



11/1/2019

The U.S. Air Force F35-A Operation Beddown proposed installation at the Madison Wisconsin Truax Field's 115th Air National Guard fighter wing has released a draft Environmental Impact Statement to the public to provide information on how the new F35A operations will affect the surrounding community. The installation process also calls for public comments to accompany the EIS before officials make a final decision as to the suitability of Madison, WI as a home for the F35s and vice versa.

The EIS describes a sound contour within which the average day/night decibel level (DNL) will likely exceed 65dB. Page WI-68 of the EIS refers to this area as being potentially "incompatible for residential use." This contour is depicted on a map on page WI-70.

As real estate professionals, our firm has paid close attention to this proposal and the public conversation it has fostered. Of particular interest is that the EIS and the ensuing conversation have omitted any objective data relative to the effect this proposal will have on the value of real property in the areas surrounding Truax Field.

To begin to fill this gap, agents of our firm have conducted a canvass of the 2019 Property Tax Assessments of every domicile that we could ascertain was within the 65dB DNL contour as relayed from the EIS by the enhanced map provided by Madison city staff.

Our preliminary search has concluded that over \$255,000,000 of assessed property value used for residence lies within the proposed 65dB DNL.

To be clear, this value is taken from publicly available tax assessments. We chose this methodology because it was the most accurate and current data available. Please note that this does not reflect current market value, which in Dane County is frequently higher than the tax assessment. Our figures were derived to be the most conservative but accurate values available.

We are now going to further investigate what effect upon this \$255,000,000 of property value may be made by the beddown. We hope that officials may begin to take into account this value before making a final decision on whether to locate this operation in Madison, WI.

Please find the attached chart titled "F35 65dB Property Assessment."

Darcy Haber
Jesse Pycha-Holst
John Winters
Jennifer Johnson
Susan Detering
Nadine Kornell

Solidarity Realty



1148 Williamson St
Madison, WI 53703
(608)284-9311
SolidarityRealty.com
Office@SolidarityRealty.com