

Public Meeting # 2 June 6, 2022 Meeting Notes

Two public meetings were held one virtual noon meeting and one in-person evening meeting was held on June 6. Approximately 34 attendees attended the virtual meeting and 38 attendees attended the in-person meeting. City of Madison Planning Division staff gave the attached presentation.

The following notes *generally* capture the questions asked by the attendees at the meeting and staff provided the following responses.

1. How would disruption to current residents with all the construction be addressed?
Response: Some of the concerns will be addressed later. The plan does not force property owners to develop. When the plan does start to get implemented and construction starts city has ordinances in place that outline times of day when construction can occur. Those ordinances will be enforced by appropriate city agencies when construction starts to occur.
2. Have the school district boundaries changed?
Response: All of the lands within the planning area fall within the Sun Prairie School District. The School Districts determine their boundaries and School District boundaries do not align with the municipal boundaries. We have no control over what those boundaries are but we work with the School Districts in identifying the need for additional schools and the sites for new schools.
3. What is happening with the quarry sites? How does the City of Madison feel about that? What will happen with those operations when it comes into the City?
Response: Active mines and quarries that have appropriate permitting will continue to operate if the owners will choose to operate them. Most land use approvals will continue as approved by the Town and County into the City, however as things change they may need different permitting. When the quarries shut down operations, we will expect them to be remediated in accordance with their closure plans and expect that they develop in some manner after that.
4. What are plans for extension of utilities like internet?
Response: Publicly held utilities such as water and sewer will be extended as development starts to occur as part of Public Works projects. Privately held utilities are outside the City's control, those will likely be extended as development starts to occur but will not be included as part of this plan.
5. We own three acres and choose this location to be out in the country but close to Madison. Your plan shows roads in my property. What options do landowners have?
Response: These are long-term plans that provide guidance on how future development can occur. These plans do not require a property owner to develop their land. If however you

choose to develop your property the City will use this plan as guide to review and approve the development proposal.

6. Quarries have conditional use permit that have to be renewed. When they have to be renewed will the City not approve it?

Response: Conditional use approvals in the City of Madison run with the land and do not have sunsets. Whether conditional use permits in the City for quarries have a time limit, staff can look into that.

7. When would the area residents have to attach to city services like water and sewer after being attached to the city? When would utility lines be extended?

Response: The Cooperative Plan requires that within five years of the utilities being extended, residents will have to be attached to the utilities.

8. Why does the city want to develop this area? Why do we need these changes?

Response: According to the Cooperative Plan, this area will attach to the city of Madison by 2036. The city of Madison's 2018 Comprehensive plan identifies this area as a future development area and recommends a detailed neighborhood development plan be prepared for this area. In addition, the city of Madison gets development inquiries from time to time and in the absence of a plan, it is difficult to respond to these development inquiries. It is because of these reasons the city initiated this neighborhood development plan to guide future development.

9. What about the intersection of Reiner and Nelson Roads?

Response: The plan provides recommendations for road cross sections for collector and arterial roads in the area. For specific intersection treatments, City Engineering staff will work on those details at the time of road reconstruction. The city of Madison does not have any plans to road upgrades at this moment, those upgrades typically occur as development starts to occur.

10. If the plan is in-place, why was the conditional use permit approved for the northeast corner for Reiner/Nelson intersection?

Response: Currently there is no neighborhood development plan for this area, that is what we are working on right now. When a development is proposed in the town and is submitted to Dane County, the city of Madison can comment on that but beyond that the City has no other control. Even though the city of Madison commented on this and showed objection towards the development, the Town of Burke and Dane county choose to approve that.

11. My property is zoned according to the Dane county guidelines for agriculture. The Dane county guidelines allow for a specific number of animals on my agricultural land. Would this change after attachment to the city?

Response: When the Town of Burke attaches to the City in 2036, the City will go through a process of assigning zoning classification. It will be a public process with public hearing. Right

now, the City is going through a similar process with the Town of Madison. The City's zoning code has some special agricultural districts that use the same calculations that Dane County uses to allow animals but most districts do not.

12. What will happen to the overflow car lot on the other side of Nelson road?

Response: The draft recommendation in the plan for this area is to be an employment use. Additional details could be found in the draft plan posted on the project website.

13. What about protection of open spaces and natural resources?

Response: The city of Madison is constantly on the lookout for places that could be preserved as farmland or that could integrate urban agriculture. The city attempts to grow in a compact and controlled manner. With that said, the city tries to extend their utilities and services in a very deliberate manner. Extension of utilities requires going through a process that requires approval of the Capital Area Regional Commission to extend the Central Urban Service Area. These things go through a very deliberate process and that is because we know farmland is an important resource.

14. Who is responsible for developing parkland, green and open spaces? How would the original landowner be compensated?

Response: Currently if there is, an area shown as parkland, green, open or recreational space, when this land is developed it will be dedicated to the city. The developer will have two options, either pay a fee in lieu of dedication or dedicate the land to the city. The latter option is generally less expensive. Sometimes, city parks division does buy land, but generally, dedication is the more common way to establish parks.

15. What will happen to the landfill located to the north of Nelson road? What will the city do to ensure that the landfill is not polluting the area including the recreational lake area in the plan?

Response: This area is part of the Nelson Neighborhood Development plan, which is just west of the planning area. This is a construction landfill, which is considered, as a "Clean Landfill" and that might be the reason it is unlined. Generally, the landfills fall within the purview of the Wisconsin Department of Natural Resources and they are responsible for the regulations.

16. What will happen to the resource-protected corridors designated by Dane county after the area is attached to the city?

Response: All corridors that are identified by Dane County as resource protected areas are taken into consideration for development review. Any development in the city of Madison, staff review to make sure that the development includes or not includes lands within those environmental corridors. Those protections are in place and staff does take those into account for development review.

17. Does the City anticipate the rail corridor to get more use, passengers and stations? The natural contour of the land only allows certain areas to be considered for those suggestions.

Response: The long-term plan has been to have passenger rail along that corridor. Recently the city council has allocated some funding for looking at where potential Amtrak stations could be located. City staff anticipates that there will only be one station in the city. The city does not have any current plans for light rail or anything similar.

18. Can town islands be created?

Response: Through the Burke Cooperative Plan, town islands can be created. Town Islands are created when there is an enclave that is not attached to the city while all the land and surrounding properties attach to the city prior to the official attachment date.

19. What is the stormwater rate structure of the City? Is that very high?

Response: All parcels in the City of Madison are charged a stormwater fee. These payments support the Stormwater Utility and its assets and are included in the monthly Municipal Services Utility Bill. Assets owned and maintained by the Utility include storm sewers, greenways, stormwater basins (detention ponds, infiltration basins, rain gardens), and equipment used for managing the storm drainage system. Even if you do not have one of these features next to your house, these assets service the entire City by conveying water to keep roads clear and properties from flooding during storms and for conveying and treating stormwater to prevent flooding and reduce pollution to our lakes and streams. The fee is comprised of three components (2022 rates):

- Flat fee of \$2.05 per parcel
- Pervious area (grass, garden) fee of \$0.00025 per square foot
- Impervious area (roof, pavement) fee of \$0.00336 per square foot

Note: All three billing components are shown on the billing statement. The "typical" Madison homeowner will pay \$11.31 per month (\$135.72 annually).

20. Will I be swept into the City against my wishes if my neighbor(s) annex?

Response: No one will be obligated to join the city before the annexation date. However, some land and property owners might want to attach to the city in advance for development purposes or get access to city services.

21. Are there advantages to coming into the city?

Response: After the Final attachment of the town to the City, some changes will take place. Town residents will be immediately eligible for City services and programs, and will be eligible to vote in any election in the City. The area's property owners will also be eligible for City programs, and will receive tax bills from the City. Town employees, who are not offered comparable employment with the City, will be given predetermined severance benefits based upon their years of service. Upon final attachment, there will be an impact on existing City operations due to annexation. It is important to note that the Final Attachment and dissolution

of the Town/area has no bearing upon school districts or school assignments. That is still under the purview of the school district.

22. What about existing wells. Can we keep it?

Response: Yes, private domestic wells are permissible in the City of Madison; however, [MGO 13.21 PDF](#) requires that a well operation permit must be obtained from Madison Water Utility. The following criteria must be satisfied before a well operation permit can be issued:

- The well and pump installation must satisfy the requirements of Chapter NR 812 of the Wisconsin Administrative Code.
- The well must produce bacteriologically safe water; that is, the water must be free of coliform bacteria including *E. coli*.
- The well must not be cross connected to the municipal water system.

Permits are valid for 5 years and are renewable. Permit applications must include the \$355 fee, which covers the cost of a state mandated inspection and required water quality tests. The property owner is required to submit annual test results for total coliform and nitrate by October 1st of each year the permit is valid. Well permits are non-transferable; new owners must obtain a permit in their name. Additional information may be found in [MGO 13.21 PDF](#) and on our [Private Wells web page](#).

Please refer for City of Madison's webpage for more information:

<https://www.cityofmadison.com/water/water-quality/private-wells/faqs-attached-properties-private-well-requirements>

23. Could a golf course go on the quarry ponds property?

Response: Developing a private course is possible in this area. However, creating golf courses is not within the scope of the City at this time. Moreover, Dane county does not have any such plans either. However, if the landowner wants to develop a golf course, he will have to get the city approval, which is a separate process.

24. What about a Community Center within the planning area?

Response: Currently, this is not the scope of the neighborhood development plan or the city of Madison. However, the city is open for comments and suggestions from the community and private sector if they are interested in creating one.

25. What is the possibility of a lot line adjustment to add another house?

Response: The cooperative plan gives landowners the opportunity to split 5-acre lands into two lots with a single-family house on each lot. Such opportunity can be used one time only by land/property owners. Any other form of development will require the approval of the city of Madison.

26. Will there be transit service along Reiner Road?

Response: At this point, there is no funding set aside to add or extend transit route service that would directly serve any portion of the Reiner neighborhood development planning area. As

this area starts to develop and ridership potential increases, future transit is expected to serve along Reiner Road.

27. Sun Prairie did not put a regulation pool in, does the plan show any pools in this area?

Response: Public Pools are generally created in public spaces, ideally in parks. The Parks Department makes the decision if a public pool should be created in one of the parks or not. The Neighborhood Development Plan identifies park locations. As individual properties are developed and parkland is dedicated, the Parks Department will create a detailed Park Master Plan and work with area residents to understand local park preferences and desired features such as pools.

28. What does the watershed line mean?

Response: Definition of a Watershed according to the city of Madison's website is: A watershed is a land area that drains rainfall runoff (or stormwater) to a single outlet, or "discharge point." The discharge point can be a lake, river, ditch, or storm sewer pipe discharge or outfall. The City is divided into 22 major watersheds. The watershed lines usually indicate a break in the drainage pattern, typically due to topography, (meaning there is a high point) and the water runs off in different directions and to discrete discharge points.