



**GREEN STREET
DEVELOPMENT**

September 6, 2022 Common Council

4000 PACKERS

MADISON, WISCONSIN

MIXED-USE DEVELOPMENT



Summary of Key Components

- Documented Support
 - Unanimous Planning Commission Support
 - Lakeview School Support
 - Alder support
 - Northside Development Council Support
- Advocates for Green Building
 - National Green Building Standard
- Economic Development Catalyst
- Supporting the preservation of Agricultural Land
- Commitments around sound attenuation



GREEN STREET DEVELOPMENT

Overview

- Economic Development on Northside
 - Raemisch was annexed to support economic development
 - Proposed ~ \$150,000,000 of economic catalyst
 - New neighborhood amenities / jobs / living options / accessible outdoor space
- A mix of housing opportunities will be provided and built to National Green Building Standards
 - Single family / Townhomes / Multi-family
- Various housing price points will be available
 - Market rate / Workforce (no tax credits)



GREEN STREET DEVELOPMENT

Overview

- Modified plan to meet community needs
 - Denser housing / Smaller lots
 - Commercial opportunities on ~7.5 acres
 - Maintaining 10.5 acres for Urban Agriculture
 - **ELIMINATED 21 ADDITIONAL HOMES**
 - Donating 3.52 acres to school for expanded outdoor classroom
- Noise Attenuation
 - VOLUNTARILY restrictive requirements on the plat around noise
 - Memo on record to document commitment
 - Discussing TID with staff to help support
 - Following the same process as the redevelopment of the BIMBO site
 - Outside 65 db line



Modified Single Family Lots

- Altered the proposed zoning class and lot sizes so that new homes are consistent with surrounding neighborhoods

Modified Town House Plan

- Removed from Sherman frontage
- Altered zoning class and lot size per community feedback
- Increased diversity of housing choices

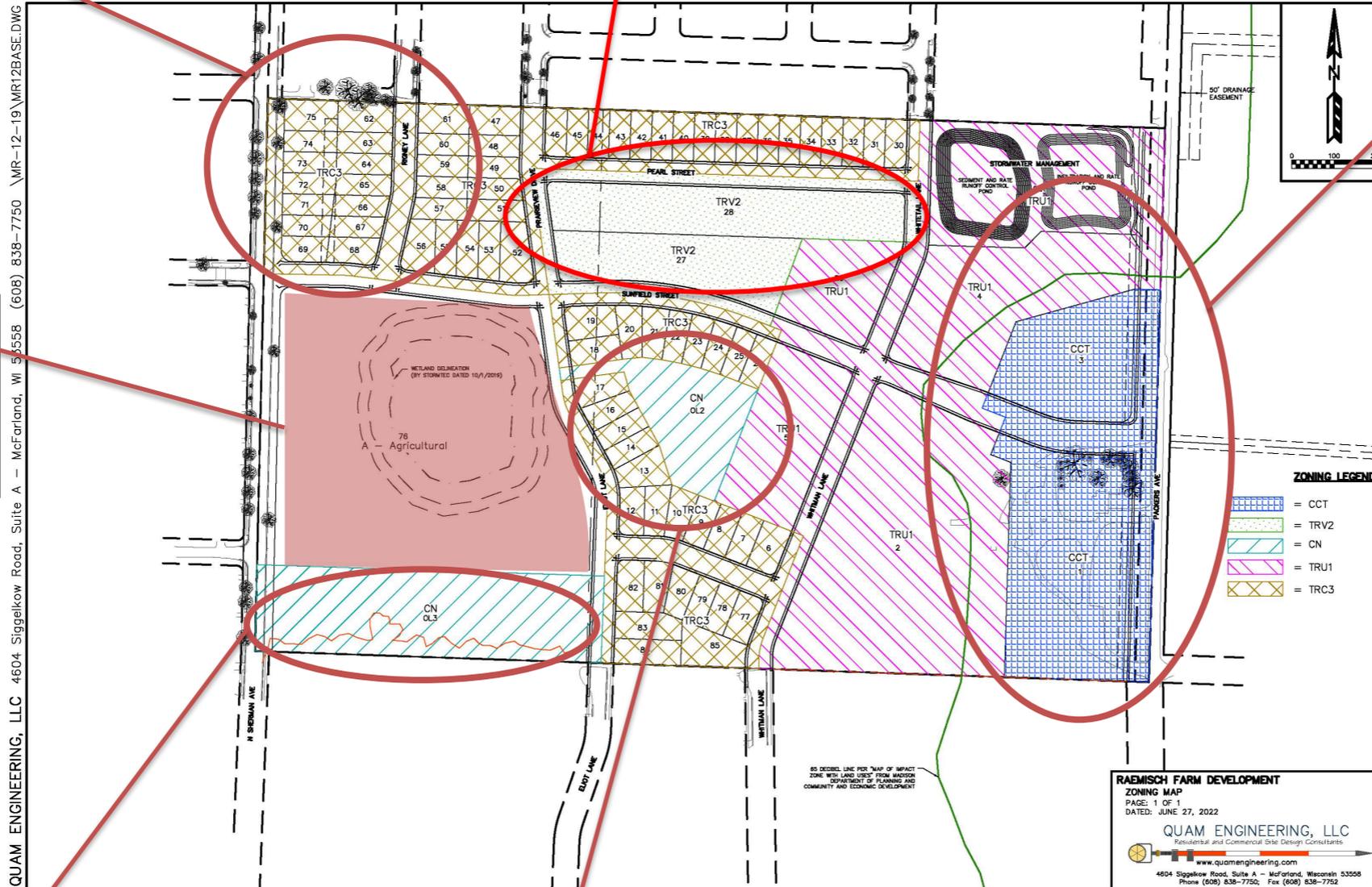
Sound Concern

- Residential removed
- Notes on plat
 - No residential through 2027
 - Added noise mitigation measures
- Added condition to evaluate sound mitigation in apartments outside 65 db area
- **NEW!!!! Memo on record around commitment towards sounds attenuation.**

NEW!!!

Agricultural space

- Maintaining over 10 acres (8 farmable) for small local farmers



School Forest

- Previously was a small easement
- Now ~5% (3.5 acres) of the site is being deeded to parks/schools

New Park/Green Space

- Additional green space via privately maintained park

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