

**From:** [gordian@nym.hush.com](mailto:gordian@nym.hush.com)  
**To:** [Plan Commission Comments](#); [Matthews, Julia](#)  
**Subject:** DevCo Development Legistar 92590  
**Date:** Tuesday, April 28, 2026 4:06:11 PM

---

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

April 28, 2026

Plan Commission members,

Please oppose Legistar 92590, which would give the DevCo Development company a conditional use permit to build a 163 unit apartment project on the former Madison Metro North Transfer Point [1].

Devco Development, a large corporation from Washington state [2; p. 1], is demanding that the City allow it to build an apartment project 4.53 times the 36 housing units permitted by TR-U2 zoning [4]. Neighbors of the project site have better ideas.

My own preference is to see "missing middle" housing built on the site. In TR-U2 zoning districts, row housing (3 - 8 units) and modest apartment buildings (3 - 36 units) are permitted [4]. Two family housing is permitted in TR-U1 zoning districts but requires a conditional use permit in TR-U2 zoning districts [4]. Rather than change one parcel to entirely TR-U2 zoning, the whole site should be changed to TR-U1 zoning in order to permit two family housing.

In addition to the excessive number of housing units, DevCo Development's housing project raises questions about transportation, environmental contamination, and flooding in the surrounding neighborhood.

#### Transportation

Access to Madison Metro bus service will be a problem for residents. The nearest bus line is the L route, which runs once every 75 minutes. The bus stop is 2 - 3 blocks from the project.

DevCo Development claims "the site is located within the BRT/high-frequency service area (see Attachment B)." [7; p. 1] A set of railroad tracks and the former Oscar Mayer property block access to the North BRT route on Packers Ave. Project Location Map Exhibit 1 [7; p. 3] shows that reaching the North BRT route on Packers Avenue from the housing project requires a long walk up to Aberg Avenue and then over to Packers Avenue. Northbound passengers will have to cross Packers Ave.

The planned 209 parking spaces [7; p. 1] (or 197 parking spaces [3; p. 3 of 68]) for 163 housing units plainly indicate that the residents are expected to use cars for transportation.

## Environmental Contamination

The site at 1201 Huxley Street is on the Wisconsin DNR's Registry of Closed Remediation sites [8]. The BRRTS number is 02-13-524010. The Wisconsin DNR has posted a file documenting that Diesel Range Organics (DRO), Motor Oil Organics (MRO) [8; p. 21 of 40], Benzene [8; pp. 17 & 18 of 40], Napthalene n-Propylbenzene [8; p. 17 of 40], and Napthalene other VOC's [8; p. 18 of 40] exceeded regulatory limits in 2004. The data are now over 20 years old.

The Wisconsin Department of Commerce issued a conditional case closure on Dec. 5, 2005.

Their letter says, "It is understood that residual soil and/or and groundwater contamination remains on-site. Commerce has determined that any remaining contamination does not pose a significant threat to the environment and human health." [8; p. 3 of 41]. When final case closure was given on Feb. 8, 2006, there was still residual contamination [8; p. 2 of 40].

Around early February of 2026, I saw two crews drilling into the soil at the Madison Metro North Transfer Point at 1201 Huxley St. Was additional sampling of the soil and groundwater done? If so, for what chemicals were they testing and what did they find? The Wisconsin DNR web page for this site shows no recent reports of environmental test results [9].

## Flooding

The depth of the water table ranges from 3.15' at Monitoring Well 2 on Aug. 11, 2004 to 6.31' at Monitoring Well 3 on Nov. 15, 2004, as measured from the top of the wells' casings [8; p. 26 of 40]. Since these measurements were taken, massive construction of new apartment buildings has increased the area of impervious surfaces nearby. The combination of a shallow water table and impervious surfaces increases the risk of flooding.

The apartment buildings proposed by DevCo Development will further increase the area of impervious surfaces on Huxley Street [3; pp. 2 - 3 of 68], bringing an increased risk of flooding.

## Conclusion

- \* A large corporation from the state of Washington [10] is proposing a housing project 4.53 times the 36 housing units TR-U2 zoning allows on the site. The scope of the proposed housing project should be reduced to what is permitted by TR-U1 zoning. Missing middle housing is a better option for the site.
- \* The proposed housing project is to be built on the site of a former Madison Metro Transfer Point. The proposed housing project, however, is a car oriented development.
- \* More information on the environmental condition of the site is needed before housing people there. Any new data from recent soil and groundwater testing should be made available to the public. All City officials have a duty to protect the health of Madison's citizens.
- \* Increasing the area of impervious surfaces on Huxley Street threatens the surrounding neighborhood with increased flooding.

Thank you.

Don Lindsay

## SOURCES

[1] Legistar 92590

<https://madison.legistar.com/LegislationDetail.aspx?ID=7967543&GUID=2FE52450-F49B-4C6C-9490-9A40B24D7000&Options=ID%7CText%7C&Search=1201+huxley>

Accessed 20260402

[2] Letter of intent

<https://madison.legistar.com/View.ashx?M=F&ID=15353922&GUID=8036C4D3-4FC3-44CF-8A58-EE82C11D4D41>

Accessed 20260402

[3] Plans

<https://madison.legistar.com/View.ashx?M=F&ID=15353924&GUID=3CF9A710-9B32-4C27-92D0-F8D8D57397F9>

Accessed 20260402

[4] 28.032 - RESIDENTIAL DISTRICT USES

[https://library.municode.com/wi/madison/codes/code\\_of\\_ordinances?nodeId=COORMAWIVOIICH20--31\\_CH28ZOCOOR\\_SUBCHAPTER\\_28CREDI\\_28.032REDIUS](https://library.municode.com/wi/madison/codes/code_of_ordinances?nodeId=COORMAWIVOIICH20--31_CH28ZOCOOR_SUBCHAPTER_28CREDI_28.032REDIUS)

Accessed 20260427

[5] 28.050 - TR-U1 DISTRICT

[https://library.municode.com/wi/madison/codes/code\\_of\\_ordinances?nodeId=COORMAWIVOIICH20--31\\_CH28ZOCOOR\\_SUBCHAPTER\\_28CREDI\\_28.0501DI](https://library.municode.com/wi/madison/codes/code_of_ordinances?nodeId=COORMAWIVOIICH20--31_CH28ZOCOOR_SUBCHAPTER_28CREDI_28.0501DI)

Accessed 20260427

[6] 28.051 - TR-U2 DISTRICT

[https://library.municode.com/wi/madison/codes/code\\_of\\_ordinances?nodeId=COORMAWIVOIICH20--31\\_CH28ZOCOOR\\_SUBCHAPTER\\_28CREDI\\_28.0512DI](https://library.municode.com/wi/madison/codes/code_of_ordinances?nodeId=COORMAWIVOIICH20--31_CH28ZOCOOR_SUBCHAPTER_28CREDI_28.0512DI)

Accessed 20260427

[7] Transportation Demand Management Plan

<https://madison.legistar.com/View.ashx?M=F&ID=15353923&GUID=FA0EE2FC-58D2-4799-9714-AEE179D46AF5>

Accessed 20250402

[8] WDNR BRRTS # 02-13-524010 Closure with obligations

<https://apps.dnr.wi.gov/rrbotw/download-document?docSeqNo=184695&sender=activity>

Accessed 20260309

[9] WDNR BRRTS # 02-13-524010 web page

<https://apps.dnr.wi.gov/rrbotw/botw-activity-detail?dsn=524010>

Accessed 20260427

[10] DevCo Residential Group

<https://heartlandwa.com/about/>

Accessed 20260403