



Department of Planning & Community & Economic Development

Planning Division

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October 16, 2017

Elderberry, Pioneer, Junction Neighborhood Development Plans Initial Discussion of Primary Issues to be addressed in the Plan Update

Planning Division staff has completed an initial analysis of the planning area and identified a number of issues to review as part of the Plan update. These issues have impacts on the land use and transportation patterns in the neighborhood development plan. Staff requests that the Plan Commission provide any preliminary comments at the October 16 meeting. After receiving Plan Commission comments, staff will develop revised Plan maps and present them at a public open house in January 2018 and then return to the Plan Commission for further review in February 2018.

Primary Issues

Since the three neighborhood development plans were adopted, approximately 35% of the 2,945 acres has developed. Since the end of the Great Recession growth pressures have increased. Also, there has been a strong demand for multi-family housing.

In 2003, the City of Madison and Town of Middleton adopted a Cooperative Plan. The plan prescribes the type development and caps density of development that can occur within a quarter mile of Pioneer Road from Old Sauk Road to Valley View Road.

Development Pressures

It's projected that the City of Madison will add 40,000 new housing units by 2040 to meet the needs of a growing population. Currently in the Elderberry and Pioneer Neighborhoods there are three potential residential developments under various stages of review that total approximately 310 acres.

There has also been an increase in interest from employers looking to locate in the Madison area. The adopted plans recommend employment along stretches of the Mineral Point Road corridor. Staff feels this corridor should be evaluated to ensure the updated plan offers opportunities for employment land uses to accommodate future demand.

City/Town Cooperative Plan

The cooperative plan restricts the City from expanding west of Pioneer Road until 2042. It also caps the density to a net of 4 units per acre within a quarter mile of Pioneer Road and limits development to residential land uses (single family dwellings and multi-family buildings of 4 units or less).

Connectivity

As development has occurred it has leap frogged other developments leaving gaps in the transportation network. There are multiple collector streets (Watts Road, Elderberry Road, and Bear Claw Way) that have gaps that inhibit connectivity between neighborhoods and the rest of the city. There are also gaps in the bicycle and pedestrian network. This has been an issue for residents in the Willows and Autumn Ridge Reserve neighborhoods with their ability to safely access city parks.

Transit Access

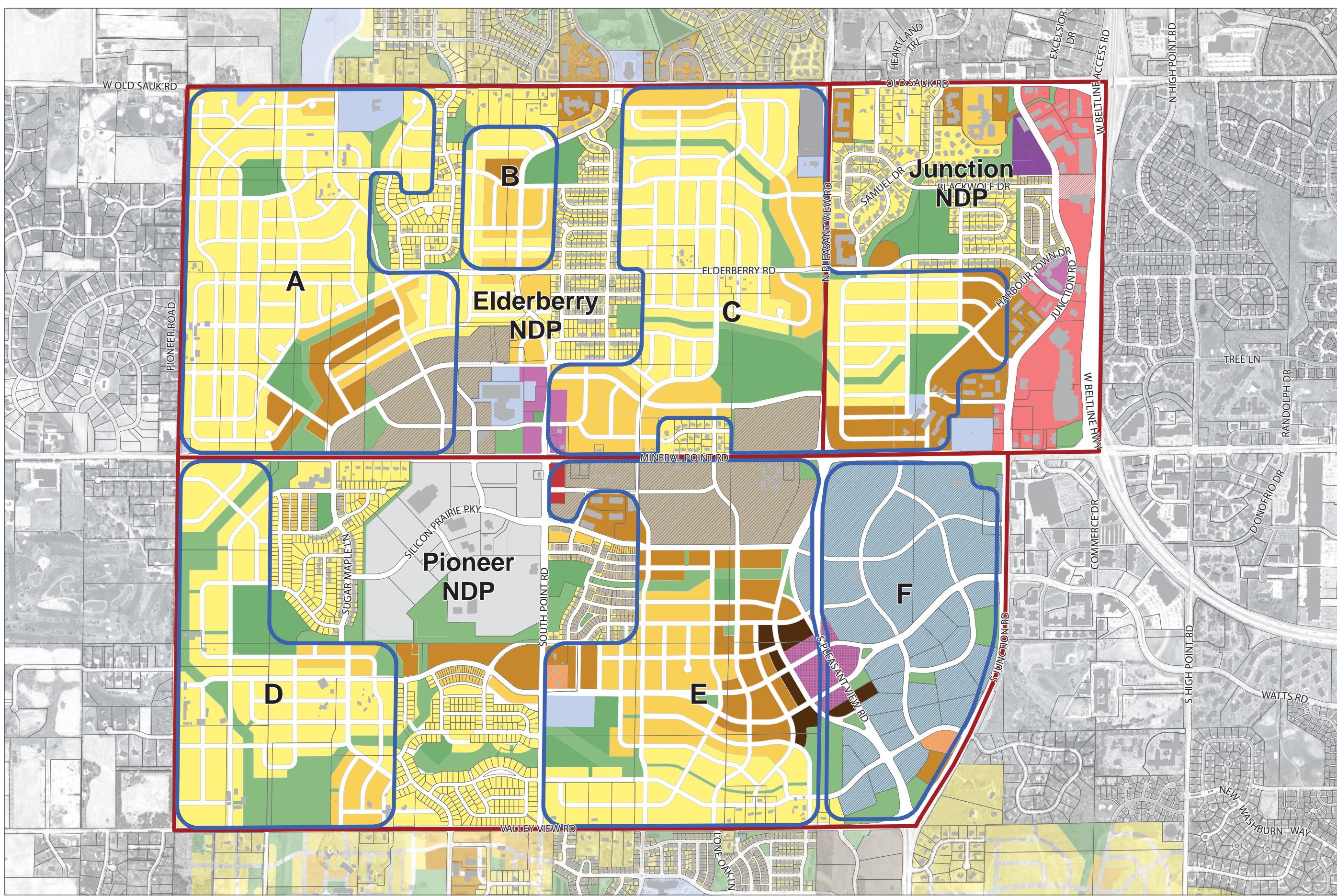
Of the three neighborhoods, Junction is the only neighborhood with transit service. Routes 15 and 73 provide transit service to the eastern portion of the Junction neighborhood along Junction Road. The remaining portion of Junction and all of Elderberry and Pioneer are not currently served by transit.

The University Research Park 2 is the planned terminus of a potential Bus Rapid Transit line, which would provide frequent trips into central Madison. Implementation of a BRT system would likely include some level of modification to the existing route structure to reduce duplicative routes. In the near-term, however, Madison Metro is unable to expand service until there is additional bus storage capacity.

Public Open House Feedback

On September 14th a public open house was held at Blackhawk Church to introduce the neighborhood development plan update and obtain initial feedback from residents and stakeholders. Below is a summary of the feedback received.

- Residents in developing subdivisions in the Elderberry Neighborhood want access to parks
- Concerns about traffic congestion getting worse with new development
- Concerns about dangerous intersections – Pioneer at Mineral Point, Big Stone Trail at Old Sauk
- Lack of transit access, especially paratransit
- Need to preserve trees and natural features
- Feeling that there should be a physical barrier such as a tree line between single family residential and multi-family

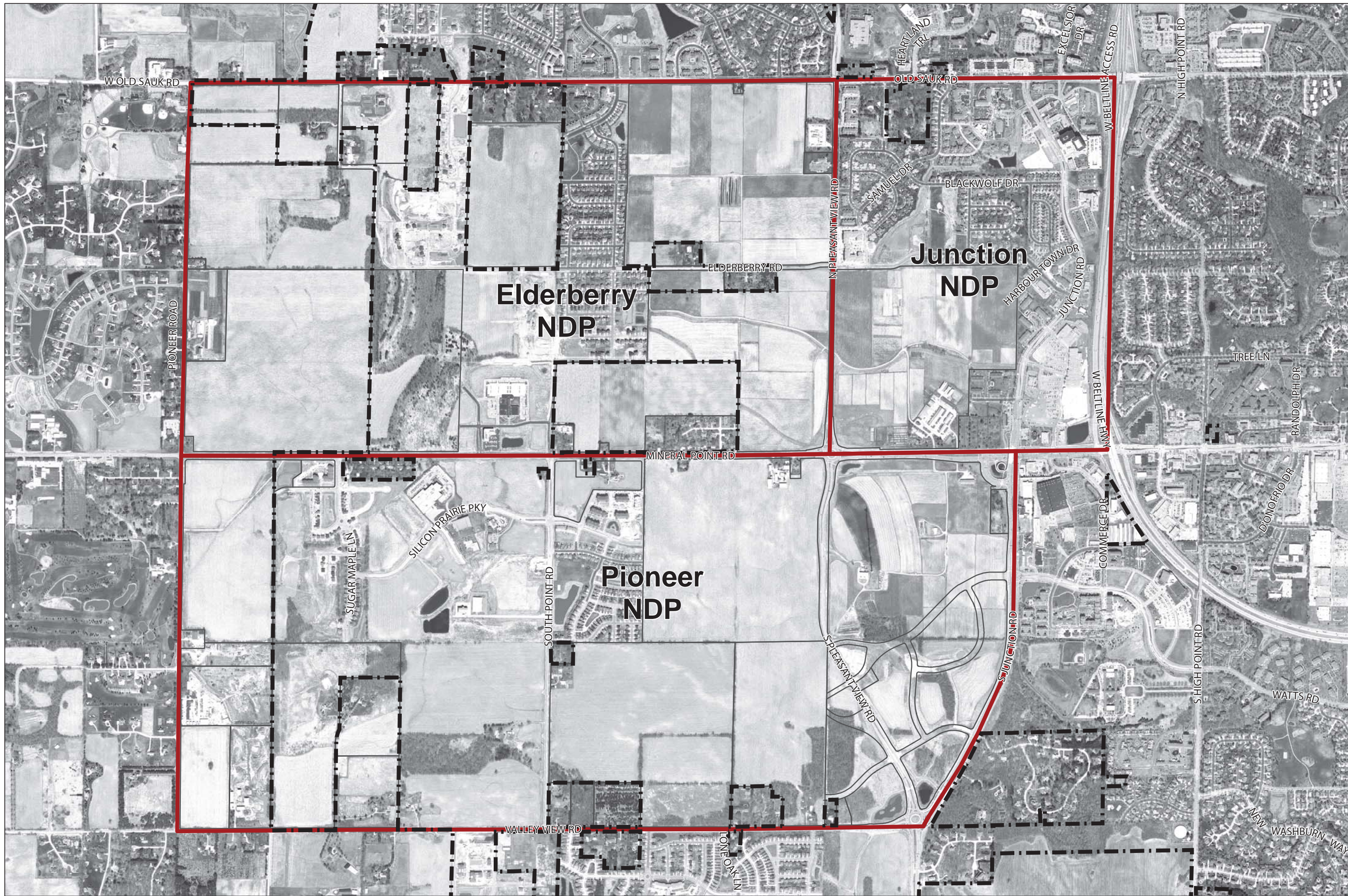


NDP Amendment
Priority Areas

Elderberry - Pioneer - Junction
Neighborhood Development Plan
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September 2017
City of Madison Planning Division

Planning Area	Low Density Residential	Commercial	Office	Drainage / Other Open Space
NDP Amendment Priority Areas	Low-Medium Density Residential	Neighborhood Commercial	Research & Development	Parks
	Medium Density Residential	Mixed-Use Neighborhood Mix	Employment	Parks and Open Space - Private
	Medium-High Density Residential	Mixed-Use Commercial Residential	Industrial	Right-Of-Way
		Mixed-Use Urban Mix	Light Industrial	
		Mixed-Use Community	Institutional	








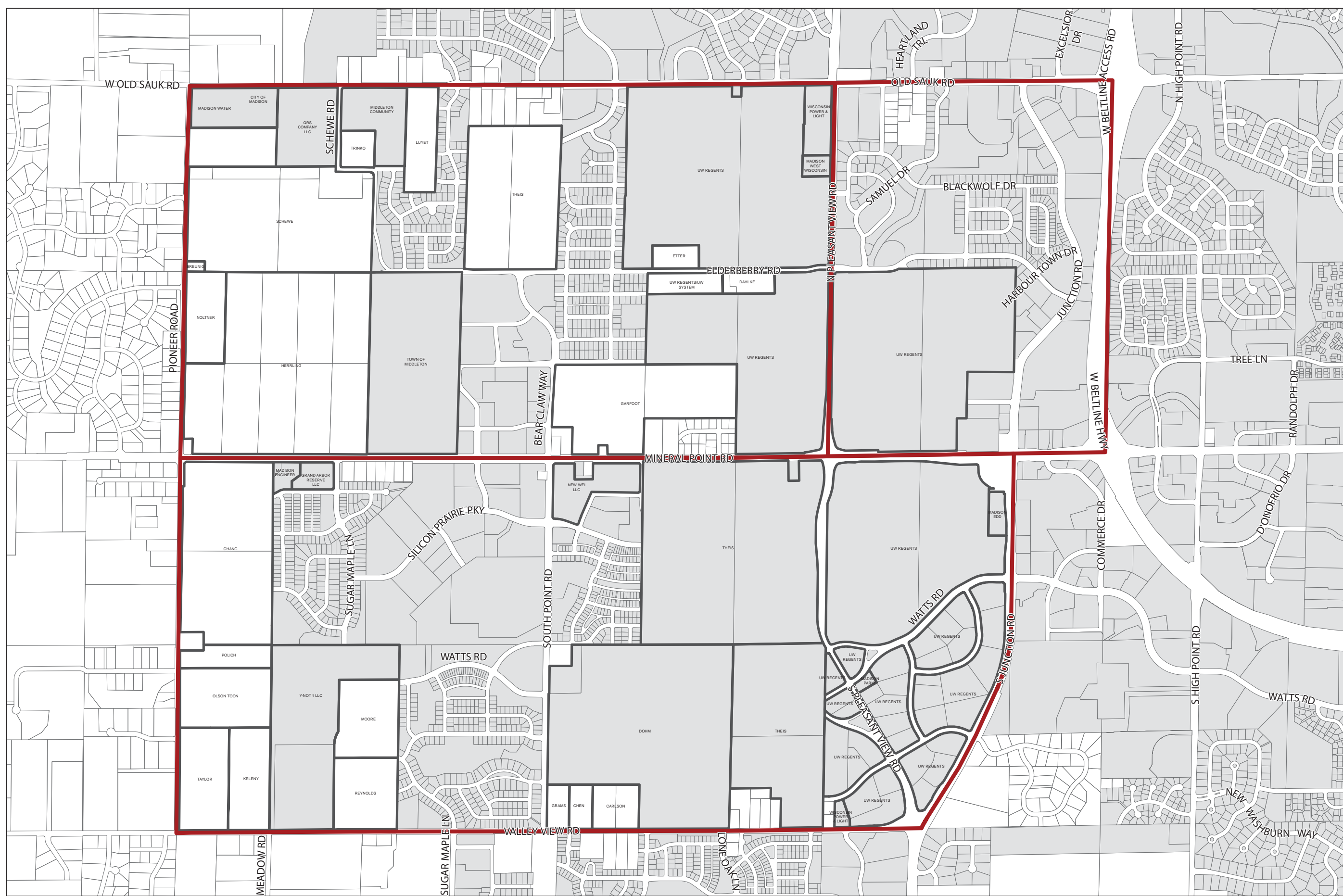
Map 1:
Planning Area

Elderberry - Pioneer - Junction
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- Planning Area
- City of Madison Boundary

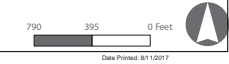
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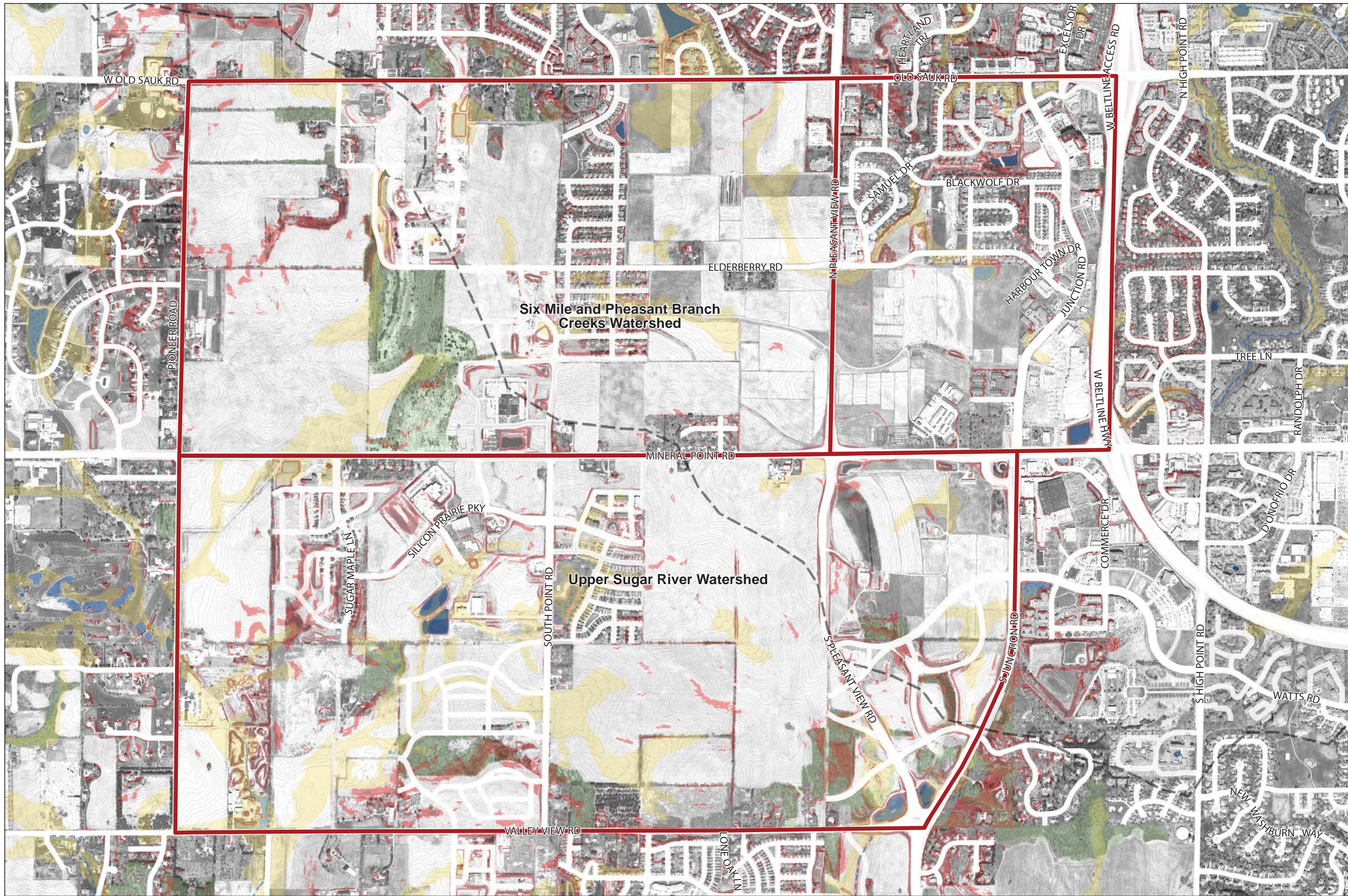


Map 2:
Municipal Jurisdiction
& Property Ownership

Elderberry - Pioneer - Junction
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- Planning Area
- City of Madison
- Other Municipalities

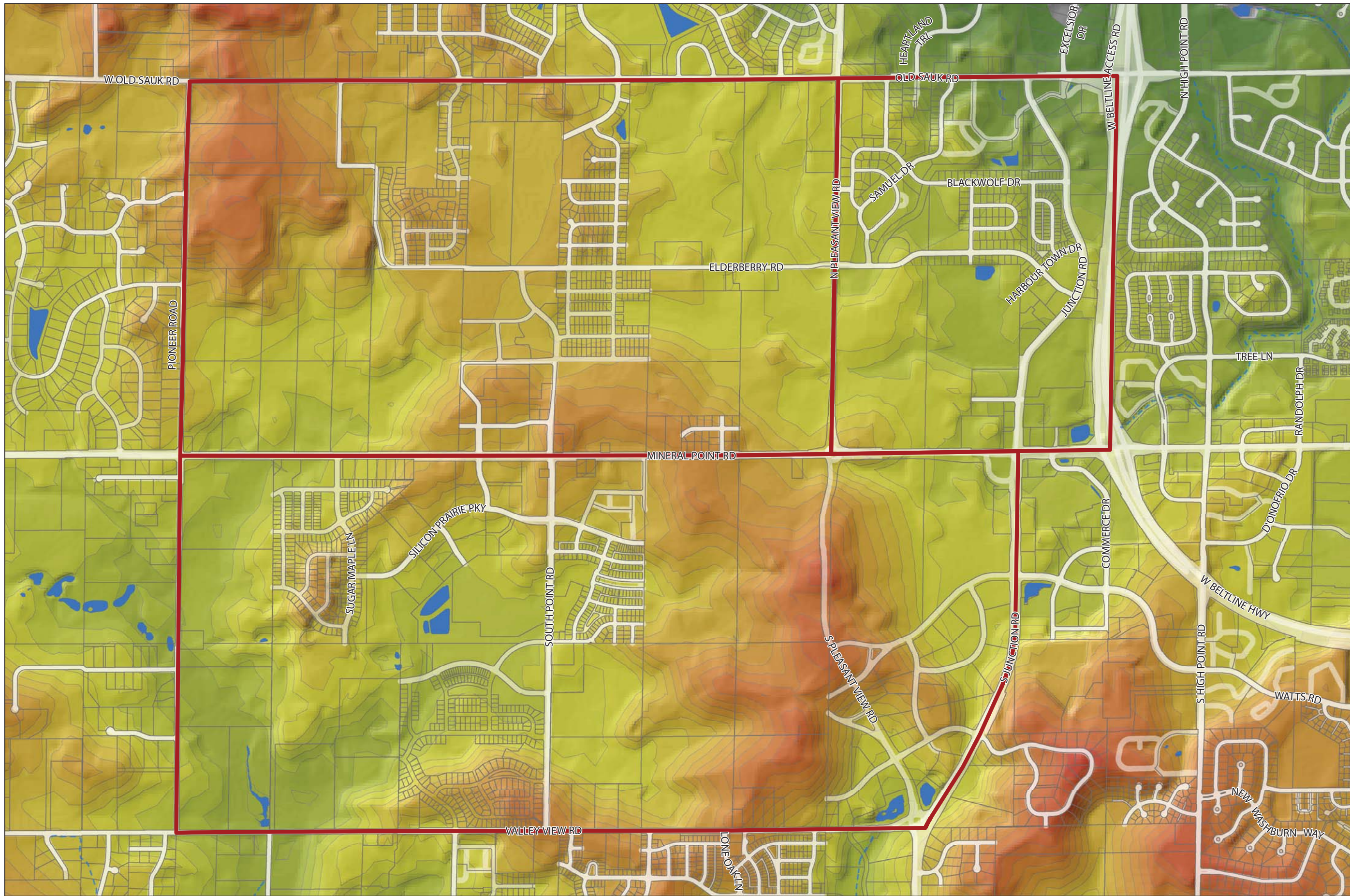




Map 3:
Natural Features

Elderberry - Pioneer - Junction
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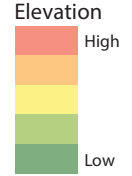
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|-----------------------|------------------------------|
| Planning Area | Wetland |
| Major Ridgeline | Soils with Hydric Inclusions |
| 10' Elevation Contour | Slopes 12% to 20% |
| 2' Elevation Contour | Slopes 20% or Greater |
| Surface Water | Wooded Area |
| Intermittent Stream | |



Map 4:
Elevation Model

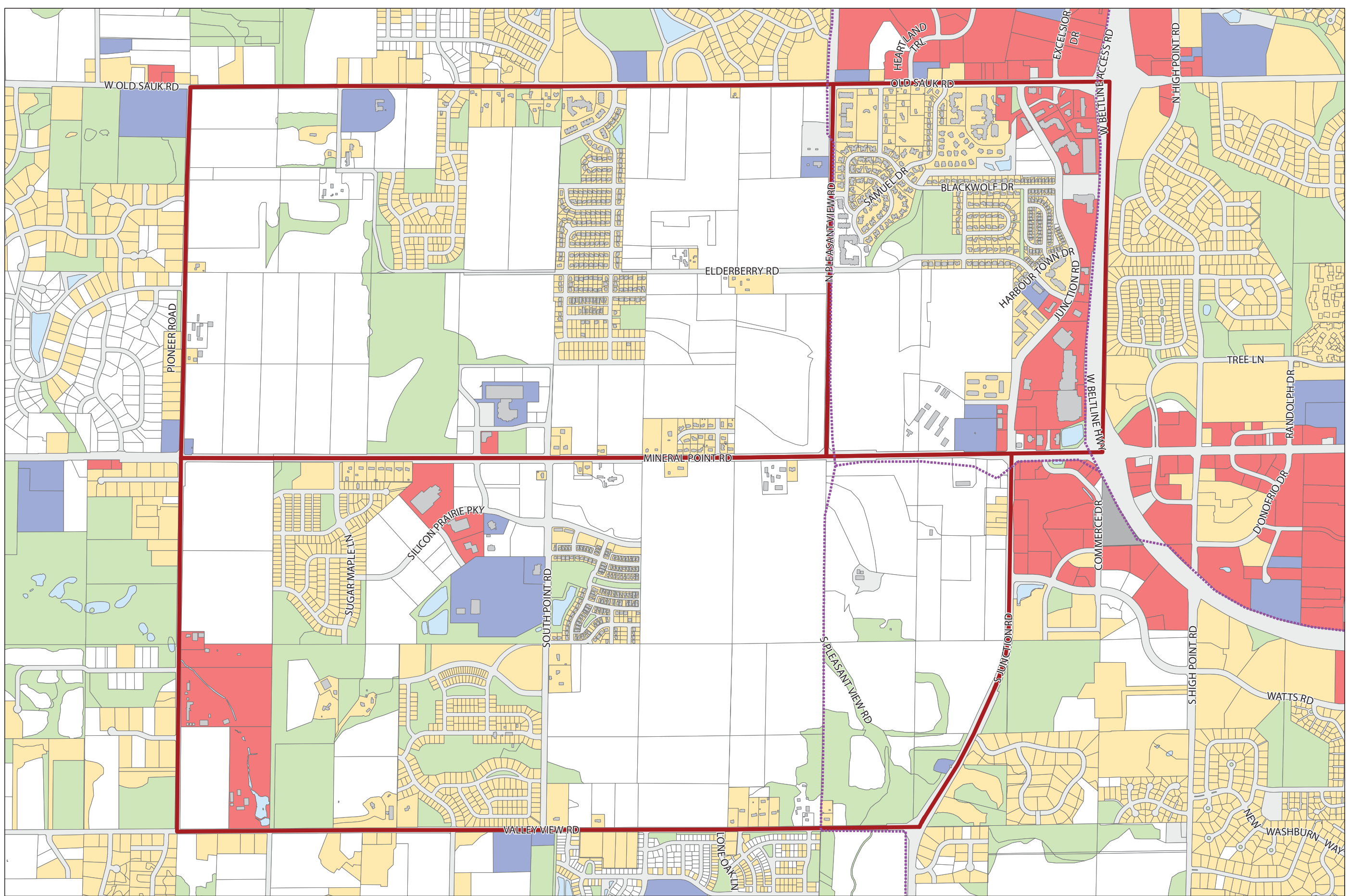
Elderberry - Pioneer - Junction
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- Planning Area
- 10' Elevation Contour
- Surface Water
- Intermittent Stream



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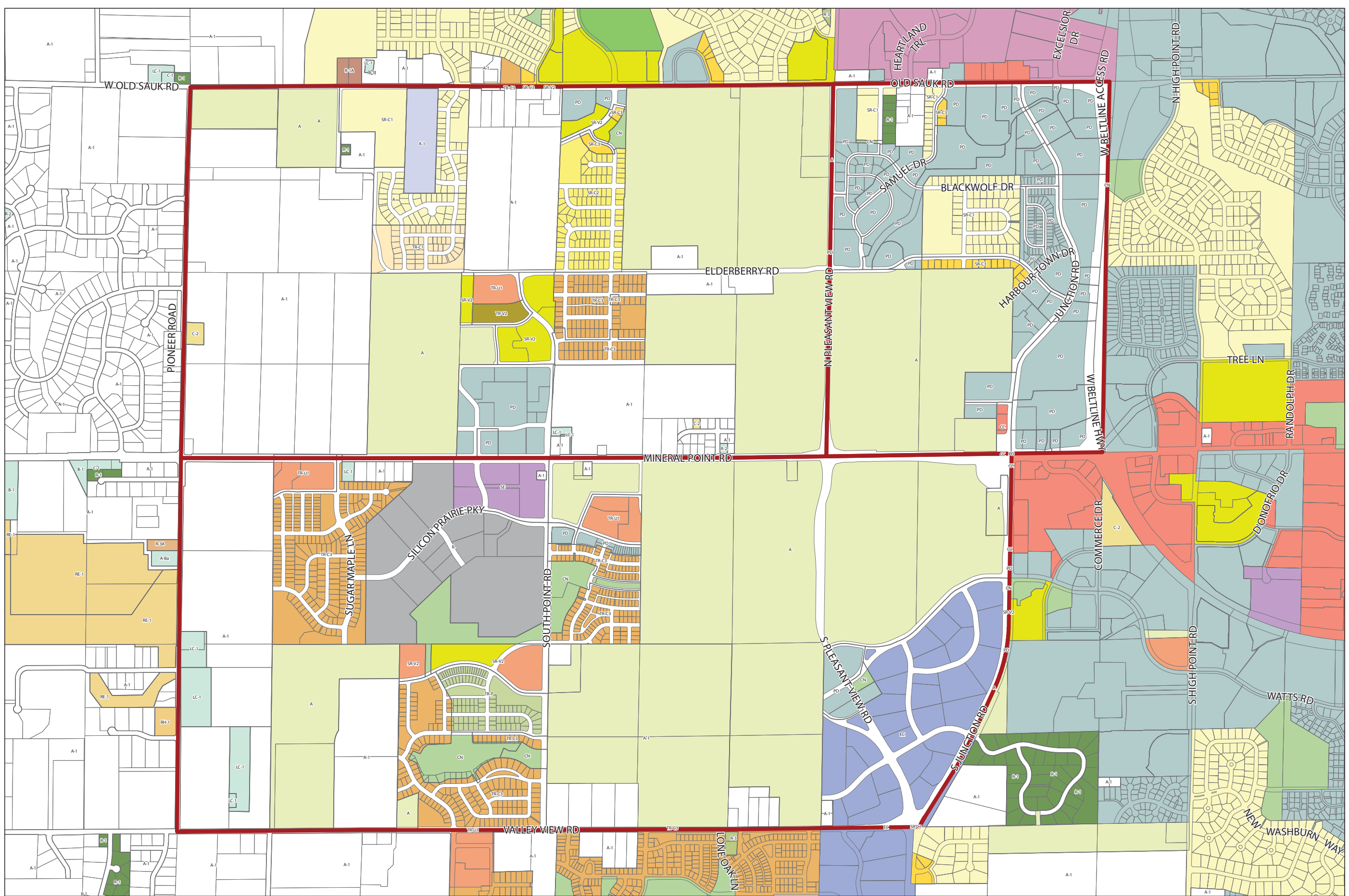


Map 5:
Existing Land Use

Elderberry - Pioneer - Junction
Neighborhood Development Plan
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- | | | |
|--------------------------------------|------------------------|--------------|
| Planning Area | Agriculture and Vacant | Residential |
| Building Footprints | Commercial | Industrial |
| Overhead Electric Transmission Lines | Institutional | Right-Of-Way |
| Parks and Open Spaces | | |

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Map 6:
Existing Zoning

Elderberry - Pioneer - Junction
Neighborhood Development Plan
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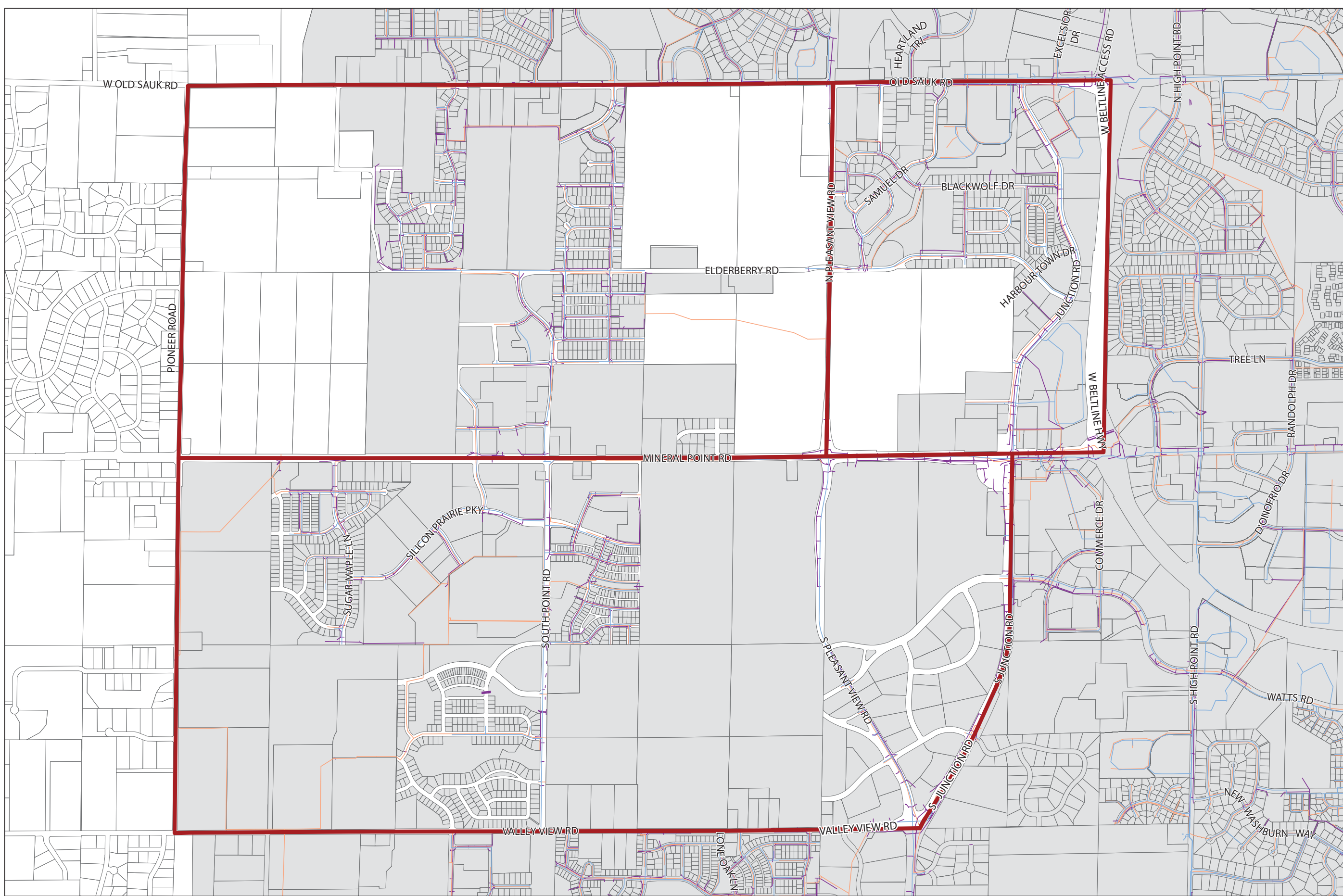
- Planning Area
- Township Boundary

- Madison Districts**
- Residential Districts
 - SR-C1, SR-C2, SR-C3, SR-V1, SR-V2, TR-C1, TR-C3
 - Commercial Districts
 - CC, CC-T, NMX
 - Employment Districts
 - EC, SE
 - Special Districts
 - A, CN, CI, PD, PR

- Dane County Districts**
- Residential Districts
 - R-1, R-1A, R-3, R-3A, R-4
 - Rural Homes District
 - RH-1, RH-2, RH-3, RH-4
 - Commercial Districts
 - C-2, CO-1

- Recreation District
- RE-1
- Agricultural Districts
- A-1, A-2(1), A-3



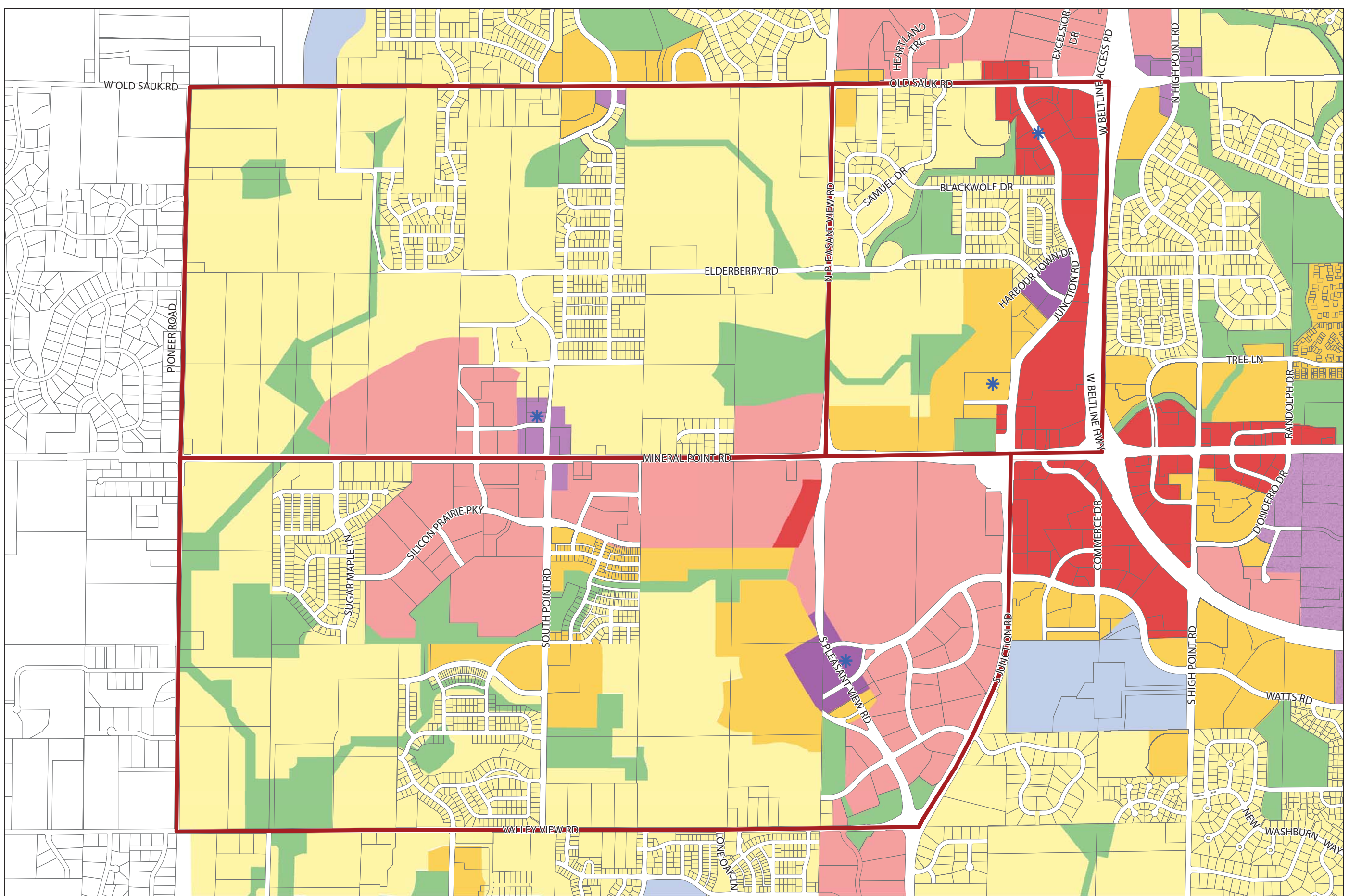


Map 7:
Utilities & Urban Service Areas

Elderberry - Pioneer - Junction
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- Planning Area
- Urban Service Area
- Sanitary Main
- Storm Sewer
- Water Main

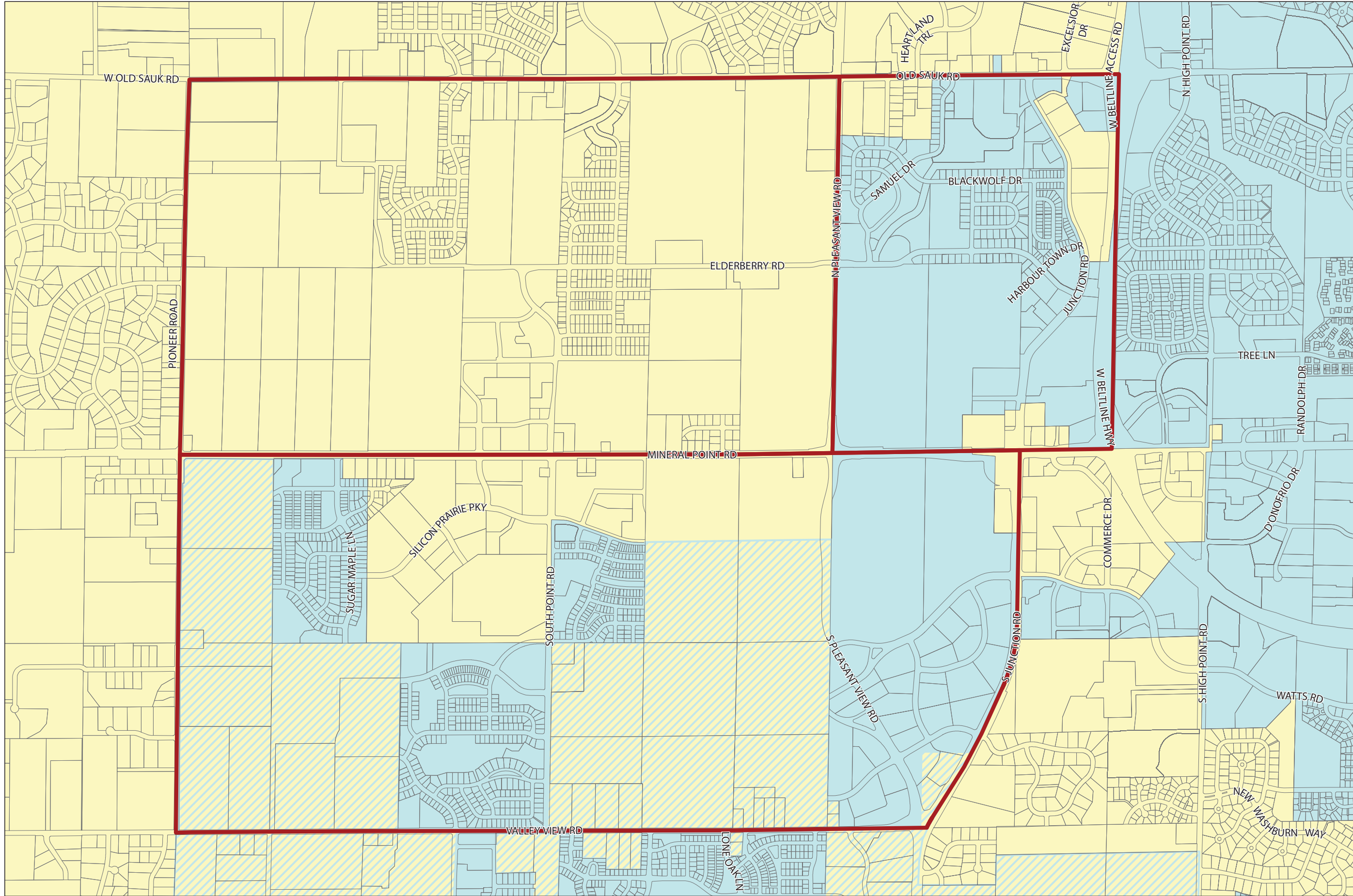




Map 8:
Generalized
Future Land Use

Elderberry - Pioneer - Junction
Neighborhood Development Plan
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Planning Area	RESIDENTIAL DISTRICTS	COMMERCIAL/EMPLOYMENT DISTRICTS
Township Boundary	LDR Low Density (0 - 15 units/acre)	GC General Commercial
	MDR Medium Density (16 - 40 units/acre)	E Employment
	MIXED USE DISTRICTS	OPEN SPACE - AGRICULTURE DISTRICTS
	NMU Neighborhood Mixed-Use	P Park and Open Space
	CMU Community Mixed-Use	SPECIAL OVERLAY DESIGNATIONS
	RMU Regional Mixed-Use	TOD Transit-Oriented Development (Conceptual Locations)
	SPECIAL DISTRICTS	
	SI Special Institutional	

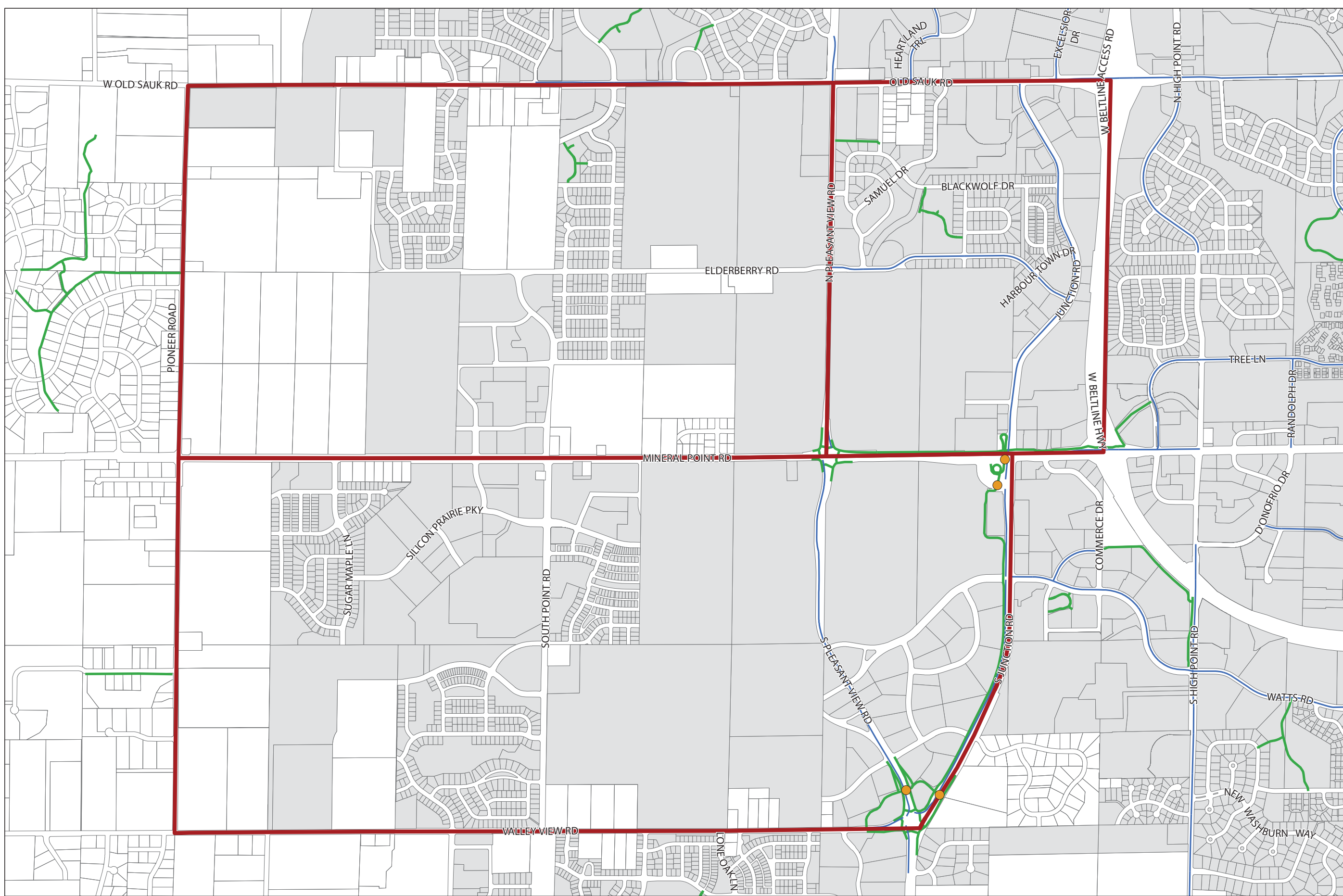


Map 9:
School Districts

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- Planning Area
- Township Boundary
- Madison Metro
- Middleton - Cross Plains
- Areas to be Transferred to Madison Metro



Map 10:
Pedestrian/Bicycle Facilities

Elderberry - Pioneer - Junction
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- Planning Area
- Township Boundary
- Marked Bicycle Lane
- Existing Pedestrian/Bicycle Path
- Existing Overpass/Underpass