

From: [Shirley Smith](#)
To: [Plan Commission Comments](#)
Cc: [Myadze, Charles](#)
Subject: Postpone approval of Raemisch Farm Zoning
Date: Monday, February 7, 2022 4:15:19 PM

I live less than half a mile away from the Raemisch Farm land. It benefits all of us to have a thoughtful, complete development plan that is attractive for living, not a push to let the developer extract as much profit as possible by building as soon as possible.

Feb. 7 Agenda Items 8 and 9 (Raemisch Farm) should be referred to at least March 7 because:

- The proposed plat lacks space for urban gardening/farming
- Zoning for housing is too close to anticipated noise from F-35s. The actual 65-decibel contour cannot be determined until after the F-35s are here and flying in 2023.

Thank you.

Shirley Smith
1634 Randy Lane
Madison 53704

--

1634 Randy Lane
Madison WI 53704
608.332.6506

From: [Johnson"s](#)
To: [Plan Commission Comments; "district"](#)
Subject: Raemisch Development
Date: Monday, February 7, 2022 3:00:25 PM

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

Good Afternoon,

I would like to voice my opposition to the development of the Raemisch property. There are many reasons for this opposition.

- I am very concerned about the development being affected by the F35s.
- The increased traffic on Sherman Avenue and Hwy CV
- The types of proposed homes is not being disclosed. It should be released as to some of the specs of the homes that are to be built. Do they fit in with the current homes in Whitetail Ridge?
- Who is the builder of these homes?
- Why are there townhomes on the plans. This should only be single homes and not multifamily dwellings.

There are many concerns and unanswered questions that I feel this should not be pursued until all the information is revealed.

Thank you

Shelly Johnson

"The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by the person or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from all computers."

From: [david cohen](#)
To: [Plan Commission Comments](#)
Cc: [Myadze, Charles](#)
Subject: Raemisch Farm Plan
Date: Monday, February 7, 2022 1:44:48 PM

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

Dear Sirs/Madams:

As a long time resident of Cherokee Park on Madison's lovely northside, I'm writing to ask you to kindly postpone taking any action on the Raemisch Farms Plan to allow more time for the residents of the northside, along with our new Alderman, to work out some kinks in this development plan. There is some real innovative thinking and teamwork going on in this situation, and I would appreciate your assistance in this regard. I've lived here for 25 years now and northsiders ALWAYS rise to the occasion.

Respectfully,

David E. Cohen
5302 Mosinee Lane
Madison, WI 53704
(608)770-5302

From: [Barbara Noeldner](#)
To: [Plan Commission Comments](#)
Subject: Agenda item 8 and 9 PC meeting 2/7/2022
Date: Monday, February 7, 2022 1:43:01 PM

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

Please vote on refer these items to allow time for public comment.

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

From: [Joan A Bell-Kaul](#)
To: [Plan Commission Comments](#); [All Alders](#)
Subject: RE: Proposal to Rezone the property at 1017 North Sherman Avenue
Date: Monday, February 7, 2022 1:04:55 PM

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

From: Joan A Bell-Kaul
Sent: Sunday, January 23, 2022 10:09 PM
To: Plan Commission Comments <pccomments@cityofmadison.com>; allalders@cityofmadison.com
al
Subject: AGENDA ITEM 5: Proposal to Rezone the property at 1017 North Sherman Avenue **AND**
AGENDA ITEMS 8 & 9: Proposal to approve Green Streets Plan to develop the Raemisch Farm
property

As a resident of the City of Madison's Northside and the Lead of the Environmental/Nature/and Wildlife Group (540 members) on the Nextdoor Madison Website—

I voted NO to item 5: the proposal to rezone the property at 1017 N. Sherman Avenue to CCT from IG to CCT.

I also voted NO on Items 8 & 9. The current proposal to Approve Green Street's Plan to Develop the Raemisch Farm Acreage.

REASONS FOR "NO":

Item 5: The proposal to re-zone the property at 1017 N. Sherman Avenue from IG to CCT would allow building and residence right up to the edge of the wetland and the wildlife habitat that The Hartmeyer Natural Area currently supports- would compromise the integrity of the wetland habitat in The Hartmeyer Natural Area, for the purposes for which it has been preserved. Rather, that whole area needs to be re-zoned to CN to preserve its integrity.

Items 8 & 9: Green Street's PLAN to Develop the Raemisch Farm ALSO NEEDS to INCLUDE SPECIFIC AREAS of wetland and green space preservation which is NOT surrounded by buildings (zoning CN)—and some area also needs to be established for community agriculture (zoning AG).

Things have changed since it was correct to call cities like Madison to develop as much land as possible in order to be "progressive" –

"Climate Change" has now been replaced with CLIMATE CRISIS. This requires GENUINELY "progressive" cities to PRESERVE all of their existing natural/open land-areas and wetland that is still available.

"Hindsight IS [all-too- often] 20/20."

So please do not let Madison NOT be one of those cities who "does not know what it's got till it's gone"!!! Instead, let's insure that it deserves the title "progressive" because it has the wisdom and foresight to recognize that the existing natural areas and wetlands MUST be preserved in order to meet the new challenges of the existing "Climate Crisis."

Respectfully advised,

Joan Bell-Kaul
UW-Madison/Online Education
LEAD: Nextdoor/Madison: Lead: Environmental/Nature/Wildlife GROUP (now numbers 550+ members)

With respect,

Joan Bell-Kaul
4225 Esch Lane
Madison, Wi 53704

From: [Jan Somerfeld](#)
To: [Plan Commission Comments](#)
Cc: [Myadze, Charles](#)
Subject: Postponement of Raemisch Property Zoning and Development
Date: Monday, February 7, 2022 12:01:37 PM

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

This message is to urge the postponement of any decision on the above mentioned property until all options have been further investigated and discussed. There are many valid considerations that have been made in opposition to this development and that pose a negative impact on the Northside of Madison -- for both current residents and future ones. I have been a Northside resident since 1974, and urge you to consider the impact and concerns of my fellow Northsiders. Thank you for this consideration.

Jan Somerfeld
1505 Comanche Glen
Madison, WI 53704

From: [Lori Getter](#)
To: [Plan Commission Comments](#)
Cc: [Myadze, Charles](#)
Subject: Ramish Farms
Date: Monday, February 7, 2022 11:44:25 AM

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

Hello,

Please consider delaying a decision on this property. I was very disappointed in the January meeting. There were many people who wanted to speak and there many unanswered questions.

The alderman had hoped to have another input meeting but that didn't occur. I would like more in including water runoff - every heavy rain or spring melt - that land has several lakes, increase police and fire protection, traffic on Sherman, Wheeler and Packers, and schools - in addition to the F-35 issue. They will be here soon enough - let's see the impact and then make plans. Also please let there be a chance for discussions on some of the land to be agricultural and community gardens.

Thank you
Lori Getter
1529 Delaware Blvd
Madison

Sent from my iPhone

From: [Sara Heckman](#)
To: [Plan Commission Comments](#); [Stouder, Heather](#)
Cc: [Myadze, Charles](#)
Subject: Request regarding tonight's meeting agenda
Date: Monday, February 7, 2022 11:20:36 AM

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

Dear Plan Commission,

I am a resident of Madison's north side and someone who cares deeply about how Madison evolves into the future. My feeling is that when new developments are planned, we as a collective (city officials, community residents, developers), need to "get it right" as much as possible, so that new projects set a great example, where all citizens of Madison can take pride in how the city is growing, as opposed to more of a "just move it forward even though these few things haven't been fully addressed" situation that is more likely to result in shared regret about "what should have been done" - - when it's too late because the development is built.

With this in mind, I understand that the proposed Raemisch Farm development is on tonight's meeting agenda (Feb. 7, 5:30pm) as items 8 and 9. I respectfully request that you *refer/postpone* agenda items 8 and 9 *to at least March 7* to allow time for the developer's proposal to be adapted to address the following very important community needs and concerns:

1. The current proposed plat *lacks space for urban gardening/farming*, which has been [identified by the City of Madison](#) as a key way to "improve equitable access to multiple social, environmental and health assets."
2. The final housing zoning should be based on *actual* 65-dB levels, which can only be measured after the F-35s begin flying here in 2023.
3. Public transportation and bike routes need to be incorporated and defined in the plans
4. Park and playground space for children and families need more clarification.

These are all high-impact issues that we as a city need to get right.

Thank you for your consideration and for referring tonight's agenda items 8 and 9 to at least March 7 or after.

Sincerely,

Sara L. Heckman
Madison north side resident

From: [Rebecca Kemble](#)
To: [Plan Commission Comments](#)
Subject: Raemisch Farm rezoning and plat proposals
Date: Monday, February 7, 2022 11:02:38 AM

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

Dear Plan Commissioners:

I'm writing to you as the former Alder for District 18 having represented the district from 2015-2021 regarding items 8 and 9 on your agenda this evening. For the past two years I've worked closely with residents, Lake View School staff and urban farming/community organizers to study the several development proposals for this parcel of land, and to engage with the two different entities that have held development rights to the property. In 2020 I helped broker the deal between MMSD and the DeForest School District that brought this and the Cherokee Park, Inc. parcel to the north into MMSD when they were annexed to the City of Madison. Also in 2020 the Northside Planning Council convened a land use study group to understand development processes, the Comprehensive Plan and to develop a vision for Northside land use. Many people from that group formed the Raemisch Farm Work Group, from whom you will likely hear this evening. I am also a member of the Madison Food Policy Council and support the memo submitted by the Regional Agriculture and Food Sovereignty work group.

I urge you to reject the rezoning and plat proposals in front of you this evening, or at the very least refer them to a later date to allow for a broader range of uses on that land. Your purpose as commissioners is to look at the big picture of land use in our city and make the best decision for the whole community. While an out of state land speculator has proposed development of single family and mixed use housing that would yield profits to them and the construction firms they hire, there are other potential uses of that land that would benefit a broader segment of our community while providing ecosystem services such as flood prevention. I urge you to consider these benefits carefully as you review the proposals and comments this evening. Once city land is out of agricultural zoning it is extremely difficult to zone it back. Please take your time with this decision and refer if necessary.

Thank you for your consideration,

Rebecca Kemble

From: [Denise Miller](#)
To: [Plan Commission Comments](#)
Cc: [District Alder Myadze](#)
Subject: Raemisch Farm Development
Date: Monday, February 7, 2022 10:25:31 AM

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

Hello,

Please consider delaying development of the Raemisch property until more is known about the noise/impact of the F35s. This development was put on hold before because of this, so why is there such a rush to develop it when the impact is still unknown. Plus, there are other factors to consider prior to developing on this property:

If this area is to be developed, what are the plans for increased traffic, specifically on Sherman Avenue? Traffic is already heavy, and turning onto Sherman Avenue from Sunfield Street and Mayfield Lane is a challenge, because of the hill. Additional traffic will only make matters worse. The traffic study that was mentioned in the previous meeting was not detailed and did not appear to be conducted thoroughly. In addition, the new PGA golf course at Cherokee is sure to bring additional traffic. Was this considered?

Can the nearby schools handle an increase in the number of kids that this will bring?

The first responders on the Northside are already extremely busy. How will this development impact emergency response times (for all of the Northside)? The Oscar Apartments near the job center on Aberg/Huxley are under construction. Once completed, this will automatically create additional calls. Will another fire station be built?

The new, proposed bus routes are removing services north of Northport Drive. How would this be beneficial to new residents of this development?

This area floods after heavy rainfalls or during significant snow melting. Has this been taken into consideration?

Thank you,
Denise Miller

From: [Punt, Colin](#)
To: [Plan Commission Comments](#)
Subject: FW: Quick Question about Referral at Plan Commission
Date: Monday, February 7, 2022 9:18:00 AM

From: Marsha Cannon <mpcannon76@gmail.com>
Sent: Friday, February 4, 2022 10:40 AM
To: Punt, Colin <CPunt@cityofmadison.com>
Subject: Quick Question about Referral at Plan Commission

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

Hello, Colin,

The Raemisch Farm plat/rezoning process appears to remain complex and apparently unresolved. The noise from F-35s, enviro. sensitivities (school forest, wetland), urban ag land access and need for housing all deserve consideration. Beneficial new ideas keep surfacing.

It's time to put Raemisch Farm development on hold until all parties can come together, agree on a plan, put it on paper, put contracts in place, and move forward. This will take time, but will benefit everyone involved.

My questions:

1. Can referral of the plat/zoning proposals be requested prior to a meeting of the voting body, i.e. Plan Commission, Common Council?
2. Who can request referral? The alder in whose district the tract is located (e.g. Ald. Myadze), or can any alder, Plan Commission member or Planning Department employee request referral?

Sincerely,
Marsha

Marsha Cannon
5 Cherokee Cir. Unit 202
Madison, WI 53704
608.251.1276 (land line, no text)
608.692.1276 (Pete's cell)

From: Marsha Cannon [<mailto:mpcannon76@gmail.com>]
Sent: Monday, February 07, 2022 2:43 PM
To: Ledell Zellers <ledell.zellers@gmail.com>
Subject: Feb. 7 Plan Commission Agenda #8 & #9 - Raemisch Farm

Dear Ledell,

Tonight as you consider Agenda Items #8 and #9 (rezoning for Raemisch Farm) please consider these questions:

1. What's the rush to rezone Raemisch Farm?
2. What does the Community lose if we wait on zoning?
3. What unintended consequences arise from this proposed plat?

Doing nothing leaves the property zoned for agriculture.

If you recommend rezoning for housing, how will you account for unintended consequences after the F-35s arrive?

- What happens when noise extends beyond the "guestimated" 65-decibel contour line?
- What happens to people who rent or buy newly-constructed dwellings?
- What happens to a business disrupted by excess noise?

There's something not right about this proposal. It has been turned down, tweaked and turned down again by City officials. Yet here it is again.

A wait on rezoning opens the door to urban farming, a Community benefit that can easily co-exist with F-35s.

Please . . . do not recommend rezoning. Either turn down this proposal or refer it to a future meeting.

Raemisch Farm could benefit many Northsiders if you allow all parties the time to get it right.

Respectfully,
Marsha

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

From: [Jim Powell](#)
To: [Plan Commission Comments](#)
Cc: [Myadze, Charles](#); [Abbas, Syed](#)
Subject: Agenda Items 8 and 9 (Raemisch Farm) should be referred
Date: Sunday, February 6, 2022 1:43:08 PM

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

Plan Commissioners:

Please refer the Raemisch Farm agenda items to a future meeting. Eliminating the land's current agricultural zoning is a mistake since efforts to address urban gardening and farming are underway for a food network from the 1st Street Public Market to FEED Kitchen to Oscar Mayer to Raemisch Farm (with Troy Community Farm and Gardens a short distance away). Making zoning decisions now would preclude this opportunity. The City of Madison should not set goals, such as food innovation, and then allow municipal actions (such as a Plan Commission vote) preclude it.

Approving the proposed housing is also premature. With only the military's word for how loud its deployment of F-35s at Truax Field will be, you have no reliable information regarding whether the proposed housing will be deemed "incompatible for human habitation" (to use the Air National Guard's Environmental Impact Study [EIS] phrasing for land within actual 65-70 dB DNL contours). Just as Dane County cannot apply for FAA noise remediation funds to affected existing housing until after the F-35s are here and accurate, actual noise levels can be determined, the same should be done with this housing proposal. Hoping that things turn out okay for future residents is hardly good planning--don't build now, ask questions later; ask questions now, and maybe build later. Wait until next year, after the F-35s are here.

The Common Council expressed just these noise concerns its 2019 resolution (File ID 57364) on the draft EIS and again in 2020 in a resolution (File ID 60043) opposing siting F-35s here. The Plan Commission should not disregard the will of our elected officials and make decisions that cannot be undone, potentially putting residents in harm's way (though approving housing now), when delaying such action is both prudent and doesn't put the City of Madison in a difficult place when noise levels from F-35s makes neighborhoods in our city incompatible for human habitation because of the military's desire to place them in a dense urban area.

Thank you.

JIM POWELL

1311 Lake View Ave
Madison, 53704

--

"I would rather have unanswered questions than answers that can't be questioned." - Richard Feynman

From: [Marsha Cannon](#)
To: [Plan Commission Comments](#)
Cc: [Myadze, Charles](#)
Subject: Feb. 7 Agenda Items 8 and 9 (Raemisch Farm) - Please Refer
Date: Sunday, February 6, 2022 11:00:37 AM

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

Dear Commissioners,

The rezoning and plat for the Raemisch Farm property should be referred to at least March 7. Major items need time to be resolved, including:

- (1) The currently proposed plat lacks space for urban gardening/farming
- (2) Zoning for housing is too close to anticipated noise from F-35s. The actual 65-decibel contour cannot be determined until after the F-35s are here and flying in 2023.

Sincerely,
Marsha Cannon
5 Cherokee Cir. Unit 202
Madison, WI 53704

From: [Cindy Carlson](#)
To: [Plan Commission Comments](#)
Cc: 18@cityofmadison.com
Subject: Feb. 7 Meeting
Date: Sunday, February 6, 2022 11:42:32 AM

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

Hello--

I am writing regarding Monday's meeting agenda items related to the Raemisch Farm proposal. There has been a lot of resident input requesting space to be set aside for community gardening and farming. I ask that this item be referred until these can be added to the project.

Additionally, I don't feel enough attention is being paid to the effect of the military's F-35's on housing that is planned for the area.

Thank you.

Cindy Carlson

Prepared by: Beth Sluys, District 18

In any work that we do, we need to first and foremost understand that the subarea plans, and the land use maps they contain, no matter their approval date, once adopted by the Common Council, are the baseline guidance, the starting point, by which development occurs. Citizens rely on this work, as the roadmap for future development where they live, in their neighborhoods. For it these citizens, not out of state developers, that live out their days with the impacts of the decisions made by the Boards, Committees and Commissions, and our Council.

The Relationship Between the Comprehensive Plan and Sub-Area Plans

(p. 124 Land Use and Transportation Supplement, from the Imagine Madison Comprehensive Plan)

Sub-area plans provide more detailed recommendations for a specific geographic area. This Plan (The Comprehensive Plan) should be modified if a sub-area plan makes recommendations for a given area that is inconsistent with this Plan.

There is a loud and clear message in our adopted Comprehensive Plan (Aug 2018) that we need to “facilitate compact growth to reduce the development of farmland.”



Robert Pierce, Madison farmer, photo credit: Isthmus

The Northside has seen diverse and energetic business entrepreneurs move into vacant commercial buildings over the past 5 years. From Naly’s Floral Shop to Bierocks and Kingdom Restaurant, Beef Butter BBQ and the most recent Patricia’s Market....we have a growing reach of food-based businesses. We have an ever-expanding Sunday Farmers’ Market. Patricia’s Market owners have hired over 10 people and Naly now has grown from a family owned and run business to hiring 3 employees. Other businesses also have hired staff and continue to grow. They are our economic drivers. They are the future.

The Oscar Mayer Special Area Plan speaks to the area once known for Hooper Corporation as a food innovation corridor. As I visit and speak with area business owners, it is clear that they would stand to benefit

supporting their work by creating a network opportunity. Towards this end, two potential key stakeholders are currently holding talks, having meetings with Alder Myadze, to create an opportunity for land access for The Farm at Raemisch. It is there very conversations that need more time for crucial communications to occur, to be completed, decisions made. There are ongoing conversations between Greenstreet of St. Louis and Groundswell Conservancy. Groundswell currently supports urban farming on Madison's South side (<https://isthmus.com/food-drink/food-news/food-advocate-robert-pierce-gets-his-own-plot-of-land>) It is for this very purpose, that we seek land access at Raemisch, and request the time to complete this important work.

If we look at the south end starting with the Public Market, travel north up Packers Highway, keeping in mind the restaurants along North Street in Eken Park, and travel north up CV to Raemisch Farm, connect the line to Troy Gardens and Rooted, travel south along Sherman Avenue to First Street and Johnson, back at the Public Market. We can look at this to be our starting point with always an eye to add and grow businesses. Include large food consumers like the area schools and MATC. Include the Railroad for transportation. Who knows....we could work with WSOR to see carloads of fresh produce grown at Raemisch farm making its way to area neighboring communities or all the way to Chicago. We can eventually expand the market base once we have the growers.

All of this is possible, but it will take time. And that is what we are asking for, time to create a win-win option with Greenstreet, the city, the county and other stakeholders we have yet to meet.

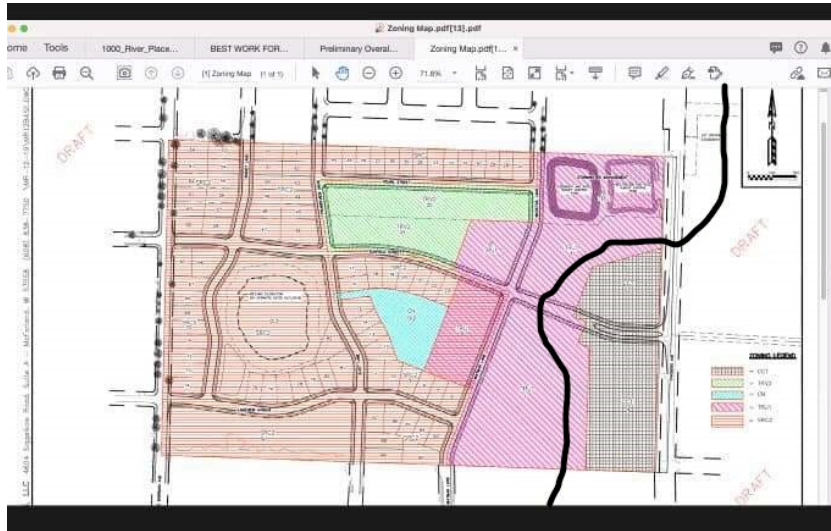
Many people want to be a part of this opportunity to create economic successes, provide land access for all of Madison, and especially engage with our diverse community to build a better Northside.

Additional Impacts from F35 Bomber Jets

This is urban farmland that should remain farmland (Agriculture zoning) at a minimum until we can better understand the boundaries of the impact from F35 Bomber jets. There is a line through the platted land that represents the current proposed line of demarcation for the 65-decibel daytime and nighttime limit line. This is the line that determines habitability of residential areas that are impacted by the flight noise and vibrations from the F35 bomber jets. This proposed platted property has about 1/4 of the land designated as being within that 65 dB boundary, and so all residential construction within that portion of the plat, the Eastern portion along Packers Avenue has been postponed for consideration. No housing should be built on this land until the F35 jet noise can be studied and the actual area of impact determined.

In states like Vermont, where the F35s are bedded and actually flying, the predicted 65dB boundary has been expanded greatly to include a wider area of impact. Until we know these actual boundaries, let us preserve this urban farmland that not only could serve as a local food producing truck farm and training program for area youth, but also helps to reduce our carbon footprint, offers surface water infiltration and flood mitigation through the preservation of the wetland upland ecosystem in these days of climate change.

As it clearly states in our Comprehensive Plan, "Feedback through the Imagine Madison process highlighted the importance of infill/redevelopment and compact edge growth to reduce the loss of farmland...and to reduce the rate at which farmland is developed" (Strategy 6, Land Use and Transportation). The Comprehensive Plan clearly states "peripheral growth should first occur in areas already served by utilities, followed by other areas already within the Central Urban Service Area (CUSA)."



The black line shown above corresponds to the dB 65 DNL per the city staff analysis F35 Environmental Impact Statement.

Not only does this proposed project destroy a major urban farm, the residents that worked so hard to develop the 2009 NWS Neighborhood Plan could not have, in any way, predicted the arrival of these F35 bomber jets, their incredible impact on the lives those that live in the flight path will have to endure. Existing housing in the area is already experiencing life on a flight path of F16 jets. They live in single-family homes, a mobile home park (1200 residents live there), condominiums and town homes. These too, will have horrible conditions under which to live, once the F35 bomber jets are flying overhead. Because mobile homes are not considered permanent housing, no sound mitigation funds will be provided for these homes should they be deemed as being within the 65dB boundary area.

We now have the *moral obligation* to consider not putting any residential buildings on this land before we fully understand the boundaries of the 65dB day and night limits on the area. This parcel should set the precedent for all housing that is slated for land within the boundaries that will be negatively impacted by the F35 bomber jets. The bomber jets arriving in Madison will be four times louder than the F16s, which now produce sound levels well over 120 dB. There will be a period of time where the F16 jets and the F35 bomber jets will both be at the Truax Field, only to increase the frequency of flights, the intensity of noise and pounding vibrations. Life on the flight path will cause harm to both the public health and safety of those living within the flight path area and in the adjacent areas. Sound does not stop at a proposed 65dB DNL boundary.

So while there may be a current line drawn through the East end of this parcel of land, and the developers are proposing to wait before they build any residential buildings in that portion of the site, the other areas are slated for residential buildings, some single family, some multi-family, but in reality, NO residential should be allowed at this point in time. Let us look at keeping this land as agricultural for urban farmers like Robert Pierce who would love to farm, but do not have the land access they desire. Please watch this great interview by Angela Fitzgerald of Mr. Robert Pierce: <https://pbswisconsin.org/webisode/why-race-matters/black-farming-and-land-ownership/video/>

Thank you.

Beth Sluys
District 18

From: [Alison Lindsay Mares](#)
To: [Plan Commission Comments](#)
Cc: [Myadze, Charles](#)
Subject: Plan Commission Agenda, Item #8. Legistar #69274
Date: Monday, February 7, 2022 12:46:11 AM

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

Plan Commissioners:

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.

The current plat proposal lacks space for urban gardening and/or farming as envisioned in the Warner Park-Sherman Ave. neighborhood plan, and more parkland is needed for residents of the proposed the multi-family housing units. Having children play on Hwy CV/Packers Ave. is not a good idea. Even expecting that children will walk to Whitetail Ridge or Berkeley Oaks parks is a stretch. And walking to Warner or Lake View Heights parks means crossing extremely busy thoroughfares. 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.

Proposed housing on this farmland is, in general, way too close to anticipated noise from F-35s. The actual 65-decibel contour cannot be accurately determined until after the F-35s are in Madison in 2023. I live at least a mile from this proposed development and regularly record F-16 noise greater than 80 decibels. F-35s will be louder. According to a recent study in the journal *Environmental Research*, daily noise exposure may figure significantly in a person's risk of severe stroke. Researchers found that living in a noisy area -- like next to an airport or highway -- increases one's risk of severe stroke by 30%.

Does the Plan Commission really want to put the health and welfare of future residents at risk by approving the plat and zoning proposal for the Raemisch Farm?

Please deny the zoning and plat proposal for the Raemisch Farm, Legistar #69274.

Alison Lindsay Mares

From: [Paul Noeldner](#)
To: [Plan Commission Comments](#); [Myadze, Charles](#)
Subject: Please Oppose and Refer Raemisch Farm Agenda Items 8 and 9 at Plan Commission Monday, Feb 7.
Date: Sunday, February 6, 2022 11:48:56 PM

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

Dear Plan Commission and Alder Myadze

I am writing in Opposition to February 7 Plan Commission Agenda Items 8 and 9. Please refer (postpone) approval of Raemisch Farm zoning and plat. Give the developer, alder and residents time to work out a plan that benefits and protects the entire community.

Please prioritize the importance of SAVING remaining urban wetlands and surrounding upland natural areas.

For Climate services and benefits

For Water services and benefits

For Sustainable Urban Refugia and corridors for pollinators, birds and other urban wildlife

For Equitable Access to Nature and Shared Public Spaces right alongside the places where people live, work and go to school as part of healthful, welcoming, diverse neighborhoods

We need housing but it should be built up not out so open urban natural areas are preserved.

Paul Noeldner
Volunteer Madison FUN Coordinator
Wisconsin Master Naturalist Instructor
136 Kensington Maple Bluff
paul_noeldner@hotmail.com
[608 698 0104](tel:6086980104)

Public Ethics, Facts and Fairness Trump Personal, Family and Religious Values and Profits in Public Decisions in Democratic Government, Laws and Institutions in a Free Civil Society. Simply put being civil is just like sports. Fair rules mean everybody can play hard and cheer for our team, but not keep some people out of the game, skip paying our fair share, wreck the playing field, or cheat to win.

/

(:>)

/

From: [Maria Powell \(MEJO\)](#)
To: [Plan Commission Comments](#); [Myadze, Charles](#); ["Syed Abbas district12"@cityofmadison.com](mailto:)
Subject: Please refer items 8 & 9 on Monday, Feb.. 7 Plan Commission agenda
Date: Sunday, February 6, 2022 5:12:20 PM

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

Dear Plan Commissioners,

Please refer items 8 and 9 (Raemisch Farm) on Monday's agenda to a future meeting to allow more time for the community, alders, planners, and developers to explore options to use the land for community gardens, small scale commercial agriculture and/or other agricultural activities that would align with a potential Northside Food Innovation Network and food innovation corridor.

Protecting urban farmland and creating community gardens and green space are absolutely critical for human and environmental health--and also to provide essential habitat for wildlife. Reducing the amount of built infrastructure on this parcel will also lessen impacts on adjacent Starkweather Creek, which is already heavily impaired by runoff and toxic pollution.

The land directly to the south of this parcel (along Tennyson) is **contaminated with numerous toxic chemicals**, but was not cleaned up before low income and elderly housing was built there. **What has happened on the adjacent Raemisch parcel over time? Could any of these activities have involved releases of toxic chemicals? Has the Plan Commission, or anyone at the city, looked into this?**

Last but not least, **the Plan Commission should not approve zoning for residential development on this land right now**. Part of the land is within the *modeled* 65 decibel zone for the Air National Guard's F-35s and therefore may be deemed "incompatible for human habitation." We won't actually know until *after* the F-35s arrive what the actual (not modeled) F-35 noise levels are and which parts of this land will fall over the 65 decibel level (or even higher). **It is not ethical or just to make zoning changes intended to locate homes in this area until we have accurate noise measurements from the F-35s, along with human health risk assessments based on actual noise measurements--especially health risks to the most vulnerable people (babies, children, etc) who may live there.**

Thank you for considering my comments.

Maria Powell, PhD
1311 Lake View Ave.
Madison, WI 53704

From: [Mark Voss](#)
To: [Plan Commission Comments](#)
Cc: [Myadze, Charles](#)
Subject: Please Refer Raemisch Farm plat review
Date: Sunday, February 6, 2022 10:32:04 AM

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

Dear Planning Commission Members,

I am writing to urge you to refer the review of the Raemisch Farm plat to a future meeting to allow revision to include space for urban agriculture and to account for the impact of F-35 aircraft on planned housing.

This 60+ acre parcel has been an anchor of agriculture in the city. We must preserve this and elevate it to food for people grown by small plot sustainable urban growers including the BIPOC community. This is in keeping with the neighborhood plan. Including acreage for sustainable, entrepreneurial farming in this plat will be an effort in the direction of mitigation of the impact the built environment of this development will have on the planet.

There is a win-win possible that will allow for commercial development on a portion of the parcel and for farming on another portion. There are resources and players interested in making this happen. But this win-win needs time to be arrived at from the current plat, where no acreage is slated to remain in agricultural zoning.

Please lead in the direction of what is best for the people of this city and for the planet: land access for sustainable farming, food security, resilience, and equity.

Respectfully,



Mark Voss
[Voss Organics](#)
[Latitude Regenerative Real Estate](#)
608.556.8143
vossorganics@gmail.com

From: [Bob E](#)
To: [Plan Commission Comments](#)
Subject: Raemisch Development
Date: Sunday, February 6, 2022 6:53:45 PM

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

Not sure I totally understand the Raemisch related items on the next meeting's agenda but just want to register in favor of housing development there. Especially, we need single family homes to reduce the cost of housing in the city.

I know some people are trying to picture non-development of this plat as environment-friendly. However I would propose that building housing within the city limits is also environmentally beneficial by preventing a lot of driving. If this housing is not available in the city, residents are driving from Waunakee, Deforest and further. And city transit should be able to service this area. And there would be added taxbase for city finances.

Thanks!
Bob Entwistle
2709 Center Ave
Madison, 53704

From: [Mary Wichita](#)
To: [Myadze, Charles](#); [Plan Commission Comments](#)
Subject: Raemisch Farm agenda item- plan Commission meeting
Date: Monday, February 7, 2022 8:03:45 AM

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

I am writing to urge you to refer Agenda items 8 & 9 to the March Plan Commission meeting.

While many improvements have been made to the development of this plot, two concerns/opportunities remain.

First, the plot offers a golden opportunity for the city to support urban agriculture, including community gardens & small scale commercial enterprises, with all its benefits. Second, concerns about the extreme noise likely to come with the F-35s. Potentially, the most vulnerable section of the Raemisch Farm property could be designated agricultural instead of zoned for housing.

Thank you for your consideration,

Mary Wichita
4221 Esch Ln, Madison, WI 53704
715-413-0177

From: [Becky Leidner](#)
To: [Plan Commission Comments](#)
Cc: [Myadze, Charles](#); [Abbas, Syed](#)
Subject: Raemisch Farm Development
Date: Sunday, February 6, 2022 10:35:05 AM

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

Dear Plan Commission members,

I oppose items 8 and 9 on the 2/7 meeting agenda. Current plans for development of this parcel are premature and lack vision. They do not adequately consider opportunities for conservation and local food production. Nor is the potential F-35 soundprint taken into account. Let's not rush to develop the the last large parcel of urban farmland on Madison's near Northside.

Thank you,

Rebecca Leidner

From: [Jim Siebers](#)
To: [Plan Commission Comments](#)
Cc: [Myadze, Charles](#)
Subject: Raemisch Farm
Date: Sunday, February 6, 2022 5:32:08 AM

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

Good morning,

I am OK with this development. Madison needs additional housing, especially housing that is reasonably affordable. I live in the Cherokee Park neighborhood and am very concerned with anticipated noise from the F-35s and strongly oppose them coming to Madison. However, no one is going to be forced to move into this area. Maybe ask the developer to include educational information re: the anticipated noise in their marketing materials???

Regards,

James Siebers
Madison, WI

From: [Greta Casey](#)
To: [Plan Commission Comments](#)
Subject: Raemisch Farms
Date: Monday, February 7, 2022 7:56:05 AM

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

In recent meetings about the development of the last large parcel of urban farmland on Madison's near Northside, there has emerged the concept of allowing a portion of the land to remain zoned for agriculture. This could also create a land access option that would allow for community gardens, small scale commercial growers and land-based programming similar to what is happening in other places in Madison (See article at <https://isthmus.com/food-drink/food-news/food-advocate-robert-pierce-gets-his-own-plot-of-land/>).

There is also interest in creating a Northside Food Innovation Network that would bring together food growers at the Raemisch Farm, existing food system organizations, and area businesses to create a synergy around food and land access and local food connections. From the Public Market to The Farm at Raemisch, this food innovation corridor is a key component of the Oscar Mayer Special Area Plan. But, this will take time. Our Comprehensive Plan speaks to reducing urban sprawl and protecting urban farmland. The neighborhood plans calls for land for community gardens and green space (about 17 acres).

Please tell decision makers to refer (postpone) approval of Raemisch Farm zoning and plat. Give the developer, alder and residents time to work out a plan that benefits and protects the entire community.

Raemisch Farm is 63-acres between Packers/CV and N. Sherman Ave., near Lake View Elementary School. Months ago, neighborhood volunteers formed Raemisch Farm Work Group to champion a plan that honors the environment, the school forest, urban agriculture, and budget-friendly housing safe from excess F-35 noise.

Greta Casey

510 Stang St, Madison, WI 53704

From: [Les and Susan Hoffman](#)
To: [Plan Commission Comments](#)
Cc: 18@cityofmadison.com
Subject: Raemisch Property
Date: Sunday, February 6, 2022 5:46:41 PM

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

Dear Commissioners and Alder Myadze,

For the meeting of Feb. 7 Agenda Items 8 and 9 (Raemisch Farm) should be referred to at least March 7 because:

- The proposed plat lacks space for urban gardening/farming, a recognized need in the North Madison area near the periphery of the city.
- Zoning for housing is too close to anticipated noise from F-35s. The actual noise level is indeterminate until such time that the ANG actually 'beds them down' in Madison. The 65-decibel contour cannot be determined until *after* the F-35s are here and flying.

In addition, I'd like to send a message regarding the use of the Raemisch Farm property that is an appeal to common sense and kindness:

- How can we presume to allow a St. Louis area developer to build on land mostly in a straight line trajectory to the sound of some of the loudest aircraft flying today? Does Green Street know what the effects of deafening, frightening warcraft noises will be on the children and older individuals who would buy and occupy this area? Would you buy housing there knowing what the most likely scenario for the sound environment will be?

Sincerely,
Les Hoffman
Madison