to save land adjacent to the Lake View School and the wetland on the property.

But the Raemisch Farm proposal is not ready for prime time because the developer and residents still need to work out a plan that benefits and protects the entire community.

This farmland is too close to anticipated noise from the soon-to-arrive F-35 jets to permit housing and the actual 65-decibel contour cannot be accurately determined until after the jets arrive in 2023. I live two miles from this proposed development and regularly record F-16 noise greater than 80 decibels. F-35s will be louder. This land is closer. Folks in Winooski, Vermont, now living under the F-35s say the noise is unbearable. And according to a recent study in the journal *Environmental Research*, daily noise exposure may figure significantly in a person’s risk of severe stroke by up to 30%.

Green Street’s proposal lacks space for urban gardening and/or farming as envisioned in the Northport-Warner Park-Sherman neighborhood plan—why does the city waste time and money developing these plans if they are not adhered to? And, more parkland is needed for residents of the proposed multi-family housing units. Envisioning up to 500 kids in these units, and given today’s gun- and violence-statistics, parents are not going to be happy having their children walk 15-20 minutes to Whitetail Ridge or Berkeley Oaks parks. Families need parkland that’s in their back yard to play; if the Covid virus has taught us nothing else, it’s that local outdoor space is vital to our health. Without more green space, the mental health of families, particularly children, residing in these units will be put at serious risk.

Looking at the economics of this proposal, Alder Myadze—who was fortunate enough to purchase a northside 960-square-foot home built in the 1950s for \$140,000 eight years ago—states that this development “is about equity, economic opportunity, and affordable housing.” But an equitable society is one in which all can participate and prosper. It is highly unlikely that all can participate and prosper under this proposal. Housing is unlikely to be “affordable” because the developer is purchasing this almost 64-acre property for nearly \$3 million. They propose 96 home sites, so lots will probably cost \$75,000 (or more) and building even a smaller house will

cost at least \$250,000 in today's construction costs. Additionally, the developer is not asking for city or state financial subsidies so housing costs (including rents in the multi-family units) will be "market rate." In today's housing market, these lots and houses will be far from "affordable" for the people Mr. Myadze sees living here—and then they have to live with the F-35 noise to boot. In reality, the "economic" benefit for the northside is going to be limited too because the commercial space is small. The real benefactors will be the developer and realtors (who reportedly significantly underwrote Mr. Myadze's election last year).

The city's Plan Commission has voted twice to approve the rezoning and platting of this property. However, the Plan Commission has no option to decline if a proposal meets city ordinances. They cannot be concerned about the health, safety, welfare, and environmental aspects of a proposal—just the city's rules, regulations, and ordinances. You, the City Council, represent the people of our city.

In closing, I ask that you—our alders—who live with and care for the current and future residents of our city, please listen to the many many northsiders who oppose this development proposal. I am not a member of the Raemisch Farm Work Group but I have been opposing development of this farmland for two years and I take issue with Alder Myadze's portrayal that this is "25 landowners ... and handful of individuals" who are asking you to deny the zoning and plat proposal for the Raemisch Farm, Legistar #69274, item #5 on your agenda. We are more than a few and we care. I am hoping you do too.

Thank you.
Alison Lindsay Mares

From: Jim Powell <jamesdpowell@yahoo.com>
Sent: Monday, February 21, 2022 6:21 PM
To: All Alders <allalders@cityofmadison.com>
Subject: CC agenda #5 - Raemisch Farm zoning

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

Dear Common Council members:

Please vote to support the neighbors' petition opposing the Raemisch Farm zoning change on Tuesday.

-The land was in the Town of Burke until recently has had been farmland for many years. Its current agricultural zoning should remain. As Madison rapidly grow, isn't the land worth preserving? Once farmland is developed, it's gone forever. The comprehensive zoning plan states that one of the primary objectives for Peripheral Planning Areas (PPAs) is to **"Identify and seek to preserve lands that should be maintained in permanent agricultural or open space uses."** This current farmland, at the edge of the city, should remain farmland. Either Madison is serious about urban agriculture or it is not. There will be no greater opportunity to walk the talk--preserve these 63.594 acres of farmland. "Highest and best use," which is used for developing "unimproved" land is a jaded concept that long ago lost its validity.

- "Affordable" housing has been bandied about with this proposed project but the developer's best pitch is that it hopes to **"to find an attainable price point"** (as they wrote to you recently) is not the same as "affordable." I'd be concerned that once the zoning change occurs, actual housing proposals will also. "Bait and switch" is rather a common reality, isn't it? More charitably, costs and economic realities often alter the best intentions. New market rate housing that contributes to runoff and urban pollution is not a good tradeoff to keeping the land in an undeveloped state. It's marshy there—the city likes to think that negative environmental effects can be mitigated through engineering but there's no actual evidence for that. Natural lands lost is lost forever.

-Starkweather Creek, a mere 900 feet away from the Raemisch Farm at its closest, has been treated as an open sewer by the City for 100 years. Sewage, Oscar Mayer hog offal and pesticide waste, airport runoff, PFAS pollution from the Madison Fire Department and ANG have all but killed the creek. Adding another development with its construction runoff and permanent surface runoff to the creek, will add further insult to the injury that the creek endures. **Is there no limit to environmental degradation that the city will hold to?**

- The noise issue is real. Keeping the land agricultural until the actual F-35 noise levels can be determined (which is what will drive the future FAA decision to pay for sound mitigation for existing properties) is logical and prevents a bad outcome. Contrary to the military's rosy assertions, decibel levels in existing neighborhoods is likely to be higher than their predictions; purposefully zoning new property for housing within the probable decibel exceedance level really is bad policy. [Surely those Burlington, Vt., folks who testified at Plan Commission made an impression on you.] Wait. **Wait until F-35s have had their impact on the community to decide**

what is the best option for this property. Not changing zoning now keeps options open; rezoning now does not.

Thank you.
JIM POWELL

1311 Lake View Ave
Madison, WI 53704

From: Katharine Becker <c2540@aol.com>

Sent: Monday, February 21, 2022 6:34 PM

To: Myadze, Charles <district18@cityofmadison.com>; All Alders <allalders@cityofmadison.com>

Subject: Raemisch Farm Development

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

Dear Alder Myadze (and additional alders),

I am writing to express my opposition to the current project planned by Green Street for the Raemisch Farm and the zoning changes being proposed at the Common Council meeting Tue 2/22/21.

I was shocked to learn that a small city is being planned for this infill project of the beautiful green space that is currently there. I thought Madison and Dane County valued green space. The "green space" that is being proposed as part of the project is pretty much a joke except that leaving ample space next to Lakeview School and for the ancient oaks was a gracious gesture. A better idea for the entire space would be to envision something recreational, calming, and tasteful--that fully utilizes the green space, if any alteration is made at all. This green space that the city is not valuing is home to precious wildlife and provides residents of north Madison scenic beauty. Why is this not being respected?

Besides taking away this gem of green space, I oppose this project because it is monumentally too big for the proposed site. The relatively small Raemisch farm area will not logically or easily absorb the scope of this project. Just because a swath of land is available on the north side does not mean that this particular project as planned needs to go there. This project, it would seem, should be built on a larger space to begin with, maybe behind East Towne where there is extensive ugly, vacant space plus a small amount of unappreciated and unused green space. This small city-type project as proposed would seemingly add value to the backside of East Towne.

In addition, I am opposed because Madison's north side has enough "activity" already and does not need a huge housing development to add further challenges. I cannot imagine the North District Police Department supports this proposal. Furthermore, tiny little two-lane Packers Ave most definitely CANNOT handle thousands more vehicles traveling on it. It is a busy enough road already. The presentation by the Streets Division in Madison at the most recent Green Street meeting did not address the stretch of Packers that would be most impacted.

Finally, why is Madison not utilizing a homegrown developer? Maybe no local developer wanted to be party to this bad idea? Outside developers get their millions, then cut and run.

Thank you for considering the publics' opinion about this project when voting to change the zoning and contemplating proceeding with the project as planned.

Sincerely,

Kit Becker

From: punky@punkybakes.com <punky@punkybakes.com>

Sent: Tuesday, February 22, 2022 8:54 AM

To: All Alders <allalders@cityofmadison.com>

Subject: [All Alders] Common Council Meeting Agenda, 22 February 2022, Legistar #69274, Item #5

Recipient: All Alders

Name: Punky Egan

Address: 1321 BURNING WOOD WAY, madison, WI 53704

Phone: 608-446-6337

Email: punky@punkybakes.com

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

Message:

I live on the northside north of Wheeler and believe developing the Raemisch Farm land into housing will have a negative effect on the quality of life on the North Side. There will be increased traffic on streets that aren't designed to take that capacity. The intersection of Sherman and Northport will be a nightmare. There will be a need to expand the schools Lake View/Gompers, and residents will have to deal with the increased airport noise with the arrival of the F-35's, still a major concern that hasn't been adequately taken into account.

I understand that various organizations and groups are meeting regarding the preservation of the farmland at Raemisch Farm for community gardens - small commercial growers, land-based programs that teach community members about farming, and/or a possible Urban Agriculture Academy for area youth. This, I feel is a much better use of the land. The success of Troy Gardens, also on the northside, could be a model for developing this land.

Most importantly, I question why the city thinks it needs to develop this outlying piece of land as residential. Oscar Meyer still hasn't been thought through and could, along with the Hooper property and others on Pennsylvania Ave., be infilled with residential. That's the logical step to do before any outlying land is looked at to develop.

Thank you.

From: Nan Fey <nanfey2@gmail.com>
Sent: Tuesday, February 22, 2022 10:33 AM
To: All Alders <allalders@cityofmadison.com>
Subject: Farmland Preservation - Agenda Item 5

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

I am unable to attend this evening's Common Council meeting. Please distribute the following comments to All Alders with respect to Agenda Item 5, Legistar 69274 & 68696.

Honorable Alders,

Many of you know that I served as Interim Director of DPCED prior to the pandemic; you may not be aware that I had been Chair of the Madison Food Policy Council from its creation in 2012 until then. As the only City entity authorized to focus on issues of local food production and access, the MFPC has proposed ordinances, created grant programs, and supported local initiatives to expand our local food system. During the Imagine Madison process updating the City's Comprehensive Plan in 2017-2018, the MFPC successfully advocated for provisions that support local food in every chapter. See Memo in Legistar 68696, Attachment #12 for details.

The MFPC also advocated for preserving farmland in the City, noting the need to balance the continued productivity of prime agricultural land with other forms of economic development. While farmland preservation was acknowledged in an introductory section of the Comprehensive Plan, issues, factors and guidelines were not engaged. Recently, development proposals on the Voit and Raemisch Farms have re-focused attention on the value of farmland preservation and the need for growing space in our community. The time has come to do this important policy work and provide a framework for future decisions.

Please vote to **Place on File Without Prejudice** the GreenStreet proposal. While the developer has been in contact with Groundswell Conservancy about the potential for urban agriculture on 15 acres of the Raemisch property, to the best of my knowledge there is no agreement at this time and any leverage the City might have to preserve more of this prime agricultural land than is currently proposed would be lost if the plat is approved without an agreement in hand today.

And please consider creating a **Farmland Preservation Task Force** to engage these important issues, invite resident input, and propose a policy to guide both the development community and City decision-makers whenever the remaining farmland in our community is changing hands.

Thank you.

Nan Fey
444 West Wilson Street
Madison, WI 53703

From: Chris Elholm <chris.elholm@gmail.com>
Sent: Tuesday, February 22, 2022 1:59 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Legistar 69274 oppose

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

I oppose the Raemisch Farm rezoning going before the City Council tonight. The anticipated high decibel noise pollution from F-35 fighter jets would create the most undesirable and unsafe living environment for apartment dwellers on the property. At the very least, I urge you to delay your rezoning decision until the Air National Guard beds down at Truax and the impacts of noise pollution can be measured in real time. Thank you.

Christine Elholm, north Madison resident

From: Joan A Bell-Kaul <joan.bellkaul@wisc.edu>
Sent: Tuesday, February 22, 2022 2:28 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Votes on items 5 and 48 at tonight's City Council Meeting

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

As the Lead of the Nextdoor Environmental/Nature/Wildlife Group on Nextdoor (membership of 586 today), I vote NO on items 5 and 48 regarding acceptance of the proposed plan for the Raemisch Farm development.

Until the proposed F-35's arrive at Truax, we have NO IDEA how bad the sound from these planes destined to fly right over this area will be; and it is unrealistic to think that providing sound mitigation within buildings' construction will render living or doing business in that area acceptable. People do NOT stay in their buildings 24/7, nor do they want to live with windows closed to shut out the fresh air along with the sounds emanating outdoors.

In further consideration, developing this area will destroy over 60 acres of land that needs to be preserved in a natural state. The Climate Crisis is HERE—and undeniable. “Progressive” used to mean “developing all the areas of land possible.” Now “Progressive” means “saving the natural areas that we still have left” to help preserve the local ecosystems and habitat for the wildlife that remains there. “

Joan Bell-Kaul
Online Education: UW-Madison
4225 Esch Lane
Madison, WI 53704
808-244-2335