

From: Steven Klafka <steven.klafka@gmail.com>

Sent: Monday, March 29, 2021 10:17 AM

To: Mayor; All Alders

Cc: Safe Skies Coordinators

Subject: Safe Skies Clean Water Wisconsin Opposition to Rezoning of Property on Packers and Sherman Avenues (Item 60914)

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On behalf of Safe Skies Clean Water Wisconsin, I am writing to oppose the rezoning of the property on Packers and Sherman Avenues to allow residential construction. This is Item 60914 on the May 30, 2021 meeting agenda. This agenda item is creating Section 28.022 - 00454 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue in the 12th Aldermanic District.

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

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

The 65-dB DNL boundary described in the EIS is arbitrary and not a fixed line. It is based on Air Force noise modeling using many assumptions which will not be verified. The property on Packers and Sherman Avenues may already be inside the 65-dB DNL. This standard represents daily average noise exposure using the annual average number of flights. It does reflect the

peak noise levels that we will actually hear. Furthermore, this standard is over 50 years old and only addresses annoyance of airport noise. This standard does not address the myriad of other physical and mental health, and educational problems caused by aircraft noise. The [FAA is currently reviewing this standard](#). It's initial studies show it should be much lower such that the entire property under Item 60914 will likely be considered by the FAA to be incompatible for residential use in the future.

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

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

Steven Klafka

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: [Hannah Lee](#)
To: [Plan Commission Comments](#)
Subject: December 14 Planning Council meeting, Agenda Item #3: Comment
Date: Monday, December 7, 2020 7:59:03 PM

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wish to comment on the plan to develop the area on Packers Ave. described in this item.

It is a grave disservice to further develop for residential habitation an area which is already at risk for serious health problems due to noise from Truax field from the F-16 bombers, and which can be expected to increase between 3- and 5-fold with the introduction of the F-35 bombers that are expected by 2023.

Needless to say, the area described and at risk is already primarily inhabited by lower-income residents, and the proposed development appears to have low-income housing as a component.

While there is a crying need for low-income housing in Madison (since a number of the newer "affordable" developments are not at all affordable to the residents who live in the area bordering the proposed Packers Ave. project), locating such housing in this area is just more of the same: burdening low-income people with the noise, filth, and health risks that these bombers will bring and which has been documented elsewhere.

Relocate the F-35's to a non-residential site before you increase the population around Truax Field! This proposed development is directly across the road from the Air National Guard landing strip; the afterburners from the F-16's already rattle windows in this area and prevent locals from even being able to talk on the phone when they are taking off! The F-35's are even more dangerous, and will be here by the time this area is developed, if things go according to plan. *More* poor people to get their hearing damaged and their health and peace compromised? Really?

Truax Field is less than 1/2 mile from dense population; placing more people there only to expose them to the horrific noise and pollution concerns these planes raise, is at the very least irresponsible, and at the worst, cynical and hypocritical.

Here is yet another study showing the health risks associated with neighborhood noise: <https://www.bu.edu/sph/2020/11/06/neighborhood-noise-may-increase-dementia-alzheimers-risk/>

To Summarize: The development of this parcel of land is not separate from the problems at Truax Field concerning the coming F-35 Bombers. Low-income people, often POC, are usually shunted to less desirable areas, and we all know that this is not a desirable area, primarily because of the proximity to Truax and the noise there. If it were, rich people would already live there!

Please, don't put more people next to Truax until the bombers are gone.

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Hannah Lee
3834 Tennyson Lane #312
Madison 53704
608-588-7365

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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Please Consider the Environment Before Printing this Email

From: [Jill Andersen](#)
To: [Plan Commission Comments](#); [Punt, Colin](#); [Abbas, Syed](#)
Subject: Application for Demolition Permit and Conditional Use at 2402-2410 Packers Ave. 1-11-20 Virtual Meeting
Date: Monday, January 11, 2021 12:01:53 PM

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

To the Planning Commission, Planner Punt and Alderman Abbas,

I was very disappointed to see no response to my previous comments in the revised staff report presented to the Plan Commission this evening. In fact the staff report does not discuss at all the impacts of the proposed demolition and expansion of the auto use on our home or the other single family homes next to the property. We have still never been contacted by the applicant or by the staff. There is nothing in the staff report about the effects of the application on our neighborhood.

If the Commission approves this application, we will all be much more exposed to all the negative effects of the existing business – floodlights, loudspeakers, black oily soot. The existing storage shed shields our home from the auto business and from Packers Avenue, and if this application is approved as proposed, you will put our property on Packers Ave. next to a parking lot and essentially a junk yard. We did not purchase this property to be next to an auto body shop, or to be on Packers Ave. Our property values will plummet as this private and quiet back yard will not be usable. If the Commission is inclined to approve this despite the effects on our property, , the owners should at least be required to build a concrete block wall at least 6 feet high on the property line next to our home and the other single-family homes to replace the shielding provided by the storage shed. Without this our backyard will be unlivable. Also hours of the body shop should be 7:00 am to 6:00 pm, not until 7:00 pm as you have noted.

I also have these comments and questions:

1. The staff report states that the auto repair is a non-conforming use and says that this is an expansion of a nonconforming use. The city's Zoning Code Section 28.191(1)(b) states that a "nonconforming use shall not be extended or expanded." How can the City approve an expansion of a nonconforming use when this is not permitted?
2. The conditions of approval would allow vacuuming and cleaning of autos to take place in the parking lot.

However, in the CC-T zone, Zoning Code Section 28.067(5)(a) does **not** allow vacuuming and cleaning to take place outside an enclosed building. How can the City allow this to take place outside an enclosed building when this violates the Zoning Code? [See copy of Section 28.06 7(5)(a) below.] Also, the application states that the owners intend to use the area for detailing and for disassembling cars for re-calibration because this requires a large open area. The conditions should clearly state that the area **cannot** be used for these planned uses.

3. The staff report states that staff is “unaware of complaints or issues,” but in the email I previously sent to the Commission I said that, “The existing operation creates many nuisances in the area. In particular, it has high floodlights that flood the neighborhood, it creates noise from its "blowers", also creates noise from moving cars around the lot, parks cars all over the neighborhood, and we get black oily soot in our screened in porch (having to cover the screens with plastic).” If this nonconforming use is to be allowed to expand, all the lighting should be required to meet the City’s existing standards and the business should be required to park all cars on site.

To approve a conditional use permit, the Commission must find that “the uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.” (Zoning Code Section 183(6).) If this use permit is approved, it will substantially impair our home, our property value, and the enjoyment of our property. We would ask the Commission not to approve the demolition and the use permit as it is now recommended for approval.

Section 28.067(5)(a):

(5)Site Standards: New and Existing Development.

(a) All business, servicing or processing shall be conducted within completely enclosed buildings, except:

1. Off-street parking and off-street loading.
2. Outdoor display and outdoor storage.
3. Outdoor eating, cooking, and service areas associated with food and beverage establishments. (Am. by ORD-13-00178, 10-23-13)
4. Bicycle-sharing facilities.
5. Auto service stations.
6. Vehicle access sales and service windows.
7. Walk-up service windows.
8. Solar energy systems and wind energy systems.
9. Cemeteries.
10. Yard sales.

- 11.Vending machines.
- 12.Composting.
- 13.Outdoor recreation.
- 14.Keeping of chickens and keeping of honeybees.

In addition, we have spent thousands of dollars in landscaping to improve our back yard. The exposure to Packers Ave. will destroy everything we have invested in. It will expose our backyard and those of our neighbors to noise, pollution and unsightly vehicles.

Thank you,
Jill Andersen
1953 Sachtjen St.

From: [Jill Andersen](#)
To: [Plan Commission Comments](#)
Subject: Application for Demolition Permit and Conditional Use at 2402-2410 Packers Ave. 12-14-20 Virtual Meeting
Date: Friday, December 11, 2020 3:00:39 PM

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I am one of the property owners that is along the property referenced above that you are considering for Conditional Use. I was not aware of the request until a week ago, via a post card that was in a catalog I received. I called the number on the post card on Monday Dec. 7, 2020 and left a message. No one has returned my call. The staff report states no one has expressed any opposition. I am opposed to this for a number of reasons and would have objected to it and would have discussed this with Colin Punt had I known about it.

1. The auto shop is a nonconforming use in a residentially zoned area. The existing operation creates many nuisances in the area. In particular, it has high floodlights that flood the neighborhood, it creates noise from its "blowers", also creates noise from moving cars around the lot, parks cars all over the neighborhood, and we get black oily soot in our screened in porch (having to cover the screens with plastic). The application makes clear that the intent is to operate this nonconforming use for many more years. If so, it needs to be made compatible with the adjacent residential uses. The owners have never contacted us or any of the other adjacent property owners before making this application.
2. One of the conditions of approval is that all auto repair activities take place within enclosed buildings, but the application states clearly that they intend to use the open parking lot for detailing of cars, body work and disassembling of cars. This will increase noise and is inconsistent with the conditions.
3. The application will additionally expose the residences on our street to additional noise from Packers Ave. The current building they want to tear down shields us from a lot of that noise.
4. The photos of the building to be demolished show what appear to be stored hazardous materials. There needs to be conditions applied to ensure that they are properly removed.
5. I am requesting the following as conditions of approval:
 - A. Make it clear that none of the activities listed may take place in the parking lot - parking may only be used to park vehicles and not to detail cars, body work or disassembly.
 - B. Remove the existing floodlights and if replaced, replace with lights shielded so they do not spill lights onto adjacent properties. This should also be the case with the parking lot if this application goes through.
 - C. All vehicles must be parked on site.
 - D. Replace the existing privacy fence with a concrete block wall or a highway noise barrier to

- adequately shield the homes from the business noise, and Packers Ave. noise.
- E. Require a drainage plan that shows no runoff will enter adjacent properties.
 - F. The proposed conditions limit operations from 7:00 am to 6:00 pm.

Thank you,
Jill Andersen
1953 Sachtjen St
Madison, WI 53704