

Minutes

Public Meeting on Draft Southwest Neighborhood Development Plan Maps

Wednesday, January 21, 2009

6:00 p.m. – 7:45 p.m.

Country View Elementary School, 710 Lone Pine Way, Verona

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

Madison Planning Division staff present: Michael Waidelich, Dave Larson and Brian Grady.

Michael Waidelich welcomed everyone to the meeting and thanked everyone for attending. The presentation covered the following topics.

Overview of the meeting

- Overview of past planning activities and neighborhood development plans
- Discussion of the draft neighborhood development plan maps
- Answer questions and hear comments on the draft plan maps
- Continue with an open house format—set up all display boards and answer questions

Reminder about the handouts available on the table near the entrance

- Sign-up sheet for notification of future meetings
- Sheet with City staff contact information and website address for the project

Planning Area likely to be renamed

- While the name of the plan currently is the “Southwest” Neighborhood Development Plan, that is just a placeholder and staff would like to come up with a different name. Staff recognizes that for many, this area is actually viewed as “northeast” or “here.” Attendees were invited to suggest names.

Overview of past planning activities and neighborhood development plans.

- The Madison Comprehensive Plan covers the entire City and future planning areas at the edge of the City.
- The Comprehensive Plan recommends that a neighborhood development plan be prepared for this area prior to any development and makes broad land use recommendations for parts of the area.
- Neighborhood development plans are created for largely undeveloped areas.
- They are rather specific plans for future land uses, roads, utilities, etc.

The primary reasons for preparing a plan for this area at this time include:

- The property at the southwest corner of Mid-Town Road and Woods Road annexed into the City several years ago, and the property owners would like to develop the property in the relatively near future.
- A neighborhood development plan will provide the context for consideration of a development proposal on this property. It will illustrate how the whole planning area

might look if it is eventually developed, so that nearer-term development will be sure to work well with future developments on adjacent properties that may not occur for a long time. The nearer-term development area must also work well on its own.

- The planning process will also help define what the ultimate configuration of the recommended open space corridor associated with the planned Ice Age Trail might be.

Mr. Waidelich described the recommended Ice Age Trail open space corridor through the planning area and the natural features.

- The Ice Age National Scenic Trail is an approximately 1,200-mile route designated by Congress.
- An Ice Age Trail corridor, including identified portions of the Southwest planning area, has been adopted by the Wisconsin Department of Natural Resources and Dane County.
- Funding that is made available from time-to-time to implement the Ice Age Trail project is targeted toward acquisitions and improvements within the adopted corridor.
- Some of the significant natural features within the adopted trail corridor and the Southwest planning area include:
 - Terminal moraine and associated steep slopes
 - Glacial outwash plain to the southwest of the moraine
 - Kettle ponds
 - Richardson's Cave
 - Relatively-large natural wooded areas

Before discussing the draft land use and street plan, Mr. Waidelich indicated the following:

- The recommended land uses are very similar to the conceptual land use map presented at the last neighborhood meeting in October 2008.
- The Plan will not force any properties to develop unless the owners want to do so. The plan is a guide that will be used to consider proposals if and when owners want to develop.
- It is anticipated that this area will develop over a long period of time. Many land owners have indicated that they have no interest in developing in the foreseeable future. Some who may be more interested are located where the City cannot provide services to development at this time, and/or where it may be difficult to develop as isolated properties.
- The draft plan is not final yet. It may be modified as the planning process continues.

Recommended Land Uses

Open Space

- The recommended open space preservation corridor is entirely within the Ice Age Trail corridor adopted by the State and County, and is consistent with the broad open space corridor shown in the Madison Comprehensive Plan.
- It includes significant natural features such as a portion of the terminal moraine, several kettle ponds, Richardson's Cave and wooded areas.
- The dashed-line indicating a future hiking trail is only conceptual at this point. To be functional, the future trail needs to connect the current trailhead at the western edge of University Ridge Golf Course on Woods Road with the property south of Mid-Town

Road at the western edge of the planning area that is owned by the Ice Age Trail Foundation. The hypothetical route illustrated follows topography and bends to go near glacial features such as kettle ponds; but actual trails are not planned or built until the necessary lands or access rights are acquired, and could be quite different from the hypothetical trail shown on the draft plan maps.

- The recommended open space area includes the moraine ridgeline south to CTH PD. This is the only segment of this ridge within the planning area that is not already developed with residential uses. It would be good if a future Ice Age Trail could have a branch to this ridge because it is a key glacial feature, as is the outwash plain that can be viewed from it. Potentially, this branch might be extended and a secondary trailhead developed in the vicinity of CTH PD and Woods Road.
- The recommended open space area also includes some areas currently being farmed. If eventually preserved as open space, this area could be restored to a prairie or other open grasslands, as has been done in other parts of the Ice Age Trail. In the nearer-term, if the rest of the trail were established, these segments could skirt along the edges of the fields on an easement, perhaps, until additional land is available.
- The recommended open space preservation areas could be preserved through a variety of means, and would not necessarily require public ownership or public access (except for access to the hiking trail itself). Preservation methods could include land acquisition by non-profit entities such as the Ice Age Trail Foundation, or by the City, Dane County, or State of Wisconsin; acquisition of scenic or access easements; land donations; conservation restrictions on portions of privately-owned properties arranged at the time of development on other portions of those properties; and through other mechanisms. Securing a trail corridor is seen as a long-term process, and might include such approaches as purchases that wouldn't take effect for a delayed period. During this process, the configuration of the preservation corridor probably will be refined, and might not include all of the lands currently shown within the recommended open space area.

Existing Housing Mix 1

- This land use is applied to the existing low-density residential areas near Shady Oak Lane and along Woods Road.
- It is expected that these areas will remain about the same as they are now.

Housing Mix 1

- These areas are planned for predominantly single-family residential development with an average net density of about 4 to 6 units per acre.
- Some duplexes and attached housing types such as townhouses might be appropriate in some locations. The density of these housing types typically is about 8 to 15 units per acre.

Housing Mix 2 (will be re-designated as a sub-area within Housing Mix 1)

- This is the recommended location for the relatively higher-density housing types within Housing Mix 1, such as duplexes or townhouses. These housing types are recommended near the small park in the northeast corner of the planning area. This area might also be single-family housing, however.

Parks

- Three potential parks are shown on the draft plan map:

- A small park of about 1 to 1.5 acres is shown next to the proposed stormwater detention area in the “near-term” development area in the northeast corner of the planning area. This park might include limited facilities such as a tot-lot, half-court basketball area, or picnic benches.
- One larger area park is shown adjacent to the proposed Ice Age Trail open space corridor. This park could contain larger play fields such as soccer fields. It could also serve as a trailhead for the Ice Age Trail. This park would not be developed until the larger surrounding property is also developed.
- Another small park is shown in the western portion of the planning area. This park is a placeholder for future planning and could be at other locations in this general area.
- At a future time when plans for the larger Housing Mix 1 area are refined, additional smaller parks or open spaces might also be incorporated into the land use and street pattern to provide additional amenity and recreational opportunity.
- The Madison Parks Division considers smaller parks generally less efficient to maintain than larger parks, and alternative arrangements to provide ongoing maintenance of the smaller parks recommended in the neighborhood plan might need to be developed.
- Parks are developed partly based on the amount of residential development to be served. If more or less residential development eventually occurs, the size, and perhaps number, of parks might be adjusted accordingly.

Stormwater Management

- The plan indicates conceptual locations for stormwater management facilities such as detention ponds. In the likely “near-term” development area in the northeast corner of the planning area, the planned detention facility is intended to mitigate impacts from runoff from the development area onto the adjacent farmlands to the west.
- If the small parcel in the northeast corner develops independently from the larger parcel that surrounds it, a separate small stormwater facility would be required for it, and the street pattern would need to be revised to accommodate this. The draft plan map shows one possible land use and street plan if the properties are developed together.
- Infiltration of stormwater “upstream” of the detention areas will also be encouraged through the use of mechanisms such as rain gardens on individual properties, in the street terraces, or within boulevard streets.
- An open drainageway would be constructed to handle stormwater within the Lower Badger Mill Creek.
- Detention facilities would be located adjacent to the drainageway within this corridor.

Future Planning Area

- No recommendation is made for the area between Shady Oak Lane and the southern part of the moraine at this time. The future use of this area is uncertain and will be affected by what happens in both Madison to the east and Verona to the south, and it is premature to make a specific land use recommendation. No specific use is recommended in the Madison Comprehensive Plan.
- This area also cannot be provided with urban services at this time; and services are not anticipated to be available in the relatively nearer term.

Potential Conservation Development Areas

- These are generalized areas within the larger recommended open space corridor that, ideally, would also be preserved as open space, but which are identified conceptually to

recognize that some amount of development could occur here and still be compatible with the larger objectives of creating a broad open space corridor.

- If the entire area cannot be preserved as open space, any development that occurs should take the form of conservation developments which cluster the development uses to preserve shared open space and existing large trees and other natural features to the extent possible. These types of developments can benefit greatly from the amenity provided by the larger preserved open space that surrounds them.
- The exact configuration of any conservation development areas would need to be planned in coordination with the adjacent open space preservation areas. Several configurations would be possible.

Development Staging

Mr. Waidelich discussed the recommended development staging in the planning area.

- The area at the southwest corner of Mid-Town Road and Woods Road will be the initial phase. Much of this area is in the City of Madison; the property owners are interested or potentially interested in development at this time; and the area can be served by utilities that currently are in place or that will be constructed in 2009.
- The second phase generally includes the area southwest of the Phase 1 area and northeast of the recommended open space area. Much of this area would require construction of the planned Madison Metropolitan Sewerage District (MMSD) Lower Badger Mill Creek Interceptor for gravity sewer service.
- The third phase generally includes the area to the southwest of the recommended open space area. This area would also require the MMSD Interceptor for gravity sewer service.

Future Roadways

The recommended eventual configurations of the primary roadways in the planning area are:

- Mid-Town Road is planned to be a 4-lane road with a center median.
- Woods Road is planned to be a 2-lane road. A median might be included in the northern portion of the road where development already exists or is planned.
- CTH PD is planned to be a 4-lane road with a center median.
- Shady Oak Lane is planned to be a 2-lane road. If the road is reconstructed, it is possible that the addition of marked bicycle lanes would be considered.
- Potential roundabouts are illustrated at the intersection of Meadow Road and Mid-Town Road and the intersection of Woods Road and CTH PD.

Recommended pedestrian-bicycle facilities

- A pedestrian-bicycle path is recommended adjacent to the Lower Badger Mill Creek drainageway. When the neighborhood is developed, this path would continue to the larger park near the Creek, then through the neighborhood and east to Woods Road.
- If the future street connection shown across Lower Badger Mill Creek is not feasible, it is recommended that there still be a future pedestrian-bicycle crossing here.
- The Ice Age Trail is for hiking only. Bicycles or other types of motorized or non-motorized vehicles are not permitted.

School Districts

- The planning area is currently within the Verona Area School District (VASD).
- The VASD and the Madison Metropolitan School District (MMSD) have a boundary agreement that generally runs along the recommended open space corridor.
- The agreement generally stipulates that properties will be transferred from the VASD to the MMSD when they are developed.

Next Steps in the Planning Process

- It is expected that a resolution adopting the plan will be introduced at a February Common Council meeting and referred to several commissions for their review.
- Currently, it is anticipated that the plan will be referred to the Parks Commission, Long Range Transportation Planning Commission and the Plan Commission, but others could be added by the Council.
- These commissions all have public meetings, including a public hearing at the Plan Commission, and all will make a recommendation on the Plan to the Common Council.
- The Common Council takes the final action to adopt the plan.
- Persons wishing to comment on the draft neighborhood plan may appear at or submit comments to any of the Commission meetings or to the Common Council.
- Meeting dates and times will be posted on the project website. The website address is on the contact sheet.
- If the Plan is approved, the City will apply to the Capital Area Regional Planning Commission for an amendment to the Central Urban Service Area to include the Phase 1 development staging area. An area must be within the Central Urban Service Area to be able to receive sanitary sewer service.

Questions and Comments

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

What sources of funds are available for preservation of the recommended open space area?

- In the past, funding has been provided for other parts of the Ice Age Trail from the federal government, State of Wisconsin and Dane County. In addition, private funds have been provided, such as through the Ice Age Trail Foundation. The government agencies have indicated that there is a good chance that funds will be available for implementing the Trail in this area. Including the Ice Age Trail recommendation in a more detailed City plan enhances this possibility.

How can people that live outside of the City track the status of the Plan as it moves through the planning process? Do City commissions pay attention to people that do not live in the City? Is the Plan used in the City's extraterritorial review?

- The website for the project will be updated with agendas for upcoming City meetings. Meeting minutes will be added as they are available.
- Yes, the Commissions listen to everybody. It is fairly typical that most residents living in a peripheral neighborhood planning area are not City residents.

- The Plan will be used in the City's decision-making processes, but it probably will not change the City's perspective on extraterritorial subdivision review that much. Whether there is an adopted City plan in place or not, the City generally discourages subdivisions without full urban services in potential City growth areas. The City's plans recommend more compact development that can be served with the full range of urban services.

Can or will the Ice Age Trail ever be used for vehicles such as motocross bikes, scooters or snowmobiles?

- The Ice Age Trail is for walking only. Bicycles are not permitted. The federal law that authorized the Trail specifically prohibits motorized vehicles.

Why does this area have to be developed? What if you just want to remain in the County? This development will cost the taxpayers.

- The area is considered a logical long-term urban growth location because it is adjacent to existing development and urban services. The timing of when the area actually develops will primarily be up to the property owners.
- Having a City plan for the area does not force anyone to annex into the City, and does not force anyone to develop.
- Developers are required to construct infrastructure such as utilities and roads and then dedicate it to the City for future maintenance like other City facilities. The cost of the infrastructure is essentially passed on to future buyers in the development.

An open space strip is shown south of Mid-Town Road east of Lower Badger Mill Creek, but not to the west. What is the planned treatment for Mid-Town Road?

- A buffer strip is planned along Mid-Town Road since it will carry higher volumes of traffic. It can be added to the area west of Lower Badger Mill Creek.

What will be done to manage stormwater along Lower Badger Mill Creek where it passes through the properties just north of Shady Oak Lane? Stormwater was crossing over the top of Mid-Town Road west of Meadow Road this past summer.

- An open drainageway will be constructed for the Lower Badger Mill Creek, which currently flows through a very wide and undefined channel in some areas. Within the planning area, and within areas to the north, large detention facilities will be constructed within the greenway adjacent to this drainageway. This should help mitigate the peak stormwater amounts that flow through the drainageway, and subsequently through the gully adjacent to the properties just north of Shady Oak Lane.

Is Pioneer Road planned to be a major thoroughfare such as a County Trunk Highway?

- It probably will not become a County Trunk Highway, but will be a primary north-south road. Pioneer Road is planned to be connected to Meadow Road in the future.

A representative for a property owner within the planning area read a statement indicating that the recommended open space area for the Ice Age Trail is a taking of their land, would cause economic harm and that they will be hiring a land use planner to formulate a plan that would seek the highest and best use of their property.

- Mr. Waidelich asked that the statement be forwarded to City staff. He indicated that it is not uncommon for at least some property owners to have concerns about the

recommendations in a neighborhood development plan, and that the comment would be considered by staff and the reviewing commissions.

Does the fact that the Comprehensive Plan recommends an open space corridor along the proposed Ice Age Trail carry weight when reviewing the neighborhood development plan?

- Yes, the Comprehensive Plan reflects the goals of the community and it is intended that these goals be reflected in the more-detailed neighborhood development plan.

Are any major changes to Mid-Town Road planned in the near future?

- No. Eventually it will probably become a 4-lane road with a center median, but currently this is not expected for many years.

Mr. Waidelich indicated that since there were no more questions or comments, the maps are set up around the room and attendees are invited to view them more closely and ask questions or discuss issues with staff members present. He reminded attendees to please suggest names for the neighborhood development plan if they had any ideas. The meeting was concluded.