

Minutes

Public Meeting on Draft Northeast Neighborhoods Development Plan

6:30 p.m. – 7:35 p.m.

Tuesday, May 26, 2009

Burke Town Hall, 5365 Reiner Road

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

City of Madison staff present: Rick Roll, Andrew Statz, Dave Larson and Brian Grady.

Rick Roll welcomed everyone to the meeting and thanked everyone for attending. His presentation covered the following topics.

- Next steps in the planning process
- Overview of the planning area
- Draft Neighborhood Development Plan
- Sustainability Goals
- Questions and comments
- Revert to an open house—set up all display boards, answer questions

Next Steps in the Planning Process

- The Plan is currently being reviewed by many different entities
- The Plan will eventually be introduced at the Common Council and referred to City commissions and committees for their review
- The Plan Commission will hold a public hearing
- The Plan will eventually be considered by the Common Council

Overview of the Planning Area

Planning Area

- This plan includes recommendations for the Phase 1 area
- A separate plan will be prepared that contains recommendations for the Phase 2 area

City of Madison Peripheral Area Development Plans

- The 1990 Peripheral Area Development Plan indicated the planning area as “Urban Expansion B” which meant that the area was recommended for longer term urban expansion
- The 2006 Peripheral Area Development Plan indicated the area as a “Group 1” Peripheral Planning Area meaning that the area was recommended for near term urban expansion

City of Madison Comprehensive Plan

- The Comprehensive Plan includes broad land use recommendations for the planning area.
- It also indicates that a neighborhood plan should be prepared for this area

Town of Burke Cooperative Plan

- A Cooperative Plan is in place with the Town of Burke
- Annexation is voluntary
- Protected areas in Burke will remain in the Town until 2036
- In 2036 any areas remaining in the Town will be transferred to the City

Adopted land use plans for areas adjacent to the planning area

- Felland, Sprecher and Nelson Neighborhood Development Plans

Municipal jurisdiction and ownership

- Approximately 40 percent of the planning area is in the City
- Mixture of large and small ownerships
- Existing development throughout the planning area

Natural features

- Watersheds
- Door Creek and Starkweather Creek
- Some stream segments are considered navigable
- Wetlands
- Hydric soils, soils with hydric inclusions
- Wooded areas
- Steeper slopes (12% and greater)

Existing land uses

- Residential uses throughout the planning area
- Utilities
- Quarry
- Industrial
- Commercial

Zoning

- Lands that have been annexed into the City are zoned Agricultural
- Lands in the town are mix of agricultural, residential and commercial zoning

Draft Neighborhood Development Plan

Recommended Land Uses

Residential

- Predominantly single-family
- Other residential types
- Higher density near mixed-use areas

Civic/Institutional

- Entire planning area is within the Sun Prairie Area School District
- Potential elementary/middle school site on Lien Road extension—adjacent to area park
- Potential elementary school site on Felland Road
- Public library is recommended within the planning area

Open Space

- Parks
- Open space corridors
- Stormwater management

Employment

- Professional offices
- Medical clinics

- Research and development
- Complementary uses such as business services, childcare

Mixed-Use

- Larger mixed-use area at Reiner and CTH T
- Smaller mixed-use area at Reiner and Lien
- Potential mixed-use areas illustrated in other locations
- Recommended to contain a mix of retail and service uses, offices, residential, institutional
- Pedestrian friendly
- Buildings placed close to the street
- Parking behind or underneath buildings

Transportation Facilities

Local streets

- Modified grid street pattern
- Relatively small blocks
- Interconnected street network

Arterials

- Reiner, Lien and CTH T will eventually be 4 lanes

Interstate 94

- Expanded to 6 lanes in 2010 and 2011

Pedestrian-Bicycle facilities

- Bike lanes
- 5 Primary pedestrian-bike paths
- Other, shorter pedestrian-bike path segments

Initial Transit service

- Two potential initial transit routes are illustrated

Future Transit service

- Potential transit routes that would serve the entire planning area are illustrated
- These routes are integrated with potential commuter rail service along the Wisconsin DOT rail line

Development Phasing

Phasing Area A

- Much of this area is in the City
- Utilities that have or will be constructed to serve development
- Primarily within Door Creek watershed

Sustainability Goals

Next, Andrew Statz discussed the concept of sustainability. He described sustainability as meeting today's needs without compromising the ability of future generations to meet their own needs.

Mr. Statz then discussed the sustainability goals for the planning area.

1. Vehicle use
 - Capturing 25% of all trips made by persons living in the development area by walking, bicycling or transit: and/or
 - Reducing household vehicle miles traveled by 25%
2. Energy Use
 - Reducing household consumption of natural gas by 25%; and
 - Reducing household consumption of fossil fuel-generated electricity by 25%
3. Water Consumption
 - Reducing residential per capita water use by 25% compared to current city-wide per capita levels
4. Stormwater Run Off
 - Infiltrating 25% of the stormwater volume on or adjacent to points of generation
5. City Services
 - The City will deliver services in the most energy efficient method possible

Mr. Statz discussed some of the recommendations to achieve the goals.

1. Vehicle use
 - Transit service
 - Walkable destinations
2. Energy Use
 - Energy efficient construction
 - Energy efficient appliances and fixtures
 - Conservation
3. Water Consumption
 - Low flow toilets
 - Dual flush toilets
 - Rain barrels
4. Stormwater Run Off
 - Rain gardens
5. City Services
 - Fuel efficient vehicles
 - Utilizing GPS (global positioning systems) to reduce idling and determine the most efficient routes for City vehicles such as snowplows

Mr. Statz indicated that data to measure the goals will primarily be obtained through utility records and a survey of residents in the planning area.

Questions and Comments

Following the presentation, Mr. Roll asked for questions or comments from the meeting attendees.

How were the sustainability goals determined? Was a baseline established?

1. Currently, about 20% of trips within the City are by modes other than driving a private vehicle. VMT is more difficult to measure.
2. City staff is currently working with MGE to develop the baseline for the energy goal.
3. The water use goal is slightly more aggressive than a goal that was approved for the entire City.
4. The City's Engineering Division developed the stormwater goal.

5. The goal related to City services does not have a baseline.

Where will City water be provided?

- City water mains are already located along a portion of CTH T and Felland Road. Additional mains will be extended into the planning area along Sprecher Road and CTH T to the west. This will be done in conjunction with a sanitary sewer project over the next few months.

It is difficult to sell our land since any potential buyers want to know what the recommended land use would be.

- The Plan should be adopted in the near future, which will then provide the information that potential buyers are seeking.

Who does the actual development? Does the City put it out for bid?

- Developers do the actual development. Developers own much of the land within the planning area. They have expressed an interest in developing in the near future. The Plan does not force anyone to develop. It is used as a guide for reviewing development proposals when they go through the City's development review process (such as zoning, land subdivision).

When will sanitary sewer be extended?

- Sewer mains will be extended into the planning area along Sprecher Road and Reiner Road and CTH T to the west. This will be done over the next few months.

We have land in the Phase 2 area and it is tough to sell since there is not a Plan for this area.

When will the Plan be done for this area?

- The planning for the Phase 2 area will likely begin after the Plan for the Phase 1 area is adopted.

If sanitary sewer is constructed along our property frontage, will we be assessed for it? Do we have to hook up to the sewer?

- Questions regarding sewer should be forwarded to Mike Dailey in the City's Engineering Division. So far, two impact fee districts have been created. Fees are not required until the sewer is actually used. If you have a functioning septic system, you are not required to hook up.

How can we move forward with commercial development without Interstate access?

- Currently there are no plans for Interstate access. The Comprehensive Plan recommends a larger employment area, which has been scaled back in this Plan. Additionally, higher density residential development is located in this area to provide a customer base.

Mr. Roll indicated that since there were no more questions or comments, the maps will be set up around the room and attendees are invited to view them more closely and ask questions or discuss issues with staff members. The meeting was concluded.