

# **Nelson Neighborhood Development Plan (NDP)**

## **Summary of October 23, 2018 public questions/comments**

Questions and answers are paraphrased.

**Question: Will Cross Hill Drive be extended through to Feland?**

Answer: The road network and connectivity enhancements will be explored as part of the planning process.

**Q: When will Patriot Park be expanded?**

A: It will depend upon when more development occurs in the planned park expansion area. The City depends upon parkland dedication when development occurs in new neighborhoods (as opposed to acquiring and developing parks in advance of development).

**Q: Will Lupine Lane become a public street?**

A: The City doesn't typically look to change private streets to public - it is unlikely that the City would look to convert Lupine Lane to a public street.

**Q: Many Wilde employees use street parking to the north of Nelson instead of at Wilde and then cut across the street midblock to get to work. Can anything be done to address this?**

A: City staff will look in to this issue. (staff will communicate information on this issue to Alder Baldeh)

**Issue: There is increasing truck traffic and more traffic in general.**

A: Looking at traffic and planned future roadway improvements are part of the Plan update process. There are no near-term road expansion plans for Nelson or Reiner in or close to the planning area. Expansion frequently occurs when adjacent property develops.

**Issue: Wilde car carriers are stopping on Nelson Road eastbound and blocking a traffic lane to unload cars. This can occur up to four times per day at all hours of the day. Was the dealership overcapacity from day one?**

Staff will look in to this issue. (staff will communicate information on this issue to Alder Baldeh)

**Q: Is a traffic study part of the Plan update?**

Neighborhood Development Plan updates do not include a traffic impact analysis – those are typically done when a specific development is proposed and future uses are more concretely known. However, the Planning Division does work with Traffic Engineering in establishing the planned future road network, and has worked with the Madison Area Metropolitan Planning Organization (a regional transportation planning entity) on past NDPs to do general traffic projections on major streets and highways in NDP areas.

**Q: Is a connection across the Interstate being considered?**

A: Potential connectivity enhancements such as this will be examined as part of the planning process.

**Q: The Nelson Plan area looks smaller than I remember – has the planning area shrunk?**

A: Other than a small piece of land along the north side of the planning area that was annexed into Sun Prairie since the original Nelson NDP was adopted in 1992, the planning area remains the same.

**Issue: The Reiner/Nelson intersection is busy.**

A: Staff has discussed the NDP update with adjoining municipalities. This intersection is currently in the Town and likely won't be in the City for a while. Some kind of partnership to explore interim improvements could be explored, but the City typically doesn't make improvements to roads outside of its boundaries.

**Q: Will there/can there be development while the Plan update is occurring?**

A: There is no moratorium on development while the Plan is being updated.

**Q: Will there be proposed zoning in the plan?**

A: NDPs map out future land uses, but do not propose future zoning. It will be up to property owners to request rezoning that is consistent with the future land use map when they are ready to develop their properties.

**Q: You mentioned that the Rattman NDP is being updated to the north of Highway 151 – what is the status of that process?**

That process is happening separate from Nelson. There is a [project website available](#) for updates and to sign up for future email announcements.