

# Hanson Road Neighborhood Development Plan Amendment

## Agenda

- What is an Neighborhood Development Plan (NDP)?
- Background Information
- Draft NDP Amendment Recommendations
- Next Steps
- Questions/Comments



# Hanson Road Neighborhood Development Plan Amendment

## Comprehensive Plan

City-Wide Recommendations  
*Adopted by City*



## Neighborhood Development Plan

Neighborhood Recommendations  
*Adopted by City*



## Development Plans

Site Specific Proposals  
*Proposed by developers/landowners*

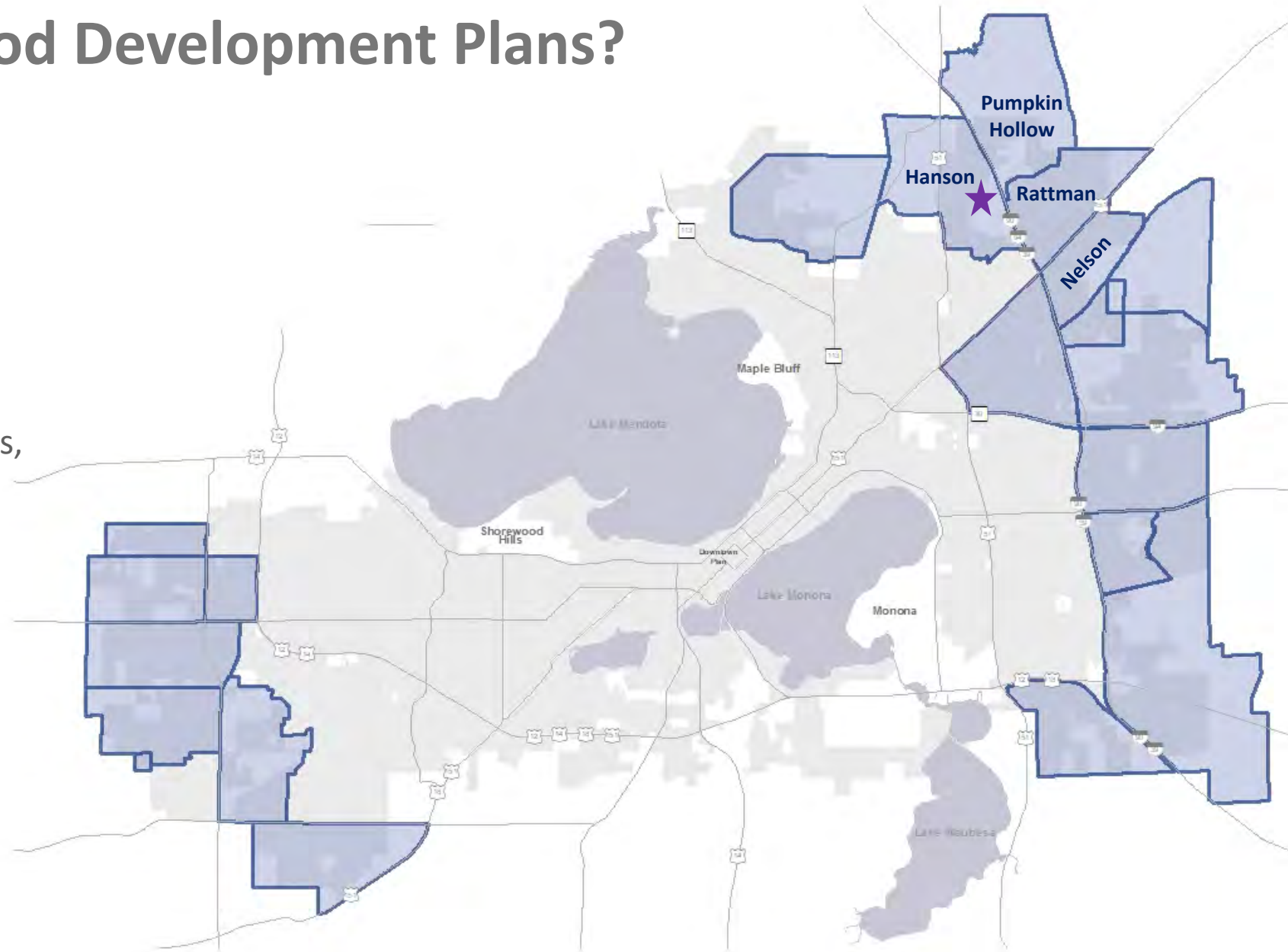




# Hanson Road Neighborhood Development Plan Amendment

## What are Neighborhood Development Plans?

- Created for largely undeveloped areas
- Guide future development
- Guide public infrastructure and services
  - Land use, transportation, utilities, phasing
- Must be adopted before development can occur
- Does not force anyone to develop



# Hanson Road Neighborhood Development Plan Amendment

## Why are we proposing an amendment?

- City received a development proposal that does not align with adopted NDP.
- Developer requested an amendment to the NDP.
- District Alder agreed to sponsor an amendment.

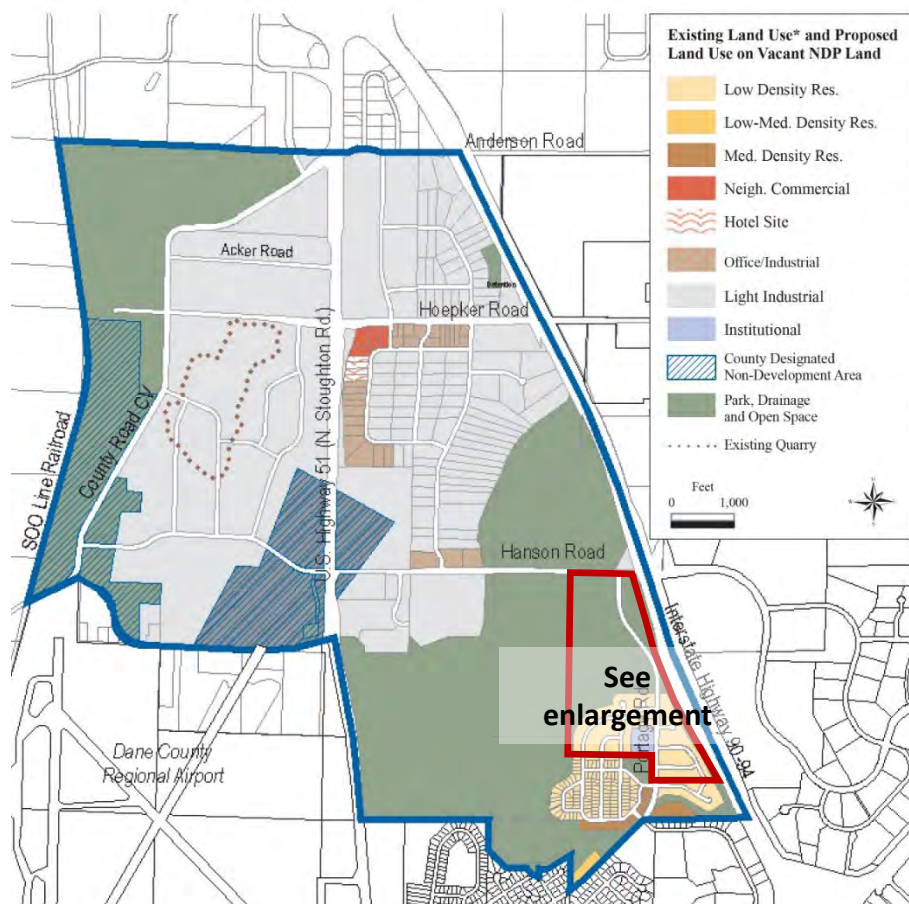




# Hanson Road Neighborhood Development Plan Amendment

## Background

- Hanson Road Neighborhood Development Plan adopted in 2000
- Proposed amendment would impact only a portion of the NDP



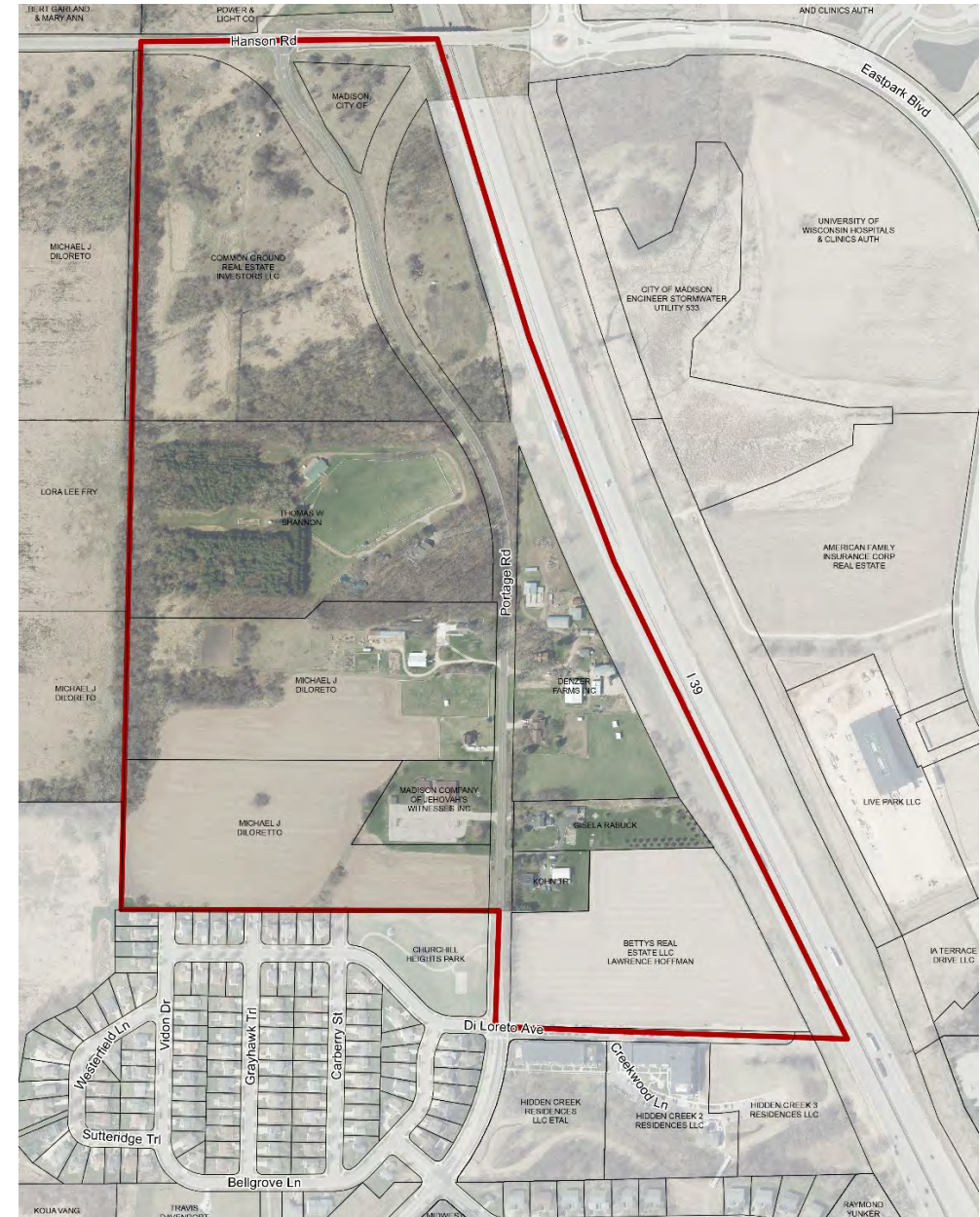
Amendment Area Enlargement

# Hanson Road Neighborhood Development Plan Amendment

## Background

### Amendment Area Boundary

- Interstate on the east
- Wetlands and floodplain associated with west branch of Starkweather Creek on the west
- Hanson Road on the north
- Diloreto Avenue on the south
- About 123 acres
- Area slated to come into the City
- DeForest Area School District

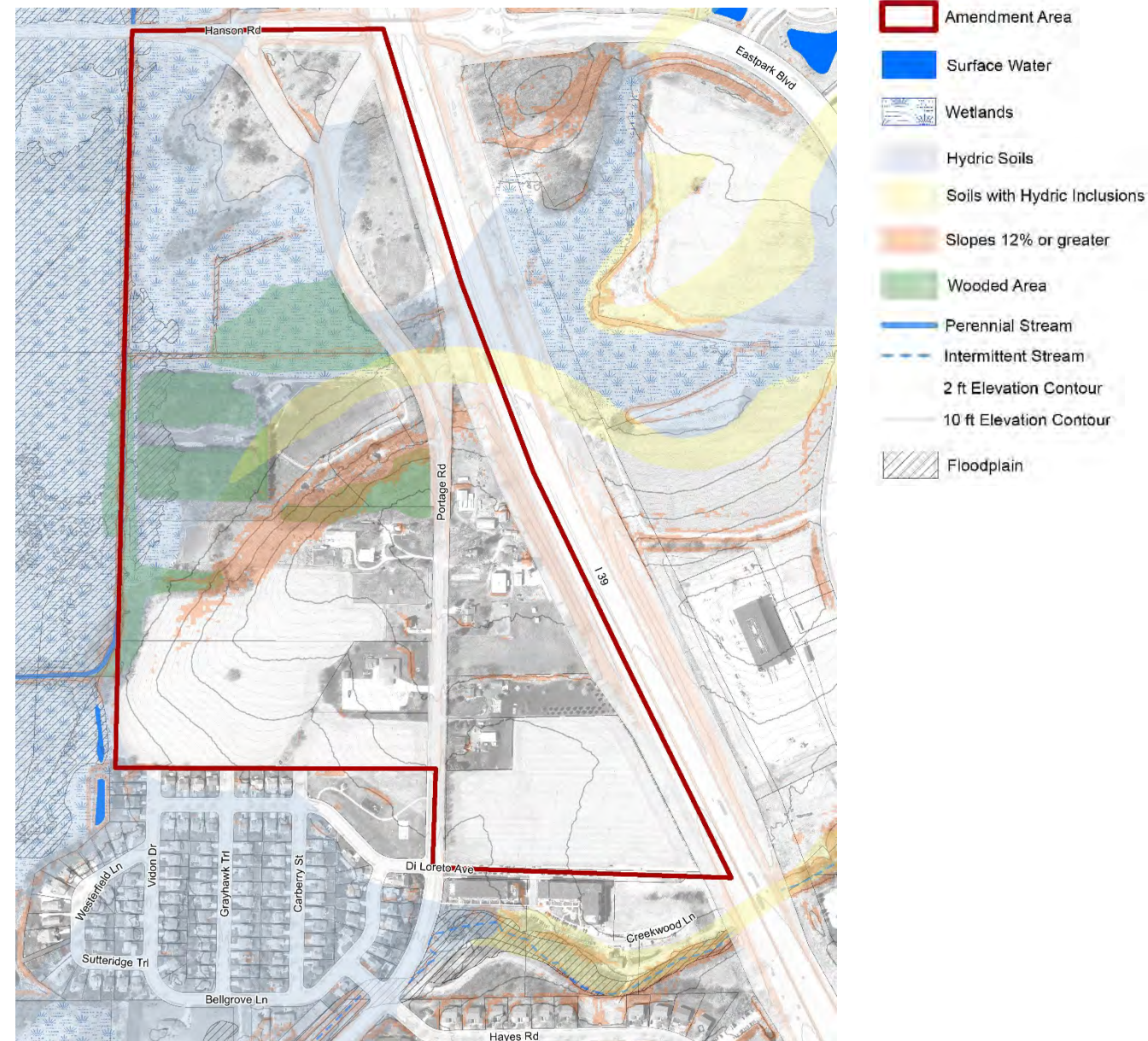




# Hanson Road Neighborhood Development Plan Amendment

## Environmental Features

- Wetlands
- Floodplain
- Hydric Soils
- Woodlands
- Steep Topography

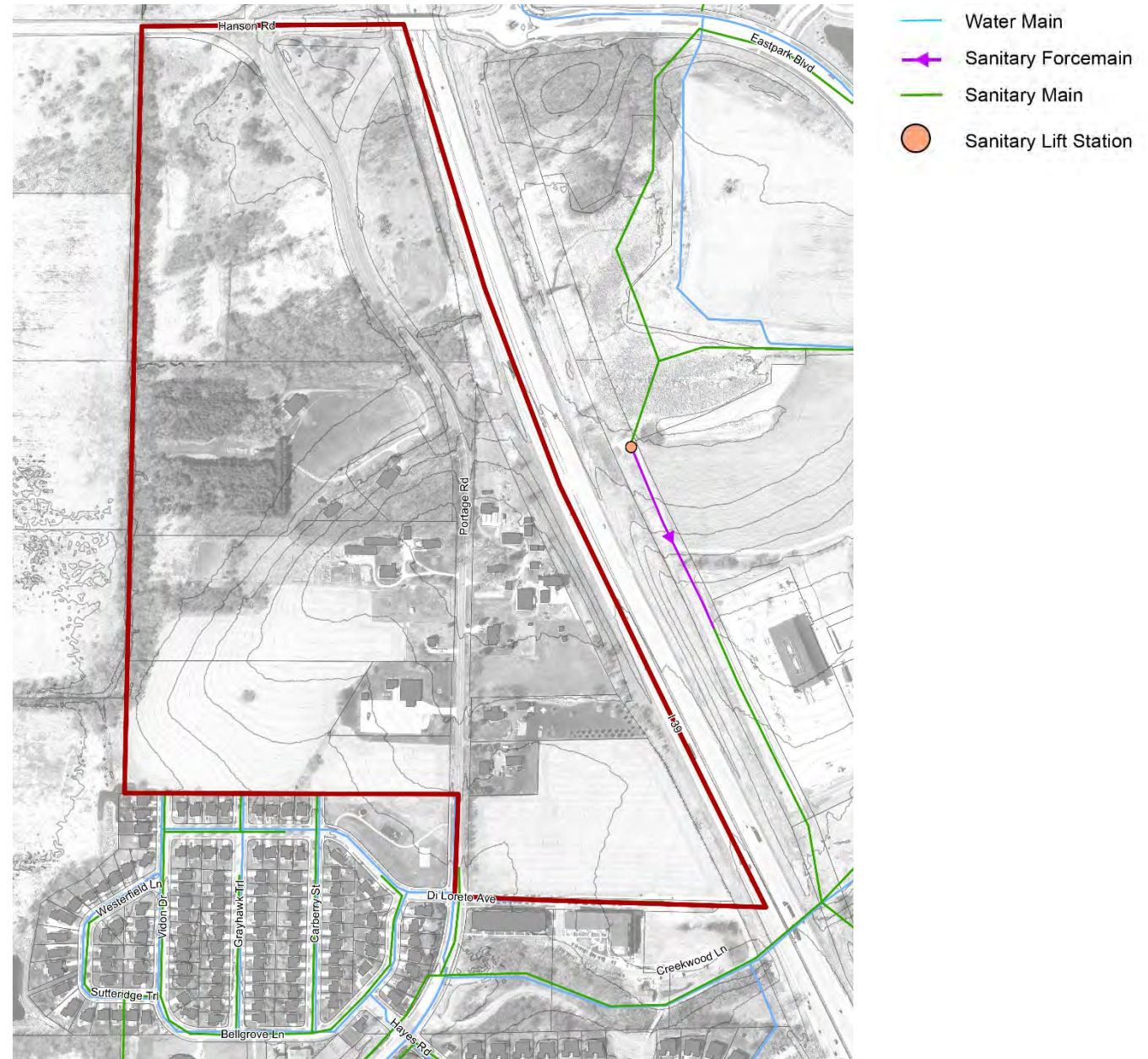




# Hanson Road Neighborhood Development Plan Amendment

## Utilities

- Water and sanitary sewer are located south of amendment area
- Amendment area is in the Central Urban Service Area
- Southern half of area drains to the south. Can be served by continuing water and sanitary north.
- Northern half of area is more difficult to serve.

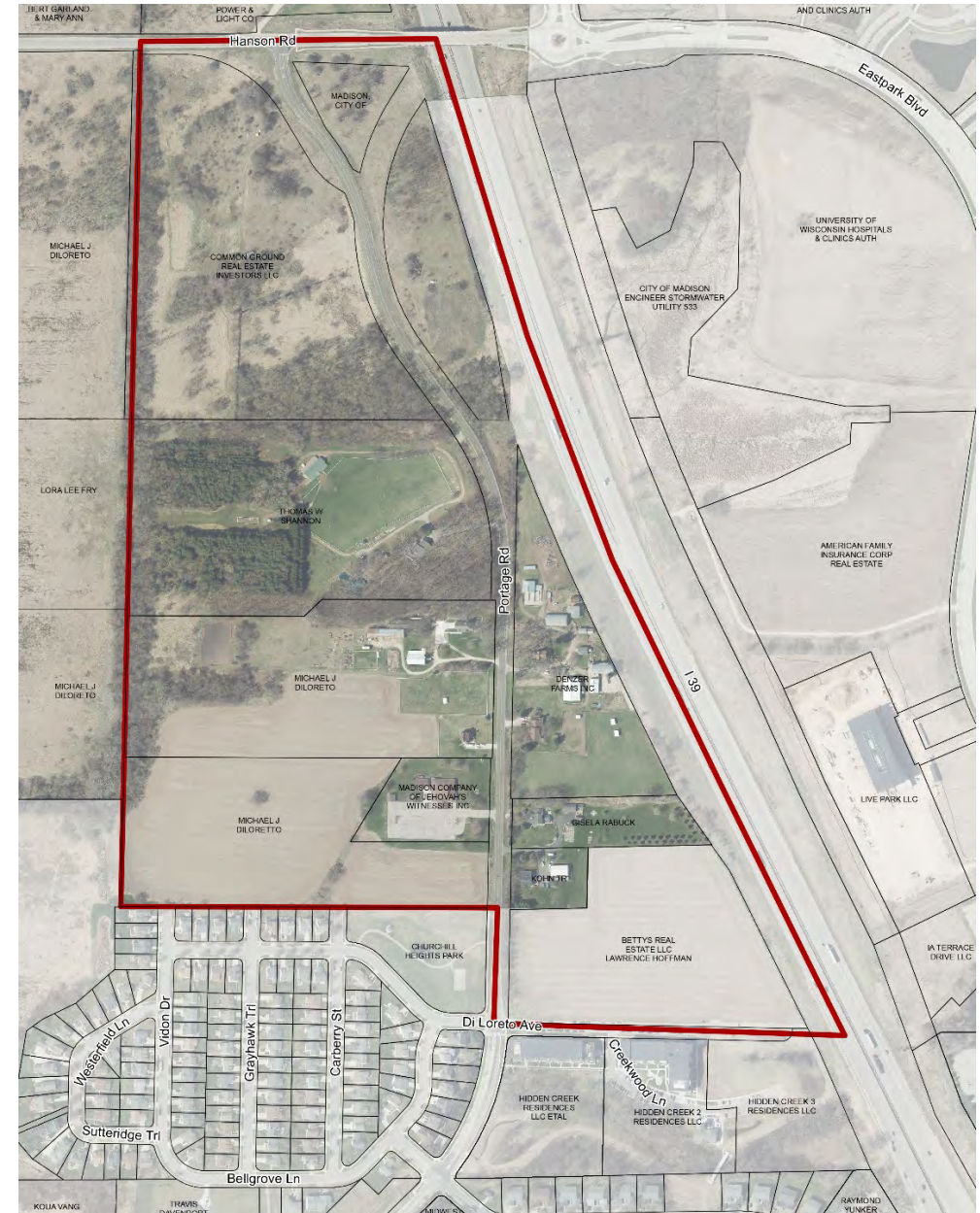




# Hanson Road Neighborhood Development Plan Amendment

## Plan Amendment Focus

- Evaluate and recommend:
  - Land Uses/housing types
  - Street layout
  - Parks
  - Potential stormwater management, drainage locations
  - Transit and bike facilities
  - Public utilities and services





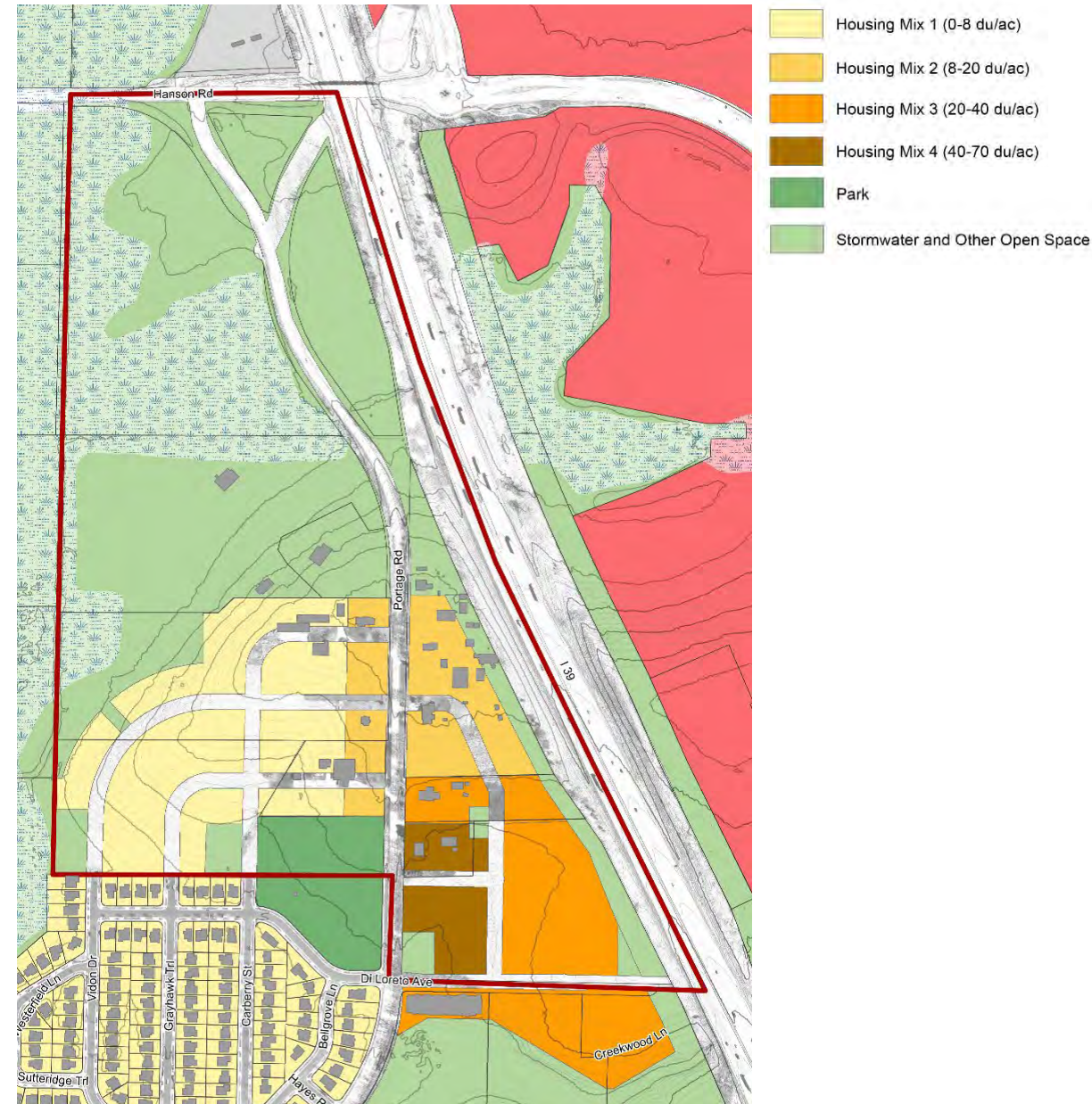
# Hanson Road Neighborhood Development Plan Amendment

## Neighborhood Design Principles

1. Range of housing options
2. Have places to walk to
3. Use parks as a neighborhood focal point
4. Locate more people closer to amenities

## Neighborhood Design Principles - Transportation

1. Connectivity is the building block of neighborhoods
2. Create direct routes to amenities
3. Encourage transit, biking and walking
4. Create streets – not roads
5. Spread traffic by creating multiple options

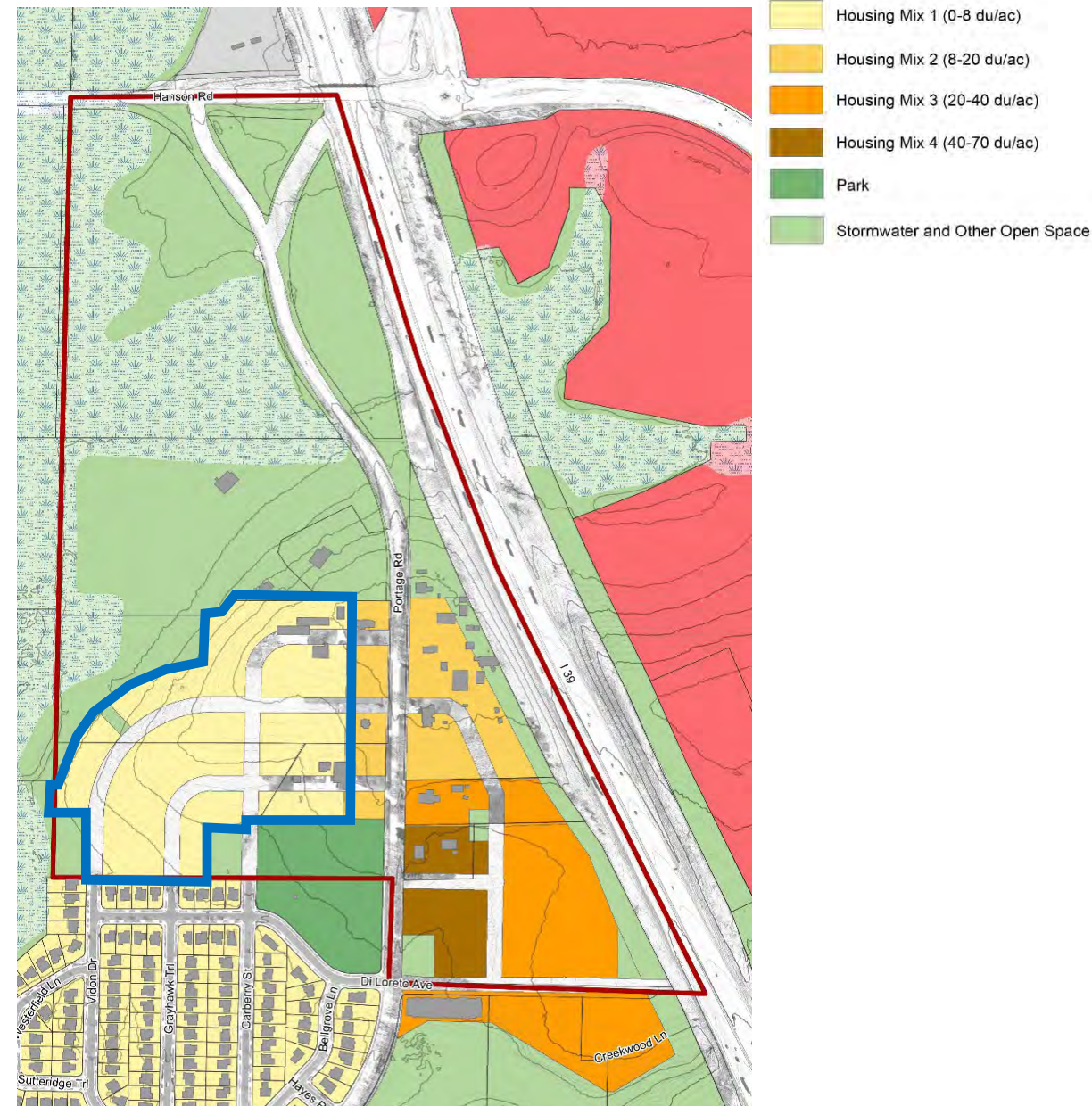




# Hanson Road Neighborhood Development Plan Amendment

## Housing Mix 1

- Single-Family detached, Duplexes, Four Units, Townhouses
- Up to 8 dwelling units per acre, average 6 dwelling units per acre
- Buildings up to 2 stories



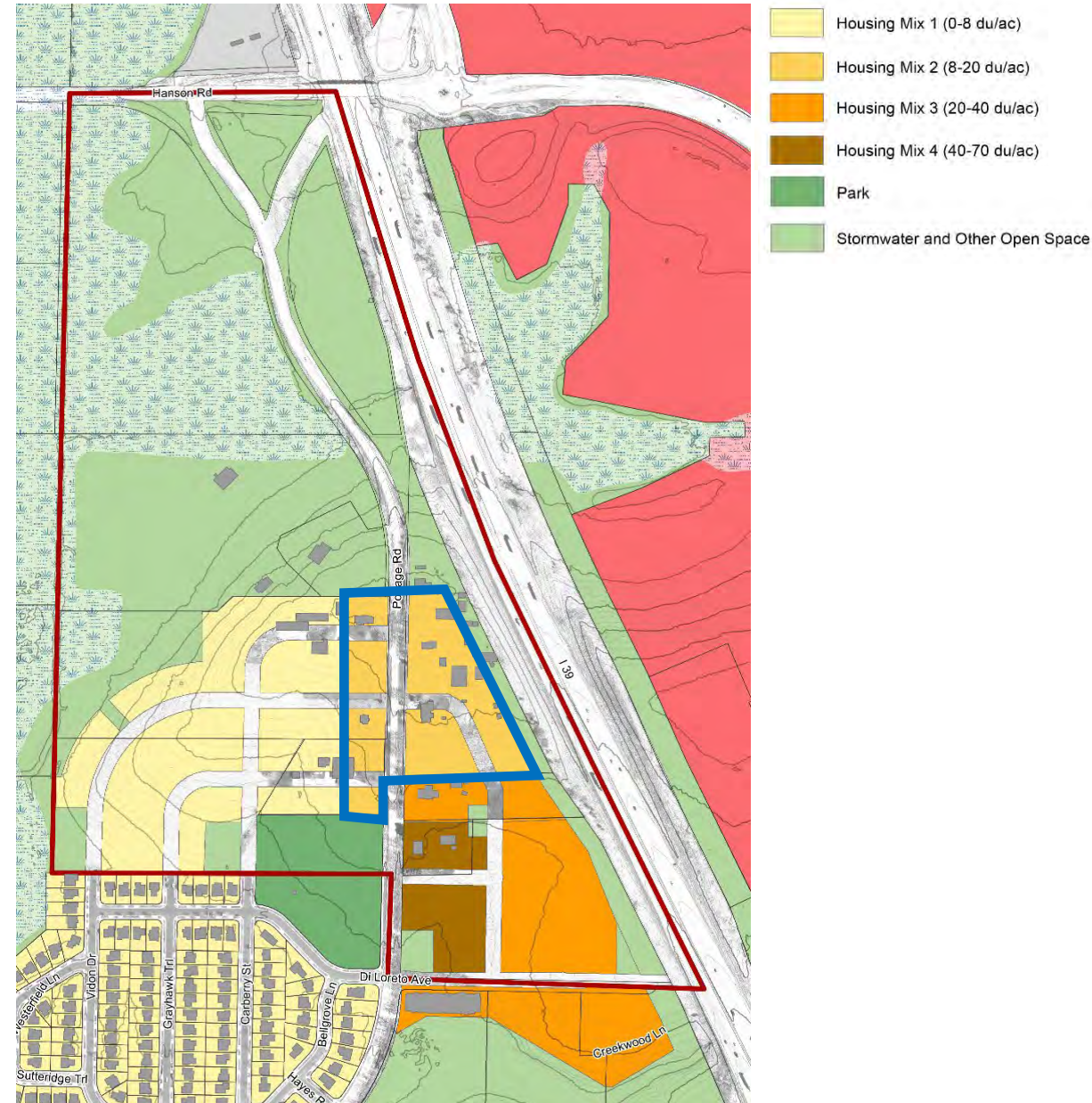
# Hanson Road Neighborhood Development Plan Amendment

## Housing Mix 1

- Single-Family detached, Duplexes, Four Units, Townhouses
- Up to 8 dwelling units per acre, average 6 dwelling units per acre
- Buildings up to 2 stories

## Housing Mix 2

- Single-Family detached, Duplexes, Four Units, Townhouses, Small Multifamily
- 8-20 dwelling units per acre, average 15 dwelling units per acre
- Buildings 1 – 3 stories in height

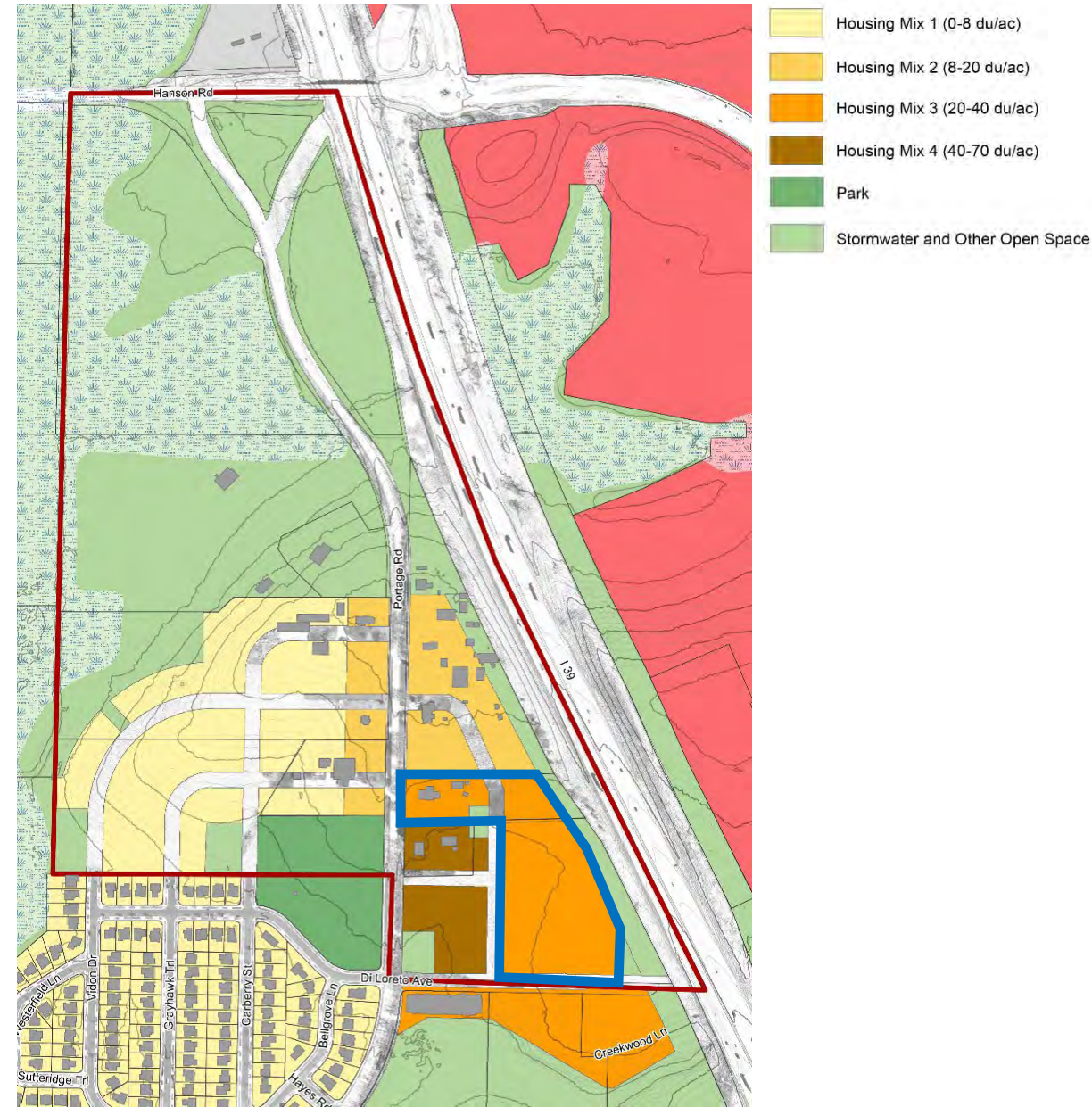




# Hanson Road Neighborhood Development Plan Amendment

## Housing Mix 3

- Duplexes, Four Units, Townhouses, Multifamily Buildings
- 20-40 dwelling units per acre, average 30 dwelling units per acre
- Buildings 2-3 stories in height



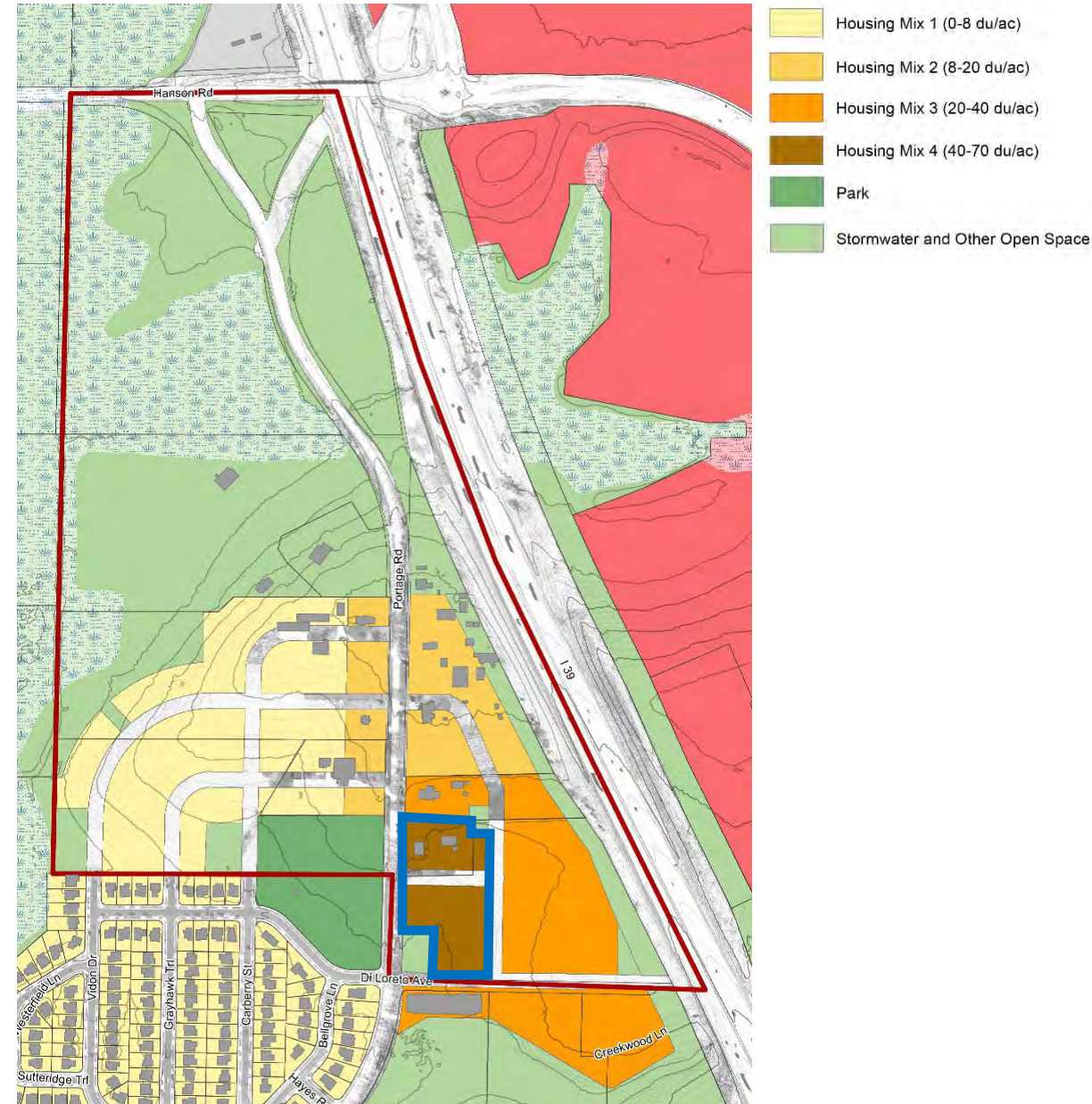
# Hanson Road Neighborhood Development Plan Amendment

## Housing Mix 3

- Duplexes, Four Units, Townhouses, Multifamily Buildings
- 20-40 dwelling units per acre, average 30 dwelling units per acre
- Buildings 2-3 stories in height

## Housing Mix 4

- Multifamily Buildings, limited Townhomes (higher densities)
- Up to 70 dwelling units per acre, average 40 dwelling units per acre
- Buildings 2 – 5 stories in height





# Hanson Road Neighborhood Development Plan Amendment

## Parks, Stormwater, Other Openspace

- Churchill Heights Park Expansion
- Buffer along Interstate to reduce sound impacts
- Showing potential stormwater locations (\*)



# Hanson Road Neighborhood Development Plan Amendment

## Amendment Timeline\*

- Neighborhood Meeting – **March 31, 2021**
- Potential adjustments to recommendations based on feedback from stakeholders – **Early April**
- Introduce Plan Amendment to Common Council – **April 20**
- Review NDP amendment with various City committees – **May**
- Common Council review and potential adoption – **Mid to Late May**



# Hanson Road Neighborhood Development Plan Amendment

## Questions? Comments?

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### Project Website

<https://www.cityofmadison.com/dpced/planning/hanson-neighborhood-development-plan-amendment/3579/>

