



June 27, 2022

Letter of Intent
Land Use/Subdivision Application

City of Madison
Planning Division
126 S. Hamilton St.
PO Box 2985
Madison, WI 53701-2985

Re: Raemisch Farm Development – Preliminary Plat

Project Address: 4150 Packers Avenue

Project Team:
Owner: Green Street Development Group, LLC
4565 McRee Avenue
St. Louis, MO. 63110

Civil Engineer: Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53590

Surveyor: Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53590

Existing Condition: Site has most recently been farmed and is currently zoned agricultural and does not have sanitary service or water service.

Proposed Use: Site is to be rezoned as CCT, TRV2, CN, TRU1, TRC3 for the purpose of residential and commercial development. Lot 1 and 3 are mixed use lots; Lots 2, 4, 5 and 29 are multi-family residential; lots 27 and 28 are townhouse/condominium lots; lot OL2 (retained by Owner) and OL3 (deeded to Parks) are conservation; OL1 is storm water management; lot 76 will be preserved as agricultural land (retained by owner) all remaining lots are single family lots. 88 lots in total.

Project Schedule: Phase 1 construction is anticipated 4/23 – 4/24 and consist of lots 1-5, 29 and OL1. Future to follow.



Land Use Application

Project Address: 4150 Packers Ave., Madison, WI 53704

Brief Description of Project: Construction of a residential neighborhood in an existing farm field. The residences will include both single-family and multi-family homes and living spaces. Commercial uses will be located along the eastern edge of the site along Packers Avenue.

In response to public and Common Council comments, our previous November 2021 plan has been revised to preserve 10.2 acres along Sherman Ave. as Agricultural land. The plan being resubmitted is consistent with the city's comprehensive plan, previous neighborhood plan, and recommendations put forth by the Presidential Council on Social Justice.

Per our discussion with the Parks Department, zoning of lot OL3 will be zoned CN for the purposes of this application. It is our intent to deed the lot to the Parks Department with final zoning determined based on their proposed use.

Contact:

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