

Minutes

Public Meeting on Draft Mid-Town Neighborhood Development Plan Amendment

6:00 p.m., Wednesday, February 10, 2010

Olson Elementary School, 801 Redan Drive

Website for the project: <http://www.cityofmadison.com/planning/midtown.html>

City of Madison Planning Division staff in attendance: Michael Waidelich, Principal Planner; David Larson, Planner; Brian Grady, Planner.

Attendance: Of those in attendance, 55 persons were represented on sign-in sheets.

Michael Waidelich welcomed everyone to the meeting and thanked everyone for attending.

Mr. Waidelich provided an overview of the meeting.

- Overview of Madison long range community planning activities
- Overview of the current Mid-Town Neighborhood Development Plan
- Discussion of the Draft Neighborhood Development Plan Amendment
- Answer questions/get input on the plan amendment
- Followed by an opportunity to view the amendment maps on display boards and discuss them further with planning staff

Mr. Waidelich indicated that sign-in and staff contact information sheets are located to the rear of the seating area, and those wishing to be kept informed should complete a sign-in sheet. Mr. Waidelich indicated that further mass mailings to all property owners are not planned.

Mr. Waidelich provided an overview of long range Comprehensive Planning activities and the completion of detailed peripheral neighborhood development plans.

- The City's Comprehensive Plan serves as a planning and development guide for the entire City and areas at the edge of the City.
- The Comprehensive Plan recommends that neighborhood development plans be prepared for edge areas where Madison has growth and development interest.
- Detailed neighborhood development plans have been completed for most of Madison edge areas, including the Mid-Town Neighborhood Development Plan area.

Mr. Waidelich provided a brief history of the Mid-Town Neighborhood Development Plan (NDP), and the primary reasons for preparing the Plan amendment at this time.

- The Mid-Town NDP was initially prepared as an amendment to the High Point-Raymond NDP to address development issues associated with what is now Hawks Landing.
- The Mid-Town NDP and the area it addresses has since been recognized as a plan unto itself.
- The initial Mid-Town NDP, outside what is now Hawks Landing, provided only very general land use and street recommendations. Some of this area has been further detailed through subsequent Plan amendments, although the undeveloped western portions of the Plan have been changed very little.
- The Mid-Town NDP, like other peripheral neighborhood plans, is intended to provide rather specific recommendations for land use and streets, while taking into account the provision of public services and utilities.
- The proposed amendment responds to development interest in the area, the near-term extension of a sanitary sewer interceptor through the western portion of the neighborhood, and provides a

further detailing of land use and street recommendations for the lands only generally addressed in the initial Plan.

- Planning associated with the amendment is also needed to facilitate future requests for lands to be added to the central urban service area.
- The amendment extends the Mid-Town NDP boundary to include additional land west of Meadow Road, where a planned connection of Pioneer Road and Meadow Road is located.
- Land east of this Pioneer Road-Meadow Road connection will be subject to the Cooperative Plan between the City of Madison and the Town of Middleton. This area will ultimately become part of the City of Madison.

Mr. Waidelich began a slideshow presentation of the Draft Plan Amendment maps, indicating the presentation would be followed by a question and answer period, and an open house style opportunity to view the maps mounted on boards and continue discussions with staff.

Mr. Waidelich pointed out:

- The Plan does not force any properties to develop. The plan is a guide that is used to consider proposals if property owners want to develop.
- There has been recent development interest in the Sugar Maple Lane area, but it is anticipated that development in most of the remainder of the amendment area will occur over a longer period of time.
- The plan amendment is not yet final, but staff does not anticipate significant changes, although change is possible as the planning process continues.

Mr. Waidelich then displayed the Draft Plan Amendment maps with a general overview of each, noting:

- The Plan amendment covers the western end of the Mid-Town NDP area, which is primarily undeveloped land with limited development.
- Most of the amendment area is currently in the Town of Middleton.
- The most prominent natural feature is an extensive area of hydric soils or soils with hydric inclusions, and the major drainage way that passes through the area just east of Meadow Road. Another prominent drainageway feeds into it from the Sugar Maple Lane area. These features in combination with the need for stormwater management for individual properties form the basis for the designation of much of the amendment area as open space.
- Street patterns are recommended that establish clear primary travel corridors (through streets) and a high level of internal street connectivity.
- The U.S. Forest Service property located in the northeast corner of the amendment area (at South Point Road) is anticipated to remain undeveloped for an extended time. Therefore, the connection of streets in the amendment area to neighborhood streets to the east could be delayed for some time.
- It has been recommended that the existing Hill Creek Park be expanded, and several additional park and open space features be added. These include a public park on Sugar Maple Lane, a smaller public park west of Meadow Road, and additional private open space features that add amenity and serve as sub-neighborhood area focal points.
- There are no commercial uses proposed in the amendment area.
- As with most neighborhood plan recommendations for residential development, a variety of housing types and densities are recommended. New residential development in the amendment area is recommended to be primarily low density single-family. Higher density multi-family uses are proposed in the area of the park on Sugar Maple Lane. Locations for Low-Medium density residential development, such as duplexes, town homes or small clustered development are

illustrated in the Plan amendment, but do not reflect the only places these uses might be appropriate.

- The boundaries of the Mid-Town planning area have been extended to include lands west of the existing Meadow Road that will ultimately be in the City of Madison pursuant to the City of Madison and Town of Middleton Cooperative Plan.
- A combination of on-street and off-street pedestrian/bicycle facilities are recommended in the amendment area. On-street bike lanes are proposed on the primary roadways bordering the neighborhood and off-street facilities are proposed within the open space and drainageway areas.

Mr. Waidelich opened the discussion to questions while indicating that the next step in the planning process would be for the Plan amendment to go to the Plan Commission for consideration.

Are the Mid-Town Plan Amendment maps online?

- The maps have not yet been put online, but if you complete a sign-in sheet you will be notified and given the website address when it is available.

What is the time line for completing the Plan?

- The intent is to move forward fairly quickly, and get the Plan amendment to the Plan Commission.

What is the website address?

- The website for the Plan Amendment has not yet been setup, but if you complete a sign-in sheet you will be notified and given the website address when it is available.

I am very happy to see there is a large storm water management area in the southwest corner of the amendment area (the area north of Mid-Town Road and east of Meadow Road).

- The need to manage stormwater is recognized in the Plan and there are still an assortment of issues, requirements and standards pertaining to stormwater volume control and recharge that may be applied.

What is the plan for major road? (The focus of this question became the realignment of CTH M and the intersection improvement to be made at Valley View Road and CTH M)

- The initial portion of the realignment of CTH M will go through the UW lands.
- This process is underway.

If a home located in the Town is sold, would it remain in the Town?

- Yes

If a home located in the Town is sold, would it remain in the same school district?

- Yes

If easements or purchases are made to acquire land for stormwater management, would those acquisitions trigger annexations?

- No

I understand that 2042 is the point at where Town lands would be attached to the City of Madison.

- Yes, this is true for Town of Middleton lands east of Pioneer Road and Meadow Road. The City of Madison and the Town of Middleton have entered into a Cooperation Agreement, which establishes Pioneer Road and Meadow Road as the ultimate boundary between the two

jurisdictions. Under the agreement, property owners can choose to attach to the City of Madison at any time, or may remain in the Town until 2042. In 2042, all Town lands east of the Pioneer Road-Meadow Road line will be attached to the City of Madison.

Will the Plan amendment affect school district boundaries or school attendance areas?

- The Plan amendment does not alter school district boundaries or attendance areas.
- The Middleton-Cross Plains (MCPASD) and the Madison Metropolitan (MMSD) School Districts have a boundary agreement that establishes the ultimate district boundaries.
- The agreement generally stipulates that properties are transferred from the MCPASD to the MMSD when they develop.

How is development paid for?

- Water and sewer extensions, public streets and sidewalks, and certain public amenities are paid for by the developer.

Are there other ways to get streets?

- Streets are usually dedicated and constructed as part of platting and development. Land for street right-of-way can be purchased or under some circumstances, condemned to provide needed right-of-way. Although, condemnation is not the desired approach and is not frequently used.
- Improvements may be assessed to abutting benefitting property owners.

What improvements will be made to Sugar Maple Lane?

- Sugar Maple Lane will ultimately be improved to City standards, which include curb, gutter and sidewalks.

Will Valley View Road be improved?

- Yes, as the area develops and volumes increase improvements to Valley View Road will be made.

Is the current Draft Mid-Town NDP Amendment a staff recommendation?

- Yes, it is the result of planning staff identifying the planning issues, and working with staff in other city, town, county and state agencies to develop Plan recommendations.

Has the Plan Commission seen the Draft Plan Amendment yet?

- No, but it will be going to the Plan Commission shortly as part of the review and approval process for neighborhood plans.

Does the Plan Commission ever disagree with staff recommendations?

- Plan Commission review sometimes generates additional debate, which can identify additional issues to be examined, which can lead to changes being made to the Plan.

How often does the Plan Commission make changes to the Plan?

- This varies, depending on the project, the issues, and result of any additional discussion.

Why isn't there more green space in the neighborhood, which might provide more separation of the different parts of the neighborhood?

- Planning staff's primary emphasis is on preserving natural open space features, providing for adequate stormwater management and incorporating desired public park and open space facilities and amenities.

- Staff encourages developers to incorporate private open space features and amenities.
- Private open space features are frequently encouraged by illustrating them in neighborhood plan. Two such features are identified in this Draft Plan Amendment.

What do we do if we have some specific recommendations we would like to make?

- Talk to staff directly. There will be an opportunity tonight to look at the maps and talk to staff. The “Staff Contact Sheet” provided tonight provides information on how to contact us.

Why is Hill Creek Park planned to be so large?

- The Park is planned as an Area Park. It will eventually include more facilities and serve people from outside the immediate neighborhood.

Mr. Waidelich indicated that the Plan Amendment maps had been set up around the room. Since there were no more questions or comments, attendees could view them close-up and ask questions more individually. The meeting was concluded.