

From: [Punt, Colin](#)
To: [Plan Commission Comments](#)
Subject: FW: Contact City of Madison Planning
Date: Tuesday, March 23, 2021 2:04:16 PM

From: Firchow, Kevin <KFirchow@cityofmadison.com>
Sent: Tuesday, March 16, 2021 3:30 PM
To: Punt, Colin <CPunt@cityofmadison.com>
Subject: FW: Contact City of Madison Planning

Colin- Could you take the lead on following up on this comment?

From: noreply@cityofmadison.com <noreply@cityofmadison.com>
Sent: Tuesday, March 16, 2021 2:24 PM
To: Firchow, Kevin <KFirchow@cityofmadison.com>
Cc: Ethington, Ruth <REthington@cityofmadison.com>
Subject: Contact City of Madison Planning

The following contact request was received:

Name: Leslie Hoffman
Address:
1510 Comanche Glen
Madison, WI 53704
Phone: 608-241-1071
Email: ales.wellfast@gmail.com
Subject: Development

Message:

I'm writing concerning The Raemisch Farm Development, file numbers 60914 and 60683, slated for discussion at the 22 March meeting of the Plan Commission. The property has a great deal of contour lies between North Sherman Avenue and Packers Avenue. Studying the detailed plans for storm sewer drainage and detention ponds has led me to have strong concerns about the overall management of runoff from the proposed development. There are storm sewers running directly downhill in the highest slope of the property dropping approximately eighty feet into the first detention pond. In addition, there is a sewer connection shown in the plans between the wetland to the west and the main storm drainage system ending at the detention pond. I'm surprised to see that the outflow of the second 'absorption basin' for stormwater water is channeled underneath Packers Avenue to emerge on a field on the east side of the road. Installing new culverts would require closing Packers Avenue, a major disruption, and it would require rerouting traffic via Sherman Avenue and Wheeler Road. In a time of climate change and higher rainfall, the large amount of impervious surface of the current plan would be conducive to detention pond overflow following high rainfall events and possible flooding of Packers Avenue, should the culvert under that road not be built. If it is built, is there permission to direct the excess Raemisch storm water across a field and into Starkweather Creek? There seem to be many problems with the overall handling of drainage and storm water that should be radically changed before permits are granted. The

lack of green space within the 60-plus acre parcel will make runoff issues even more serious for the parcel as planned. Thank you for your consideration of these issues

From: [Hayley Tymeson](#)
To: [Plan Commission Comments](#)
Subject: Raemisch Farms development
Date: October 19, 2020 3:42:52 PM

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Hi PC members,

I'd like to make some relatively high-level comments on the Raemisch Farm development project. Thanks for the opportunity to submit comments, and the time you all devote to thinking through the difficult matters of city development. As always, y'all are rockstars.

Right off the bat, I'd like to add a disclaimer: I live on the other side of Madison, in Greenbush neighborhood. I'm not a neighbor to this project, and it won't affect me in an up-close-and-personal way. But I am a Madisonian who cares about the environment and making the city work for all our residents. I read through quite a few of the public comments made by neighbors, the 2009 redevelopment plan for this site, and the parks memo on why no park is needed for this redevelopment, and I noticed two larger topics that keep coming up in development plans.

1. Sprawl: This project seems like a good example of the human, financial, and environmental costs of urban sprawl.

First, I noticed many of the neighbor's comments gave a vibe of being hemmed in. Many discussed how they moved to the northside decades back because it was less bustling, quieter, and remote from the city center. As sprawl pushes Madison outwards rather than upwards, and as the same process occurs in nearby towns like Sun Prairie, Fitchburg, and Middleton, we are becoming surrounded by endless suburbs, traffic, and noise.

This project contributes to that pattern. This is *greenfield* development - taking a farm at the very edge of Madison and turning it into housing is greenfield development. It feels like some of this could have been, and still can be, prevented by a stronger focus on building affordable, *appealing* density in city centers. That means more parks, more fast and convenient public transportation, and more walkable and bikeable central cities.

The costs for each of these things are high. But if the city is inconvenient, expensive, and unpleasant, everyone will want to get out to the edges. Everyone will want their own piece of land, just as the neighbors do. Public transportation and infrastructure will need to sprawl, too, meaning hundreds of miles of roads, bus lines, and utility lines. More wildlife (and farms) will be displaced for suburban housing and roads, making stormwater management more difficult and expensive. Far more cars will fill the streets if no one lives within walking or biking distance to work and shops. And neighborhood development plans will be more contentious, as the feeling of being hemmed in strengthens and persists. In the long-term, all of that is expensive too.

So, I feel for the Madison residents on the outskirts, because sprawl has likely changed their neighborhoods in startling ways over the last few decades. I am equally concerned about the traffic that will filter through their neighborhoods, and the loss of areas to absorb water in times of heavy rain or floods. At the same time, (and as someone in my 20s), it can feel very

frustrating to move to a city and find that people want your labor and your tax dollars, but no one wants to make space for you to *live*. Areas on the outskirts need to invest in the center city, as well as their own neighborhood, in order to prevent sprawl. Some of that may mean fewer funds for parks in areas where everyone who has their own lawn, so that those who live in highrises have some access to outdoor space. It may mean higher taxes to support public transportation and affordable housing, so that workers can live closer to work or have a way to get around without contributing to traffic. I think we all have a common goal here.

2. Parks

I read the staff's reasoning on why the parkspace in the 2009 plan was left out of current redevelopment plans, and found it both convincing and helpful. I also understand the neighbor's desire for more parks...because who doesn't want more parks? But I think there are active trade-offs between density and park space. If a neighborhood is advocating for almost all single-family homes, I don't see the need for tons of park space. In a neighborhood where every house has a big front and back yard, does every street corner need a park? Not really. Madison's goal of at least one park within 1/2 a mile seems fair for traditional residential neighborhoods. What about a neighborhood where almost every resident lives in an apartment building? I'd argue yes, that there *should* be a park in every neighborhood. By living more densely and without their own personal slice of greenspace, those living in high-density buildings have preserved more space for nearby, communal parks.

I wish there was more discussion on this, and more understanding of the cost and time it takes to upkeep a park (I would like to understand this better myself). I think giving citizens information about how costly parks are to purchase and maintain is extremely helpful. Last, I'd be curious to hear if Madison has ever experimented with community ownership of parks. It could be an interesting compromise for neighborhoods who really want a local pocket/mini park, but where the city can't afford long-term maintenance.

Thanks for reading,

Hayley Tymeson
1209 Chandler St.
Madison, WI

From: [Diane Samdahl](#)
To: [Plan Commission Comments](#)
Subject: Oppose Agenda #9, Raemisch Farm Development
Date: October 19, 2020 3:27:36 PM

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

Re: Agenda Item #9, Raemisch Farm Development

Planning Commission Members:

I am writing to express my 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. A land use plan was created for this area several years ago. That plan proposed a modest single-family development for this land which is in keeping with Whitetail Ridge and other nearby neighborhoods. *The developer offers no rationale for deviating from that other proposal.* Please use that original plan as your basis and force the developer to offer community-centered justification for any modification he proposes.
2. This new development will extend roads into Whitetail Ridge, increasing traffic on our existing neighborhood streets. *With this development, our neighborhoods will be used by cars cutting through between Sherman Ave and Packers Ave,* increasing traffic beyond that associated with new residents of this planned development. We are a quiet neighborhood; we cannot absorb extra traffic.
3. The proposed development drastically reduced the natural parkland that was included in the earlier development plan. The quality of life in Madison is closely linked to the abundant neighborhood parks in our city; *the developer offers no rationale for reducing the parkland.* In a virtual meeting, we were told that residents of the new development could come down to use Whitetail Ridge park. Note that our park is very small with no off-street parking; expanding its purpose to serve a development with more residents is poor planning and does a disservice to residents of Whitetail Ridge as well as 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 ours; 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 as well.*

Before buying my retirement home in Whitetail Ridge, I researched the area and read the original plan that called for developing 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 neighborhood plan.

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

From: [Paul Noeldner](#)
To: [Plan Commission Comments](#)
Subject: Fw: Preserve Larger Natural Areas at Raemish Farm!
Date: October 19, 2020 1:17:45 PM
Attachments: [Raemisch Farm Concept B 2009 City Plans.png](#)
[Madison Must Preserve Larger Natural Areas in the Raemisch Farm.pdf](#)

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

From: Paul Noeldner
Sent: Monday, October 19, 2020 1:07 PM
To: allalders@cityofmadison.com <allalders@cityofmadison.com>; Ledell Zellers - Plan Commission <ledell.zellers@gmail.com>; Satya Rhodes-Conway - Madison Mayor <mayor@cityofmadison.com>; Christie Baumel - Deputy Mayor-Sustainability <cbaumel@cityofmadison.com>; Syed Abbas - Madison Alder District 12 <district12@cityofmadison.com>; Rebecca Kemble <district18@cityofmadison.com>; Madison Parks Bird City Contact Eric Knepp <eknepp@cityofmadison.com>; Dan McAuliffe - Madison Planning <dmcauliffe@cityofmadison.com>; Alison Lindsay Mares <alisonlm620@att.net>; Marsha Cannon <mpcannon@charter.net>; Beth Sluys <sluysb@aol.com>
Subject: Preserve Larger Natural Areas at Raemish Farm!

Please accept the below comments and the attached document and map as public input for the Plan Commission and City Council meetings on October 19 and 20, 2020.

Ledell - please distribute as needed and bring up the pdf document during my public comments at the meetings.

Thank You!

SUMMARY

Madison Must Preserve Larger Natural Areas in the Raemisch Farm!

We understand the developer may be willing to set aside a larger natural area such as Concept B in 2009 City Plans for the North Side (below).

Please make a motion and vote to amend the Raemisch Plan to achieve these goals for the public good and environmental and social justice!

We also appeal to the developer to do so out of good will even if the City does not amend the plan.

- **KEEP A LARGER NATURAL AREA TO PRESERVE A**

SUSTAINABLE ECOSYSTEM

- **PROVIDE WALKABLE PUBLIC ACCESS AND A VIEW OF ACTIVE NATURE FROM N SHERMAN**
- **CONNECT TO LAKEVIEW SCHOOL FOR EASY SCHOOL KID ACCESS FOR NATURE EDUCATION AND RECREATION**
- **PRESERVE UPLAND AREAS FOR COMMUNITY GARDENS AND NON-ACTIVE-SPORT GREEN SPACE**
- **INCLUDE WALK, BIKE AND WILDLIFE CORRIDORS TO OTHER NATURAL AREAS AS MUCH AS POSSIBLE**

PLEASE MAKE A MOTION AND VOTE TO AMEND THE RAEMISCH PLAN TO INCLUDE THE NATURAL AREAS IN CONCEPT B IN 2009 CITY NORTHSIDE LONG TERM PLANS!

Paul Noeldner

Master Naturalist Instructor

Volunteer Coordinator, Madison FUN Friends of Urban Nature

136 Kensington Drive, Maple Bluff 53704

608-698-0104

paul_noeldner@hotmail.com

ethicalguidebook.com

Public Ethics and Fairness Trumps Personal Values and Profits in Civil Society Decisions

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From: [Joan A Bell-Kaul](#)
To: [Plan Commission Comments](#)
Subject: PROPOSED USE FOR THE WETLAND AREA ON THE RAEMISCH FARM DEVELOPMENT
Date: October 19, 2020 12:40:51 PM

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

SUBJECT: PROPOSED USE FOR THE WETLAND AREA ON THE RAEMISCH FARM DEVELOPMENT

FOCAL POINT: NEED TO SAVE undevelopable wetland area on the Raemisch Farm acreage, along with an effective surrounding buffer of Green Space, as a public “nature reserve” or “nature park” area.

The sale of the Raemisch Farm acreage, part of which abuts North Sherman Avenue and runs south and east along Tennyson Elementary School and farther, for the purpose of development-- has come to the attention of those of us who reside in the Lakeview Hill and Cherokee areas. The wetland, marshy undevelopable section of that acreage, comprising four-five acres, has been a gathering place for many migratory birds each spring, including the relatively rare Grebe and Avocet species, along with the usual Ducks and Geese. Year-round-- turkeys, foxes, and deer (among other “land species”) make their homes in that spot, as well. * This area has also been a gathering place for neighbors and “drivers by.” Each spring, neighbors from the Cherokee and Lakeview area—and also people driving by on their way to work-- have been known to gather along North Sherman Avenue to observe these newly-arrived migrants with their binoculars and trade information about the less-common species! Retaining-and hopefully adding a sizeable green surrounding buffer to—this natural feature will provide BOTH positive publicity for this development and an added incentive for people to consider moving into this new development.

As long as this wetland section of the acreage is undevelopable anyway, we suggest that a sizeable buffer- area of green space, a “surround,” as it were, be set aside, along with the actual wetland as its center, to create a Nature Preserve that would enhance the value of this proposed development. At the very least, a 75 foot buffer around the wetland would be required by the DNR anyway. Such action would preserve (as a Nature Park) part of the natural, wild character of that farmland which is prized by existing residents of this area. More, it would add a feature that will attract prospective buyers and renters to this development. **In the face of Climate Change, the presence of a natural-area reserve is a feature that surely will help to attract many future home owners and renters to this proposed development.*

We further suggest that such a preserve bear the name of the developer, to compensate with “posterity,” any profits that may be lost by donating this area, with a decent-size green “buffer zone” surround. For example, it could bear the name of something like the “Rifken Nature Reserve.”

To this end, we propose that **a minimum total of at least five acres surrounding this marshy/wetland area, which, of itself, comprises 4-5 acres, be set aside for a natural area reserve/buffer, both to *protect the ecosystem of this area AND to *enhance the value-and marketability of the homes and apartments that are planned to be part of this development.**

Respectfully,

Joan Bell-Kaul, Ph.D.

Home Address: 4225 Esch Lane, Madison, WI 53704

UW-Madison

[bellkaul@wisc.edu]

To: Madison Plan Commission
From: Alison Lindsay Mares (Lindsay Mares is my last name)
Date: October 15, 2020
Re: 10/19/20 Agenda; Items #9 & 10, Legistar 60914 & 60683—Raemisch Farm Development

I am a member of the Northside Community Coalition, a grassroots group of residents concerned about proposals to develop agricultural land on the northside of Madison, and I write with concerns specifically regarding the proposed development of the gentle rolling hills of the Raemisch Farm property between 4000-4150 Packers Avenue and 4201 North Sherman Avenue.

First, this property is immediately adjacent to the Dane County Airport and the noise from the current F-16 jets is so loud that children studying at home in this area cannot hear their teacher when the jets fly overhead. The City's F-35 EIS Study reports that the noise level in at least one-third of the Raemisch Farm property along Packers/CV can be expected to be at least 65 decibels (which I find to be completely inconsistent with the 80 decibels regularly recorded from the current F-16s at our house about 2 miles from the airport). The F-35s are going to be considerably noisier than the F-16s. There is no plan for noise mitigation in this proposal and the noise from the F-35s alone should disqualify development of this property.

Second, the current proposal includes no "green" space; to anticipate that children and families in the apartments and houses will walk a mile either to Whitetail Ridge or Berkeley Oaks parks is unreasonable. Getting to Warner and Lake View Hill parks is even further and more unreasonable and involves crossing heavily trafficked roads. People want to just "go outside" to their neighborhood park to play and recreate within sight of their homes. The 2009 Northport-Warner Park-Sherman Neighborhood Plan, Concepts A and B (but particularly B), included a very different concept of mixed residential together with space for a park along Sherman Avenue as well as communal/green space and urban agriculture. Northsiders very much value their open spaces, their parks, and agricultural fields where wildlife and community gardening are part of their daily lives. That Madison Parks has determined that a park is not "necessary" in this development does not sit well with us on the northside.

Third, if this farmland has to be developed, I would like to see increased density with smaller more urban lot sizes to give potential home-buyers a dignified, humane way to get a foot in the door of homeownership in order to build stability and equity. House prices need to be attainable for first-time homeowners. Homes of 1000-1400 square feet, a one-car garage, and a small garden have served many of the near eastside neighborhoods well for over a century. And perhaps even consider cooperative or cohousing. At the bottom line I would like to see a better plat proposal than this current one of multi-story apartments and large housing lots, so that we can help to change people's lives for the better.

These are my main concerns about the Raemisch Farm property but there are others that also need to be addressed including school districting; drainage/runoff; pesticide contamination; transportation and traffic; major disruption to our wildlife and environment; and selling lots to builders, giving us little idea of what will actually be built.

I ask that the Plan Commission deny the rezoning request and preliminary plat proposal for the Raemisch Farm property until these issues can be addressed and, preferably, keep this land agricultural to preserve its natural rolling hills, ecosystem, and wildlife. Consider its urban environmental value instead of allowing intense development that will reap big rewards for the developer and incur significant cost to the neighborhood and city.

Thank you.

From: Jane Qualle <emmaq@att.net>
Sent: Monday, October 19, 2020 11:02 AM
To: Plan Commission Comments <pccomments@cityofmadison.com>
Subject: Raemisch Farm Development on Madison's North Side

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

I respectfully submit my comments regarding the development of the Raemisch Farm Property.

We bought our house on Sunfield Street in 1985. The appeal of the north side was that we had Lake View elementary school just a couple blocks away and Blackhawk middle school also close by. Traffic was not an issue on North Sherman Avenue. Airport noise was not an issue. Cherokee Marsh and the Raemisch Farm fields kept us anchored in the soul soothing benefit of nature. At that time we were optimistic that there would be no expansion on the north side with Cherokee Marsh to the north, highway 113 to the west and the Raemisch Farm and airport to the east.

My concerns with the development of the Raemisch property are as follows:

SCHOOLS. My understanding is that this proposed development area is zoned the Deforest School District. Will children who will eventually live in this area be shipped to Deforest for school, or will already overcrowded Lake View, Gompers and Black Hawk schools see an increase in population if the school district borders are changed to accommodate this new development? Will there be a need to expand these schools or build new schools to accommodate this increase in student population?

TRAFFIC. With the already increased population on the north side since we moved here with the development of White Tail Ridge and increased number of Cherokee Condominiums, traffic has increased. Sunfield Street joins North Sherman Avenue at the bottom of the hill that is between Mayfield Street and Sunfield Street. Cars tend to come over that hill pretty quickly and sometimes, when it appears OK to turn on to North Sherman, suddenly there is a car right on my bumper. According to the preliminary Raemisch development plans I saw, it appears there would be an intersection of Sunfield and North Sherman into the new development that would open onto County Highway CV. It makes me concerned about the potential number of accidents due to the blocked view of oncoming trafficker the aforementioned hill. Additionally, Sunfield Street already has a significant amount of traffic, necessitating installation of speed bumps. With the possible intersection of Sunfield and North Sherman, will we experience an increase in traffic on our street as people use this route to access Highway CV?

NOISE. Sadly, I appreciate airport noise is inevitable especially with the addition of the F-35's. Marty Rifken gave a presentation drawing a green line showing an area closest to the airport where the plan would be to put in businesses rather than housing. I'm not sure how Marty thinks the noise will be any less loud on the other side of the green line. (With the current F-16's flying over my house daily, there have been times when I've had to put a phone conversation on hold until the jets fly over due to the "Sound of Freedom". I can only imagine what noise levels we will "enjoy" once the F-35's are brought in!) Are potential buyers of these properties going to be advised of the already loud military flight noise that we already experience? Will properties ultimately become rental properties rather than primary home owners as buyers realize they really don't want to live with all this noise?

PROTECTION. Fire Station #10 currently has 2 fire trucks and one ambulance. The police department would have a largely increased area to patrol with over 300 single family homes and rental units to patrol. What is the plan to increase police and fire protection?

You have not doubt heard these concerns already from other north side residents. My hope is that you LISTEN to us and NOT proceed with the development of this green space.

Sincerely,

Jane Qualle
1634 Sunfield Street

Joanie Shawhan
1 Cherokee Circle #204
Madison, WI 53704
608-231-6769
jmshawhan@gmail.com

Raemisch and Union at Madison Concerns

Raemisch and Union at Madison Concerns

I attended the zoom meetings for the Raemisch development and Union at Madison, The Annex Group's proposed affordable housing site at Wheeler Rd and Packers Ave. As constituents of this district, we brought up several major issues to which no satisfactory solutions were offered. Therefore based on the following concerns, I must conclude that the Annex Group's proposed location is not an appropriate site for this development as well as the Raemisch development.

Problems with No Foreseeable Resolution

1. We registered traffic congestion as the #1 concern among residents. This must be addressed and fixed before any housing developments are approved between Packers/CV and Sherman including the Annex Group and the Raemisch Tract.
 - A. The North side between Packers/CV and Sherman cannot support the increased traffic flow from more residential housing including the Annex Group's proposed 300+ units. The current roadways cannot accommodate the current traffic at peak hours. There is no place to create accessible roadways between the airport and Cherokee marsh.
 - B. CV is a county road therefore the city has no jurisdiction to relieve traffic congestion. I contacted the County Roads Department and they said the county has no plans to widen CV. According to them, maybe repave the present road in their long-range plans. CV and Hoepker Road is also a very busy intersection, difficult to access CV from Hoepker at peak times. There have already been fatalities there.
 - C. The traffic at Wheeler and Packers is already heavy especially at rush hour and we currently need a traffic light or roundabout at this intersection. Another 300 units will only increase traffic congestion. Add to this the 300 units proposed for the Raemisch farm development and we have a traffic nightmare with no workable solutions.
 - D. Wheeler is a main thoroughfare for nearly 1000 condo units and 2 + subdivisions. It is our only access to Packers and CV.
 - E. The development proposal includes narrowing Wheeler and creating 2 entrances to Wheeler from the project which would be very close together and a set up for accidents.
2. The proposed affordable housing would be in Deforest School District.

Joanie Shawhan
1 Cherokee Circle #204
Madison, WI 53704
608-231-6769
jmshawhan@gmail.com

Raemisch and Union at Madison Concerns

- A. Parental involvement is vital for student success. Not many parents will want to travel snow-packed roads for student events, providing they have cars. Lack of parental involvement leads to poor student success. Poor success in school can open the door to drug related activities.
 - B. Many students would be prevented from taking part in after school activities since they would live too far and have to be bussed 20- 30 min. They would be socially separated from their fellow students.
3. This proposed development is located in the F35 fly zone. The proposed increase in flights would be damaging to children's ears. Why are we doing this?
 4. Since this development is so close to the airport, the outdoor lighting along sidewalks and units have limited options due to airport regulations. Poor lighting threatens the safety of the residents after dark.
 5. There are no amenities in this area and bus service is inadequate with the nearest stop 1 mile away. Many living in affordable housing are dependent upon walking or public transportation to grocery stores, pharmacies, and work.

Concerns

1. We are a community of homeowners therefore we are invested in this community. Although some renters may be invested in their community, many are not. They are also free to leave if problems develop in the project.
2. Decreased property values for those of us homeowners who live nearby.
3. What are the plans to increase the police force in the area especially in this era of "defunding the police?" Our police already struggle to keep up with the northside calls. According to studies, apartments (and other high-density housing types) require more police services, because they have higher call volumes and crime rates.
4. These developments also tax our fire departments. What are the expansion plans for them?

To: Madison Plan Commission
From: Marsha Cannon
Date: Oct. 18, 2020
Re: Oct. 19, 2020 Agenda Items 9-10 (Legistar 60914, 60683)
Raemisch Farm Development— Zoning & Preliminary Plat Approval
4000-4150 Packers Ave. and 4201 N. Sherman Ave.

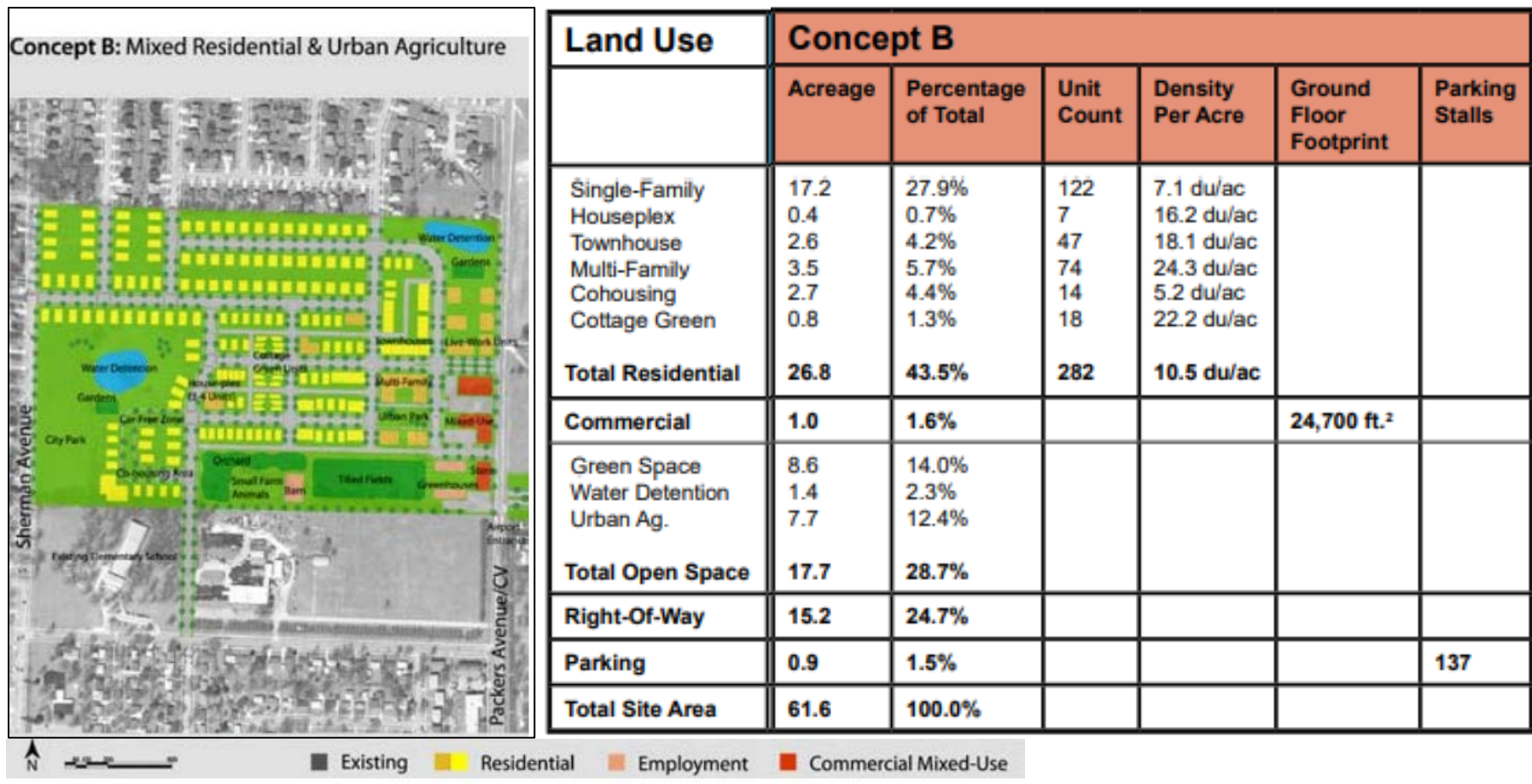
Six months ago my husband and I moved from a Tenney-Lapham bungalow to a Northside condo. We have become very interested in nearby land use and development proposals.

The Raemisch Farm 63-acre property has been annexed to the City of Madison and developer Marty Rifken wants to move ahead. He proposes a plat with nearly 500 residential units—124 single-family homes; 58 condos; and 312 rental apartments. The plan calls for enough retail/commercial space to cover the equivalent of 3 acres plus 258 surface parking spots. Mr. Rifken plans to sell improved lots to others who will do the actual building.

The general reaction to this proposal from people I've talked with is positive. Neighbors want the best development possible. Yet there are concerns:

1. **Traffic.** Nearly 500 new residential units plus retail/commercial space will bring significant new traffic on already-crowded roadways, e.g. Packers Ave., N. Sherman Ave., Wheeler Rd.
2. **Stability.** Home ownership stabilizes a neighborhood. The proposed 182 owner-occupied homes/condos would be a plus, although fewer rental units would be even better. Mr. Rifken has said that several interested builders might pay \$50,000 to \$60,000 per lot and put up quality yet moderately-priced “starter” homes. That’s a great idea, but there’s no guarantee it will happen, especially if additional noise from F-35 fighter jets makes living at Raemisch Farm less desirable. Smaller, more affordable lots could attract more builders, enable more first-time home owners, and buffer the impact of any future negative external factors.
3. **Isolation by housing category.** Two high-density housing types (townhomes, small lot single-family) appear surrounded by more typical suburban lots. Compare the plat’s segmented areas with the range of housing found in Madison’s older established and desirable neighborhoods where single-family homes, duplexes and modest size apartment buildings are scattered throughout rather than forced into one segregated area. A true mix of housing types would help create a more vibrant sense of community.
4. **Needs more greenspace.** There is no greenspace in the proposed plat. I like Concept B from the 2009 Northport-Warner Park-Sherman Neighborhood Plan, with 17.7 acres of open space (7.7 urban ag.; 8.6 green space; 1.4 water detention) and walking access from Lake View School. Urban residents need green space! “A neighborhood’s sense of belonging, trust, and reciprocity. . . is strengthened by vibrant social networks, a psychological sense of community and a community’s contact with nature. Walkability and access to green spaces strengthen a community’s social capital, allowing people to meet, recognize and get to know neighbors,” according to the Collaborative on Health and the Environment.

In general I support the Raemisch Farm Development but feel the four concerns outlined above must be addressed before any zoning and plat approvals are granted.



Source: Northport-Warner Park-Sherman Neighborhood Plan City of Madison, Wisconsin, Page I-15.
 Adopted by the Common Council on November 3, 2009 Enactment No: Res-09-00906 Legislative File ID: 15282

From: David Peloza [<mailto:dlpeloza@gmail.com>]
Sent: Sunday, October 18, 2020 4:16 PM
To: ledell.zellers@gmail.com
Subject: Raemisch Farm Development (Files #609114 and #606830)

Ledell,

I am writing to voice my concerns regarding the Raemisch Farm zoning and preliminary plat proposals (Files #609114 and #60683).

If this development is approved, those of us in the Whitetail Ridge community and surrounding areas will face substantially increased traffic on Highway CV. Northbound merging onto Highway CV from Anhalt Drive is currently hazardous. Adding hundreds of additional housing units, along with commercial entities, will further increase this danger. Importantly, Dane County has no plans to redesign or expand Highway CV in the foreseeable future.

Additionally, there is significant traffic congestion and delays for southbound traffic at the Packers Avenue and Northport Drive intersection – I experience this daily on my commute to work. Furthermore there is no physical space for expansion of the Packers Avenue and Northport Drive intersection to accommodate increased traffic. A new development along Highway CV will only worsen this traffic congestion. Highway CV and the surrounding roads cannot safely withstand increased traffic from hundreds of new housing units.

Snow removal in the Whitetail Ridge community is routinely delayed from time of snowfall. And many of our roads within this subdivision have a steep grade, creating treacherous conditions in the winter. Adding an additional development and roads will exacerbate the snow removal delays in this neighborhood.

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

If this development is brought into MMSD, which Alders Syed Abbas and Rebecca Kemble are planning, it will add a significant number of students to Madison's northside schools, which are already underperforming and overcrowded with high student-to-teacher ratios, and face high teacher turnover rates. Approval of this development will further negatively impact our northside schools and the quality of education for the children in our community.

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

I live in the Whitetail Ridge community and experience the significant negative impact of the F-16 fighter jets daily. Our child is awoken during his naps from these jets on almost a daily basis. Sleep disruption has been demonstrated to have detrimental short- and long-term health consequences for adults and more importantly developing children and adolescents. You cannot under good conscious approve a development to place more families and children within this area, especially knowing that F-35 aircraft are slated to arrive in Madison in 2021.

A vote to approve the Raemisch Farm development is a vote to create housing in an area where families and children will face significant negative health consequences from F-16 and F-35 jets.

Regarding the environmental impact of developing this land - there has been no assessment of farming pesticides, PFAS, and other chemicals in this soil. Contamination in this land will impact the Starkweather Creek. There are multiple endangered and threatened species within this land.

A vote to approve this development is a vote to destroy green space and agriculture land, and to endanger the health and lives of humans and animals.

Ledell,

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

Please consider this my registration against the Raemisch Farm zoning and preliminary plat proposals (File #609114 and #60683).

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

David Peloza, M.D.
Whitetail Ridge Resident

From: Noemy E Lesieutre <nelesieutre@madison.k12.wi.us>
Sent: Sunday, October 18, 2020 11:45 PM
To: Plan Commission Comments <pccomments@cityofmadison.com>
Subject: Comment occasioned by Legistar File ID#s 60683 and 60914

Comment occasioned by Legistar File ID#s 60683 and 60914

Dear Members of the Plan Commission:

This comment is occasioned by, not particularly focused on, the request by a developer for a zoning map amendment to enable the building of a new sprawl-type development on agricultural area located on the periphery of the City. This particular proposal is to rezone the Raemisch Farm land area north of town at the intersection of Packers and North Sherman Avenues.

The Planning Staff opens the "Analysis" portion of its comments on this proposal (p. 3) by stating:

As is the case with any subdivision reviewed by the Plan Commission, the consistency of the subdivision with the Comprehensive Plan and any adopted neighborhood or sub-area plan and the adequacy of public services to serve the development are the principal considerations when recommending approval of the zoning map amendment and preliminary plat to the Common Council.

Upon reviewing these considerations, the staff that states that, "the proposal is consistent with the recommendations for the site in both the *Comprehensive Plan* and the *Northport-Warner Park-Sherman Neighborhood Plan*," and then recommends "...approval subject to input at the public hearing and the conditions from reviewing agencies in this report."

We understand that, given the circumstances in which the Plan Commission operates, you are not in a position to turn down this or any other proposal that is "consistent with" these guiding documents. What we do not understand is why these controlling circumstances prevail when the overarching goals that motivate the *Comprehensive Plan* are to prevent greenfields on the city's periphery from turning into the sprawl field that will make it ever more difficult for our city to

achieve its goals for carbon neutrality on the necessary timeline. In this regard, we remind you that while a key goal of the Oscar Meyer Development is the goal of building a city center that has dense housing and is well-served by public transportation, a companion goal of such infill developments is to prevent precisely the kind of sprawl that will result from this Raemish Farm proposal.

In conclusion, we take the occasion of this proposal to highlight the misalignment between the “principal considerations” the Commission currently attends to and the larger goals we must achieve to keep our environment human-habitable.

Noemy Lesieutre, West High School Junior - 2522 Marshall Parkway, Madison, 53713
Hayley Tymeson, (address)
Susan Millar, 2233 Rowley Ave., Madison, 53726

Members, 350 Madison

From: Les Hoffman <ales.wellfast@gmail.com>
Sent: Saturday, October 17, 2020 11:54 AM
To: Plan Commission Comments <pccomments@cityofmadison.com>
Subject: Items 60914 and 60683 comment

We are writing in opposition to the rezoning application for the Raemish Farm development on Packers Avenue on the grounds of its currently having assignment to the Deforest Area School district. Until the property is included in the Madison Metropolitan School District, the students from any housing on that plat will be in the Deforest System, an unfair and untenable situation for many families, particularly with Lakeview Elementary School being next door to it.

The drainage issues for this property are not fully assessed by the Madison City Engineering Department. Deputy Director Gregory Fries has communicated to me that he was not even aware of the Raemish development which lies on land with high contour and drains into Starkweather Creek near the Dane County Airport. After study of the preliminary plat for the Raemish land, my conclusion is that the retention pond and drainage situation is not adequate for such a large, highly paved and hilly site. It's interesting to note that the excess drainage from the planned pond is shown to be carried off under County Highway CV (Packers Avenue) through an unbuilt culvert, to be directed to nearby Starkweather Creek. The increase in high rainfall incidents will continue in the Madison area and Starkweather Creek already is Madison's most polluted and controversial waterway.

Sincerely,

Les and Susan Hoffman
1510 Comanche Glen
Madison WI 53704

Punt, Colin

Subject: RE: Raemish Farm Development

From: jenartgirl <jenartgirl@gmail.com>

Sent: Wednesday, August 19, 2020 8:14:28 PM

To: Planning; All Alders; Sustainable Madison Committee; Knepp, Eric; marty@rifkin.com; rquam@quamengineering.com; Stouder, Heather

Subject: Raemish Farm Development

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

Dear Planning Council,

I am a resident of Lake View Ave on the Northside and have concerns about the proposed Raemisch Farm and Wheeler Road development. There are aspects of the plan that are disturbing.

In our recent community newspaper the [Northside News](#), Racial Justice, Art and Community are priorities on the Northside. But did you see that 3 pages and the front page article (Hartmeyer development) of the newspaper are devoted to preserving green spaces and caring for the environment? The environment is an important value of the Northside. This plan needs park spaces.

I attended meetings involving this property in April and August. In both meetings many of the questions below were not addressed. Can you please provide a vision that includes the Northside community involvement and **values**?

- 1.
2. How
3. will your plan care for the environment and
4. promote wildlife
5. here on the Northside?
- 6.

- 2.
3. The
4. Northside values nature and community. More natural areas and AS MANY TREES AS POSSIBLE would
5. abate the additional decibels produced by
6. the airport. Stormwater runoff and Wetland delineation are not green spaces. Where are the green spaces in this plan?
- 7.

- 3.
4. Aesthetics- How will
5. the character
6. of the neighborhood
7. be maintained?
8. Houses on the Northside are not cookie cutter designs. How will plans address a
9. variation of
10. architectural designs?
- 11.

- 4.
5. How are plans moving
6. forward on this land and White Tail Ridge when it is not in MMSD district? Where will these kids go to school?
- 7.

- 5.
6. How will additional
7. traffic
8. and safety concerns be addressed?
- 9.

- 6.
7. Commercial spaces
8. are proposed along the CV side. With currently empty spaces in our shopping centers,
9. is there
10. a demand?
- 11.

- 7.
8. Why is little green
9. space being planned?
- 10.

- 8.
9. Contamination testing?
10. Must be tested in regards to equity don't put people in a worse situation than what they were.
- 11.

Now, this next section is a copy of the transcript from the last meeting involving residents. Neighbors were able to ask questions through the chat feature of the meeting. It is not the entire chat transcript as some questions were addressed. You can see many ask the same questions. It is clear that the residents are not being listened to or concerns addressed. Please answer these questions as well.

From Colin Punt to Everyone: (6:20 PM)

https://www.cityofmadison.com/dpced/planning/documents/NWS_NeighborhoodPlan.pdf

From Jen Q to Everyone: (6:22 PM)

why did you not include a park?

From Jim Powell to Everyone: (6:24 PM)

Why do city staff want east-west and north-south streets? Just to understand the planning concept involved? 2) Do the north-south streets connect to the new developments just built along Tennyson?

From Michele Johnson to Everyone: (6:24 PM)

Why are there town house? Would like to see more single family homes.

From Diane Samdahl to Everyone: (6:24 PM)

I also don't understand why they took out the park. With this plan, everyone will come down thru Whitetail Ridge to use that park, doubling traffic on our quiet neighborhood roads.

From Michele Johnson to Everyone: (6:25 PM)

How do the F35's plan into this being so close to the airport?

From Linda Shaw to Everyone: (6:25 PM)

Is this primarily single family with the light green as townhouses?

From Denise Miller to Everyone: (6:26 PM)

Why isn't anything being addressed about the noise with the F35s? why is this a desirable space for a development!

From Linda Shaw to Everyone: (6:27 PM)

Very good question

From Diane Samdahl to Everyone: (6:27 PM)

There is no parking at Whitetail Ridge Park, and roadside parking is already dangerous.

From Beth Sluys to Everyone: (6:27 PM)

I think that the green line is the F35 zone. Is that true?

From Jen Q to Everyone: (6:28 PM)

No . The people will have to cross N. Sherman to get to Lake View Park

From Andrew Berna to Everyone: (6:29 PM)

With the elevation drop from Mayfield to Sunfield and the reduced visibility for cross traffic will there be a stop light or 4 way stop on Sunfield?

From Shannon Barry to Everyone: (6:31 PM)

Is there a need for additional retail space with so many empty retail spaces already?

From J Brennan to Everyone: (6:32 PM)

Concerned about impact on already seriously overcrowded Lakeview School.

From Shannon Barry to Everyone: (6:32 PM)

Agreed with J Brennan

From Jen Q to Everyone: (6:32 PM)

Colin- will you be addressing any of the questions that were sent via email

From Diane Samdahl to Everyone: (6:34 PM)

How does the residential density of this compare to the general master plan that was solely single home lots? This looks like a much more densely developed area than the neighboring communities. How will that added density impact traffic on Sherman and Packers?

From Colin Punt to Everyone: (6:35 PM)

We're going to try to address all questions brought up in the discussion session - I can respond to additional questions via email if there is not time.

From Rita Jones to Everyone: (6:35 PM)

My questions echo Andrew's. What is the traffic control plan with the rest of N. Sherman. There is a lot of speeding and dangerous driving. See

From Jen Q to Everyone: (6:36 PM)

not Chicago...not northside of Madison

From Lauren Isely to Everyone: (6:36 PM)

I am just saddened by the lack of planning for green space knowing how important it is to the people that already live here. And in fact, the reason we moved here in the first place. I doubt you would appreciate this happening in your (literal) back yard.

From Jen Q to Everyone: (6:36 PM)

I agree Lauren. not Chicago. we are the northside of Madison

From Shannon Barry to Everyone: (6:37 PM)

I agree too, Lauren. I was raised on the North side and it was an amazing place to grow up with all of the green space and the beautiful views.

From Les Hoffman to Everyone: (6:37 PM)

Would Madison Metro possibly route buses down Sunfield? How about sidewalks or walking paths within the development?

From Joanie Shawhan to Everyone: (6:38 PM)

I'm very saddened about loss of green space

From Jim Powell to Everyone: (6:39 PM)

Here are my previously submitted questions:

FOR THE DEVELOPER:

- 1) Who is the owner Dale Miller? -possibly the accountant**
- 2) Will you be buying the property from him or co-developing it with him?**

FOR CITY STAFF:

- 3) How will new residents in this development impact traffic on N Sherman Avenue and CV/Packers?**
- 4) Has Traffic Engineering done an analysis? If not, when will it do so?**
- 5) With Raemisch Farm, Hornung Woods and Oscar Mayer residential developments all in the pipeline in it seems that traffic could increase greatly. Do you anticipate that CV will need to be expanded to four lanes?**
- 6) Even if desired, would CV expansion even be possible because of the FAA regulations regarding roads around airports?**
- 7) Does the city have a policy about preserving farmland or the desirability of farmland?**
- 8) Plan Commissioners have been stating that new housing is needed because 70,000 additional people are expected to move to Madison in the next few decades. Does the city have a policy that desires this growth limits it?**

It is exhausting trying to explain how important natural areas, trees, and wildlife are to the health and wellbeing of residents is. I believe there have been enough studies and articles published about this.

Northside residents are participating and want a say in where they live and work. The city is not addressing these values if meetings are held and decisions made about this land without thoughtful planning that involves residents. By reading the above chat, it is clear that there is a confusion and frustration of not being heard about the plan.

Please address these concerns before any decisions are made on these lands. I thank you so much for reading and understanding how important this is. I look forward to your response.

Sincerely,

Jen Goodnough
1538 Lake View Ave.
608-215-3239

Punt, Colin

From: Jenny Quinn <jrsq97@gmail.com>
Sent: Monday, August 03, 2020 11:33 AM
To: Punt, Colin
Cc: jenartgirl
Subject: Re: Format of Raemish Farm mtg

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

I have a few comments to pass on, right now.

Suburbs are ugly, suburb housing is even uglier . The northside has character with the houses. The “surburbia” style is not a welcome addition.

According to Common Council, they need to develop Hartmeyer area to keep from developing on peripheral part of the city. This development is in the peripheral part of the city.

Kind Regards, Jenny Quinn

> On Aug 3, 2020, at 11:15 AM, Jenny Quinn <jrsq97@gmail.com> wrote:

- >
- > Will you need those comments this afternoon or can we send them after the meeting?
- > Will the public be able to ask any questions tonight, or is this a Q & A between you and Marty?
- > Can you provide the city review process and adopted plan this afternoon?

>
> Thank you!

>
>
> Kind Regards, Jenny Quinn

>> On Aug 3, 2020, at 11:08 AM, Punt, Colin <CPunt@cityofmadison.com> wrote:

- >>
- >> Jenny,
- >>
- >> The general agenda for the meeting will go as follows:
- >> - Introductions by Alder Abbas (and possibly Alder Kemble)
- >> - I will provide an overview of the City review process and adopted plan recommendations
- >> - Marty Rifken will provide an overview of his proposed development
- >> - Q & A Session

>>
>> I will not be reading through all written questions I've received. However, I can add any emails or comments you have to the Plan Commission's packet of materials for their review at next week's meeting.

>>
>> Colin Punt
>> Planner

>> -----
>> ----- Department of Planning & Community & Economic Development
>> Planning Division Madison Municipal Building, Suite 017

>> 215 Martin Luther King Jr. Blvd.
>> Madison, WI 53703
>> cpunt@cityofmadison.com |608.243.0455

>>
>>>>> The 2020 Census is here! As we practice social distancing, take
>>>>> the opportunity to complete the census now from the comfort of
>>>>> your own home. You can fill it out online at my2020census.gov, by
>>>>> phone, or by mail. <<<

>>
>>
>> -----Original Message-----

>> From: Jenny Quinn <jrsq97@gmail.com>
>> Sent: Monday, August 3, 2020 11:04 AM
>> To: Punt, Colin <CPunt@cityofmadison.com>
>> Cc: jenartgirl <jenartgirl@gmail.com>
>> Subject: Format of Raemish Farm mtg

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

>>
>>
>> Hi Colin,
>> Hope you are having a great day!
>> Just curious what the format of tonight's meeting on Raemisch Farm will be like.
>> Will you be reading the questions? Will people be able to speak?
>> Look forward to hearing from you soon.
>>
>> Kind Regards, Jenny Quinn

Punt, Colin

From: Ethington, Ruth on behalf of Planning
Sent: Tuesday, August 25, 2020 6:49 AM
To: Punt, Colin
Subject: FW: PROPOSED USE FOR THE WETLAND AREA ON THE RAEMISCH FARM DEVELOPMENT

From: Joan A Bell-Kaul <joan.bellkaul@wisc.edu>
Sent: Monday, August 24, 2020 10:37 AM
To: All Alders <allalders@cityofmadison.com>; Planning <planning@cityofmadison.com>; Knepp, Eric <EKnepp@cityofmadison.com>; Marty@rifken.com
Subject: PROPOSED USE FOR THE WETLAND AREA ON THE RAEMISCH FARM DEVELOPMENT

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

SUBJECT: NEED TO SAVE undevelopable wetland area on the Raemisch Farm acreage, along with an effective surrounding buffer of Green Space, as a public “nature reserve” or “nature park” area.

The sale of the Raemisch Farm acreage, part of which abuts North Sherman Avenue and runs south and east along Tennyson Elementary School and farther, for the purpose of development, has come to the attention of those of us who reside in the Lakeview Hill and Cherokee areas. The wetland, marshy undevelopable section of that acreage, comprising four-five acres, has been a gathering place for many migratory birds each spring, including the relatively rare Grebe and Avocet species, along with the usual Ducks and Geese. Year-round-- turkeys, foxes, and deer (among other “land species”) make their homes in that spot, as well. * This area has also been a gathering place for neighbors and “drivers by.” Each spring, neighbors from the Cherokee and Lakeview area—and also people driving by on their way to work-- have been known to gather along North Sherman Avenue to observe these newly-arrived migrants with their binoculars and trade information about the less-common species! Retaining-and hopefully adding a sizeable green surrounding buffer to—this natural feature will provide BOTH positive publicity for this development and an added incentive for people to consider moving into this new development.

As long as this wetland section of the acreage is undevelopable anyway, we suggest that a sizeable buffer- area of green space, a “surround,” as it were, be set aside, along with the actual wetland as its center, to create a Nature Preserve that would enhance the value of this proposed development. At the very least, a 75 foot buffer around the wetland would be required by the DNR anyway. Such action would preserve (as a Nature Park) part of the natural, wild character of that farmland which is prized by existing residents of this area. More, it would add a feature that will attract prospective buyers and renters to this development. **In the face of Climate Change, the presence of a natural-area reserve is a feature that surely will help to attract many future home owners and renters to this proposed development.*

We further suggest that such a preserve bear the name of the developer, to compensate with “posterity,” any profits that may be lost by donating this area, with a decent-size green “buffer zone” surround. For example, it could bear the name of something like the “Rifken Nature Reserve.”

To this end, we propose that **a minimum total of at least five acres surrounding this marshy/wetland area, which, of itself, comprises 4-5 acres, be set aside for a natural area reserve/buffer, both to *protect the ecosystem of this area AND to *enhance the value-and marketability of the homes and apartments that are planned to be part of this development.**

Respectfully,

Joan Bell-Kaul, Ph.D.

Home Address: 4225 Esch Lane, Madison, WI 53704

UW-Madison

[bellkaul@wisc.edu]

Punt, Colin

From: Joanie Shawhan <jmshawhan@gmail.com>
Sent: Monday, August 03, 2020 9:01 AM
To: Punt, Colin
Subject: Raemisch property

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

County road CV cannot support the current traffic flow. This project adds nearly 350 homes plus business traffic. How do you plan to mitigate traffic flow? The intersection at CV and Wheeler is very busy at certain times of the day and it's very difficult to access CV. Wheeler is the only access road for the Cherokee condos and several subdivisions CV belongs To the county and they have no plans in their budget for any changes except possibly repave the current road In their long range budget.

Thank you!

Joanie Shawhan
www.joanieshawhan.com
Your story + my story become our stories

**Comments from Kathryn McIntyre re: “Raemisch Farm” proposal
August 3, 2020**

Concerns about the rezoning:

- Environmental impact of losing more trees.
- No more overpopulation, no more buildings.
- The property should be turned into a nature area. Don't cut down the trees, and that goes for other parts of Madison, too.
- Every tree is a precious asset, worth more than any building.
- The oxygen trees produce keep us alive. When the trees are cut down, that means no more oxygen.
- Family planning must be the #1 priority. Not Planned Parenthood but government instituted, like in many European countries. Overpopulation contributes to the spread of COVID-19. The plague and other viruses didn't spread across the world like COVID-19 has.

You must not vote for the rezoning.

From: Jane Qualle <emmaq@att.net>

Sent: Sunday, July 26, 2020 6:22 PM

To: Planning <planning@cityofmadison.com>

Subject: Thoughts About Developing the Raemish Farm land on Madison's North Side

I would like to submit my thoughts/questions regarding the development of the Raemisch Farmland on Madison's North Side.

We bought our house on Sunfield Street in 1985 and have always appreciated the limitations of further development in our neighborhood with the natural boundary of Cherokee Marsh to the North, Highway 113 to the West and the airport to the East. **Please bear with me with the next couple of comments.** When we moved in 35 years ago, there certainly was "airport noise", but it was minimal, hardly noticeable. These days, we get to experience the very loud "sound of freedom" as the military sends up very loud jets, usually 3-4 jets twice daily, and more recently, there must have been training as we had quite loud "noise pollution" from jets flying all day long! (Can't wait for the F-35's....sarcasm!)

In addition to the airport noise pollution, we have been experiencing quite a bit of train noise at 3:00 AM most nights. Every road with a train crossing on the North Side has gates that come down when a train comes through. I'm not quite sure why we have to hear train whistles loudly blaring, sometimes for up to an hour in the middle of the night, as the trains are passing through.

The above comments make me wonder if prospective buyers in this new development are being apprised of all the noise pollution that they can expect living on the North Side?

One thing I have really appreciated about living on the North Side, after visiting other parts of this city, is the less frenetic pace, less traffic craziness. Add increased population and the North Side will lose a large part of its appeal.

After reviewing the plans for the new residential development, I notice that there will be access to the new area from North Sherman via Sunfield Street which will be extended east, across North Sherman Avenue to County CV. My two concerns with this are:

Traffic

--- Sunfield Street had four "speed bumps" that were placed a few years back as traffic was an issue. (I'm not sure of the success of the speed bumps as cars tend to significantly accelerate between bumps 2 and 3, of course, right in front of our house!) With Sunfield Street connecting,

across North Sherman, to County Highway CV, I see a **dramatic increase in traffic on an already busy residential street (with a park on the block by the way) as people access County CV.**

My second concern regarding this intersection of North Sherman and Sunfield Street is that **Sunfield Street is located at the bottom of a hill.** Viewing oncoming traffic to access North Sherman or cross the intersection will be challenging and I can't help but wonder **how many fender benders will be occurring there!**

---Yet another concern is **schools.** With the large increase in housing units, certainly some families will have children. What have studies shown in terms of increasing the student population at Lake View School and Gompers School, and will the increased population require building another school or adding on to existing schools?

What effect does the potential development have for the need for increasing police, street maintenance, and other city services?

While I appreciate Madison is growing and housing is unbelievably expensive (we couldn't afford to sell our house and buy another property in Madison!), my concern is what this development will do to the value of our property, not to mention the property tax increases needed to provide services for ALL the new development in Madison?

In submitting this message, I would like to register against developing this property.

Respectfully Submitted

Jane Qualle
1634 Sunfield Street
Madison 53704

Punt, Colin

From: Jim Siebers <jpsiebers@gmail.com>
Sent: Tuesday, August 4, 2020 10:39 AM
To: Punt, Colin
Subject: Fwd: north side developments

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

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

From: **Jim Siebers** <jpsiebers@gmail.com>
Date: Tue, Aug 4, 2020 at 10:36 AM
Subject: north side developments
To: <cpunt@cityofmadison.gov>

Hi,

I am following up on last night's zoom meeting re: the raemish farm development.

I too am concerned with the schools, traffic (CV for sure needs to be improved) and proximity to the airport. I will be really sad to see these farm fields go away.

I really would like to see a few changes made to this planned development.

1. There really needs to be a land set aside within the boundaries of this development for a neighborhood park that would include playground equipment for sure and maybe room for a soccer field too. I was appalled at the comment made by the parks' dept person that one was not needed or called for given the proximity to warner park. warner park is too far away with a very busy intersection to cross.

2. The development is much too dense. make all of the single family lots at least 50' wide (60' is even better). and definitely get rid of the townhomes/whatever they are on the far west side of the property.

I am far more concerned with the development being planned north of this one and bordering CV and wheeler road. Multiply all concerns raised during last night's meeting by 3 for this abomination. Are you also working on this development?

Thank you,

James Siebers
Madison WI

From: [Lauren Isely Ziegler](#)
To: [Punt, Colin](#); [Plan Commission Comments](#)
Subject: Raemisch Farms Development
Date: Sunday, December 13, 2020 11:24:03 AM

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

Good morning,

I am writing to you as a concerned resident of Whitetail Ridge. Our property immediately backs up to Raemisch Farms and the current proposed plan is (for lack of better words) a nightmare.

We purchased this house in 2018 because of the green space. We actually hadn't even been looking in Madison - the city we love - due to price and green space being an issue in the city. We were beyond excited when our realtor sent this house over to us. Since then we've had deer, turkeys, coyotes and cranes visit us - something that is quickly going to go away.

I would like to summarize my biggest concerns as a resident of Whitetail Ridge and a homeowner who's property borders Raemisch Farm:

1) Green Space: When speaking with others in our community, green space is a huge issue and we're all heartbroken to lose it. The most recent plan was appalling, as we were promised green space would still be included. Marty's poor development plans (that he based off of Chicago - no, this is not Chicago metro, it's the Madison north side) removed green space and ADDED townhomes and more multi-family dwellings. We can't rely on everyone using Whitetail Ridge Park, especially when more selfish folks with money have purchased the land to the north of there.

2) Roads: CV and Sherman are already overused. CV would be an absolute nightmare getting to and from work. There are so many commuters from DeForest and Sun Prairie that use that road, the mornings and afternoons are extremely busy as-is. Earlier this year, Packers Ave. was inexplicably taken from two lanes to one and a largely unused middle turn lane, clogging up the flow even more. Adding thousands of people would be a nightmare.

3) Schools: We are not parents, but our community is filled with young families. This would add an intense strain to our already ailing school district. Additionally, those students have to get to school, adding to the problems with our busy roads.

4) Emergency Services: A good example is we just had a half a foot of snow Friday evening and Saturday morning. We weren't plowed until close to 8:00pm. What will a development add to that? I drive a small car and traveling in a half a foot of snow is not exactly manageable.

For the sake of politeness, I will keep my thoughts on the developer to myself. However, I think he is very out of touch with the northside and especially our

expectations as a community in Whitetail Ridge. I would love to see the entire project thrown out the window and he take his money elsewear, but I know that's big dreaming. At this point, our goal is to try and make this feel like part of our community and we don't feel like anyone is listening to our concerns. We are homeowners, we are community members, our thoughts and concerns should be valid.

Best,

Lauren & Eric Ziegler

--



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