

Minutes

Public Meeting for Neighborhood Planning for the Pumpkin Hollow Area

6:30 p.m. – 8:45 p.m.

Thursday, February 15, 2007

Burke Lutheran Church, 5720 Portage Road

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

Michael Waidelich, Principal Planner, City of Madison Planning Division presided over the meeting. He thanked everyone for attending and thanked the Burke Lutheran Church for hosting the meeting and providing refreshments. He introduced two other City staff members that were at the meeting, Rick Roll and Brian Grady.

Mr. Waidelich indicated that handouts are located on the table near the entrance.

- Sign-up sheet
 - Attendees must 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
 - This will provide input to City staff from the attendees
- Sheet with City staff contact information and website address for the project
- Attendees are also asked to place a dot where they live on the map near the entrance. Staff would like to know, generally, where attendees are located

Mr. Waidelich provided an overview of the meeting.

- Provide background on City 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/questions

Mr. Waidelich provided information regarding the study area and Neighborhood Development Plans.

- The study area boundaries are generally Interstate Highway 39-90-94, State Highway 19, Rattman Road and the American Center
- The eventual Plan will make recommendations for a smaller area within the study area
- Pumpkin Hollow is currently the name of the neighborhood development plan
- Neighborhood development plans are created for largely undeveloped areas
- They are rather specific plans for land use, roads, utilities, etc.
- The plans guide future urban development
- It is preferred that development is generally consistent with the plan, but may not be identical to the plan

Mr. Waidelich discussed the planning process.

- Collect background information
- Meet with owners of larger properties
- Hold a public meeting
- Develop concept plan(s)
- Hold a meeting to present concept plan(s)
- Develop draft plan
- Forward draft plan to the City Plan Commission for review, public hearing and adoption
- Forward plan to City Common Council for review, public hearing and adoption
- Planning process could be as short as three months or could be much longer depending on many variables

Mr. Waidelich discussed past planning activities.

1990 Peripheral Area Development Plan

- The City sought an efficient and sensible future growth pattern
- Very general urban growth recommendations
 - Urban Expansion Districts
 - Permanent Open Space areas
 - Transition Reserve—areas where long-term urban expansion may occur
 - Agriculture/Rural—areas that would require future study for recommendations
- Urban expansion areas would require more detailed planning

Nearby Neighborhood Development Plans

- Rattman NDP
- Hanson NDP
- Nelson NDP

2006 Peripheral Area Development Plan

- Indicates near-term and long-term planning areas
- Also indicates the adopted Neighborhood Development Plans
- Study area is in a “Group 1 Planning Area” (near term expansion)

2006 City of Madison Comprehensive Plan

- Generalized Future Land Use for the study area is primarily “Neighborhood Planning Area—Traditional Neighborhood Development”
- Indicates a detailed plan is needed for the area
- The principles of Traditional Neighborhood Development are encouraged
- Primary recommendation is for low-density residential development (less than 15 dwelling units per acre)
- The Pumpkin Hollow NDP will make more detailed recommendations for the density
- Park and Open Space areas are also indicated

Town of Burke Cooperative Plan

- Determines ultimate boundaries of the Village of DeForest, City of Sun Prairie and the City of Madison
- Designates Protected Areas which will remain in the Town for 30 years
- Those areas that are not Protected Areas can annex into the respective Village/City if they request and the Village/City approves the request

- Village/City Plans and requirements will apply to these areas
- Certain development will not be allowed unless the property is annexed to the Village/City or the Village/City allows without annexation
- Annexations can create Town islands (typically not permitted by State Statute)

Mr. Waidelich provided background information for the study area.

School Districts

- Residents in the study area are within the DeForest or Sun Prairie School District
- School District boundaries are not affected by the Burke Cooperative Plan or annexation

Property Ownership

- Study area includes many larger parcels except for those in the subdivisions
- Dane County (Token Creek County Park) and American Family Insurance own a lot of land in the study area

Zoning

- Vast majority of the study area is zoned for agriculture
- The properties that recently annexed into the City of Madison are zoned for agriculture
- These properties will be rezoned as part of any future development approvals

Land Use

- The land uses in the study area were discussed

Natural Features

- The study area has quite a bit of topography
- The neighborhood plan can attempt to preserve some of the views
- Low areas include Starkweather Creek, Token Creek and their tributaries
- Some of the drainageways are identified as perennial or intermittent streams
 - If these are determined to be navigable by the DNR, additional requirements apply
- Higher elevations in the eastern part of the study area
- Many wooded areas
- Large amounts of wetlands and floodplain

Transportation

- Traffic is already increasing in the area
- Many road improvement projects planned for the area
- Hanson Road
 - Bridge over the Interstate will be replaced
 - Hanson's intersection with Portage Road will be reconfigured
 - Wisconsin Department of Transportation would like to limit access at the Hanson Road intersection with USH 51
- Hoepker Road
 - Eventually will be expanded to a 4-lane roadway with a median/turn lanes
 - Potentially, Hoepker could be widened more to the south side where it is adjacent to the Town of Burke homes that are relatively close to the roadway to somewhat mitigate the impact of the widening

- A signal is planned for Hoepker's intersection with USH 51. The intersection may eventually become an interchange.
- The Metropolitan Planning Organization's most recent Plan indicates that an interchange at Hoepker and the Interstate be studied. Some entities would like a partial Interstate interchange that would allow northbound Interstate traffic to access westbound Hoepker and would allow eastbound Hoepker traffic to access southbound Interstate.
- Rattman Road
 - May be expanded to a 4-lane roadway in the future
- Portage Road
 - Planned to remain a 2-lane roadway but expanded to include a median/turn lanes
- New local streets
 - Prefer narrower streets to decrease speed of traffic
 - Other traffic calming measures may be used
 - The Burke Cooperative Plan encourages intergovernmental cooperation to connect new streets to existing streets
- The County would like to relocate the entrance to Token Creek County Park from USH 51 to Portage Road or Anderson Road
- American Family Insurance may request an entrance to their property off of Hoepker Road
- Potential bike and pedestrian trails will be indicated
 - Connections to Token Creek County Park will be emphasized
- Future Madison Metro bus routes will be considered

Site Analysis Map

- Interstate noise mitigation will be an important consideration
 - There is a maximum noise level that new residential and park/open space areas must meet
- There are also noise impacts from aircraft due to the area's proximity to the Dane County Regional Airport

Mr. Waidelich asked for questions from the attendees.

Will new roads be connected to roads in the existing subdivisions?

- New roads will probably connect, but the road network will be designed to minimize cut-through traffic.

Will road connections take into account the [low] density of the existing subdivisions?

- New land uses adjacent to existing subdivisions will be more similar.

Why do we need housing?

- The plans for this area are generally residential since it is located near employment and retail centers but adjacent to existing residential development.

What will be the timing of the roadway improvement projects in the area?

- The timing is difficult to estimate. Road projects typically take a long time.

How were the Protected Areas [in the Burke Cooperative Plan] designated?

- The Protected Areas were developed by the Town officials and residents. Generally, they contain the concentrations of Town residents and the residential and commercial tax base. The tax base will support Town operations while they continue.

How will stormwater runoff be managed, especially in the Token Creek area?

- Token Creek is a very valuable resource because it provides a large base flow. The City and County have strict rules regarding runoff. For example, runoff from development cannot exceed the pre-development condition. The Plan Commission and Common Council are typically very sensitive to stormwater issues.

Why not keep a greenspace between Madison and Sun Prairie?

- The original plans were to have a greenspace between Madison and Sun Prairie located east of the American Center and run north east of Rattman Road up to Token Creek. The City of Madison purchased the area to the east of the American Center. The proposed green space area to the north has been largely developed by the City of Sun Prairie with residential uses.

When Hoepker becomes a larger roadway what kind of access will be allowed?

- New access points will probably be limited to new local streets only.

Could the drainageways to Starkweather Creek, for example, be designated and mapped before development occurs?

- The Plan will identify the primary drainageways to be preserved.

Does Hoepker have to be expanded?

- Hoepker is planned to be expanded because it crosses the Interstate and provides east-west access between two major roads, USH 51 and USH 151.

What neighborhood development plan will apply to the Burke Lutheran Church property?

- The Church property will either be in the Pumpkin Hollow Neighborhood Development Plan or will be in the amended Rattman Neighborhood Development Plan. In either case, the Plan recommendations will be the same.

What will happen to the Burke cemetery on Hoepker Road?

- There are no plans to relocate the cemetery. The land use is consistent with the open space in that area.

What is the timing for the Plan?

- A draft of the Plan will probably be completed by April. That timeline could change, however, depending on several factors. For example, there is currently an idea for a property along the Interstate that would potentially include uses such as retail, office and a hospital. Since this idea is not consistent with the Comprehensive Plan, it would require amending the Comprehensive Plan and might lengthen the planning process.

What is the plan for utilities?

- The Plan will accommodate future sanitary sewer facilities in the area. These facilities are typically adjacent to drainage areas as they are the lowest elevations. Water facilities will also be accommodated.

Where is the site of the proposed UW [Clinic] in the American Center?

- That site is at the northeast corner of Hanson Road and Portage Road.

Have any plans been put forward for the properties in the study area that were recently annexed into the City?

- City staff has met with the property owners and developers of these properties to learn their ideas for the properties. Currently, there are no specific proposals.

If the Plan's recommendations were split between the Pumpkin Hollow Neighborhood Development Plan and an amended Rattman Neighborhood Development Plan, would these planning processes be run concurrently?

- Yes.

Does the City have any plans for the Burke Lutheran Church property?

- No. City staff has met with the Church representatives, but there are no plans in place.

Mr. Waidelich 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 ask questions more individually. The meeting was concluded.