

**From:** [Joan A Bell-Kaul](#)  
**To:** [All Alders](#); [Plan Commission Comments](#)  
**Subject:** Cart Before the Horse??  
**Date:** Sunday, August 28, 2022 11:46:18 AM

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

Dear Alders:

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

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

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

Joan Bell-Kaul

Lead, Environmental/Nature/Wildlife Group-Nextdoor (now 750+ members and still growing)

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**Subject:**

# put the cart before the horse

— to do things in the wrong order, back to front —



Having dinner before dinner is putting the cart before the horse!

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**From:** [Michelle Ellinger](#)  
**To:** [All Alders](#)  
**Cc:** [Mayor](#)  
**Subject:** Farming for the Future  
**Date:** Wednesday, August 31, 2022 2:12:01 PM

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

Dear City of Madison Alders,  
On Tuesday, the Raemisch Farm proposal will be up for approval once again. You have placed this proposal on file twice.

There is a strong and compelling argument for this 63 acres of agricultural land to be preserved rather than to approve a rezoning for housing.

Many farmers have not had their voices heard in this conversation. We were able to capture video last week of a Northside farmer, Alley Chang, who lives with her family of 11 on N. Sherman Ave. Alley currently drives 20 minutes for land access for growing. Farming, for her family, has a generational impact. Please spend 5 minutes watching her story— one that often is not told in these meetings as decisions are made.

Farming for the Future:  
<https://vimeo.com/744992304>

Thank you so very much for all you do for the residents of Madison.

Sincerely,

Michelle Ellinger Linley  
for Raemisch Farm Work Group  
608-577-8611

**From:** [Lori Getter](#)  
**To:** [Plan Commission Comments; All Alders](#)  
**Subject:** Raemisch development  
**Date:** Monday, August 29, 2022 1:22:08 PM

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Hello,

I live on Delaware Blvd and have been a northside resident since 2008. I am once again requesting the planning commission and the alders vote no on number 19 and 20 on the agenda. It has been frustrating. There is no reason to not wait and actually hear and see the impacts of the F-35's. They will be here soon enough.

In addition, I worry about flooding in that area. I question the plan the company has given for runoff. I worked in emergency management for 23 years. I understand the impacts of flooding and poor planning. That water will need to go somewhere.

Has anyone seen what happens when we have heavy rains or rapid snowmelt. That area becomes a lake. It takes a long time for that water to drain. When that soil is saturated - water will be in basements. I know - because most homes on the northside - north Sherman Ave. deal with water issues - including my own home.

Finally, before building another huge development- this city needs to focus on crime. Every few days there is a shooting or gunshots. When I moved here, the northside was basically a nice residential neighborhood. That is not the case now. I have talked with officers and they say they need more help. Same with fire and EMS.

There are many other issues that are never discussed during the Zoom meeting due to time including traffic, schools, and environmental impacts. It always seems this is a rush job to push this through rather than giving careful planning and consideration.

Please do the right thing and vote no.

Lori Getter  
1529 Delaware Blvd

Sent from my iPhone

**From:** [Les and Susan Hoffman](#)  
**To:** [All Alders](#)  
**Cc:** [Mayor](#)  
**Subject:** Raemisch Green Street: Round Three  
**Date:** Tuesday, August 16, 2022 9:12:04 AM

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Dear Madison Alders,

My wife and I consider the development proposed for the third iteration by Green Street as an act of desperation; little has changed in the site plat and the St Louis developer appears to keep submitting their plan until the Plan Commission and Common Council “capitulate”. They seem to have no interest in Madison except their return on investment in the Raemisch site. The minor changes in Green Street’s proposal will do nothing to truly mitigate the discomfort of living near the coming F-35 aircraft, or of living in a property with limited Metro service and lacking amenities like sidewalks on bordering roads. Building soundproofing may or may not help, and residents will still be outside part of the time. The downhill drainage for the property as platted is likely to cause problems in the event of large rainfalls. The drainage issue will be exacerbated by the large increase in paved areas. In addition, the location only encourages more private vehicular traffic to and from Madison. As you know, the new Madison Metro network plans decrease bus service to the Northside in general.

As has been pointed out by Marsha Cannon in a letter to this body, the provision for more wetland preservation does not allow enough space for urban agriculture to be practical. All of these small alterations don’t remove the fact that the Sherman Avenue site near the airport is not suitable for any new housing to be built. The F-35s are due to arrive in 2023.

We have a few questions for you to ask yourselves:

- 1) Would you recommend living there to members of your family and your friends?
- 2) If you were a first-time homeowner would you be comfortable with living there?
- 3) Is it really a just and equitable location for affordable housing in Madison?

Please consider the effects of the Green Street's third, similar proposal on real people, not on corporations or housing quotas. Madison has better locations for affordable housing.

Sincerely,  
Les Hoffman  
1510 Comanche Glen  
District 18

**From:** [Steven Klafka](#)  
**To:** [Myadze, Charles](#)  
**Cc:** [All Alders](#)  
**Subject:** Opposition to Green Street Development of Raemisch Farm  
**Date:** Wednesday, August 17, 2022 4:14:08 PM

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

Alder Charles Myadze,

Please accept my comments opposing the Green Street development of Raemisch Farm. This is a also letter to the editor recently submitted to the Wisconsin State Journal.

Steve Klafka  
508 Elmside Boulevard  
Madison 53704

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Like a Whac-A-Mole game, the developer of the Raemisch Farm site on North Sherman Avenue has returned to Madison with their third proposal. If we rely on science to make our decisions, there should be no residential development around the county airport until after the Air Force deploys its F-35 fighter jet squadron to Truax Field.

In Vermont, where the F-35 jets have already been deployed, they tell us of increased risk of mortality due to heart attack, increased anxiety and depression, increased attention problems, decreased reading skills and increased aggressive behavior. Which of our city leaders want to make Madison's children unhealthy, sad, stupid and mean?

If and when the jets arrive here, we can assess the damage caused by our Air National Guard as they irresponsibly increase fighter jet training in our growing urban area.

The Raemisch developer suggests a little extra noise insulation will solve anticipated problems and protect our kids. Even the city gave into the noise insulation fallacy when it recently approved \$70 million of low-income housing at the Bimbo Bakery site in the airport zone considered "incompatible for residential use".

Are we back to promoting environmental injustice and racism around the county airport?

# Northside Planning Council



**DATE:** August 29, 2022

**TO:** All Alders, Mayor, Plan Commission

**FROM:** Madison Northside Planning Council, Inc.

Lauri Lee, Chair

Martee Mikalson, Interim Executive Director

Chris Brockel, Food Systems Director

**RE:** Endorsement of Raemisch Farm Property Legistar #72876 & 72365

The Madison Northside Planning Council, Inc. endorses moving forward with the development on the plat of the 63.5-acre parcel between Packers Ave. and N. Sherman Ave. known as the Raemisch Farm.

The Northside needs this new, well-planned neighborhood for the Northside to thrive.

- The Green Street developer has been responsive and demonstrated willingness to work with the City Council, Northside District 18 Alder Myadze, the neighborhood, Northside Planning Council, Lake View Elementary School and other community partners. This is a good developer that we don't want to chase away.
- The \$150 million development will help with the establishment of a much needed Northside TID to help with future growth. Saying yes to this project is a yes to the future of the Northside.
- This is about equity. Green Street plans for a mix of needed market rate and workforce housing. The 76 homes will be and in character in size with the nearby Whitetail Ridge homes. The 2- and 4-unit town homes will help bridge the housing needs of young families as they progress from apartment living to home ownership. The mix of housing adds to the diversity of housing stock on the Northside, which is heavily low income. Young professionals need a place to live while they are growing in their careers.
- It's about economic development. The economic benefits of increased access to quality, workforce housing is about addressing inequality, creation of jobs and greater tax generation. The cry of Northside businesses is for a local, qualified workforce with growing incomes to spend at local Northside businesses.
- We recognize the proximity of the property to the airport and the F35 airport noise. We can't pick up the parcel and move it, so working with Green Street which is soundproofing the apartments they build will mitigate the noise. People get to choose where they live, and this neighborhood will have plenty of reasons for them to choose this community as home.
- There is 3.5 acres dedicated to parkland and open space. They're also providing protection for the woodland area.
- A number of acres are set aside for the Lake View Elementary School Outdoor classroom.
- There are 8 acres preserved for farmable/tillable agriculture. As a point of comparison, Troy Community Farm is 6 acres. We recognize that some folks wanted more agricultural land for food production, but we are keeping in mind that this parcel has been designated for housing and it is much needed for the Northside and for the City of Madison.

