

# Northside Planning Council



## Madison Plan Commission

**Memo Re:** Oct. 19, 2020 Agenda Items 9-10 (Legistar 60914, 60683)  
Raemisch Farm Development— Zoning & Preliminary Plat Approval  
4000-4150 Packers Ave. and 4201 N. Sherman Ave.

October 19, 2020

Dear Plan Commission members,

I am writing on behalf of the Northside Planning Council (NPC), a community development nonprofit that has served Madison's Northside since 1993. NPC has, over the years, been involved in various city planning processes in an effort to help enhance public participation in land use decisions on the Northside.

In August, we were approached by neighbors and Northside leaders about two land use proposals that were raising some concerns among residents, one of them being the Raemisch Farm Development. In response, NPC agreed to work with neighborhood leaders to host a forum to gather community input. This forum was held on Thursday, September 17 at 6 pm via Zoom and was attended by 30 residents.

### Several concerns emerged from the discussion:

- The property is currently under the jurisdiction of the DeForest School District.
- The lack of planned green space in the proposal, either park land or community gardens space. This does not align with the existing neighborhood plan for the property.
- The noise impacts of the F-35s. Neighbors are already experiencing very high volumes of noise. Adding new housing in the flight path is problematic.
- A zoning vision does not guarantee what the future development will actually look like – who will the builders be? How will the finished housing look?
- The current plan does not reflect transit-oriented development – very focused on car ownership, no bike paths, no enhanced walkability with possible negative traffic impacts on existing county road CV/Packer Avenue.
- Drainage will be challenging due to the contours of the land and will result in further run-off into the Starkweather Creek watershed.
- A desire to see more small, entry-level owner-occupied housing for a better mix of income diversity and access to home ownership.

Overall, neighbors appreciated the emphasis on home ownership in this plan but would like to see more entry-level housing to provide opportunities to working families. We are hopeful that, in working with the developer, more green space will be incorporated into the plan. It's also necessary that some kind of mitigation is required to compensate for the high decibel noise of the F-35s.



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We ask that you take these issues into consideration before granting any approvals to the proposal.

Please let me know if there is other information I can provide.

Sincerely,

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