

Minutes

Public Meeting for Neighborhood Planning for the Southwest Area

6:00 p.m. – 7:45 p.m.

Thursday, October 30, 2008

Country View Elementary School, 710 Lone Pine Way, Verona

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

Michael Waidelich, Principal Planner, City of Madison Planning Division welcomed everyone to the meeting and thanked everyone for attending. He introduced two other City Planning Division staff members at the meeting, Brian Grady and Dave Larson.

Mr. Waidelich provided an overview of the meeting.

- Discuss past planning activities
- Discuss the background information we have compiled for the study area
- Discuss a conceptual land use layout for the area
- Answer questions/get input on issues affecting the area
- Revert to an open house—set up all display boards, answer questions

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

- Sign-up sheet
- 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 information regarding neighborhood development plans.

- 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 proposals are generally consistent with the plan.

Mr. Waidelich provided information regarding past planning activities.

- The City's Comprehensive Plan and Peripheral Neighborhood Development Plan recommend studying this area to determine what the City's long-term interests might be.
- The Comprehensive Plan recommends preserving the significant natural features in the area and the opportunity for a neighborhood north of the moraine.
- 1996 City of Madison-City of Verona agreement outlined potential growth areas. The City of Madison would not go south of CTH PD. The City of Verona would not go north of CTH PD.
- The property near the corner of Midtown Road and Woods Road was annexed in 2006. They annexed with the anticipation of eventually developing the property.

- The study area is adjacent to city services and utilities such as sanitary sewer and water. A portion of the study area can be served by existing utilities.

Mr. Grady provided background information for the study area.

Property Ownership and Jurisdiction

- There are some very large properties.
- There are smaller parcels located along Woods Road, Shady Oak Lane and the three roads off of Shady Oak Lane.

Existing Land Use

- The study area is primarily comprised of parks/open space, agricultural and vacant land.
- There are residential uses in the vicinity of Shady Oak Lane and along Woods Road.

Zoning

- The areas within the City are zoned Agriculture. The property near the corner of Midtown Road and Woods Road will eventually be rezoned to coincide with the ultimate use of the property.
- Areas in the Town are primarily A-1 Exclusive Agriculture and RH-1 and RH-2. The A-1 Exclusive Agriculture district permits agriculture uses and homes on at least 35 acres. The RH-1 and RH-2 districts permit single-family homes on lots at least 2 and 4 acres in size.

Natural Features

- The area has many natural features.
- The terminal moraine is located generally northeast of Shady Oak Lane.
- There are many areas with a slope of 12 percent or greater. These slopes are generally considered to be too steep for development.
- The area northeast of the moraine has very unique terrain.
- The map indicates several kettle ponds and there may be more.
- Morse pond is located near the intersection of CTH M and CTH PD.
- There is a very large contiguous wooded area.
- Lower Badger Mill Creek is considered an intermittent stream through the study area.
- There are two intermittent streams on the University Ridge property.
- There are areas with hydric soils or soils with hydric inclusions. The largest area is associated with Lower Badger Mill Creek. The soils in these drainage areas have a different composition than other areas. It is possible that some of these areas also contain wetlands.

Ice Age Trail

- The map shows the corridor for the Ice Age National Scenic Trail Corridor. Federal funds can be provided for preservation of land in this corridor.
- An Ice Age Trail segment opened within the University Ridge golf course this past summer.
- The Trail is intended for hiking only.

- The Ice Age Trail obtained a property near the intersection of Midtown Road and Shady Oak Lane.
- There are trail easements to the north of Midtown Road.
- The Ice Age Trail is also recognized in the Dane County Park and Open Space Plan.

Mr. Grady presented a conceptual land use plan for the study area.

- There are five land use categories on the conceptual plan:
 - Existing residential
 - Potential future development
 - Existing open space (University Ridge Golf Course)
 - Potential open space
 - Stormwater management area
- The existing residential areas are envisioned to remain generally how they are now.
- There could possibly be some additional subdivision on the large residential lots in appropriate locations.
- The potential future residential areas are envisioned as primarily single-family homes.
- There could be some higher density near Midtown Road.
- There could be slightly higher density such as townhomes or rowhomes surrounding a park to provide more of a presence for the park.
- The neighborhood development plan will probably not recommend a road crossing the moraine given the topography and other natural features. Pedestrian and bicycle connections may be sought to improve connectivity.
- In the existing open space area, the University Ridge Golf Course is anticipated to remain generally how it is now.
- The potential open space area is intended to preserve the significant natural features and provide a trail corridor for the Ice Age Trail.
- The eventual open space area could be larger or smaller than what is shown on the conceptual land use plan.
- Preservation of the open space corridor may be helped by having a detailed plan in place for the configuration of the corridor.
- The neighborhood development plan can help define what the configuration of open space corridor might be and help demonstrate support for it.
- The plan might prioritize the open space areas to be preserved.
- Preservation could come through the use of many mechanisms:
 - Acquisition with funds from federal, state, county and municipal sources
 - Dedication of parkland required as part of development approvals
 - Areas could be deemed “undevelopable” due to the presence of features
 - Land could be donated
 - Conservation easements could be obtained—the land would remain private but undeveloped
 - Lands could remain as private open space which can still provide a benefit

- Implementation of the open space corridor might require a combination of these mechanisms.
- Planning for the study area will also include the siting of a park to serve the neighborhood.
- The park is anticipated to be about 10 acres in size.
- A stormwater management area would be required to accommodate the Lower Badger Mill Creek which travels through the study area.
- Additional stormwater facilities will be needed to serve new development within the study area.

Mr. Grady discussed where utilities are currently located and the proposed Madison Metropolitan Sewerage District sanitary sewer interceptor in the area.

- Currently, water and sewer mains are located just north of the study area.
- A portion of the study area can be served by these utilities.
- A Madison Metropolitan Sewerage District (MMSD) interceptor is planned to eventually travel through the study area along the Lower Badger Mill Creek drainageway.
- Construction is planned in phases, with the initial phases located north of Midtown Road and south of CTH PD. The final phase would be between CTH PD and Midtown Road.
- Other local sewers would connect to this interceptor.

Mr. Waidelich provided an overview of the planning process.

- Compile input from this meeting.
- Have discussions with owners of larger properties in the study area and others that would like to provide input.
- Develop draft plan maps.
- Hold another meeting either late this year or early 2009.
- Have the Plan introduced for review by city boards and commissions and ultimately the Common Council.

Mr. Waidelich asked for questions or comments from the meeting attendees.

How long will the downturn in the housing market last?

- We are not sure.

Has any thought been given to preserving Richardson's Cave and preventing the negative impact that stormwater has had on the Cave?

- It would be nice to preserve Richardson's Cave since it is a very unique feature. Some sources have indicated that the Cave stretches to Blue Mounds. Stormwater has been entering the cave so it has silted in to a large degree. The cave is included in the potential open space area on the conceptual land use plan.

What kind of housing densities are going to be proposed in the development areas?

- The Comprehensive Plan recommends Low-Density Residential in this area, which is defined as up to 15 units per acre. It is likely that the densities recommended in the eventual neighborhood development plan would be primarily less than 8 units per acre.

When will you be doing planning for the area west of Shady Oak Lane?

- It is not known when planning will be done for this area. It will likely be many years in the future.

How would the planning for the area west of Shady Oak Lane, if higher densities were proposed, affect the study area or land uses along Shady Oak Lane?

- The study area is quite separate from the area west of Shady Oak Lane because the moraine separates the two areas and most of the homes near Shady Oak Lane are on cul-de-sac roads off of Shady Oak Lane. Potential land uses in the area west of Shady Oak Lane have not been determined.

I am concerned with Madison moving this direction and feel that some of the developments, such as the large multi-family residential buildings on Midtown Road, are not attractive and do not fit in with the natural beauty of the area. Also, I heard that the higher density developments were what the City wanted and not necessarily what the developer wanted to build.

- The attractiveness of certain buildings is subjective, but those buildings could probably be improved upon. The City does seek a certain degree of density in development for a variety of reasons, but those building are probably not a good example of how density can be well integrated into a neighborhood.

Is the City's Zoning Ordinance revision far enough along that you will be able to explain how it will relate to and affect this plan?

- Some of the draft Zoning Ordinance districts have been made available for review, but it is not likely that they will be finalized before the neighborhood development is completed. The plan will, however, discuss the character of development that is desired.

Will the plan go farther than just recommendations to include a specific design review district?

- Design review districts are typically implemented along commercial corridors, which have a more diverse development pattern as compared to new residential areas. It is not anticipated that a design review district would be implemented here. The plan will discuss the character of development desired.

Over the years your plans are amended. Is this area going to be its own plan or made part of another plan?

- At this point it is anticipated that the study area will be its own neighborhood development plan, but that could change. Either way, the recommendations would not change.

Does University Ridge have any plans to develop anything other than the golf course?

- At this time, we do not know of any plans to develop anything.

Why would the City want to expand into this area if all that is recommended is low-density residential?

- The area is adjacent to existing City services, so development in this area could be efficiently served through expansion of services in this area.

What is the process that will be used to get to a development plan?

- We will work off of existing plans for the area, input from property owners and the characteristics that we see in the area.

What width are you contemplating for the Ice Age Trail corridor?

- We would like to recommend a relatively wide corridor so that when people are on the trail they feel like they are in a natural setting.

Is there any possibility that the low-density residential in the City could be ultra low-density like along Shady Oak Lane?

- It is difficult to have really low densities for land that is served by urban infrastructure.

If Town properties eventually become part of the City will existing homes with septic systems and wells be required to hook up to City sewer and water?

- Typically, if a property is in the City, it is required to hook up to sanitary sewer if a sewer main is located adjacent to or near the property. Existing private water wells can be utilized as long as they are certified as safe to use.

Would new utilities be extended to serve one house or would you need to serve all of the homes on a street?

- For the homes along the three roads off of Shady Oak Lane, it would probably require most of the homes to hook up to utilities to spread the cost burden.

I'm not sure about everything, but I am supportive of the potential open space area in the conceptual land use plan.

The next time you have a meeting, you'll have plans with more detail. Will the plan reflect what landowners want?

- We would like to talk with the owners of the larger properties so that the plan can incorporate their wishes to the greatest practical extent. The plan will also seek to accommodate community objectives.

Can you explain what is going to be in the stormwater management area?

- It is anticipated that an open drainageway will be required where the Lower Badger Mill Creek is located. If the area develops, it is likely that other stormwater management facilities such as detention basins will be required in this area.

When properties develop how is stormwater runoff handled?

- New development is required to detain stormwater so that it is released at a rate and amount similar to the pre-development condition. Typically a detention basin is placed at the low point of a property to collect stormwater before being released in a controlled manner onto the adjacent downstream property.

What happens to property assessments if a property becomes part of the City?

- Whether properties are located in the Town or in the City, the assessors are required to assess properties in relation to the fair market value of the property. Municipal jurisdiction should not significantly affect the assessed value of a property.

Mr. Waidelich indicated that since there were no more questions or comments, 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.