

Area Four: Raemisch Property

As the Northside has grown along CTH CV over the past 20 years, the 61-acre Raemisch Property has remained agricultural land. Within the past few years, the owners of the Raemisch Property have expressed interest in developing their land. Given the property is largely a greenfield site and the owners are considering development ideas, the Neighborhood Plan identifies this land as a potential redevelopment area.

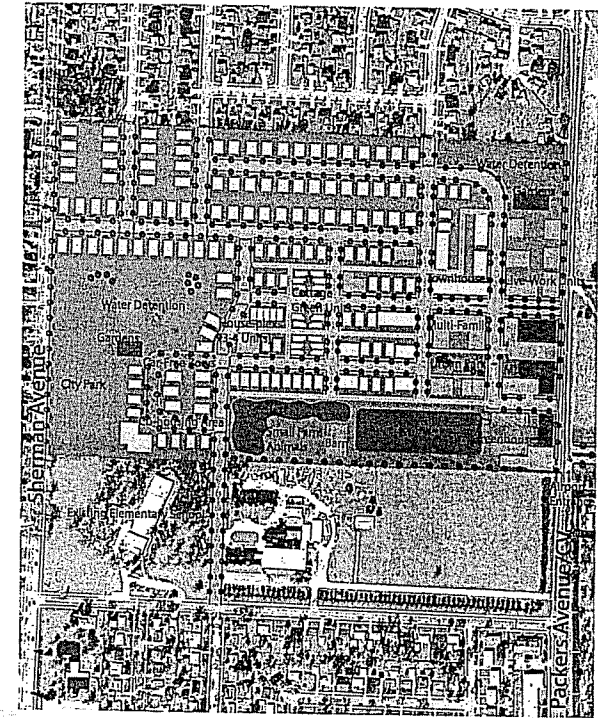
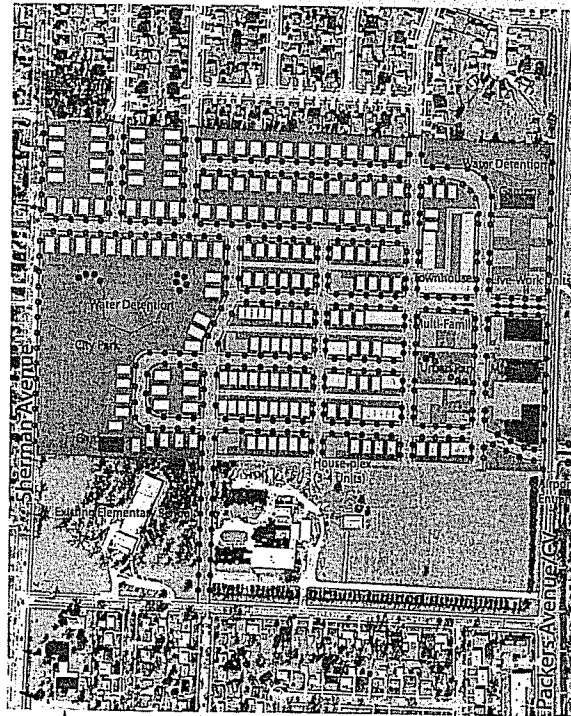
Design Ideas:

The two concept plans shown in Figure I-8 illustrate a series of ideas and design principles for the redevelopment of the Raemisch Property. These are schematic designs that are intended to convey important design principles and are two of many potential design solutions. Concept A focuses primarily on residential development (most of which is single-family) with buildings on narrower lots, placed closer to the street and street-oriented elements such as front porches. Concept B shares some similar features to the “traditional residential development concept;” however, it also includes increased communal/green space, urban agriculture (a term that encompasses a variety of different ways of farming in the City) and a greater diversity of housing options. Both of these concepts share major planning and design goals:

- **Flexibility:** The goal of these conceptual plans is to provide a flexible approach to developing the site with a variety of options and directions to achieve a denser, more urban project.

Concept A: Traditional Residential Development

Concept B: Mixed Residential & Urban Agriculture



0 100 200 300

■ Existing ■ Residential ■ Employment ■ Commercial Mixed-Use

Land Use	Concept A						Concept B					
	Acreage	Percentage of Total	Unit Count	Density Per Acre	Ground Floor Footprint	Parking Stalls	Acreage	Percentage of Total	Unit Count	Density Per Acre	Ground Floor Footprint	Parking Stalls
Single-Family	23.0	37.3%	174	7.6 du/ac			17.2	27.9%	122	7.1 du/ac		
Houseplex	0.9	1.4%	14	16.3 du/ac			0.4	0.7%	7	16.2 du/ac		
Townhouse	3.1	5.0%	57	18.7 du/ac			2.6	4.2%	47	18.1 du/ac		
Multi-Family	3.5	5.7%	84	24.1 du/ac			3.5	5.7%	74	24.3 du/ac		
Cohousing							2.7	4.4%	14	5.2 du/ac		
Cottage Green							0.8	1.3%	18	22.2 du/ac		
Total Residential	30.4	49.3%	329	10.8 du/ac			26.8	43.5%	282	10.5 du/ac		
Commercial	1.6	2.5%			38,500 ft ²		1.0	1.6%			24,700 ft ²	
Green Space	8.6	13.9%					8.6	14.0%				
Water Detention	1.4	2.3%					1.4	2.3%				
Urban Ag.	0.3	0.5%					7.7	12.4%				
Total Open Space	10.3	16.7%					17.7	28.7%				
Right-Of-Way	18.4	29.9%					15.2	24.7%				
Parking	1.0	1.6%				141	0.9	1.5%				137
Total Site Area	61.6	100.0%					61.6	100.0%				

Figure I-8: Conceptual Designs for the Raemisch Property.

→ EXCERPT FROM:
NORTHPORT - WARNER PARK - SHERMAN
NEIGHBORHOOD PLAN

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- **Diversity of Buildings and Uses:** Including a mix of residential units (in terms of size, density and style), neighborhood-serving commercial uses and community gathering spaces may transform this underutilized site into a thriving part of the Northside.
- **Sustainable Neighborhood Design:** Sustainable site planning and building design techniques may advance the neighborhood's "green vision" and allow this new development to become both environmentally- and pedestrian-friendly.
- **New Street Connections:** Creating a new street/path system may connect the proposed uses for this site and the surrounding community while focusing on safety and efficiency. Incorporating traffic-calming and "car-light" (places where car use is greatly reduced or eliminated because most destinations are within easy reach by public transport, walking, or cycling) elements may help in achieving these goals.
- **Preserve Open Space:** As a part of the development of this site, an emphasis on preserving open spaces for a variety of purposes (recreation, community gathering, food production, views, etc.) may increase a sense of community and neighborhood ownership in this area.

Recommendations:

- a. Diversity in housing to include single-family houses, co-housing, townhouses and limited-size multi-family residential buildings (16-30 units per building) to provide a balance in options and prices for both owner and rental-occupied housing, with a preference for the majority of housing to be owner-occupied.

- b. Neighborhood serving small-site, commercial mixed-use located at the east end of the site along the CTH CV corridor.
- c. A portion of the land, currently zoned for agricultural use, may be permitted to remain that way, to allow for an urban agriculture business, as long as the proposed uses are compatible with the residential portions of the property.
- d. Space for community gardens could be set aside, with a number of plots reserved for low-to-moderate income residents of the property.
- e. Consider including community space, in the form of a community center, public meeting rooms, retreat center or the like.
- f. Housing that forms a small-scale pedestrian-friendly atmosphere by designing buildings on narrower lots, placed closer to the street and architectural elements such as front porches focused on enhancing the neighborhood streetscape presence.
- g. Neighborhood buildings that can achieve LEED-type certification and/or zero net energy design.
- h. A compact development pattern utilizing transit-oriented development principles to provide the opportunity for more multi-modal transportation options.
- i. Streets shall be designed with traffic-calming elements at appropriate locations in order to move traffic safely and efficiently.
- j. Organization of a newly created street/path system shall emphasize connections to existing streets adjacent to the site and connections to the street systems for the rest of the Northside and City.



Image 10: Bird's eye view of the Raemisch Property with Lake Mendota at the top of the image and CTH CV in foreground.

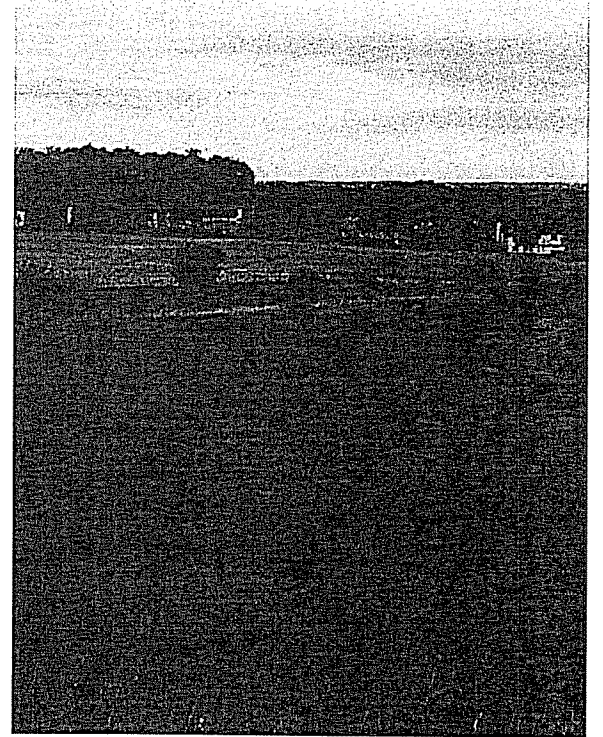


Image 11: Photo of the existing Raemisch Property site looking north toward Whitetail Ridge Neighborhood.

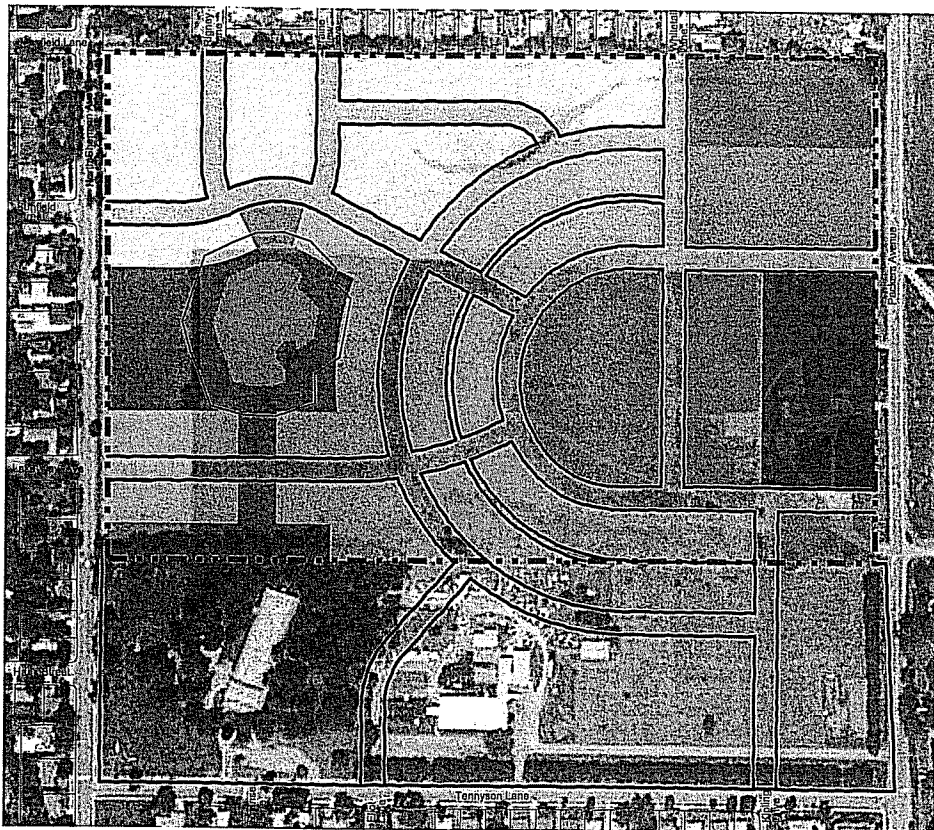
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- k. Consider “car-light” design by using a combination of the principles listed in this recommendation.
- l. Bicycle and pedestrian route through the property linking to other proposed pathways north to the Cherokee Marsh Conservation Park and south to existing and proposed bicycle routes.
- m. Parking and access for residential units could be focused at the back of sites to emphasize the importance of a safe, inviting street frontage.
- n. Take advantage of topography at hilltop and accentuate views to the north.
- o. Utilize land in the southwest corner of the site near Lake View Elementary School as a park space.
- p. Retention ponds designed at areas of lowest topography to efficiently manage stormwater runoff.
- q. Design public open space to increase sense of community and neighborhood ownership, especially in the urban park.
- r. Due to proximity to the Dane County Regional Airport, request an aviation easement be in place as lots are sold for new housing units.
- s. Work with the City of Madison to explore and consider annexation of the Raemisch Farm property so that any new residential development on this land would be within the Madison Metropolitan School District.
- t. Development of the Keller property along Tennyson Lane immediately to the south of the Raemisch Farm property could be

integrated with and connected to uses on land lying to the north and south. Future use of this site could focus on residential uses with an opportunity for a limited neighborhood mixed-use node at the intersection of Packers Avenue and Tennyson Lane. Other uses could include urban agriculture development integrated with and connected to uses north of this parcel.

→ PROPOSED
AMENDMENT
INSERTED
HERE

12-13



Preliminary Concept

PACKERS AVENUE DEVELOPMENT
MADISON, WI

Legend

LAND USE TYPE	DENSITY PER ACRE	UNIT COUNT	ACREAGE
Residential			
R-2	7.3 Units	73	10.02 Ac.
R-2YR-22	11.4 Units	155	13.68 Ac.
R-4/R-5	20.0 Units	128	6.31 Ac.
TOTAL RESIDENTIAL		354	29.99 Ac.
Commercial			3.79 Ac.
Right of Way			13.09 Ac.
Park / Greenspace			7.75 Ac.
Detention			4.67 Ac.
Wetland			1.45 Ac.
TOTAL SITE AREA			61.61 Ac.

NET RESIDENTIAL DENSITY
354 Units / 29.99 Total Ac. = **11.8 per Ac.**

PARK DEDICATION REQUIREMENT
228 Single family units / 1,100 sf = 5.78 Ac.
128 Single family units / 700 sf = 2.08 Ac.
Total Parkland Dedication Required = **7.75 Ac.**

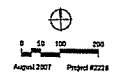


Figure I-9: Preliminary concept created by a private consultant for the Raemisch Property prior to this neighborhood planning process.

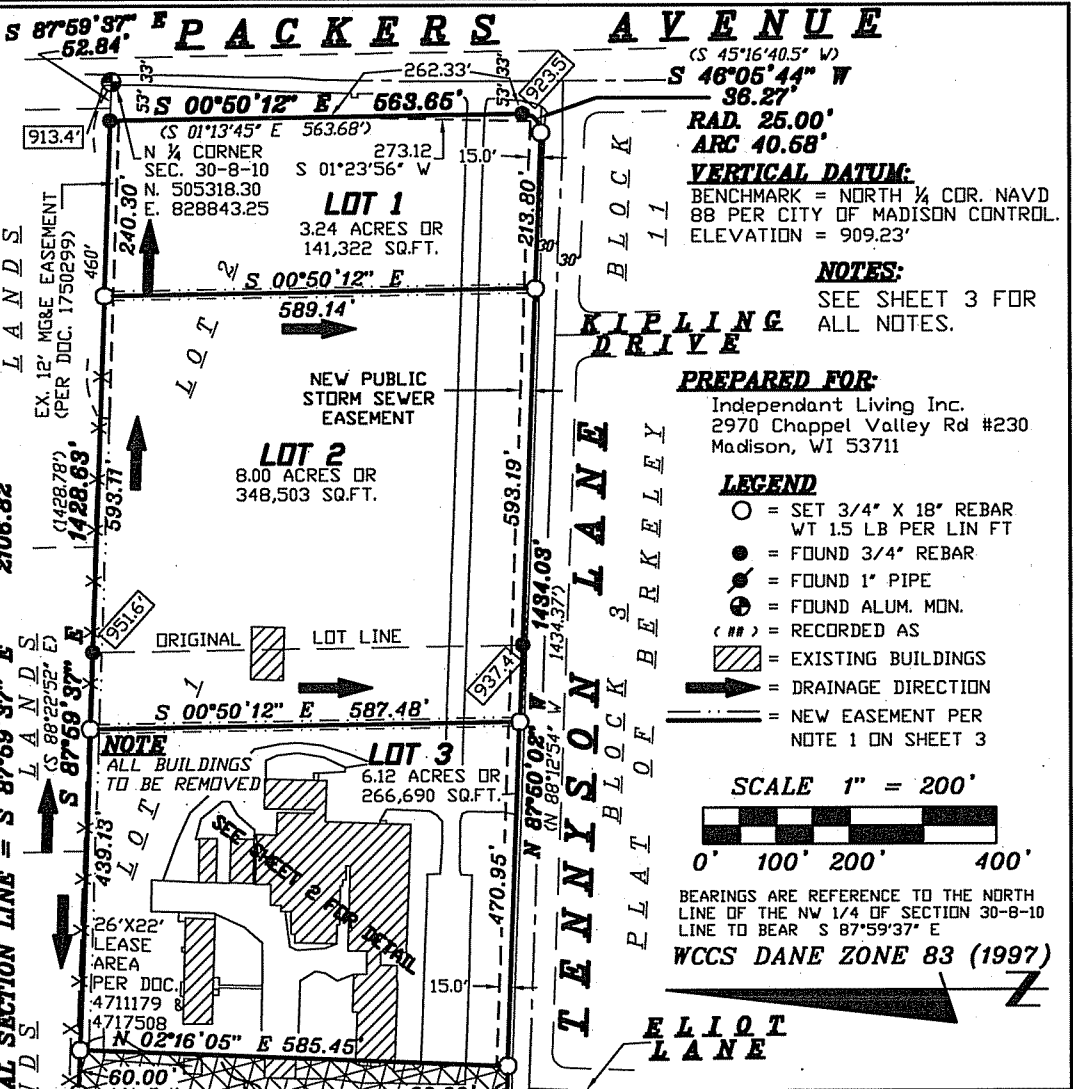
Figure I-9 shows the original concept for developing the Raemisch Farm and adjacent property. The drawing is included to share earlier thoughts from the owners and consultants on redevelopment of the site.

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4/22/2013
 APPROVED (NOT RECORDED) CSM
 PROVIDED FOR INFORMATIONAL PURPOSES

CERTIFIED SURVEY MAP
 WILLIAMSON SURVEYING AND ASSOCIATES, LLC
 NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NE 1/4 and NW 1/4 of the NW 1/4 in Section 30, T8N, R10E,
 in the City of Madison, Dane County, Wisconsin. Including all of
 Lots 1 and 2, C.S.M. No. 4928.



NOTE
 ALL BUILDINGS TO BE REMOVED

NOTE
 SEE SHEET 3 FOR ALL NOTES.

PREPARED FOR:
 Independant Living Inc.
 2970 Chappel Valley Rd #230
 Madison, WI 53711

LEGEND

SCALE 1" = 200'

BEARINGS ARE REFERENCE TO THE NORTH LINE OF THE NW 1/4 OF SECTION 30-8-10 LINE TO BEAR S 87°59'37" E
WCCS DANE ZONE 83 (1997)

SURVEYORS SEAL

DOCUMENT NO. _____
 CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 5

12W-357

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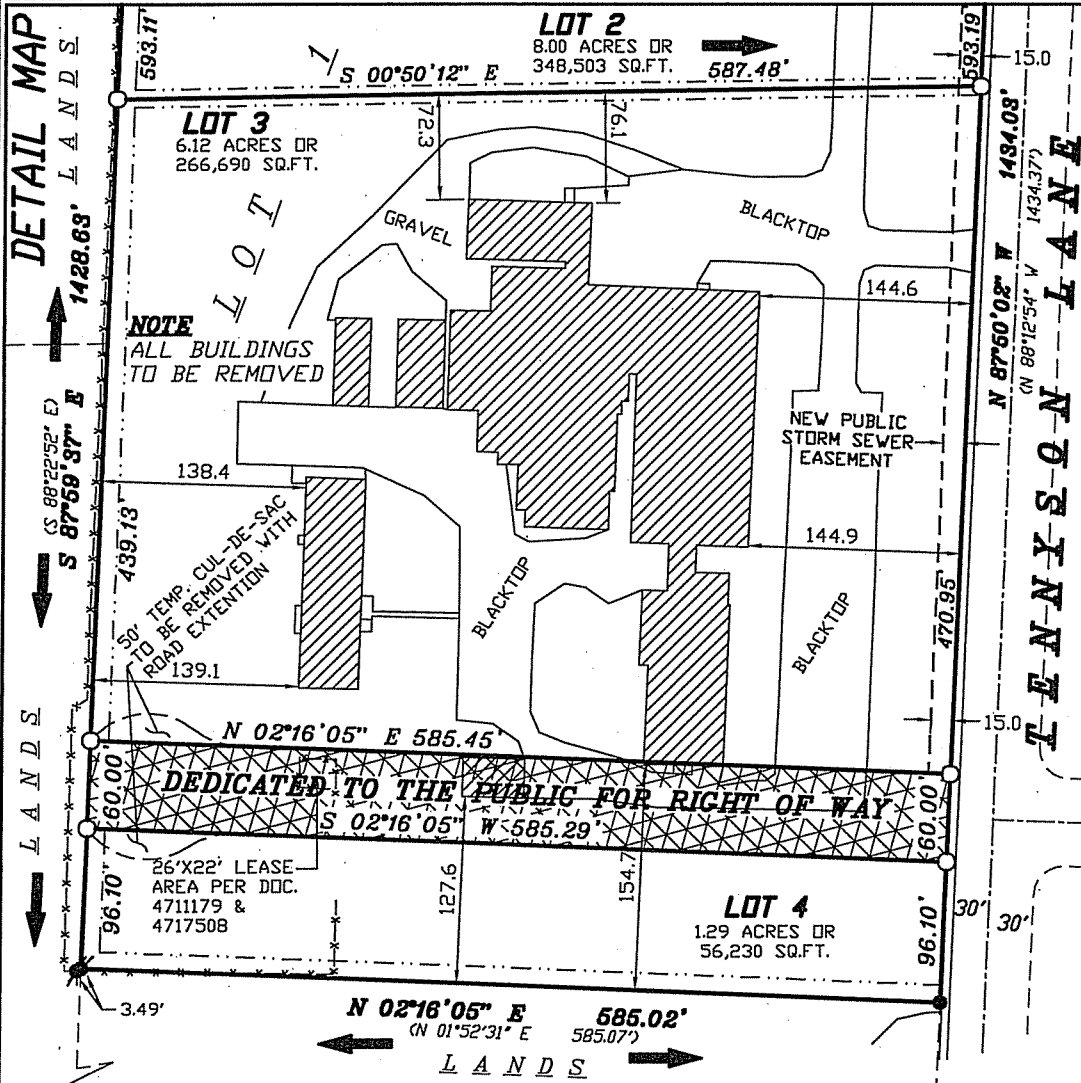


CERTIFIED SURVEY MAP

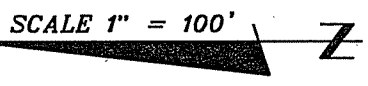
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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in the City of Madison, Dane County, Wisconsin. Including all of
Lots 1 and 2, C.S.M. No. 4928.



- LEGEND**
- = SET 3/4" X 18" REBAR
WT 1.5 LB PER LIN FT
 - = FOUND 3/4" REBAR
 - ⊙ = FOUND 1" PIPE
 - ⊕ = FOUND ALUM. MON.
 - (##) = RECORDED AS
 - ▨ = EXISTING BUILDINGS
- ⊕ NW CORNER
SEC. 30-8-10
N. 505392.06
E. 826737.72



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NOTES:

1.) All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

2.) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.

3.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

4.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.

5.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

6.) IN THE EVENT OF THE CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVE RE-DIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

7.) No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.

8.) The dedication and construction of additional public streets may be required at the time when lots are further divided or developments are proposed.

9.) The applicant for the future subdivision or development of Lot 3 to must submit a tree preservation/management plan for approval by the Planning Division or Plan Commission for the line of oak trees present along the western line of said lot.

10.) Lots/Buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.

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CONSENT OF MORTGAGEE:

Keller Development, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Keller Development, LLC, has caused these presents to be signed by its corporate officer listed below at Madison, Wisconsin and its corporate seal hereunto affixed on this ___ day of _____, 20___.

Keller Development, LLC

STATE OF WISCONSIN
DANE COUNTY

Thomas J. Keller

Personally came before me this ___ day of _____, 20___, Thomas J. Keller its _____ of the above named limited liability company, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said company, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____ County, Wisconsin.

Notary Public

My commission expires _____

Print Name

OWNERS' CERTIFICATE:

Tennyson Terrace, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Tennyson Terrace, LLC, has caused these presents to be signed by its corporate officer listed below at Madison, Wisconsin and its corporate seal hereunto affixed on this ___ day of _____, 20___.

Tennyson Terrace, LLC

STATE OF WISCONSIN
DANE COUNTY

Thomas J. Keller

Personally came before me this ___ day of _____, 20___, Thomas J. Keller its _____ of the above named limited liability company, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said company, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



CERTIFIED SURVEY MAP

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in the City of Madison, Dane County, Wisconsin. Including all of
Lots 1 and 2, C.S.M. No. 4928.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NE ¼ and NW ¼ of the NW ¼ of Section 30, T8N, R10E also being Lot 1 and 2, C.S.M. No. 4928, more particularly described as follows:

Commencing at the Northwest corner of said Section 30; thence S 87°59'37" E, 625.35 feet to the northwest corner of said C.S.M. No. 4928 and the point of beginning.

thence continue S 87°59'37" E, 1428.63 feet; thence S 00°50'12" E, 563.65 feet; thence along the arc of a curve concaved northwesterly having a radius of 25.00 feet and a long chord bearing S 46°05'44" W, a distance of 36.27 feet; thence N 87°50'02" W, 1434.03 feet; thence N 02°16'05" E, 585.02 feet to the point of beginning. This parcel contains 19.46 acres.

*Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams*

Date _____

*Chris W. Adams S-2748
Registered Land Surveyor - Owner*

CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, File ID Number _____, adopted on the _____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 20____.

*Maribeth Witzel-Behl
City of Madison, Dane County*

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____.

*Steven R. Cover
Secretary Plan Commission*

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

*Kristi Chlebowski
Register of Deeds*

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

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