



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 and Preliminary Plat

Legistar File ID # [65654](#) and [66222](#)

Prepared By: Colin Punt, Planning Division

Reviewed By: Heather Stouder, AICP, Planning Division Director

As noted in the Plan Commission staff report dated July 26, 2021, the Common Council adopted a resolution in September 2019 responding to the Draft Environmental Impact Statement (EIS) for the Air National Guard F-35A Operational Beddown National Guard Environmental Impact Statement (EIS) pertaining to the 115th Fighter Wing at Truax Field (Legislative File ID [57364](#)), just to the east of this site. According to the [F-35 EIS Staff Analysis](#), the southeastern portion of the site, including all or portions of lots 1, 3, and 4, fall within the “65 decibel” Day and Night Average Sound Level (DNL) area. The FAA has determined the 65 decibel DNL area is the noise exposure level where land use compatibility issues may begin to arise surrounding airports. The area Alderperson has expressed concerns that negative noise impacts from the nearby Dane County Airport and Truax Field will affect development across the entire plat. In conversations with the Alder and staff, the applicant has agreed to explore methods to attenuate noise coming from the airport area. As such, should the Plan Commission recommend the zoning map amendment and preliminary plat to the Common Council for approval, Staff recommends the condition below be included in addition to those in the staff report dated July 26, 2021.

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendments ID 28.022–00509, 28.022–00510, 28.022–00511, 28.022–00512, and 28.022–00513, rezoning 4000-4150 Packers Avenue and 4201 North Sherman Avenue temporary A (Agriculture district) TR-C3 (Traditional Residential-Consistent 3 district), TR-V2 (Traditional Residential-Varied 2 district), TR-U1 (Traditional Residential-Urban 1 district), CC-T (Commercial Corridor-Transitional district), and CN (Conservancy district), respectively; and the preliminary plat of the *Raemisch Farm Development* subdivision, to the Common Council with recommendations of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies in the June 21, 2021 report with the following modifications:

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

The following condition shall be added to those in the staff report dated July 26, 2021:

Planning Division (Contact Colin Punt, (608) 243-0455)

1. The applicant and assigns are strongly encouraged to include noise attenuation measures in the construction of future development within the plat, including, but not limited to noise barriers, noise-insulated windows, additional soundproofing within wall insulation, and wall construction techniques.