

Minutes

Public Meeting for the Pumpkin Hollow Neighborhood Development Plan

6:30 p.m. – 8:45 p.m.

Thursday, May 17, 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. He introduced Planning Division staff members Rick Roll and Brian Grady, Engineering Division staff member Mike Dailey and newly-elected Alder Joe Clausius.

Mr. Waidelich reviewed the agenda for the meeting.

- Brief overview of the neighborhood development planning process
- Review the comments from the February 15, 2007 meeting
- Present the preliminary neighborhood concept plan
- Present the plans for extension of sanitary sewer service
- Questions and comments

Mr. Waidelich provided an overview of Neighborhood Development Plans and why they are prepared.

- Coordinate incremental development over an extended period of time
- Create an integrated network of streets as individual properties develop
- Identify important natural features in advance of development so they can be protected
- Determine locations for community facilities:
 - Parks
 - Schools
- Plan a stormwater management system, including greenways and detention areas
- Identify potential bus transit routes
- Plan how to serve the area with public sanitary sewer and water
- Plan the orderly extension of public utilities and the phasing of urban development
- Define the recommended types and configuration of development
 - Land uses and activities
 - Mass and scale of buildings
 - Orientation of buildings to the street
 - Locations and design of parking areas and garages

Mr. Waidelich summarized the steps in the Pumpkin Hollow neighborhood planning process that have been completed to date.

- Collected background information
- Conducted preliminary site analysis
- Held a neighborhood meeting in February and collected comments from neighborhood residents. Staff has sought to reflect these comments in the preliminary concept plan where possible.
- Met with the owners of the larger properties in the study area
- Developed and revised preliminary concept plans
- Met with other City agencies to get feedback on the preliminary concepts
- Met with staff from the Town of Burke and the City of Sun Prairie to get feedback

Mr. Waidelich discussed the next steps in the planning process.

- Present the current preliminary concept plan and comments on the plan received from the neighborhood to the Madison Plan Commission
- Develop the draft Neighborhood Development Plan which will include:
 - Background information and maps
 - Recommended and use and transportation plan
 - Narrative
- Review of the draft plan by the neighborhood, City agencies, City commissions, other local governmental units
- The neighborhood development plan will eventually be adopted by the Madison Plan Commission and Common Council.

Mr. Waidelich provided summary of the comments received from the February 15, 2007 public meeting. He indicated that all of the comments are available on the project website.

Mr. Waidelich prefaced the presentation of the preliminary concept plan with the following comments.

- The plan covers a relatively large area that will develop incrementally over many years.
- Owners who do not want to develop their properties do not have to. The plan does not force anyone to develop; it is to guide development as it occurs.
- The plan is not final yet. It is still preliminary and will be refined as the planning process continues, and later as the draft plan goes through the approval process.

Mr. Waidelich presented some of the characteristics of the study area that were considered in developing the preliminary concept plan.

- Existing roads
- Existing land uses
- Natural features
- Token Creek and associated wetlands and uplands
- American Center designated open space area
- Want to have a large City area park located generally near the center of the neighborhood
- Want to have a neighborhood activity center
- Potential for an employment area along the Interstate Highway north of Hoepker Road
- Most of the area is planned for residential uses to complement the existing residential uses and provide additional housing opportunities for the adjacent employment centers

Mr. Waidelich presented the preliminary Pumpkin Hollow concept plan.

- Parks and Open Spaces
 - This area includes the open space in the northern portion of The American Center, existing Token Creek County Park, and an additional open space area to the northeast that includes the Creek and adjacent wetland and upland areas
 - Token Creek is a valuable and unique asset to have this close to an urban center and would greatly benefit from retaining a relatively large undeveloped area adjacent to it, not just the wetlands that can't be developed in any case.
- Token Creek open space alternatives
 - Several scenarios for additional open space preservation are being explored
 - The preservation area would not necessarily be public park land, it could be privately-owned open space, or a mixture of public and private.

- Area park and neighborhood parks
 - An approximately 20-acre “area” park is planned. It would contain facilities such as soccer and ball fields, basketball courts, a picnic shelter for gatherings, playground equipment, etc. Area parks generally serve the area within a half-mile radius.
 - Smaller “neighborhood” parks of about 4 or 5 acres would have fewer facilities. Neighborhood parks generally serve the area within a quarter-mile radius.
- Street network – primary connecting streets
 - A continuous north-south street is planned that would generally bisect the area between Portage Road and the existing residential subdivisions. It would run past the area park. This would be a primary neighborhood street, but still a local street.
 - An east-west street is planned between Rattman Road and Portage Road, generally in the vicinity of Anderson Road. This road is designed to provide a more-direct east-west connection to Token Creek Park, and to discourage cut-through traffic in the existing subdivisions.
- Street network – other local streets
 - Create a high level of inter-connectivity
 - Provide convenient routes to the activity centers such as parks and the planned neighborhood activity center near the intersection of Hoepker and Portage Roads
 - Cul-de-sacs are not included in the concept plan
- Neighborhood activity center
 - Intended to serve as a gathering place for the neighborhood
 - Opportunity to provide activities, services for the neighborhood
 - Could include uses such as a restaurant or small convenience businesses, for example, but the local market will be relatively limited.
 - Near the Hoepker/Portage intersection seen as the most market-feasible location
- Employment area
 - Employment uses are being considered adjacent to this portion of the Interstate, probably offices. Business offices could benefit from having Interstate exposure, but would generate less traffic than retail development, for example.
 - Direct interstate access is not anticipated here.
- Residential area
 - The remainder of the neighborhood area is recommended for residential uses
- Residential building types
 - The preliminary concept plan illustrates three broad housing categories: single-family, mixed housing types and multi-family. The plan will emphasize a mix of housing types within all of these categories.
 - At this time, the housing locations are preliminary, but generally, the higher recommended densities are located nearer to the neighborhood activity centers.
 - Single-family would include primarily detached houses and some duplexes. Houses could range from large houses on big lots to small bungalows on alleys
 - Mixed housing types would include some attached housing such as townhouses or rowhouses, perhaps small garden apartments. Still could include houses.
 - Multi-family would include smaller-scale apartment buildings. Recommend street-oriented developments, not complexes of huge apartment buildings.
- Off-street pedestrian/bike paths, bike routes
 - Bicycle lanes recommended along the two major roadways--Portage and Rattman
 - Off-street paths will connect with regional bicycle trails.
 - Bike-routes within the neighborhood are identified on more-direct local streets

Mike Dailey from the City of Madison Engineering Division, and Dave Andruczyk from Arnold & O' Sheridan, Inc., presented plans for the extension of the sanitary sewer service into the study area.

- The sewer will be bored underneath the Interstate south of Hoepker into the study area
- From the Interstate, one sewer extension will extend northward along the west side of the wetland area up to Hoepker Road
- The other extension will extend eastward across the wetland to Portage Road
- This area must be included in the Urban Service Area before the sewer can be extended
- The project is planned for construction in early 2008
- The City pays for the up-front cost of the sewer and then collects, with interest, from those that benefit as land is developed

Next, Mr. Waidelich took questions from the audience.

What is the timing of the Hoepker Road expansion?

- The portion of Hoepker east of American Parkway/Rattman Road may be widened in the next few years. This will be a joint project between the City of Madison and Sun Prairie, so the timing will have to be coordinated. The portion of Hoepker Road within the study area will be widened at a later date, which has not been determined. The widening may take place as part of development of properties adjacent to the road.

How will City water be provided to the area?

- City water is currently located in the Parkway Village subdivision and also near the area where Portage Road crosses the Interstate. Water service will be extended as it is needed for development.

Do you have to hook up to the City sewer system if you have a septic system?

- Properties not in the City of Madison will not be required to connect to the City sewer.
- Generally, properties in the City will be expected to connect if sewer is available. Connection to public water service may be deferred if the private well is certified and functioning properly.

Will City of Madison water and sewer be available to the existing residential subdivisions in the Town of Burke?

- The Cooperative Plan does allow for the possibility that City of Madison utilities may serve the residential areas along Rattman Road that will ultimately be in the City of Sun Prairie. This would have to be explored further with the Town and Sun Prairie.

The sewer extension will be very close to my property. Is it possible to hook up to the sewer in the near term?

- It may be possible to hook up to the sewer, but you may have to attach to the City at some point to do so. If the sewer is not located in the street in front of your property, properties may need to work together in order for service to be extended.

How will Hoepker be widened with the houses located so close to the road now?

- Hoepker and Portage roads may be widened to one side more than the other to try to limit the impacts on existing development. The exact location of the roadway widening will be determined as part of future detailed engineering studies.

Will the City take my property for roadway widening?

- Most right-of-way needed for roadways is dedicated as lands are developed. If additional right-of-way is needed, property is purchased at fair market value as part of the project.

How much right-of-way will be taken?

- The exact amount of right-of-way needed will be determined as part of the detailed planning for the roadway widening project.

Will there be new emergency services in the area, such as Police, Fire and EMS?

- Properties that are located in the City of Madison will receive City police, fire and emergency services. The study area is closest to the City fire stations located on Morgan Road (off Nelson Road), Lien Road and Troy Drive.

Will there be different services for properties across the street---for example, if one property is in the City and another is in the Town?

- Properties located in the City would receive City services. Properties in the Town generally would receive Town services. The Cooperative Plan allows for service sharing agreements. For example, the Town may provide services to its territory or could contract with the City or another municipality to provide certain services.

Could Hoepker swing to the south where it is adjacent to American Family's property to avoid the existing homes?

- If possible, Hoepker would be widened more to the south in this location to avoid crowding the existing homes. It is unknown at this time how feasible this will be.

Will there be fire hydrants?

- Yes, wherever there is City water service there will be fire hydrants.

Will there be Interstate access where Portage Road currently crosses the Interstate?

- The existing bridge over the Interstate will be replaced in 2008, and the Portage Road/Hanson Road intersection will be reconfigured to connect Hanson Road more directly to USH 51. Interstate access is not planned at Portage/Hanson Road.

As there were no more formal questions, attendees were invited to view the information displays around the room and discuss any additional questions individually with staff.

The meeting was concluded at approximately 8:45 PM..