

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

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Plan Commissioners:

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

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

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

Thank you.

JIM POWELL

1311 Lake View Ave  
Madison, 53704

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

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

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Dear Commissioners,

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

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

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

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

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Hello--

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

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

Thank you.

Cindy Carlson

Prepared by: Beth Sluys, District 18

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

### ***The Relationship Between the Comprehensive Plan and Sub-Area Plans***

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

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

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



Robert Pierce, Madison farmer, photo credit: Isthmus

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

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

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

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

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

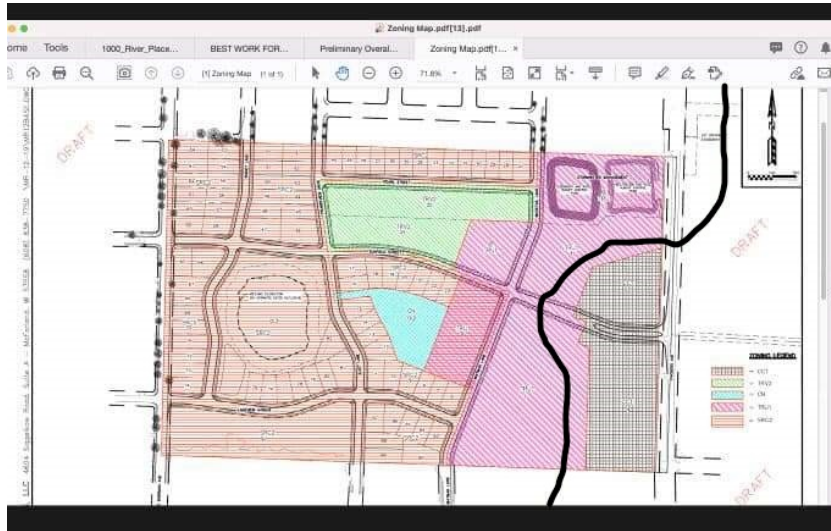
Many people want to be a part of this opportunity to create economic successes, provide land access for all of Madison, and especially engage with our diverse community to build a better Northside.

### **Additional Impacts from F35 Bomber Jets**

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

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

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



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

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

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

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

Thank you.

Beth Sluys  
District 18

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

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Plan Commissioners:

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

The current plat proposal lacks space for urban gardening and/or farming as envisioned in the Warner Park-Sherman Ave. neighborhood plan, and more parkland is needed for residents of the proposed the multi-family housing units. Having children play on Hwy CV/Packers Ave. is not a good idea. Even expecting that children will walk to Whitetail Ridge or Berkeley Oaks parks is a stretch. And walking to Warner or Lake View Heights parks means crossing extremely busy thoroughfares. Families need parkland that's in their back yard to play; if the Covid virus has taught us nothing else, it's that local outdoor space is vital to our health. Without more green space, the mental health of families, particularly children, residing in these units will be put at serious risk.

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

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

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

Alison Lindsay Mares

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

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Dear Plan Commission and Alder Myadze

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

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

For Climate services and benefits

For Water services and benefits

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

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

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

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

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

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**From:** [Maria Powell \(MEJO\)](#)  
**To:** [Plan Commission Comments](#); [Myadze, Charles](#); ["Syed Abbas district12"@cityofmadison.com](mailto:Syed_Abbas_district12@cityofmadison.com)  
**Subject:** Please refer items 8 & 9 on Monday, Feb.. 7 Plan Commission agenda  
**Date:** Sunday, February 6, 2022 5:12:20 PM

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Dear Plan Commissioners,

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

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

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

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

Thank you for considering my comments.

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

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

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Dear Planning Commission Members,

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

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

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

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

Respectfully,



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

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

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

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

Thanks!  
Bob Entwistle  
2709 Center Ave  
Madison, 53704

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

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

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

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

Thank you for your consideration,

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

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

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Dear Plan Commission members,

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

Thank you,

Rebecca Leidner

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

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Good morning,

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

Regards,

James Siebers  
Madison, WI

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

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

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

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

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

Greta Casey

510 Stang St, Madison, WI 53704

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

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Dear Commissioners and Alder Myadze,

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

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

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

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

Sincerely,  
Les Hoffman  
Madison