

**From:** [Nicky Linscheid](#)  
**To:** [Plan Commission Comments](#); [Abbas, Syed](#); [Myadze, Charles](#)  
**Subject:** Raemish farm & northside  
**Date:** Friday, April 30, 2021 8:59:02 AM  
**Attachments:** [ATT00001.txt](#)

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I am a northside native who grew up here and now raise my own family here. I have a bi-racial, multi generational family and we have questions...

Will this refining zone structure include any businesses, such as restaurants, coffee shop or a grocery store? Perhaps, between the whitetail ridge neighborhood and this one? Or, the other side between this property and the new buildings near Kipling apartments? Or along Sherman Ave on this project? We need a place for people to go to eat, and shop for necessities. Also, the city is missing out on so many great opportunities to create business space. It could really make a difference and is long over due. Someone besides the Bruns family needs an opportunity to have a business impact to the northside. Give everyone an opportunity. Especially, those who are interested in making our community better by sustainable growth, and green businesses (especially since your developing and refining agriculture land) and not just putting money in their own pocket. How can we make up for that environmental impact this development will have in an innovative way? There has been in demand of these businesses forever and nobody is addressing that concern. We have more low income and people/capita than any other side of town but nowhere to eat or shop for food at an affordable price. Many are forced to use food share cards at Kwik Trip and Walgreens for there family to eat. Willy St is a great addition for some but way to expensive and pointless for most. Pick n save is to far for many to travel without transportation. Not having this access is contributing to health problems, disease and obesity.

Our entire side of the city is outlined in 8 affordable housing complexes from Kennedy Heights, Darbo, Kipling, Packers Northport to Truax and several more! We must ask Is Madison just putting more of these projects in communities that have so many of these complexes already? Is the city continuing to red line our northside district? Can we take a look deeper into our policies and decide if these housing choices are contributing to systemic racism? Of course we need housing, but is it being evenly distributed through the city? Where are the affordable housing projects downtown, and in vilas neighborhood? City officials explain that these apartments will be rented to nurses, and firemen, teachers and essential workers. However, the language in the proposals do not support that or guarantee that. Several affordable housing proposals, including Harmony at Grandview were structured very similar. After only a couple years the city declared them as a chronic nuisance after a shootings, noise and poor management. My final question is about the noise? The jet noise has become intolerable for my family. Is the decibel graph the city tested accurate? Isn't it in the process of being retested and appealed by a separate organization? Do we need to wait for those results? It is very difficult to believe that the noise is acceptable for northside neighborhoods on an exact line down packers avenue. How is that even possible? Are the landing strips exactly parallel to this perfect line on the graph down Packers (circled in blue on map)?

Michelle Ellinger



# Northport-Warner Park-Sherman Neighborhood Plan

City of Madison, Wisconsin  
 Adopted by the Common Council on November 3, 2009 Enactment No: Res-09-00906 Legislative File ID: 15282

Concept A: Traditional Residential Development      Concept B: Mixed Residential & Urban Agriculture



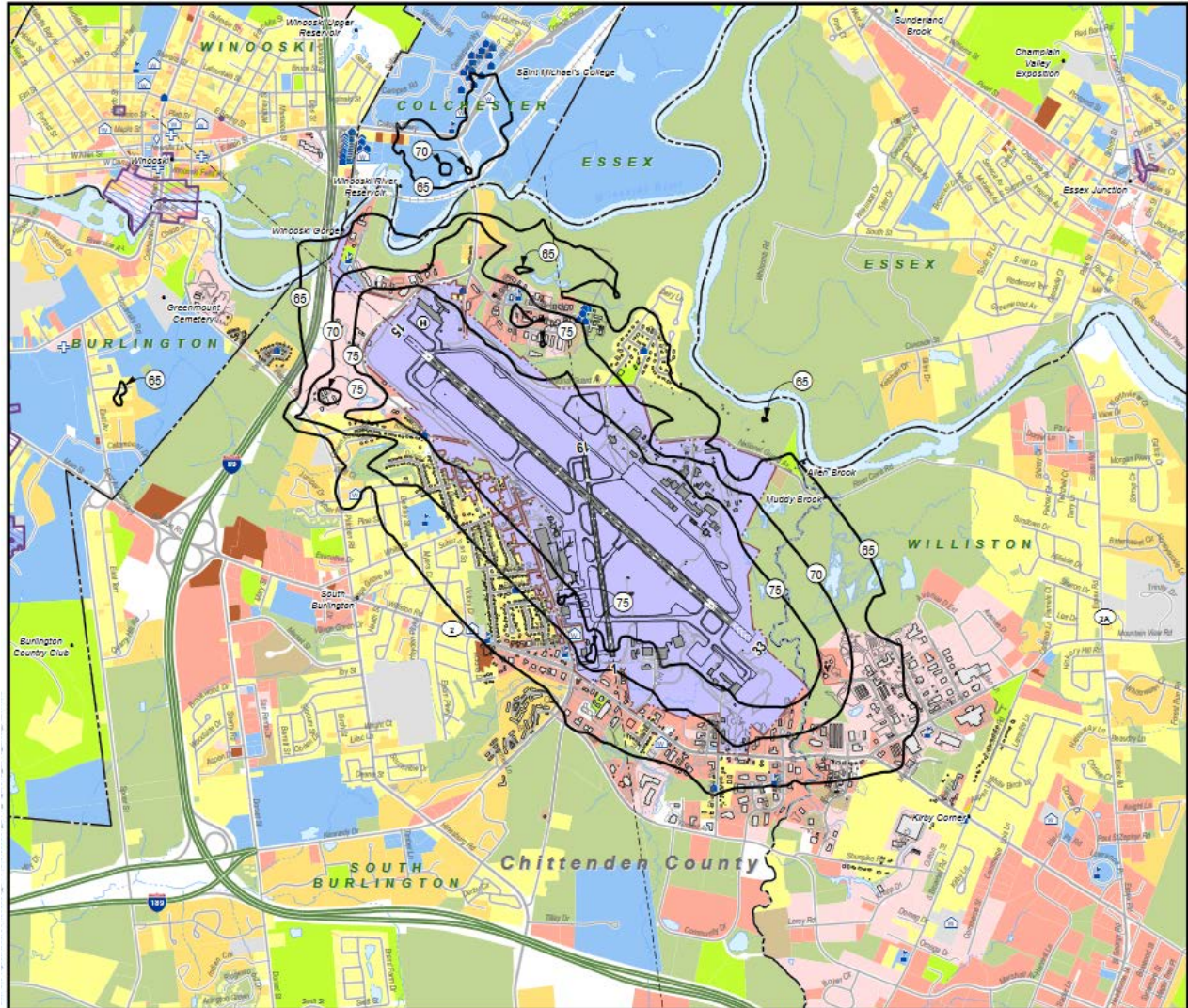
Land Use	Concept A					Concept B				
	Acreage	Percentage of Total	Unit Count	Density Per Acre	Ground Floor Footprint	Acreage	Percentage of Total	Unit Count	Density Per Acre	Ground Floor Footprint
Single-Family	23.0	27.3%	174	7.6 du/acre		17.2	21.9%	122	7.1 du/acre	
Houseplex	0.9	1.4%	14	16.2 du/acre		0.4	0.7%	7	18.2 du/acre	
Townhouse	3.1	5.2%	27	18.7 du/acre		3.5	4.2%	47	18.1 du/acre	
Multi-Family	3.5	5.7%	84	24.1 du/acre		3.5	5.7%	74	24.3 du/acre	
Cohousing						3.7	4.4%	14	5.2 du/acre	
Cottage Green						0.8	1.3%	18	22.2 du/acre	
<b>Total Residential</b>	<b>30.4</b>	<b>48.3%</b>	<b>329</b>	<b>10.8 du/acre</b>		<b>28.8</b>	<b>43.8%</b>	<b>282</b>	<b>15.8 du/acre</b>	
Commercial	1.8	2.8%			32,000 sq. ft.	1.0	1.8%			24,700 sq. ft.
Green Space	8.0	13.9%				8.8	14.0%			
Water Detention	1.4	2.2%				1.4	2.2%			
Urban Ag.	0.3	0.5%				7.7	12.4%			
<b>Total Open Space</b>	<b>10.5</b>	<b>16.7%</b>				<b>17.7</b>	<b>26.7%</b>			
Right-Of-Way	16.4	26.9%				15.2	24.7%			
Parking	1.0	1.8%				0.8	1.5%			141
<b>Total Site Area</b>	<b>61.8</b>	<b>100.0%</b>				<b>61.8</b>	<b>100.0%</b>			

Figure I-8: Conceptual Designs for the Raemisch



## Mark Voss

The airport has released its noise exposure map for 2023 and the area affected by the sounds of planes flying in and out has expanded in some locations.



“This map is not just defining one single aircraft but rather explains the overall picture of noise exposure at the Burlington International Airport,” said Nic Longo, the airports Deputy Director of Aviation.

<https://www.mychamplainvalley.com/news/mapping-the-noise-levels-surrounding-burlington-international-airport/> May 30, 2019



James Kersten





Teddy Kaul



**From:** [Diane Samdahl](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission 4/12/21, Item # 6-7--oppose  
**Date:** Monday, April 12, 2021 10:36:18 AM

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

Re: Agenda Item #6-7, Raemisch Farm Development

Planning Commission Members:

I am writing to express my extreme opposition to the proposed Raemisch Farm Development along Packers Avenue and Sherman Avenue. I am a resident of the Whitetail Ridge neighborhood which is adjacent to the proposed development. The high-density housing and retail in this proposal will significantly and negatively impact me and my neighborhood.

1. The city approved a northside development plan several years ago. That plan proposed a modest single-family development for this land which is in keeping with Whitetail Ridge (adjacent to the north) and other nearby neighborhoods. The developer offers no rationale for deviating from that earlier northside development plan. Please use that original development plan as your basis and force the developer to offer community-centered justification for any modification he proposes.
2. This proposed development will extend roads into adjacent Whitetail Ridge, increasing traffic on our existing neighborhood streets. It also provides direct passage between N. Sherman Avenue and Packers Avenue, increasing traffic beyond that associated with new residents of this planned development. We are a quiet neighborhood; we cannot absorb extra traffic. There is nothing in the proposed plan to discourage outside traffic, and nothing to minimize an increased flow of traffic through Whitetail Ridge.
3. The proposed development drastically reduced the natural parkland that was included in the earlier development plan. The Raemisch land has majestic old oaks and a pond that attracts birds; it needs to be preserved. The developer offers no rationale for reducing the parkland. The quality of life in Madison is closely linked to the abundant neighborhood parks in our city; the City council is tasked with maintaining our park resources. In a virtual meeting, we were told that residents of the new development could come down to use Whitetail Ridge park. Note that the Whitetail Ridge park is very small with no off-street parking; expanding it to serve an adjacent, high density neighborhood does a disservice to residents of Whitetail Ridge as well to future residents of this new development.
4. Affordable single family homes are a priority in Madison; neighborhoods like Whitetail Ridge are exactly what we need. The original plan for this property was to build a

neighborhood similar to Whitetail Ridge; that type of neighborhood would be welcome.  
*The proposed development with higher density housing, expanded retail, and no parkland is like an abrasive wound, creating a very different atmosphere that degrades Whitetail Ridge and other nearby neighborhoods. This is not what northside residents want.*

Before buying my retirement home in Whitetail Ridge, I researched the area and read the northside development plan that called for a very similar neighborhood of single family homes on that farmland. That type of development is fine. However, the proposal that is before you now pays no respect to the work in that earlier plan and seems driven by an attempt to maximize profit at the expense of residents living in this corner of the City. The Northside already feels ignored; do not make that worse by approving development that simply lines the pocket of the developer at the expense of Northside residents.

I am not against development but I AM against the proposed plan for the Raemisch property. Please do NOT support any plan that develops the Raemisch property more intensely than the original northside development proposal that called for single family homes comparable to adjacent Whitetail Ridge.

Diane Samdahl  
4409 Prairieview Drive  
Whitetail Ridge Neighborhood, adjacent to Raemisch property



**From:** [Steven Klafka](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Safe Skies Coordinators](#); [Michelle Ellinger](#)  
**Subject:** Comments to Plan Commission Meeting on April 12, 2021 - Raemisch Farm Development 6 & 7  
**Date:** Sunday, April 11, 2021 3:21:17 PM

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On behalf of Safe Skies Clean Water Wisconsin, I am writing to oppose the Raemisch Farm Development along Packers Avenue and Sherman Avenue.

Safe Skies Clean Water Wisconsin represents a coalition of several thousand community members and 60 organizations opposed to the proposed beddown of the F-35A fighter jets at Truax Field base in Madison, Wisconsin. The surrounding community already suffers excessive noise from existing F-16 fighter jet training and contamination of groundwater and surface water due to the release of PFAS chemicals in firefighting foam used by the Air National Guard. Based on the impacts described in the project Environmental Impact Statement prepared by the Air Force, both the Madison School Board and City of Madison Common Council adopted resolutions opposing the beddown of the F-35 fighter jets at Truax Field.

The EIS estimates that those exposed to noise levels greater than the FAA standard of 65-decibels DNL and thus in areas classified as "incompatible for residential use" would increase to 2,766 people and 1,318 households. The EIS explains that noise will interfere with classroom learning, residential speech and disturb sleep. Additionally, an analysis by city staff concluded that nearly every impacted area within the City of Madison belongs to a census tract with rates of persons of color well above the city- and county-wide averages; nearly every block group within the impacted area has poverty rates above the city-wide average; and there are additional concentrations of poverty and persons of color just outside the predicted 65 dB DNL contour. These included the CDA Truax housing, CDA Webb-Rethke townhomes, housing near Worthington Park and the intersection of Packers Avenue and Northport Drive, and more than 80 subsidized low-income housing units. The School Board concluded the proposed F-35 jets would interrupt speech; hinder the ability of students to learn; run contrary to the District's commitment to Black excellence and racial equity; and constitute an adverse impact on children, including low-income and minority children.

The 65-dB DNL boundary described in the EIS is arbitrary and not a fixed line. It is based on Air Force noise modeling using many assumptions which will not be verified. The property on Packers and Sherman Avenues may already be inside the 65-dB DNL. Please recognize this standard represents daily average noise exposure using the annual average number of flights. It does not reflect the peak noise levels that we will actually hear. For example, the Richardson School near the county airport is estimated to experience peak noise levels of 111 decibels.

Furthermore, the 65 decibel standard is over 50 years old and only addresses annoyance of airport noise. This standard does not address the myriad of other physical and mental health, and educational problems caused by aircraft noise. The [FAA is currently reviewing this standard](#). Its initial studies show it should be much lower such that the entire Raemisch Farm property could in the future be considered by the FAA to be incompatible for residential use in the future.

Those of at Safe Skies oppose the rezoning of the property on Packers and Sherman Avenues

to allow residential construction. It should be delayed, as all new construction near the county airport, until if and when the proposed squadron of F-35 fighter jets arrive at Truax Field and we can re-assess the damage they will cause to our community.

On behalf of [Safe Skies Clean Water Wisconsin](#)

Steven Klafka, P.E., BCEE  
Environmental Engineer



**From:** [Steven Klafka](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Safe Skies Coordinators](#); [Michelle Ellinger](#)  
**Subject:** Comments to Plan Commission Meeting on April 12, 2021 - Raemisch Farm Development 6 & 7  
**Date:** Monday, April 12, 2021 9:14:15 AM

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Please note this correction to the 4th paragraph in my comments to the Plan Commission below:

"It does **NOT** reflect the peak noise levels that we will actually hear."

Thank you.

On 4/11/2021 3:21 PM, Steven Klafka wrote:

On behalf of Safe Skies Clean Water Wisconsin, I am writing to oppose the Raemisch Farm Development along Packers Avenue and Sherman Avenue.

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the 65-dB DNL. Please recognize this standard represents daily average noise exposure using the annual average number of flights. It does **NOT** reflect the peak noise levels that we will actually hear. For example, the Richardson School near the county airport is estimated to experience peak noise levels of 111 decibels.

Furthermore, the 65 decibel standard is over 50 years old and only addresses annoyance of airport noise. This standard does not address the myriad of other physical and mental health, and educational problems caused by aircraft noise. The [FAA is currently reviewing this standard](#). It's initial studies show it should be much lower such that the entire Raemisch Farm property could in the future be considered by the FAA to be incompatible for residential use in the future.

Those of at Safe Skies oppose the rezoning of the property on Packers and Sherman Avenues to allow residential construction. It should be delayed, as all new construction near the county airport, until if and when the proposed squadron of F-35 fighter jets arrive at Truax Field and we can re-assess the damage they will cause to our community.

On behalf of [Safe Skies Clean Water Wisconsin](#)

Steven Klafka, P.E., BCEE  
Environmental Engineer



**From:** [Denise Miller](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Raemisch Farm Development  
**Date:** Sunday, April 11, 2021 6:27:55 PM

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Has a traffic study ever been done? Traffic is already terrible on Sherman Avenue and Packers Avenue, which surround this project. Plus, there is a lot of pedestrian (children) traffic with Lakeview School on the edge of this area. Also, the majority of the residents living in this area do not want this development. Taxes on this side of town have increased substantially lately. Pay more, and get less of what you want...makes no sense. What about the F35s? Are all homes/businesses going to be able to withstand the noise? Doubtful. Put this development in someone else's backyard.

**From:** [sharla miller](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Raemisch Farm Plan  
**Date:** Monday, April 12, 2021 7:28:27 AM

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I am writing to oppose the plan for the Raemisch Farm Plan. The density is way too high for what was originally planned for the Northside. The plan to remove a park is not acceptable. The parks are not nearby for the children to play. This area is also vital for the wildlife in this area whether it is Sandhill Cranes, Turkeys, Deer, and other birds that call the area home.

Another area of great concern is no improvement to County CV. This road is high traffic not only from the Northside, but coming into the airport from Deforest, Waunakee, and other suburbs north of Madison. It is the ONLY way to the area unless passengers go far out of their way by using Aaberg Avenue.

The increased traffic on N Sherman Avenue will negatively impact the many children in the area as they go to Lakeview School.

This plan needs to be changed back to the original plan.

Sharla Miller



**From:** [Joan A Bell-Kaul](#)  
**To:** [Plan Commission Comments](#); [All Alders](#)  
**Subject:** Reasons for Opposition to ITEMS 60914 and 60683 on the April 12 meeting Agenda  
**Date:** Sunday, April 11, 2021 4:17:34 PM

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Dear Planning Commission and All Alders:

The many of us who live in the vicinity of the proposed development of the 60-acre Raemisch Farm strongly oppose the current plans for development, primarily because it does not allow sufficient setback/green space around the current Wetland area, which is home to myriad species of wildlife, to preserve it intact—OR enough setback to protect the valued mature trees in that vicinity, particularly for enough root-space to protect the valued grove of Oaks adjacent to the Lakeview School property, as well.

Madison already HAS plenty of “development”—What residents near and around the Raemisch Farm treasure-and require not to be forced to sell their homes- is to preserve enough of the property in its natural state, NOT to cram as many residential and commercial buildings as possible onto that piece of land.

We already have plenty of development in this town....and the people who live in this area demand that natural areas/wetland/greenspace be preserved, NOT more construction. In fact, if the current plan is approved “as is,” I have heard many neighbors say that they are actually planning to sell their homes and move to more progressive areas, where the old “push for development” over green space does NOT remain paramount-- and where the priorities of its leaders do not remain “stuck in the past.”

So let us move with the times toward the new environmental ethic/perspective of the 21<sup>st</sup> Century, not remain mired in the Old-Century Imperative to “develop everything you can.” In the very real, ugly face of Climate Change, our planet is telling us NOW that we must preserve as many of our remaining natural areas as we can. Prioritizing profits over our remaining precious natural resources has a price that I do not believe many of us are willing to pay.

Joan Bell-Kaul, Ph.D.

UW-Madison/Language and Literature Online Instructor

Lead of the Environmental/ Nature specialty Group (currently, 130 members) on the Nextdoor Madison-wide website

April 11<sup>th</sup>, 2021

City of Madison Plan Commission

RE: Agenda Items 6 and 7

Dear Plan Commissioners

I sincerely hope that this letter finds you all well and finding joy. I want to thank each of you for your important service to our city. Today I am writing regarding items 6 and 7 for your consideration. As the former City of Madison Alder for District 12, I feel compelled to write to voice my opposition to proposed development plans for the Raemisch Farm property. Recently, I became aware of this project by the Raemisch Farm Work Group (RFWG). I fully support and applaud their efforts to protect the School Forest at Lake View Elementary and ensure that adopted neighborhood and the city's comprehensive plans are adhered to.

Being intimately familiar with this area, I share the RFWG's (consisting of Lake View Elementary School parents and teachers) deepest concerns for the future of the forest and the fabric of their neighborhood. Prior to this development proposal, this neighborhood is already reeling with current extreme noise from jets attached to the 115<sup>th</sup> Fighter Wing and the disconcerting possibility of F-35's being based in our midst. With the proposed plat for the Raemisch Farm, having large residential lots along the lot line adjacent to the Lake View Elementary, this development poses a real additional threat to the well being of Lake View Elementary and the surrounding neighborhoods.

Lakeview is a school community comprised of mostly BIPOC children and families. From an equity-while maybe not codified under our zoning standards- viewpoint, it is disturbing to me that approving the rezoning and proposed plat to meet the Rifken Plan would greatly harm the School Forest, negatively impacting educational opportunities, urban forestry, the environment, wildlife, native plants, equitable access to green space for all children, as well as city residents. Being one of only three School Forests in the City of Madison, this project is counter to one of the goals (consideration of urban forests in planning and development) from the City of Madison Urban Forestry Task Force Report (2020).

Regarding neighborhood and the Comprehensive Plan, the 2009 Northport-Warner Park-Sherman Neighborhood Plan includes two detailed concepts for the Raemisch tract. Both concepts allow for the protection of the Lakeview School Forest. Future zoning and construction should not impact the nearly two century old robust oak and mixed hardwood trees in the School Forest. If this project moves forward, please ensure that a 100-foot E-way along the lot line between the school and the Raemisch Farm Site be established to save the School Forest.

In closing, please protect the existing and future quality of life for our Lakeview neighbors and one of our treasured natural assets-the Lakeview School Forest. Please know that any consideration is greatly appreciated. Thanks again for your service and time.

Best wishes and care

Brian Benford-Former Alderperson-District 12-Alder Elect-District 6

2273 East Washington Ave. Madison WI 53704



