

**Open House**  
**Northport-Warner Park-Sherman Neighborhood Planning Process**  
**Saturday, December 13, 2008**

**LAND USE, REDEVELOPMENT & URBAN DESIGN, & HOUSING**

**Overall**

- Overall, plan should show net reduction in impervious surface.
- Less new development, more greenspace preservation!
- Discourage is not a good word to use.
- No more low-income housing in neighborhood.
- Where is the swimming pool?
- Redevelopment – don't want more subdivisions.
- Preserve greenspace.
- NWS Neighborhood Plan seems too dense. Needs more open and park space.

**Preliminary Concepts: Northside TownCenter**

- Focus on Pierce's area first for redevelopment. Area too car-oriented. An ordinance could force Roundy's to make their empty storefront less of an eyesore. It looks simply awful. They could put plywood "windows" with artwork for example.
- Keep farmer's market. Encourage agriculture and local food and crafts, etc.
- Parking at Northside Center. Concrete jungle – reorient.
- I really like the idea of having mixed-use at town center, especially the corner of Northport and Sherman.
- Make retail spaces smaller and work to bring more local businesses.

**Preliminary Concepts: Raemisch Farm Property**

- No development, preserve, protect, offer to purchase, contradict or challenge transportation.
- I think we could do something better with the Raemisch property than another subdivision.
- Development of "Keller Group" property more family-friendly since location near school.
- For the Raemisch property, how about a unique style. Maybe an urban agriculture/residential complex. Something that will be a national example, like Troy Gardens.
- Raemisch property needs to include park/greenspace/wildlife area.
- Bigger yards, more greenspace, nicer end homes. Hill should have nice houses.
- How would the traffic flow from this property? has the study been done?
- If Raemisch farm property is developed, some high-end housing should be in mix.
- Let's do something more interesting than another suburban neighborhood on Raemisch Farm Property.

**Preliminary Concepts: Airport-Gateway**

- Roundabout could be a problem, disaster!
- Proposed new police academy building at Packers & International seems to have disappeared off the radar. Academy could have positive affect on neighbors or negative affect on traffic, especially proposed traffic circle.
- Start planning now for what to do when/if the mobile home park on CV comes up for sale. There is a beautiful stand of Oak trees there and no matter what happens to the mobile home park, the oak trees should be preserved as a natural area or park.
- Noise and potential danger of F16 flyovers should be reduced or eliminated. Should also be eliminated at Rhythm & Booms.
- Noise from Stoughton Road airport is incredibly loud and disturbing to our family. It also shakes our house (physically).

# LAND USE, REDEVELOPMENT & URBAN DESIGN, & HOUSING

## Preliminary Concepts: Northgate/Oscar Mayer

- On Sherman Avenue and Commercial, wetlands will continue to be wet but plant correct prairie restoration. (Land is very low) Make a trail. School science.
- Locally owned businesses, pedestrian and neighborhood-oriented development, green and sustainable building.
- Roundabout/traffic circle may be a big problem, especially for older drivers. Traffic circles make nervous drivers more anxious and distracted.

## Housing

### Question: What types of housing are lacking or in excess on the Northside?

- Upwardly mobile housing. We have enough lower end. No more rentals.
- How about housing co-ops.

### Overall Comments:

- Rental is not the problem – neglect and lack of investment is.
- If adopted as a policy, “screening” should not be used as a tool of discrimination.
- Strategy #2, “Discourage ...” reads like something regulatory and negative. I think what you’re trying to say is “encourage homeownership.” This approach is more actionable and positive.
- Screening is critical to maintaining safe and desirable rental properties. This is a clear case of an ounce of prevention being better than a pound of care. Several apts. in Brentwood are bringing down the whole neighborhood and consuming vast police and city resources, partially due to lack of screening.
- Down-zoning is not fair to responsible property owners in all cases – R2 has (sometimes) higher resale value.
- The City needs to consider active enforcement of illegal rentals in R1 areas and illegal conversions.
- Affordable housing needs to be closely managed and spread throughout the County and City.
- Turn both large apartment buildings on Monterey Drive to low-cost condos! This would eliminate the serious problems we endure due to transient renters and encourage more family-related living. People would take care of their places and crime would decrease; now its only people from Rockford and Chicago moving in.
- What does down-zoning mean?