

From: [Sandy Alling](#)
To: [All Alders](#)
Subject: Raemisch farm property on N. Sherman Avenue
Date: Monday, September 5, 2022 12:26:52 PM

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

Dear Alders,

I am writing to request that you vote NO to the future development of the Raemisch farm property.

I have lived for over 65 yrs on Hanover St, Sunfield St , and now Haas St., which are all close to the Raemisch land that the city wants to develop.

First, why in the world does a developer from Missouri have any say in what should be built at that location?

Second, with the upcoming jet noise from the F35's, why is there such a rush in this decision being the council has voted it down more than once already?

Third, the traffic is already a nightmare for those of us living on the north side that travel North Sherman Avenue daily and sometimes several times a day. How many of you actually travel North Sherman Avenue DAILY to see what it is like? With only 1 lane in each direction, it will make it nearly impossible to even get out onto North Sherman, let alone the constant speeders that don't care what speed they go.

Any future development is only going to create additional needs for city services, such as fire, EMS, police, garbage collectors and even postal carriers that are in such short supply now.

Again, please for us northsiders that have lived here for so long, please vote NO AGAIN.

Thank you.

Sandra Alling
1656 Haas St.

From: [Rita Baldacchino](#)
To: [All Alders](#)
Subject: Agenda item 89 Development of Raemisch Farm
Date: Tuesday, September 6, 2022 4:38:17 PM

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

Dear Aldermen,

Noise levels for F 35 will be able to be assessed in eight months. Let's wait until that happens before rushing to approve this development.

More thought should be given to setting aside additional acreage for green spaces. Developer could work on that while we wait for the assessment of the noise levels.

Thank you, for taking the road less traveled. Economic development must take into account corollary issues, such as quality of life.

Rita Cairns

Sent from my iPhone

From: [Joan A Bell-Kaul](#)
To: [All Alders](#)
Subject: FW: Cart Before the Horse??
Date: Friday, September 2, 2022 4:15:51 PM

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

From: Joan A Bell-Kaul
To: allalders@cityofMadison.com
Subject: Cart Before the Horse??

Dear Alders:

Why are so many members of Nextdoor's Environmental Group voting NO on item 28 for the Sept. 6 meeting?

A few months ago, it was decided that it would be premature to "set in stone" any actual plans (which I'm assuming would include zoning) for the future of the Raemisch Farm Acreage bordered by North Sherman Avenue and Packers' Avenue—until such time as the F-35's arrive here in Madison and do fly-overs, so that we can accurately determine whether or not the NOISE LEVELS produced by them over that area will be suitable for housing of any kind.

So we are puzzled as to why this zoning item has appeared on the meeting agenda NOW---we have NOT yet seen any announcements about the arrival of F-35's or actual noise-level measurements over that property....

SO are we not "putting the cart ahead of the horse" here?

Is the projected EIGHT MONTHS until these jets arrive too long to postpone setting the zoning for this acreage?

We believe the sensible thing to do is to WAIT until the noise levels over this property CAN actually be measured BEFORE committing to any kind of zoning changes—and surely to Green Street's new development plan.

Joan Bell-Kaul

Lead, Environmental/Nature/Wildlife Group-Nextdoor (now 764+ members and still growing)

Subject:

From: [Joan A Bell-Kaul](#)
To: [All Alders](#)
Subject: FW: Cart Before the Horse??
Date: Monday, September 5, 2022 10:39:28 AM

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

Subject: Cart Before the Horse?? Zoning Agenda Items for 9/6 CC meeting: 28 and 89

Dear Alders:

Why are so many members of Nextdoor's Environmental Group sending email and voting NO on items 28 AND 89 for the Sept. 6 meeting?

A few months ago, it was decided that it would be premature to "set in stone" any actual plans (which I'm assuming would include zoning) for the future of the Raemisch Farm Acreage bordered by North Sherman Avenue and Packers' Avenue—until such time as the F-35's arrive here in Madison and do fly-overs, so that we can accurately determine whether or not the NOISE LEVELS produced by them over that area will be suitable for housing of any kind.

So we are puzzled as to why these zoning items have appeared on the meeting agenda NOW---We have NOT yet seen any announcements about the arrival of F-35's or actual noise-level measurements over that property....

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Joan Bell-Kaul

Lead, Environmental/Nature/Wildlife Group-Nextdoor (now 768+ members-- and growing)

Subject:

From: [Dorothy](#)
To: [Mayor](#); [All Alders](#)
Subject: Council Meeting - Agenda Item #28
Date: Monday, September 5, 2022 10:30:44 PM

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

Greetings,

The purpose of this email is to request your support for the Green Street Development. I have been following the proposal for the Raemisch Farm and have been very impressed by the developer's willingness to listen to and work with the neighbors.

There is a group of individuals that would like to see the farm remain a farm, that should not happen in the City of Madison where so much housing and mixed-use is needed.

Green Tree has listened to the concerns of the neighbors and have tried their best to meet all of them, but those opposed keep wanting more than what has already been agreed upon. Alder Myadze has been involved and working to put together one of the best new developments to help improve the entire Northside.

Thank you for your time and attention.

Dorothy Borchardt
1717 Elka Lane
Madison, WI 53704

Dear Madison Alders,

The Sept. 6 Common Council Agenda has two items related to Raemisch Farm—63.5 acres of undeveloped land currently zoned Agriculture. Item #28 (Legistar 72876) concerns rezoning; Item #89 (Legistar 72365) pertains to the proposed plat. We urge you to vote “no” on both items.

Since January 2020, when Raemisch Farm was annexed to Madison, the City has wrestled with how to apply vintage development concepts to a new and exceptional opportunity, especially in an uncertain environment. Concurrently, the Raemisch Farm Work Group—comprised of Northside volunteers—has encouraged a viable plan that meets neighborhood needs.

We had hoped Green Street Real Estate Ventures would offer a reasonable plat with sufficient acreage for small-scale farming, but that hasn’t happened.

Let’s step off the rezoning merry-go-round and prepare a Raemisch Farm Agricultural Plan that fits Madison’s Northside needs.

Here’s why Agriculture makes sense at Raemisch Farm:

1. **This large tract will never again be available for economically viable small-scale farming** once its post-glacial landscape is bulldozed for dense residential/commercial development.
2. **Agriculture-based development at Raemisch Farm will greatly benefit the Northside.** The map below presents an alternate vision with community and local economic development opportunities, especially for people who already live nearby.



3. **A broad spectrum of potential uses and net acreages have been identified:**
 - a. Agriculture: ~ 30 acres (20 productive) in small-scale ag tracts of ¼ to 5 acres
 - b. Industrial General: ~ 18 acres for food storage and production enterprises
 - c. Mixed Use: ~ 14 acres for prospective housing and/or commercial development
4. **A diverse coalition supports agriculture at Raemisch Farm and will work to achieve a positive, community-oriented outcome.**
 - a. Lake View Elementary School
 - b. Groundswell Conservancy
 - c. City of Madison Parks Division
 - d. Madison Area Community Land Trust
 - e. Rooted
 - f. Urban Triage
 - g. Raíces para el Cambio
 - h. Common Wealth Development
 - i. Wisconsin Food Systems, Inc.
5. **Madison’s 2018 Comprehensive Plan supports redevelopment over new growth:**

... “redevelopment projects frequently have access to existing transit service, the road and utility networks have already been constructed, no additional roads need to be maintained to serve redevelopment, the area is already covered by emergency services, and property tax values are substantially higher for most redevelopment projects, among other factors. **All this adds up to redevelopment generating more tax revenue for the City while creating fewer costs to be borne by property taxpayers.** Not only is that better in the short term, but redevelopment also helps sustain the fiscal health of the City over the long term – fewer maintenance liabilities are generated, and the City doesn’t have to depend as much upon revenues from new growth to pay for maintaining existing services and infrastructure.”
 [Emphasis added.]

We all realize two things:

1. **Zoning is not a right.**
2. **Community authorization—how elected officials vote on zoning for Raemisch Farm—will seriously impact the future of the Northside.** Keeping the property zoned Agriculture will allow a pause so community-based organizations can continue working out details of a plan better than what has failed to win approval.

Yes, we are YIMBYs and we say “YES! In My Back Yard” to . . .

1. **Land access** for small-scale farming (food for families, jobs and income)
2. **Northside community respect and stability** with improved opportunities for:
 - a. Outdoor learning at Lake View School Forest and wetland
 - b. Multicultural awareness through shared workspaces
 - c. Food security for household growers
 - d. Intergenerational mentoring highlighting food and cultural values
3. **Value added to the lives of those who live near Raemisch Farm.** We don’t have to speculate about how small-scale agriculture can change lives. Equitable access to farmland already takes place at the Farley Center near Verona, Groundswell Conservancy lands in Fitchburg and Westport, Troy Farm on the Northside of Madison, through Urban Triage programs, and more.

If you'd like to hear directly from a Northside farmer, please invest 5 minutes to watch a video interview of Alley Chang. She and her family of 11 live on N. Sherman Ave. Alley currently drives 20 minutes to access land for growing. Farming, for her family, has a generational impact. Her story — one that seldom is told in government meetings as decisions are being made — is available at ["Farming for the Future"](#).

Now is the time to focus on intended consequences . . . support what we have control over. In today's sea of unknowns—focused partnerships and collaboration in support of a worthy goal will benefit the Northside Community. **Raemisch Farm could be one of the largest urban farms in the country.** Madison has the power to make it happen!

Please vote NO on Items #28 and #89 on September 6.

With appreciation,

Raemisch Farm Work Group members:

Marsha Cannon, 5 Cherokee Cir., Madison 53704

Michelle Ellinger Linley, 4209 Hanover St., Madison 53704

Beth Sluys, 514 Nova Way, Madison 53704

Mark Voss, 1622 Mayfield Ln., Madison, WI 53704

From: [Marsha Cannon](#)
To: [All Alders](#)
Subject: Sept. 6 - Oppose Legistar #72876 and #72365 - Raemisch Farm Development
Date: Sunday, September 4, 2022 1:29:29 PM
Attachments: [RFWG Ltr to Alders 9-6-2022-Final.pdf](#)

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We had hoped Green Street Real Estate Ventures would offer a reasonable plat with sufficient acreage for small-scale farming, but that hasn’t happened.

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- g. Raíces para el Cambio
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- i. Wisconsin Food Systems, Inc.

5. Madison’s 2018 Comprehensive Plan supports redevelopment over new growth:

. . . “redevelopment projects frequently have access to existing transit service, the road and utility networks have already been constructed, no additional roads need to be maintained to serve redevelopment, the area is already covered by emergency services, and property tax values are substantially higher for most redevelopment projects, among other factors. **All this adds up to redevelopment generating more tax revenue for the City while creating fewer costs to be borne by property taxpayers.** Not only is that better in the short term, but redevelopment also helps sustain the fiscal health of the City over the long term – fewer maintenance liabilities are generated, and the City doesn’t have to depend as much upon revenues from new growth to pay for maintaining existing services and infrastructure.”
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Please vote NO on Items #28 and #89 on September 6.

With appreciation,

Raemisch Farm Work Group members:

- Marsha Cannon, 5 Cherokee Cir., Madison 53704
- Michelle Ellinger Linley, 4209 Hanover St., Madison 53704
- Beth Sluys, 514 Nova Way, Madison 53704

Mark Voss, 1622 Mayfield Ln., Madison, WI 53704

Marsha Cannon
5 Cherokee Cir. Unit 202
Madison, WI 53704
608.251.1276 (land line, no text)

From: [Evers, Tag](#)
To: [Fields, Debbie](#); [Kapusta-Pofahl, Karen](#)
Subject: Fw: Agriculture Option at Raemisch Farm
Date: Sunday, September 4, 2022 4:48:21 PM

Please add to the public comments for File No. 72365.

Tag Evers
DISTRICT 13 ALDER
CITY OF MADISON
(608) 424-2580
district13@cityofmadison.com

Subscribe to my blog at www.cityofmadison.com/council/district13/blog

From: Marsha Cannon
Sent: Saturday, September 3, 2022 8:28 PM
To: Evers, Tag
Subject: Agriculture Option at Raemisch Farm

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

Dear Alder Evers,

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With appreciation,

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Marsha Cannon, 5 Cherokee Cir., Madison 53704
Michelle Ellinger Linley, 4209 Hanover St., Madison 53704
Beth Sluys, 514 Nova Way, Madison 53704
Mark Voss, 1622 Mayfield Ln., Madison, WI 53704

From: [C.D](#)
To: [All Alders](#); [Mayor](#)
Subject: PLEASE VOTE NO on rezoning Raemisch Farm area
Date: Tuesday, September 6, 2022 11:26:54 AM

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

PLEASE vote no on rezoning Raemisch Farm area for all the reasons the Raemisch Farm workgroup has already provided. KEEP IT AGRICULTURAL FOR NOW until environmental and jet noise impacts are known (in reality, not hypothetical promises). AND, neighborhood interests really need to be given a more serious look - what a fabulous opportunity to expand and innovate the community agriculture potential of this property.... linking to other related efforts on the east side. Yes I understand the city needs more affordable housing but.... on the northeast/ east sides of Madison need for employment/ job development is at least as much an urgent need. And really... the central and west sides need to step up and start accommodating more housing maybe mostly in the form of accessory dwelling units or something.... Neither of these problems (housing/employment) are going to be solved overnight so lets take time to give close attention to what really makes sense here.

Thank you for your consideration
Cathy Debevec
E Main St./ Madison, WI

From: punky@punkybakes.com
To: [All Alders](#)
Subject: [All Alders] Council Meeting tonight
Date: Tuesday, September 6, 2022 1:10:13 PM

Recipient: All Alders

Name: Punky Egan
Address: 1321 BURNING WOOD WAY, Madison, WI 53704-1008
Phone: 608-446-6337
Email: punky@punkybakes.com

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

Message:

I'd like to voice my concerns about developing the Raemisch Farm property on the northside and ask, Why The Rush? The city currently has many, many housing projects in the works that you voted on, and most on the Northside already. It's time for a pause to contemplate the future needs of the city and especially the Northside.

Once this land is developed it will never be farmland again. Forever. Do you want your yes vote to be looked upon with bewilderment 5 or 10 years from now when citizens ask what the heck the council was thinking to allow this unique farmland within the city to be paved over and lost?

Envision what it can be.

Land access for small-scale farming food for families, jobs and income.

Outdoor farm experience for Madison's children.

Food security for household growers.

Intergenerational mentoring highlighting food and cultural values.

Troy Farm on the Northside of Madison, is a great success and gem of Madison. Raemisch Farm could be that also. Please vote No on the #28 and #89 and give the Farm Group time to develop its plan and financing. You can always in the future decide on development, because again, what is the hurry? I suspect the developers are driving this rush. And Money Does Talk Loudly.

From: [Lori Getter](#)
To: [All Alders](#)
Subject: Council Meeting agenda items 28 & 89
Date: Monday, September 5, 2022 1:47:33 PM

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

Dear Madison Alders,

I'm asking to vote against the latest proposed development at the site of Raemisch Farm on the northside.

In 8 months or less - we will learn first hand the impacts caused by the F-35's. It is foolish to approve a development until we see and hear the noise and other issues that may result with the new jets.

In addition- I'm very disappointed in how the latest proposal came about. "Hiding" the property and not naming it in the planning documents. The last six weeks I feel this plan is trying to be pushed through by the developer and some city planners.

There are many questions that are never answered during the public hearings. Infrastructure, flooding issues, schools, traffic and increase need for additional emergency services - especially law enforcement. I feel the city needs to discuss these demands and issues before adding more housing.

I have sent several letters but never receive a response. I hope someone actually cares and reads about our concerns. Please vote against this latest plan.

Lori Getter
1529 Delaware Blvd
Madison WI 53704

Sent from my iPhone

From: susan.hessel@gmail.com
To: [All Alders](#)
Subject: [All Alders] Development Plan For Raemisch Farm
Date: Tuesday, September 6, 2022 6:05:37 PM

Recipient: All Alders

Name: Susan Hessel
Address: 4221 School Rd, Madison, WI 53704
Email: susan.hessel@gmail.com

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

Message:

Please Vote "No" on Agenda Items #28 and #89 regarding zoning and proposed plat, respectively, of Raemisch Farm.

I have read today from my own Alder that we are "desperate" for workforce housing on the north side and, at the same time, that people can "choose where they live".

Developing housing at Raemisch Farm will likely endanger the health and hearing of the people that live there. If we are desperate, we will need to live where the housing is built!

Here is a quote from a neighbor today on Nextdoor who lives west of the Raemisch Farm: "about 15 minutes ago the windows in my house were shaking - it was a military jet. It was incredibly loud. My pets were scared and went running under the bed. I'm not usually in their flight pattern. I wonder if they were testing F-35.". She is not alone in these experiences. And this is just the F16's. We know the noise/vibration/frequency of the coming F35's will be worse!

Sound proofing only works if people stay indoors, which increasing research indicates is not a healthy way to live!

If we are "desperate" for workforce housing why are we instead having the development of a PGA Golf Course?! And at the expense of the wetlands that clean the water flowing into Lake Mendota! Why didn't priorities dictate choosing housing we are "desperate" for in that area further west?

We need some serious reassessment of our priorities here!

We also need more urban agriculture space, not less. And more green space to counter urban heat island effects of massive paved areas... like the DCRA and HWY 51...

This Northside plan seems sort of willy-nilly, no?! Isn't there a longterm planning document that guides placement and priorities?!

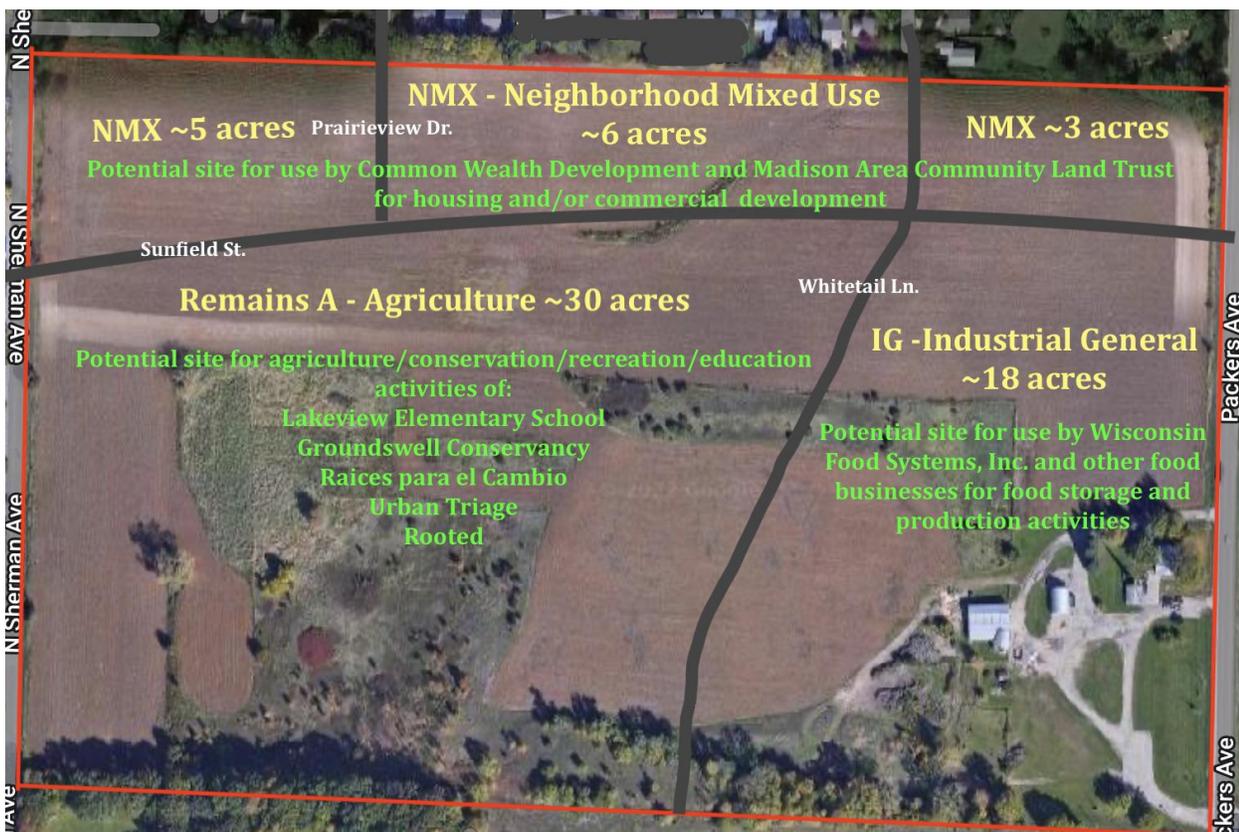
Thank for your consideration of my thoughts and frustrations.

Susan Hessel

Groundswell, Urban Triage, Raíces para el Cambio, Lakeview Elementary School, Common Wealth Development and the Madison Area Community Land Trust each have a role to play in supporting those needs, and they can optimize their individual efforts through collaborating with each other on this land. Madison is so fortunate to be served by these nonprofit organizations with a high level of expertise in land trusts and conservancy, agricultural training and production, food systems, youth and adult education and programming, combined with a willingness to collaborate on this potential opportunity.

The 2018 Comprehensive Plan highlights farmland preservation and increasing access to community gardens and agricultural land for underrepresented groups as key goals and strategies, but these become meaningless if there is no practical place to implement them. Housing can be developed and redeveloped in many places throughout the city - even more densely now due to several ordinance changes enacted since I left office in 2021. **But land-based agricultural training, education and production activities can only take place in precious few areas, including the one currently in question.**

Some of the reasons Raemisch Farm is attractive to housing developers - relatively low cost due to current agricultural zoning, proximity to existing housing, streets, utility services and transportation - are precisely the reasons it represents a unique opportunity to implement land-based economic and community development projects that aim to support underrepresented and marginalized folks, many of whom live nearby.



In addition to agricultural and housing uses, the eastern side of the parcel presents an opportunity to locate food-based businesses such as a food terminal market as well as other food production businesses that outgrow incubator kitchens. In 2018-2019 the City funded a

feasibility study and business plan for a frozen, cold and ambient food warehouse and distribution facility - a critical piece of missing infrastructure in Wisconsin's regional food system. Wisconsin Food Systems, Inc., a new nonprofit whose board is made up of key stakeholders in the local food system, has just been created to develop that facility and to organize producers as well as institutional and retail buyers into its operations. Supported by MadRep, WFS, Inc. is currently pursuing federal funding for the project. Colocating this and other food production facilities on the same parcel where food is being grown would be a great boon to all.

At the top of each Council agenda you are asked to consider: Who benefits? Who is burdened? Who does not have a voice at the table? How can policymakers mitigate unintended consequences? You are given broad authority in [Wis Stats 62.11\(5\)](#) "...to act for the government and good order of the city, for its commercial benefit, and for the health, safety, and welfare of the public..." I ask that you use this authority to reject the proposed rezoning and plat in favor of future land use by a coalition of local organizations that have high levels of expertise in their fields, and that serve some of the most socially and economically marginalized residents in our community. **In the right hands, this unique piece of land can provide the literal grounding for the kind of sustainable and just community and economic development to which the City of Madison aspires.**

From: [Becky Leidner](#)
To: [All Alders](#)
Subject: Raemisch Farm development
Date: Sunday, September 4, 2022 11:14:38 AM

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

Dear Alders,

I urge you to consider and support the Raemisch Farm Work Group's proposal for land use at the farm. This plan, for this land, represents an exciting new vision for sustainable, ethical development in Madison. Right now is the time to break the "growth at any cost" mindset that developers, with the Plan Department's seemingly lockstep consent, have imposed on our community.

Please vote NO on agenda items 28 and 89 to allow time for thorough consideration of this proposal and for a real-time assessment of the impact of the F-35 jets AFTER their arrival. The Plan Commission's amendment that "the applicant shall add a note regarding possible sound impacts that shall be coordinated with staff and presented on the Final Plat to be reviewed by the Plan Commission and approved by the Common Council" will be far too little and far too late.

Thank you,

Rebecca Leidner

From: [Sara Meredith](#)
To: [All Alders](#)
Subject: Raemisch Farm development
Date: Monday, September 5, 2022 9:09:26 AM

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

Hello Alders,

I'm emailing to comment on our opposition to Item #28 (Legistar 72876) rezoning and #89 (Legistar 72365) both related to the Raemisch Farm and it's zoning and development.

Once again my family and I are opposed to development of this area not because we are landowners adjacent to the Raemisch farms but because we would like to see the community lead the charge on what happens to this area of property. We stand behind the work of the Raemisch Farm Work Group and their vision of how this land will better serve the community and provide opportunities for small- scale farming, learning and general connection with the land.

As the Raemisch Farm Work Group has proposed in their letter, this land provides the opportunity for the city of Madison to set an example of what else is possible when land isn't only a means to generate taxes but a means to connect it's citizens to food security, the land and let the community collectively care for it.

There are many other reasons outside of the ones listed above that have already been argued (repeatedly) as it pertains to rezoning and placing low income housing in this area. The Raemisch Farm Work Group has provided an alternative solution to work toward and has an array of community organizations lined up to make their plan viable. It's very exciting to think of how neighborhood communities can connect and grow stronger on and with Raemisch farm land.

Thank you for your time and for standing with the northside communities (and beyond) directly impacted by your vote on the matter

--

photo



Sara Meredith

Communication Shop Manager, Artist Smere Tactics

She Her Hers | smeretactics@gmail.com

www.smeretactics.com



Create your own [email signature](#)



From: [Meyer, Dave](#)
To: [council](#); alladers@cityofmadison.com
Subject: Raemisch Farm project
Date: Tuesday, September 6, 2022 7:31:57 AM

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

Good morning,

For the future of Madison, it's imperative that homes be built *in* Madison, not on the edges of the city and far from services. This is especially true if the homes will be moderately priced. Buying a home is one of the best ways to start to build generational wealth. More opportunities to do so should be created in Madison.

Green Street Development has altered their proposal for the Raemisch Farms property several times. They have addressed a variety of concerns and increased the acreage given to Lakeview School and dedicated for community and urban agriculture and for open space and buffers.

City staff and Green Street have heard loud and clear that the addition of the F35's to the airport may add noise issues to the northside and have both committed to make sure single-family homes and apartments built on the site will have effective insulation and sound mitigation aspects included in the construction.

Many homes already exist in this area, and mine is one. I hear aircraft daily, but I certainly still love my neighborhood, and my home continues to appreciate in value.

The Plan Commission unanimously approved the project and I urge alders to vote in favor of the proposal, too.

David Meyer, Northside of Madison, Calypso Road

From: [Denise Miller](#)
To: [All Alders](#)
Subject: Items 28, 89 for 06Sept22 Meeting - Raemisch Farm
Date: Monday, September 5, 2022 6:52:20 PM

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

To the Madison Alders,

Please strongly consider voting against these items that pertain to the Raemisch Farm property. This potential development has been voted down more than once before...by an overwhelming majority. Mostly due to the unknown impact of the noise of the F35s. While they will be here in just a few months, what is the rush to get approval for this plot, before we truly know the full impact of the noise that will come from them? It's ludicrous to approve it now, only because of a statement from the developer that sound mitigation will be made. There are so many benefits to keeping this property agricultural. Urban agriculture is the way of the future, and most large scale cities cannot offer this option. Once it's gone, it's gone for good. Think of the wonderful opportunities that keeping this plot as agricultural would produce. It would be a great benefit to the Northside. I have been a lifelong resident of the Northside...50 plus years...having bought my childhood home, because I loved the area. Unfortunately if this goes through, it will be another house on the market. Many long term neighbors have said the same. Traffic is already terrible on Sherman Ave and Packers Ave, city services (Trash/Recycling, Snow Removal, Fall/Spring Cleanup) is much slower than in years past. Plus there will be an increased need for first responders...that's a given, be it Police or Fire/EMS. And supposedly there is no room in the budget for these essential services. The opinions of the people most affected by this do not seem to matter, as most didn't even know about this, unless it was by word of mouth. No cards sent regarding this meeting, no signs placed by the property, and even removing 'Raemisch Farm' from the proposal. Something seems off. Along with the fact that the two items are so far apart in the agenda.

Again, please vote No on items 28 and 89.

Thank you,
Denise Miller
1610 Sunfield Street.

From: [Jo Ann Reckner](#)
To: [All Alders](#)
Subject: Raemisch Farm
Date: Monday, September 5, 2022 10:20:05 AM

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

I am registering in OPPOSITION to Items 28 and 29.
I believe it should be available for small scale farming. An agricultural based development at Raemisch would benefit the Northside, and add to our quality of life.

Thank you
Jo Ann Reckner
jareckner@gmail.com

From: bettah@tds.net
To: [All Alders](#)
Subject: [All Alders] Raemish Farm
Date: Tuesday, September 6, 2022 5:47:36 PM

Recipient: All Alders

Name: John Roussos
Address: 1406 Drewry Lane, Madison, WI 53704
Email: bettah@tds.net

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

Message:

Dear Alders,
If F-35's are allowed in Truax then the Northside will become uninhabitable. There is no reason to build homes that no one will buy. Our priority is to save the city and do everything possible to ensure our quality of life.

Thank you for you attention and service,

John Roussos

From: [Linda Szewczyk](#)
To: [All Alders](#)
Subject: Opposition to Items 28 and 89 for Raemisch Farm.
Date: Tuesday, September 6, 2022 8:49:16 AM

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All things considered — there's still much to be done!! It's not easy to take it slower and carefully. But today's age and next generations insist we do more. Exploring new avenues that are good for the land, good for our fellow man - the broader vision. Once again being a good example for the future - and other communities.

Linda Szewczyk.

Sent from my iPhone

From: [Travis Ward](#)
To: [All Alders](#)
Subject: Sept. 6, Common Council vote
Date: Sunday, September 4, 2022 7:58:16 PM

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

Hi,

I oppose both item #28 ([Legistar 72876](#)) and item #89 ([Legistar 72365](#)) and I hope you will vote against both of them. The developer has made no significant changes and there are many concerns that have not been addressed.

Thanks,

Travis Ward

From: [Olivia Williams](#)
To: [All Alders](#)
Subject: Oppose Raemisch rezoning and replatting
Date: Tuesday, September 6, 2022 1:28:04 PM
Attachments: [image.png](#)

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

Hello alders,

I am writing to ask that you oppose Item #28 ([Legistar 72876](#)) and Item #89 ([Legistar 72365](#)) at tonight's Common Council meeting. I have been involved in conversations with the concerned community members regarding this land, and many hours of planning and outreach have been put into visioning uses that meet community needs. Keeping the property zoned Agriculture will allow a pause so community-based organizations can continue working out details of a plan better than what has already failed to win approval. We believe that the best use of the land would involve:

- a. Agriculture: ~ 30 acres (20 productive) in small-scale ag tracts of ¼ to 5 acres
- b. Industrial General: ~ 18 acres for food storage and production enterprises
- c. Mixed Use: ~ 14 acres for prospective housing and/or commercial development

My organization, Madison Area Community Land Trust, is part of a diverse coalition that supports agriculture at Raemisch Farm and will work to achieve a positive, community-oriented outcome.

The coalition includes:

- a. Lake View Elementary School
- b. Groundswell Conservancy
- c. City of Madison Parks Division
- d. Madison Area Community Land Trust
- e. Rooted
- f. Urban Triage
- g. Raíces para el Cambio
- h. Common Wealth Development
- i. Wisconsin Food Systems, Inc.

The map below presents an alternate vision with community and local economic development opportunities, especially for people who already live nearby:



Thank you for your consideration,

OLIVIA R. WILLIAMS (they/she/Dr.) | EXECUTIVE DIRECTOR



2702 INTERNATIONAL LANE | SUITE 200 | MADISON, WI 53704 | (608) 285-2691
OLIVIA@MACLT.ORG | AFFORDABLEHOME.ORG



MACLT is a proud member of Community Shares of Wisconsin

From: [James Wold](#)
To: [All Alders](#)
Subject: CC meeting Sept 6, item 28
Date: Saturday, September 3, 2022 9:45:03 AM

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

James. S Wold Saturday, September 3, 2022
2845 Hoard St.
Madison WI 53704

Dear Alders,

Re: Raemisch Farm development, a.k.a. 4150 Packers Ave. and 4201 N. Sherman Ave.

For City Council meeting of September 6, 2022. Agenda Item 28.

This was referred from the Plan Commission. However the PC minutes are not available at the time of this writing so I don't what conditions the PC imposed upon their recommendations.

Please vote to kill this proposal at this time. Maybe delay it for 12 to 16 months. The City Council already killed this development proposal once.

The core issue is jet noise. In gist, the proposal is to build housing on a former farm near the airport, just north of Lake View elementary school. In April of 2023 the airport is supposed to get F 35 jets from the Air Force. Those are said to be markedly louder than the current F 16s.

Right the development proposal is based upon assumptions about how loud the F 35s will be. Wait for 12 to 16 months or so, the F 35's will be here, and the city can measure the actual noise levels at this location. With actual data, not assumptions, the city will be able to make a far better judgement about the suitability of placing housing on this site.

Thank you for your attention to this matter.

Sincerely yours,
/s/ Jim Wold

From: sluysb@aol.com
To: [Abbas, Syed](#); [Myadze, Charles](#); [All Alders](#); rep.hong@legis.wisconsin.gov; rep.baldeh@legis.wisconsin.gov; sen.agard@legis.wisconsin.gov
Subject: Land for Urban Farming
Date: Friday, September 2, 2022 9:00:43 PM
Attachments: [RaemischFarm_090622_CC.docx](#)

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

Dear City and State Leaders,

Attached please find my comments related to a development being proposed on urban farmland located on Madison's Northside.

Thank you,

Beth Sluys
District 18
Lerdahl Park Neighborhood

September 2, 2022

Project Address: 4000-4150 Packers Avenue and 4201 N. Sherman Avenue

Agenda Items #28 and #89 , Legistar # 72876 and # 72365

Alder District: Alder Myadze, District 18

Prepared by: Beth Sluys

Recommended Action: Vote NO on the zoning.

Through the Urban Footprint process, a key part of the Comprehensive Planning process, the community's preference was for **"growth to be largely infill and redevelopment."** This means focus on the missing middle housing and redeveloping already disturbed or previously developed lands. **Our Comprehensive Plan states that "redevelopment projects frequently have access to existing transit service, the road and utility networks have already been constructed, no additional roads need to be maintained to serve redevelopment, the area is already covered by emergency services, and property tax values are substantially higher for most redevelopment projects, among other factors. All this adds up to redevelopment generating more tax revenue for the City while creating fewer costs to be borne by property taxpayers. Not only is that better in the short term, but redevelopment also helps sustain the fiscal health of the City over the long term – fewer maintenance liabilities are generated, and the City doesn't have to depend as much upon revenues from new growth to pay for maintaining existing services and infrastructure."**

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)."** This project **does not** "steer peripheral growth towards priority areas with a focus on land already served by utilities." **There are no utilities on this land.** This project does not "accommodate a majority of growth through infill and redevelopment."

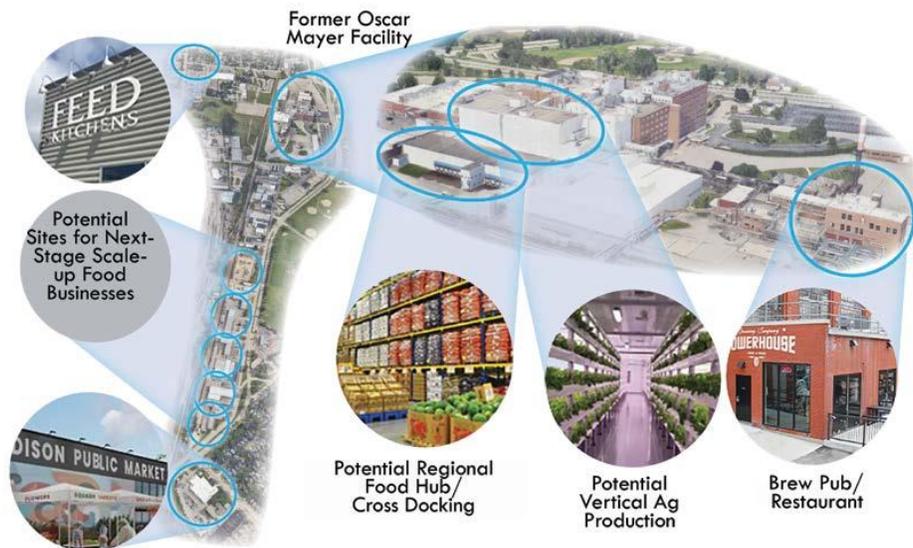
This project continues to be about urban sprawl.

The post-industrial area immediately to the south of Raemisch Farm in the Oscar Mayer area is slated for significant redevelopment and infill. There is a major affordable housing development for 2,000 people being planned now. This area and the area along Packers Avenue to the south (previously the Hooper's property) is now zoned with the highest density zoning (RMX) that is allowable in Madison. No green space required, high density. Thousands of people. These areas are also within the proposed Transportation Oriented Development corridor. Residents living in this area will be provided with the best public transportation via the Northbound bus route that was determined during the Metro Redesign process, and being described by Metro as the future North Bus Rapid Transit route. These residents would likely love to have community garden plots that are accessible via bus located right up the road.

The Raemisch Farm could tie in as a local food source both for community gardens and for small-scale commercial farmers. Food growers that could support a local food hub and produce processing facility on the north side, perhaps host a farm stand supported by area youth engaged in a farming training programs. Keeping all 63 acres of land as farmland would make our urban farm one of the largest in the country and provide land access to our diverse community. Troy Gardens is a combination of community gardens and commercial gardens operated by Rooted WI, Inc. Rooted WI, Inc. conducted research to determine demand for

land access in Madison and found that in 2019 there were land requests from 83 growers representing 122 acres of needed farmland. Tillable farmland is not the same as green / open space or wetlands. The “10 acres” being presented again on the plat as being available for agriculture are, however, not all tillable acres. Current farmers leasing this land for agricultural uses do not farm in this area for crops because of the wetland (about 4.25 ac). This area will likely require the 75 foot setback that the WI DNR requires which takes up further land for the protection boundary. Add in the roadways, less land is available. In the end, it appears that the land available is little more than 4 acres. Indeed, Groundswell and partnering organizations are interested in upwards of 30 acres for land access, food production for area residents growing in community garden spaces (usually 20 x 20 feet) and small scale commercial farmers using .25 to 5 acre plots.

The Northside has a history of food innovation with our FEED Kitchen and many new young entrepreneurs opening restaurants and grocery stores. Food is the key. There is language in the Comprehensive Plan and the subarea plan, the Oscar Mayer Special Area Plan, for a food innovation corridor as both a source of local food and an economic driver along Packers Avenue. Raemisch Farm and Troy Gardens are anchor points for a food innovation network that will include food growers, food preparation and food consumers. Is it really so hard to imagine this land providing local food and committing it to food production? It only makes sense in terms of our decisions made during the planning process and the desire for all local food growers to have access to farmland. It makes sense in light of climate change and the challenges we will be facing as water shortages in our country’s food production areas are put under stress. We can grow a lot of food locally on 63 acres to feed ourselves.



Strategy #8 of the Neighborhoods and Housing section of Comprehensive Plan states that we need to “**ensure access to food that is affordable, nutritious, and culturally specific.**” The actions required include: 1) Continue initiatives to support the introduction of neighborhood-serving grocery stores into under-served established neighborhoods, 2) identify public and private spaces suitable for community gardens and explore expansion of existing gardens to meet demand, 3) Improve access to fresh foods by encouraging and facilitating the equitable distribution of farmers markets and farm stands and 4) Encourage initiatives that support the emergency food system and facilitate donation of near-expired, but high quality, foods.

Strategy #7 of the Economy and Opportunity section of the Comprehensive Plan states “**Support efforts for businesses and consumers to produce and buy local food, products and services.** How? Three actions are listed: 1) Foster a Northside Food Innovation District, 2) **Continue implementation of the Madison Public Market and MarketReady Program** and 3) Expand the street vending program.

Strategy #5 in the Effective Government section of the Comprehensive Plan expects that we will “ensure that new development occurs in locations that can be efficiently served to minimize costs on the community as a whole” by “being judicious with outward expansion of utilities and community facilities.”

If we are not intentional about dedicating this land to for feeding our community, we will lose it forever. According to the 2018 Comprehensive Plan, between 2005 and 2017, “the number of acres used for agriculture or sitting vacant has declined by 1,700 acres, meaning a large amount of land already within Madison city limits is being converted to other uses primarily residential, commercial and parks and open space.” We are losing urban farmland within our city limits but have the opportunity to conserve these 63 acres of active urban farmland today.

Our Comprehensive Plan and the OMSAP are grounded in the reality that community members have committed to protecting urban farmland, we can create a food innovation network on the Northside and provide local land access for our diverse community, and housing is better on lands that require *redevelopment* rather than breaking new ground. The proposed dense housing proposed for redevelopment in a post industrial area will provide thousands of units of housing for families that will look for places to spend time outdoors as well as places to grow their own food.

There are new Northside restaurants, small ethnic grocery stores, the proposed Public Market, MarketReady businesses, The River Food pantry and area churches that offer food pantries, area food carts vendors, a planned coffee cart at the Tiny House village, the Willy Street Food Co-op and our Farmers’ Market. Some of these small businesses have expressed interest in locally grown ethnically specific food and commercial spaces for meat processing and sales, a tortilla manufacturing facility, and a produce cleaning and preparation facility, a retail produce market. Once the commitment is made to creating the food innovation network, we can continue to work to make it a reality!

As a community, we have done an amazing job with all manner of planning, we have heard that food growing and land access, particularly for our BIPOC community is a demand that is not being met, and we have a great opportunity to let the recently proposed Farmland Preservation Taskforce determine the best uses for this last piece of Northside urban farmland.

Growing food creates an emotional bond between people and the land. Helping people to get rooted to place. It is this very connection that is described in the Knight Foundation’s “Soul of the Community” report from 2010. The report stated that “people consistently give higher ratings for elements that relate directly to their daily quality of life: an area’s physical beauty, opportunities for socializing, and a community’s openness to all people. Remarkably, the study also showed that the communities with the highest levels of attachment had the highest rates of gross domestic product growth. Discoveries like these open numerous possibilities for leaders from all sectors to inform their decisions and policies with concrete data about what generates community and economic benefits.”

We as a community speak to sustainable development. The Sustainable Madison Committee has the following goals in their plan: 1) Develop a mechanism for creating community gardens, 2) **Prioritize infill development to maximize use of existing infrastructure and facilities**, 3) Encourage in-town agricultural opportunities that are appropriate in a well-populated urban area, 4) **Support existing Community Gardens and find places to establish new ones**, 5) **Increase by 200% the public and private land set aside for local food production**, 6) **Support efforts to develop distribution and processing centers for local food**. By keeping this farm in food, we can actively work towards meeting these goals.

In the recent issue of the Willy Street Co-op newsletter, an article entitled, “State of the Food Economy” states the following: “As domestic and global food chains have broken down, consumers are looking to more resilient local food networks from which to procure safe, quality food.” We are at a moment in our history where conserving this land for farming could be a source of food resiliency on a real scale that can impact local land and food access, immediate emergency food supplies and easy distribution for our city.

Public Health and Safety – The Ongoing “Stale Debate”

As we have heard from Representative Mark Pocan’s office, the F35 jets are slated to arrive in April 2023. In past meetings, the developer has shared that the buildings located within the preliminary 65dB area on the East side of the parcel would be commercial property, a proposed outdoor venue for people and dogs is being considered. To the west of this imaginary line of sound demarcation, multi unit apartments and single family homes are being proposed for an area that will likely see sound levels of over 110 dB. **The public health and safety issue has not gone away.** While the Council approved building within a 65 dB zone located directly in the flight path of the airport at the Bimbo Bakery site, it also created a tax incentive district and then committed over a million dollars towards sound mitigation. A real gift to the developer to help keep their costs down. We do not yet know the impact of the jet noise on our city but have a clear understanding of the lives of people in VT that are living under and near the airport in South Burlington and Winooski. Life is horrid. Please spend 12 minutes and watch the film Jetline – Voicemails from the Flight Path (jetlinefilm.com).

There is a large mobile home park along CV that needs to be considered. No Federal funds will be spent on mitigating those homes as they are not considered permanent structures. **Will the city contribute over a million dollars to those low income and working poor homeowners to mitigate their homes for sound?**

As part of the sound study currently being conducted at our county airport as it relates to noise from aircraft, Federal Aviation Regulations Part 150 noise compatibility program indicates that agriculture and forestry are allowed land uses in areas that are 65dB or louder. Residential is not allowed at levels above 80dB and mobile home parks at any level of noise above 65dB are not allowed. Schools, churches and nursing homes are not allowed at 75dB DNL or above and no commercial uses are allowed at 80dB or greater. (see tables included below). Until we know for sure what our noise levels will be, we are making promises now that may cause undue harm to our neighbors in years to come. Why not wait and get the data we need to make clear and public safety focused decisions. Chances are good that none of the land shown at the 65dB level will actually be at that level in real time measurements. People who live in the area near the airport already report 110dB noise levels. This was found to be true in Vermont with a revised sound map after the initial study was completed.

The Federal Aviation Regulations Part 150 study for our community is underway. We as a community need to understand what the intense sound levels are going to be in this area. While the 65dB line has been established, it does not represent data that is grounded in reality, but rather a calculated model. It is a line on paper. Even the Wisconsin Department of Transportation describes the contour maps in this way: “Noise levels are then indicated by a series of contour lines superimposed on a map of the airport and its environs. Although lines on a map tend to be viewed as definitive, it is only a planning tool.” (WisDoT Airport Land Use Guidebook)

The 2011 WisDoT Airport Land Use Guidebook states the following:

Aircraft noise has implications on airport neighbors. A number of studies have attempted to capture the effects of aircraft noise and some of the primary effects of aircraft noise include:

Speech interference: *Aircraft flying overhead can produce prolonged loud noises that can overwhelm normal voice levels and make conversations difficult.*

Difficulty learning: *Aviation noise can affect learning abilities, including reading, speech, memory, and motivation. Speech interference is likely the cause for learning difficulties.*

Sleep interference: *Aircraft noise could cause people to shift to a lighter stage of sleep or awaken and therefore interfere with the sleep patterns of some people. It is important to note that sleep interference varies from person to person based on a number of factors.*

Health Effects: *Some studies suggest that chronic exposure to high levels of noise can have adverse effects on one’s health, including hearing loss. However, research is largely inconclusive at this time.*

House vibrations: *Evidence suggests that aircraft can create house vibrations for residences near airports.*

We see these impacts and more in South Burlington and Winooski in Vermont where the F35s have been wreaking havoc in peoples' lives since 2019. Life near and under the flight path of the F35s is miserable and unsafe. The results of sound measures in real time in Vermont have shown that the boundaries of the 65dB line were much wider than originally modeled. In April 2023, when the F35s roar into our city, we can stand out on the land and measure sound from the F35s (and the F16s, as they will both be flying). Then we will know what levels are where, and can then plan to best protect our neighbors. We need not speculate. We will have the information we need in a short amount of time.

The bomber jets have been flying in South Burlington for almost 4 years and they are only just now working considering a sound mitigation pilot project for homes that were found to be within the 65dB+ area near the airport. Just 6-10 homes will be mitigated in an initial pilot project. **Over 2600 homes will require sound mitigation at a cost of 85 million dollars and will take 26 years.** (Burlington VT Airport Sound Mitigation Plan)

Why build new homes in a place that will most likely be rendered unsuitable for human habitability? It seems like a waste of money for taxpayers.

Farm not Harm.

We can do better.

F.A.R. PART 150 LAND USE COMPATIBILITY GUIDELINES

LAND USE	Yearly Day-Night Average Sound Level (DNL) in Decibels					
	Below 65	65-70	70-75	75-80	80-85	Over 85
RESIDENTIAL						
Residential, other than mobile homes and transient lodgings	Y	N ¹	N ¹	N	N	N
Mobile home parks	Y	N	N	N	N	N
Transient lodgings	Y	N ¹	N ¹	N ¹	N	N
PUBLIC USE						
Schools	Y	N ¹	N ¹	N	N	N
Hospitals and nursing homes	Y	25	30	N	N	N
Churches, auditoriums, and concert halls	Y	25	30	N	N	N
Government services	Y	Y	25	30	N	N
Transportation	Y	Y	Y ²	Y ³	Y ⁴	Y ⁴
Parking	Y	Y	Y ²	Y ³	Y ⁴	N
COMMERCIAL USE						
Offices, business and professional	Y	Y	25	30	N	N
Wholesale and retail building materials, hardware and farm equipment	Y	Y	Y ²	Y ³	Y ⁴	N
Retail trade-general	Y	Y	25	30	N	N
Utilities	Y	Y	Y ²	Y ³	Y ⁴	N
Communication	Y	Y	25	30	N	N
MANUFACTURING AND PRODUCTION						
Manufacturing, general	Y	Y	Y ²	Y ³	Y ⁴	N
Photographic and optical	Y	Y	25	30	N	N
Agriculture (except livestock) and forestry	Y	Y ⁶	Y ⁷	Y ⁸	Y ⁸	Y ⁸
Livestock farming and breeding	Y	Y ⁶	Y ⁷	N	N	N
Mining and fishing, resource production and extraction	Y	Y	Y	Y	Y	Y
RECREATIONAL						
Outdoor sports arenas and spectator sports	Y	Y ⁵	Y ⁵	N	N	N
Outdoor music shells, amphitheaters	Y	N	N	N	N	N
Nature exhibits and zoos	Y	Y	N	N	N	N
Amusements, parks, resorts, and camps	Y	Y	Y	N	N	N
Golf courses, riding stables, and water recreation	Y	Y	25	30	N	N

KEY

Y (Yes)	Land Use and related structures compatible without restrictions.
N (No)	Land Use and related structures are not compatible and should be prohibited.
NLR	Noise Level Reduction (outdoor-to-indoor) to be achieved through incorporation of noise attenuation into the design and construction of the structure.
25, 30, 35	Land Use and related structures generally compatible; measures to achieve NLR of 25, 30, or 35 dB must be incorporated into design and construction of structure.

NOTES

- 1 Where the community determines that residential or school uses must be allowed, measures to achieve outdoor-to-indoor Noise Level Reduction (NLR) of at least 25 dB and 30 dB, respectively, should be incorporated into building codes and be considered in individual approvals. Normal residential construction can be expected to provide a NLR of 20 dB; thus, the reduction requirements are often stated as 5, 10, or 15 dB over standard construction and normally assume mechanical ventilation and closed windows year round. However, the use of NLR criteria will not eliminate outdoor noise problems.
- 2 Measures to achieve NLR of 25 dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise-sensitive areas, or where the normal noise level is low.
- 3 Measures to achieve NLR of 30 dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise-sensitive areas, or where the normal noise level is low.
- 4 Measures to achieve NLR of 35 dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise-sensitive areas, or where the normal noise level is low.
- 5 Land use compatible provided special sound reinforcement systems are installed.
- 6 Residential buildings require a NLR of 25.
- 7 Residential buildings require a NLR of 30.
- 8 Residential buildings not permitted.

Source: F.A.R. Part 150,
Appendix A, Table 1.

LAND USE COMPATIBILITY WITH YEARLY DAY-NIGHT AVERAGE SOUND LEVEL AT A SITE FOR BUILDINGS AS COMMONLY CONSTRUCTED

LAND USE	Yearly Day-Night Average Sound Level (DNL) in Decibels			
	50-60	60-70	70-80	80-90
Residential - Single Family, Extensive Outdoor Use	Compatible	with Insulation	Incompatible	Incompatible
Residential - Multiple Family, Moderate Outdoor Use	Compatible	with Insulation	Incompatible	Incompatible
Residential - Multi-Story, Limited Outdoor Use	Compatible	with Insulation	Marginally Compatible	Incompatible
Transient Lodging	Compatible	with Insulation	Marginally Compatible	Incompatible
School Classrooms, Libraries, Religious Facilities	Compatible	with Insulation	Marginally Compatible	Incompatible
Hospitals, Clinics, Nursing Homes, Health-Related Facilities	Compatible	with Insulation	Marginally Compatible	Incompatible
Auditoriums, Concert Halls	Compatible	with Insulation	Incompatible	Incompatible
Music Shells	with Insulation	with Insulation	Incompatible	Incompatible
Sports Arenas, Outdoor Spectator Sports	Compatible	with Insulation	Incompatible	Incompatible
Neighborhood Parks	Compatible	with Insulation	Incompatible	Incompatible
Playgrounds, Golf Courses, Riding Stables, Water Rec., Cemeteries	Compatible	with Insulation	with Insulation	Incompatible
Office Buildings, Personal Services, Business and Professional	Compatible	with Insulation	with Insulation	Incompatible
Commercial - Retail, Movie Theaters, Restaurants	Compatible	with Insulation	with Insulation	Incompatible
Commercial - Wholesale, Some Retail, Ind., Mfg., Utilities	Compatible	with Insulation	with Insulation	Incompatible
Livestock Farming, Animal Breeding	Compatible	with Insulation	with Insulation	Incompatible
Agriculture (Except Livestock)	Compatible	with Insulation	with Insulation	with Insulation
Extensive Natural Wildlife and Recreation Areas	Compatible	with Insulation	with Insulation	Incompatible

LEGEND			
 Compatible	 with Insulation	 Marginally Compatible	 Incompatible

Source: ANSI1980. Cited in Kyster 1984, p. 624.

From: [Yimmuj Yang](#)
To: [council](#)
Subject: Common Council 9/6/22 - 6:30, material for speaking
Date: Tuesday, September 6, 2022 1:08:30 PM
Attachments: [Raemisch Conservation Opportunity v2 acreage 2.pdf](#)

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

Dear Council staff,

I have registered to speak at this evening's 6:30pm Common Council meeting. I will be using the attached map when I speak. Please make sure the map is available at the time.

Thank you,
Yimmuj

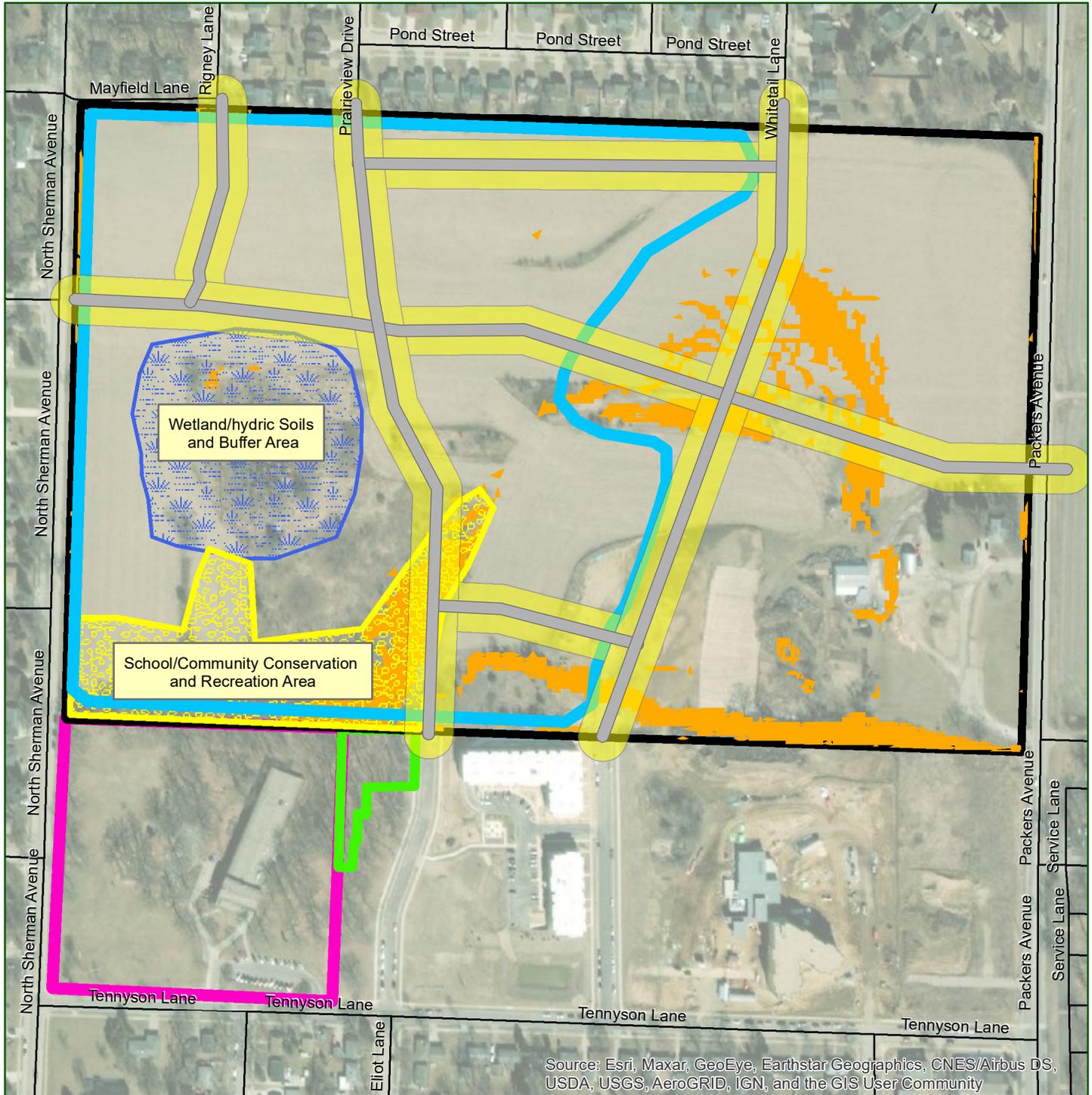
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Yimmuj Yang
Community Director
(608) 258-9797



Raemisch Community Conservation Opportunities



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

-  Conservation Opportunity Landscape (urban farming/community education/recreation)
-  Slopes 12% or Greater
-  Plat proposed roads
-  40 foot buffer from proposed roads
-  Lake View Elementary School
-  Groundswell 2017 Addition to School

Farmable soils = 4.4 acres



**GROUNDWELL
CONSERVANCY**