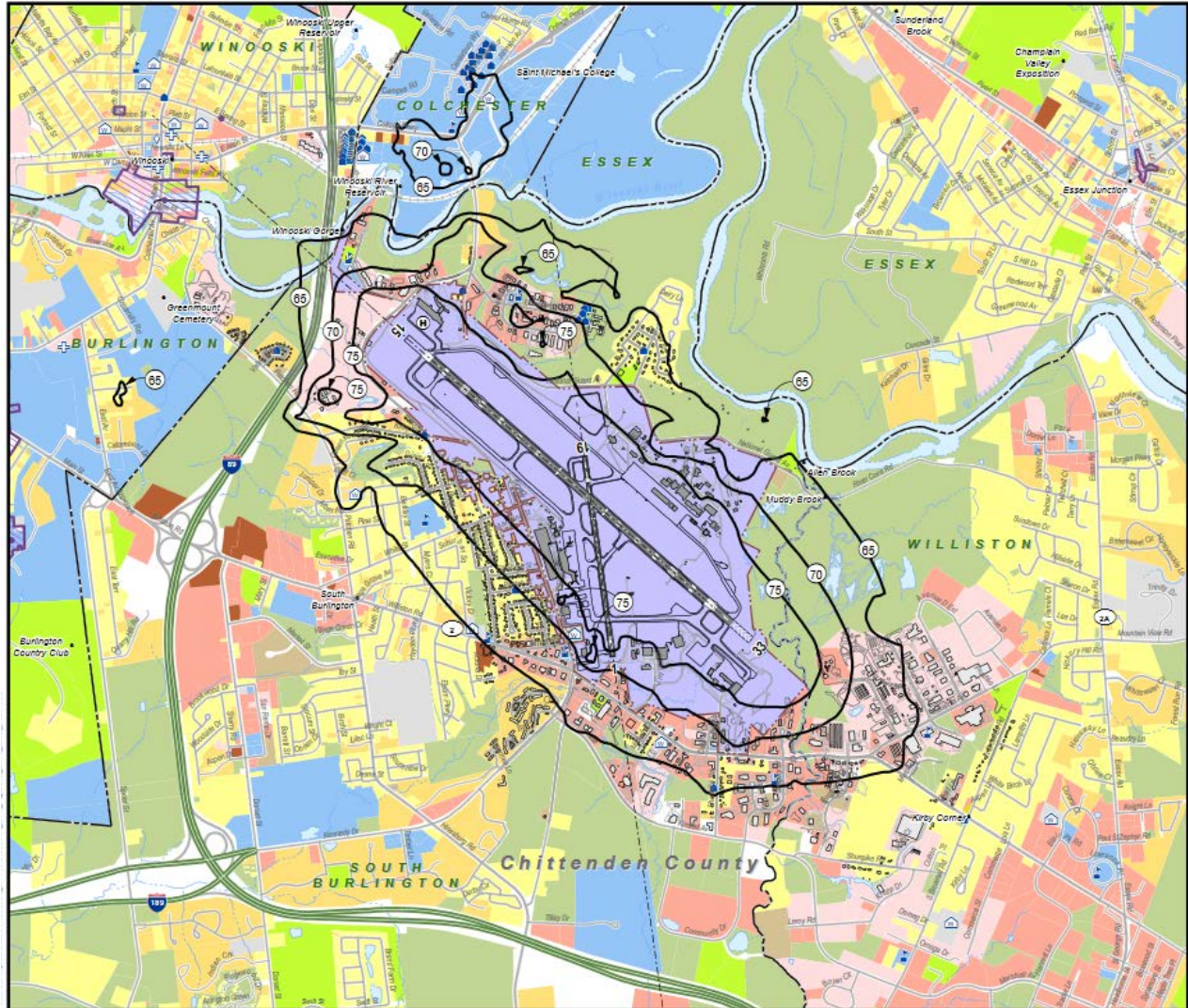






## Mark Voss

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



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

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

James Kersten



Teddy Kaul



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

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

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

Planning Commission Members:

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

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

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

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

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

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

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

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

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

Sharla Miller



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

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Dear Planning Commission and All Alders:

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

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

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

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

Joan Bell-Kaul, Ph.D.

UW-Madison/Language and Literature Online Instructor

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

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

City of Madison Plan Commission

RE: Agenda Items 6 and 7

Dear Plan Commissioners

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

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

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

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

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

Best wishes and care

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

2273 East Washington Ave. Madison WI 53704

