



PREPARED FOR THE PLAN COMMISSION

Project Address: 4000-4150 Packers Avenue and 4201 North Sherman Avenue (12th Aldermanic District, Alder Abbas)

Application Type: Zoning Map Amendment; Preliminary Plat

Legistar File ID # [60683](#) and [60914](#)

Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted

Reviewed By: Kevin Firchow, Planning Division

Revised Applicant

During the intervening time between this request’s initial application submission and the present, the development team, and subsequently the applicant, has changed. The applicants, utilizing the same submitted materials, are now as follows:

Property Representative/ Future Owner: Joel Oliver, Managing Director & SVP, Green Street Development

Civil Engineer & Surveyor: Ryan Quam, Quam Engineering, LLC

Current Property Owner: Bruce Raemisch, B&G Real Estate LLC, Gregory E Raemisch Living Trust and 4000 Packers Avenue LLC

Owner’s Contact: Fred Brouner, Estate Attorney, Partner, Dewitt Law Firm

Park Land Dedication

As noted in the Plan Commission staff report for this proposal, the proposed development does not include dedication of land for a public park, but the applicant will be required to pay parkland dedication fees and park infrastructure fees. While the Northport-Warner Park-Sherman Neighborhood Plan does not show a park in either of the conceptual plans for this site, park or open space could be an allowed use under the land use recommendations. An existing stand of trees along a section of the south property line, west of Eliot Lane, is adjacent to and contiguous with the Lake View School forest on properties owned by MMSD. The Parks Division, School District, and area alderperson have interest in preserving the existing trees as an addition to the school forest. If the applicant wishes to dedicate park land in this location, the Parks Division is willing to consider a joint use agreement with MMSD to allow use of the Lake View School campus as a park after school hours in exchange for City assistance with recreational amenity improvements.

While not requiring the dedication, the Parks Division wishes to encourage the applicant to dedicate a portion of the wooded area for park land. Staff recommend that condition of approval 68 be revised to read:

Parks Division (Contact Ann Freiwald, 243-2848)

68. On the preliminary plat dated May 6, 2020 the Applicant proposes no park land dedication.

Further, staff recommends the addition of a condition of approval:

69. The applicant is encouraged to create an outlet to dedicate to the Parks Division across portions of Lot 119 and Lots 122-131.