

Minutes

Public Meeting for Neighborhood Planning for the Northeast Area

7:00 p.m. – 8:30 p.m.

Wednesday, February 21, 2007

Burke Town Hall, 5365 Reiner Road

Website for the project: <http://www.ci.madison.wi.us/planning/northeast.html>

Brian Grady, Planner, City of Madison Planning Division presided over the meeting. He thanked everyone for attending and thanked the Town of Burke for making their meeting room available. He introduced two other City staff members that were at the meeting, Michael Waidelich, Principal Planner and Dave Larson, Planner.

Mr. Grady indicated that three handouts are available on the table near the entrance.

- Sign-up sheet
 - Attendees should fill out the sign-up sheet and provide an email address or mailing address to receive notice of future meetings
- Brief questionnaire regarding the study area to provide input to City staff
- City staff contact information sheet and website address for the project

Mr. Grady provided an overview of the meeting.

- Provide background on City of Madison plans and planning processes
- Present the background information that has been compiled for the study area
- Take any questions or comments
- Revert to an informal open house—the display boards will be set up around the room for viewing/asking questions

Mr. Grady provided general information regarding the Northeast Study Area.

- The study area boundaries are generally Interstate 94, Interstate 39-90-94, the Wisconsin & Southern railroad tracks, Nelson Road, Thorson Road and a line east of CTH T
- The study area covers parts of the City of Madison and Town of Burke and smaller portions of the Towns of Blooming Grove, Sun Prairie and Cottage Grove
- The neighborhood development plan may be more detailed in some areas than others

Mr. Grady provided information regarding Madison's neighborhood development plans.

- Neighborhood Development Plans are created for largely undeveloped areas
- They are rather detailed plans for land use, roads, utilities, development staging, etc.
- They are used to guide future urban development
- It is recommended that future development be generally consistent with the plan, but it may not be identical to the plan in every detail

Mr. Grady discussed the planning process for the Northeast Study Area.

- Collect background information
- Meet with owners of larger properties

- Hold an initial public informational meeting
- Develop preliminary concept plan(s) for the study area
- Hold a meeting to present concept plan(s)
- Develop the draft neighborhood development plan
- Forward draft plan to Madison Plan Commission for review, public hearing and adoption
- Forward plan to Madison Common Council for review, public hearing and adoption

Mr. Grady provided an overview of past City of Madison planning activities.

1990 Peripheral Area Development Plan

- A long-term plan to recommend an efficient and sensible future City growth pattern
- Very general urban growth recommendations
 - Urban Expansion Districts—recommended future growth areas
 - Permanent Open Space Districts—priority areas to consider for preservation
 - Transition Reserve Districts—areas where long-term urban expansion may be appropriate, but detailed study is required to develop specific recommendations
 - Agriculture/Rural Use Districts—areas recommended to continue in rural uses
- Urban Expansion areas require more detailed planning prior to beginning development
- The plan identified the Northeast Study Area as “Urban Expansion B” -- recommended for longer-term urban expansion.
 - This study area is the last designated Urban Expansion district that does not yet have an adopted Neighborhood Development Plan to guide future development.

Nearby Neighborhood Development Plans

- Felland (2002)
- Sprecher (1998)
- Nelson (1992)
- Rattman (1992)
- East Towne-Burke Heights (1987)

2006 Peripheral Planning Areas

- Completed as part of the 2006 City of Madison Comprehensive Plan
- Updated the 1990 Peripheral Area Development Plan
- Northeast Study Area is within a “Group 1” Planning Area (near term urban expansion)

2006 City of Madison Comprehensive Plan - Generalized Future Land Use Plan

- Designates the Northeast Study Area as primarily “Neighborhood Planning Area—Traditional Neighborhood Development”
- This designation indicates that a detailed plan is needed for the area, and the principles of Traditional Neighborhood Development are encouraged
- Employment areas are designated along the Interstate Highway and near the intersection of Sprecher/Reiner and CTH T
- Mixed Use and Higher Density Residential areas are designated near the Reiner/Nelson intersection and the Reiner/Lien (extended) intersection
- Park and Open Space is designated for significant natural features, such as wetlands
- Boundaries of these land use areas are very conceptual and will be detailed and refined in the Northeast Neighborhood Development Plan

Burke-DeForest-Sun Prairie-Madison Cooperative Plan

- Establishes the ultimate municipal boundaries of the Village of DeForest, City of Sun Prairie and the City of Madison within the current Town of Burke territory
- Designates Protected Areas which will remain in the Town for 30 years
- Those areas that are not Protected Areas can attach to the respective Village/City if they request it and the Village/City approves the request
- Outside the Protected Areas, most types of development will not be allowed unless the property is attached to the Village/City or the Village/City allows it without attachment.
- Village/City plans and development requirements will apply to most new development
- Attachments can create Town or Village/City “islands” (which usually are not permitted by State annexation Statutes)

Town of Blooming Grove-City of Madison Cooperative Plan

- Land within the Northeast Study Area is within the “North Phased Attachment Area”
- Land may be attached (annexed) if the property owner requests it and the City approves
- In 2015, areas still in the Town may be attached by the City, unless the City and Town agree to a different schedule

Mr. Grady provided background information for the Northeast Study Area.

School Districts

- The Northeast Study Area is almost entirely within the Sun Prairie School District
- A small portion is within the Monona Grove School District
- School District boundaries will not be affected by the Burke Cooperative Plan, the proposed Neighborhood Development Plan or future attachment to the City

Property Ownership

- Study area includes many larger parcels, many of which have already been annexed to the City of Madison
- Some existing homes also are on relatively larger lots with potentially developable area
 - Owners may decide to keep the property as is, develop part of the lot, or develop all of the lot
 - It is entirely the property owner’s decision

Zoning

- Vast majority of the study area is currently zoned for agricultural uses
- All of the property within the City of Madison is currently zoned for agriculture
 - The properties within the City will be rezoned as part of future development approvals

Land Use

- The existing land uses in the study area were described

Natural Features

- The study area has a generally rolling topography
- The neighborhood plan can seek to preserve some of the significant views
- Low areas include the upper reaches of Starkweather Creek and Door Creek
- Some of the natural drainage corridors are identified as perennial or intermittent streams

- If these drainageways are determined to be navigable by the Wisconsin DNR, special development regulations apply

Transportation - Roadways

- Traffic is already increasing in the area
- Some road improvement projects are already planned (but may not yet be scheduled)
- Others will be identified through this neighborhood planning process
- Sprecher/Reiner Road
 - Will eventually be expanded to a 4-lane roadway with a median
- Lien Road
 - Will eventually be expanded to 4 lanes and extended to Reiner Road or beyond
- The study area does not have direct Interstate access; but access is provided indirectly
- An additional Interstate crossing between Sprecher/Reiner and Gaston Road is planned
- Currently few local streets exist within the study area
- New primary and local streets will be planned to provide:
 - Access to developing lands
 - Transportation connectivity within the area

Transportation - Transit

- The plan's street system design will accommodate future Madison Metro bus routes

Transportation - Rail

- Wisconsin & Southern rail line is currently used only for freight service
- Transport 2020 proposal for commuter rail service would utilize this rail line

Bike/Pedestrian Facilities

- Primary roads will be planned to have bike lanes
- Recommended off-street bike and pedestrian paths will be identified in the plan
 - Connections will be made with other existing and planned paths in the area

Mr. Grady asked for questions from the attendees. Mr. Grady and Mr. Waidelich provided the following responses.

What are the plans for the improvement of Nelson Road?

- Nelson Road is planned to eventually be widened to four lanes, at least to Reiner Road, and perhaps eventually to Bailey Road.

What effect will the expansion of Reiner Road have on existing lots and residents?

- Reiner Road is planned to become a four-lane roadway with a wide median that will be used for left turn lanes at intersections. Additional right-of-way will be obtained through dedication from developments or will be purchased, if necessary. Roadway expansion plans will take into account existing structures. Possibly the roadway could be shifted slightly where there are existing structures located near the road.

When will Reiner Road be improved?

- The improvement of Reiner Road will occur as development occurs on properties adjacent to the road and when the necessary funding is available. It is difficult to estimate when specific segments of the road will be improved.

What effect will the gas pipelines have on future development?

- The location of the gas pipelines will affect how the land uses and street network are planned. For example, the plan will try to limit the number streets that cross the line, and most development lots will be situated so that the pipelines and associated easements are at the back of lot.

You use extraterritorial power to limit development. How can you use this with the plans and agreements that are being put in place?

- City extraterritorial review jurisdiction still applies.
- The Town of Burke Cooperative Plan establishes the ultimate boundaries for City of Madison within current Town territory. Most development in parts of the Town that will eventually be in Madison must be consistent with the City's plans and development requirements---and attachment to the City may be required, as specified in the Cooperative Plan.

Does the City of Madison have an inventory or list of conditional use permits?

- The Town and Dane County maintain information on conditional uses for properties in the Town. When properties that have County conditional use permits attach to the City of Madison, the existing uses could continue but might become non-conforming, depending on the City zoning that is assigned to the property. Expansion of the use would be subject to the requirements of City plans and the City zoning classification for the property.

There are a lot of utilities in the study area, are these being coordinated as part of this planning?

- We will continue to work with the operators of the existing utilities such as the overhead electric transmission lines and the natural gas pipelines, as they certainly affect planning for the area.

Has the Wisconsin Department of Transportation (WisDOT) approved a crossing of Interstate Highway 94? Has WisDOT approved an interchange? Who does this connection serve? Does this connection affect traffic on Sprecher Road?

- There is a new crossing of I-94 planned. It will be a new underpass located generally between Sprecher Road and Gaston Road, and will be an extension of Milwaukee Street from the south. The exact alignment of this extension north of I-94 will be recommended as part of this neighborhood planning process. The underpass will be constructed at the time I-94 is expanded to six lanes. This additional crossing of the Interstate is planned to reduce congestion at Sprecher/Milwaukee Street and Reiner/CTH T.
- An interchange at Sprecher and the Interstate is not currently planned and is considered unlikely. Approvals for an interchange at this location would be difficult since it would be very near the existing I-94 and I-39/90 interchange.

Would an existing commercial business be forced to sell at some point?

- Assuming the business had the necessary approvals from the Town and Dane County, it could continue to operate after the property is eventually attached to the City of Madison. When property is attached to the City, it will be given a new zoning designation. If the use of the property was not allowed by the new zoning classification, the business could still continue as a non-conforming use, but probably could not be expanded.

What is the estimated population from the development of this area?

- As the neighborhood plan is developed, the projected potential number of future dwelling units and residents will be estimated. This has not been done yet, but given the size of the area, the number of residents will be in the thousands.

What type of conflicts with the Sun Prairie School District will there be (i.e. increase in students/need for school facilities)?

- City staff have met with the School District and will continue to coordinate with the District throughout this planning process. This area will generate a large number of students so we will be discussing the potential need for school sites within the study area with the District. As the area develops, the City will regularly share information with the School District regarding near-and long-term growth trends and expectations

How will differences in Town plans and City plans be resolved?

- City of Madison plans and development requirements will apply to attached lands and to most new development in the study area. Other lands in the Town. and development in the Protected Areas will be primarily guided by existing zoning regulations and Town plans and requirements, but new development must also be approved by the City.

Transportation corridors outside the study area are limited and need additional planning.

How will these situations be dealt with? They should be addressed in the Plan.

- Unfortunately, there is not a high level of long-range planning outside the Metropolitan Planning Organization's defined urban area. However, this neighborhood planning process will identify recommended future transportation corridors and improvements extending beyond the study area

Will higher residential densities be used to reduce the impact of development on agricultural land and uses?

- Generally, land in the City of Madison is developed at relatively higher densities, which helps to reduce urban sprawl and the consequent loss of farmland. This area will develop at higher densities compared to what currently exists within the study area, or what would occur in the Town.

What is the status of the Autumn Lake development?

- The project has been approved by the City and some grading of the land has occurred. We have no recent information on the status of this project.

Will there be a change in police and fire services, and who responds?

- Property that is attached to the City will be served by the City of Madison Police and Fire Departments. The Dane County Sheriff's Department will respond to calls from property in the Town. However, in emergencies other municipalities may respond to some calls. Intergovernmental agreements also may be negotiated to provide some services.

Are there any plans to increase recharge areas, aquifers, etc. – due to the increased demand for water with development in area?

- The neighborhood development plan will identify primary stormwater drainageways and areas for the filtration and infiltration of stormwater. Development standards encourage stormwater retention and infiltration on individual development sites.

Mr. Grady indicated that since there were no more questions, the maps would be set up around the room so attendees could view them close-up; and staff would be available to answer questions more individually.

The meeting was concluded at approximately 8:30 PM.