

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.

