



Department of Planning & Community & Economic Development

Planning Division

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May 19, 2017

High Point-Raymond Neighborhood Development Plan

Discussion of initial draft concept:

Over the past several months staff developed a revised draft land use and transportation concept for the major undeveloped areas. Staff seeks comments on the draft concept prior to moving forward in the planning process.

The major changes from the existing adopted neighborhood development plan are as follows:

- Expansion of the mixed use node on Midtown Road west to Pleasant View Road
- The addition of two secondary mixed use nodes at Midtown/Raymond Road and High Point Road and High Point at Welton Drive.
- Increasing the street frontage on future parks to increase prominence, use of, and activity within public space.
- Redistributed residential density to locate more residents closer to mixed use areas, transit corridors and park spaces.
- Addition of potential stormwater management areas, reflecting increases in requirements since the plan was adopted in 1997.
- Revised internal street networks to improve connectivity and access to neighborhood destinations.
- Changed the recommended future land use of developable areas at the Five Points intersection and Meriter property to Employment-Office
- Re-established sections of Raymond and Midtown Roads that were previously planned to be vacated.
- Maintain the Jeffy Trail extension to Raymond Road
- Add a local street connection between Stratton Way and Wellness Way

In areas where the draft concept illustrates changes, the existing adopted plan estimates 2,000 to 2,600 housing units could be added; the revised draft could add approximately 3,660 units, at an average density of 13 units per acre. This means the draft represents an overall increase of 1,060 to 1660 units from the current adopted plan. With existing and future development, the planning area is estimated to have a total of 6,460 housing units at build-out with an overall residential density of 11 units per acre for residential areas.

The table below shows land use information by acre for the existing adopted plan and how that could change with the concept illustrated in the draft.

Land Use	Existing NDP	Draft NDP	Change
Commercial and Mixed Use			
Commercial Employment	0	49	49
Institutional	32	2	-31
Neighborhood Mixed Use	11	28	17
Residential			
Housing Mix 1	495	412	-84
Housing Mix 2	162	107	-56
Housing Mix 3	26	51	25
Housing Mix 4	17	39	22
Parks and Open Space			
Parks	61	113	52
Other Open Spaces	343	332	-11

Comments Received to Date:

May 9 and May 11 public meetings:

The May 9th meeting was specific to Jeffy Trail and staff outlined the rationale for it remaining in the draft concept. Most participants did not support extending Jeffy Trail. At the May 11th public open house, several comments were made regarding the proposed use at the Five Points area and the potential connection of Stratton Way to the Meriter property. Another concern that was raised was timing of road improvements and phasing of development.

Meeting with Madison West Neighborhood Association

At the request of MWNA, the meeting with the ad-hoc committee was postponed.

Meetings with property owners:

Staff has discussed the concept with several property owners in the planning area in order to better understand their concerns and convey those concerns to the Plan Commission.

Mullins:

The Mullins property is the largest under a single ownership and is located at the northern end of the planning area spanning between Pleasant View and High Point Roads. The Mullins Group independently developed a concept for their property shortly before City staff released the draft concept. The concepts respond to many of the same factors, and have similar overall densities and acreages of land uses. The Mullins concept is attached at the end of the materials. The primary concerns expressed by the Mullins Group about the City's concept are the feasibility of mixed use at High Point and Welton and the number and location of street intersections with Pleasant View Road.

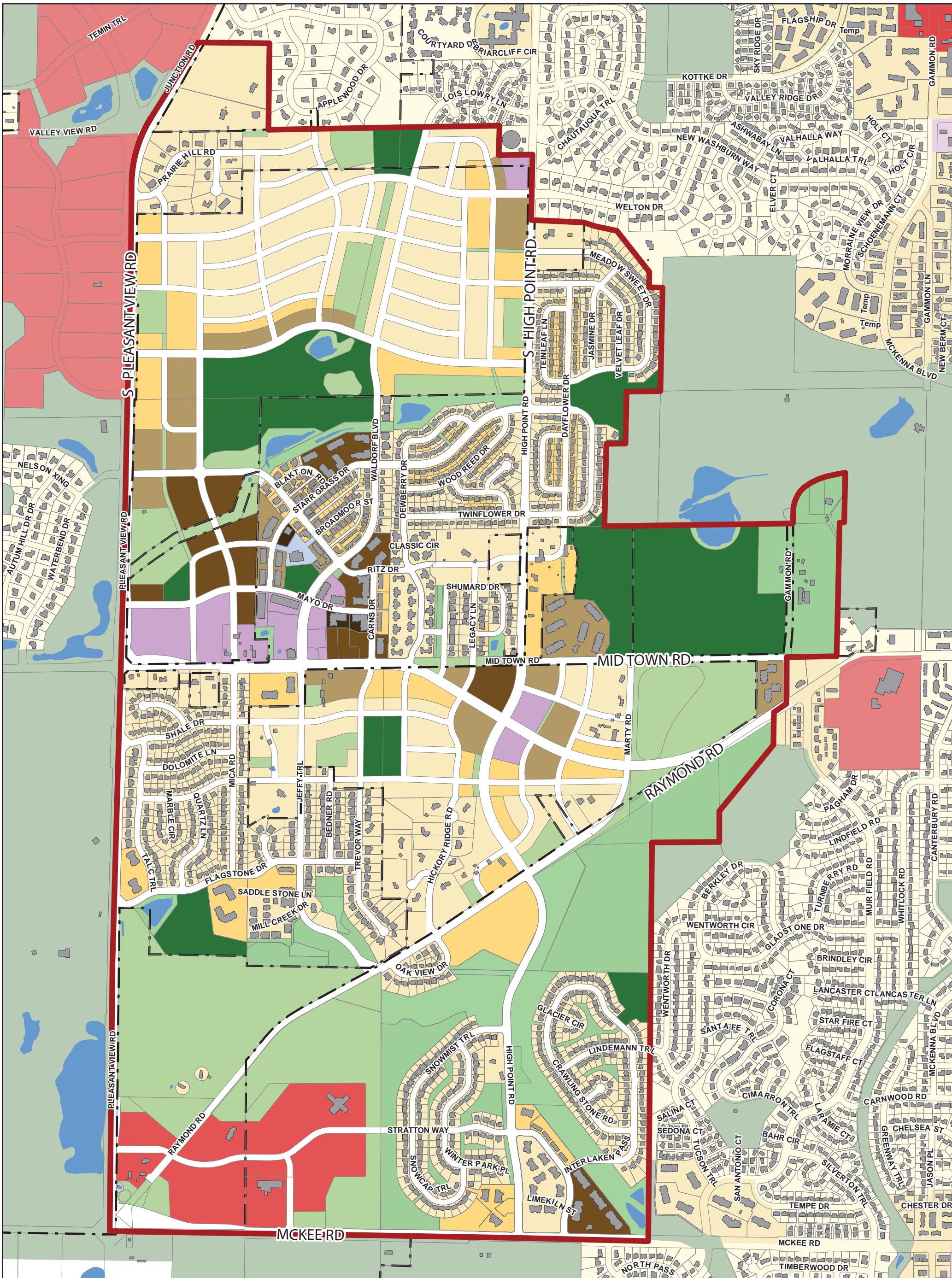
Theis:

The Theis property is comprised of two parcels bisected by a City-owned drainage way at the corner of Pleasant View and Midtown. The Theis' largest concern is the ability to gain access to

the portion of their property shown as mixed use. With the large intersection at Midtown and Pleasant View, the subsequent intersections on those corridors are not likely to be full intersections; they feel right-in, right-out intersections would not provide sufficient access. The Theiss also have raised questions regarding the need for secondary streets between Pleasant View and the primary north south street shown on their property.

Marty:

The Marty Farm is generally located between the existing alignments of Raymond and Midtown Roads, and would include the future intersection of re-aligned Raymond/Midtown and High Point Roads. The Marty's have recently contemplated the sale of their property. A potential buyer developed a concept as part of their due diligence and they see several challenges with the concept as shown. First, there is concern in regards to the viability of mixed use in this location, especially given significant topographic challenges. There is also concern elevation changes make certain connections shown in the concept infeasible. They see the park space on the western end of the property will need to be used for stormwater management and not active park space.

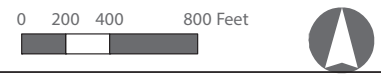


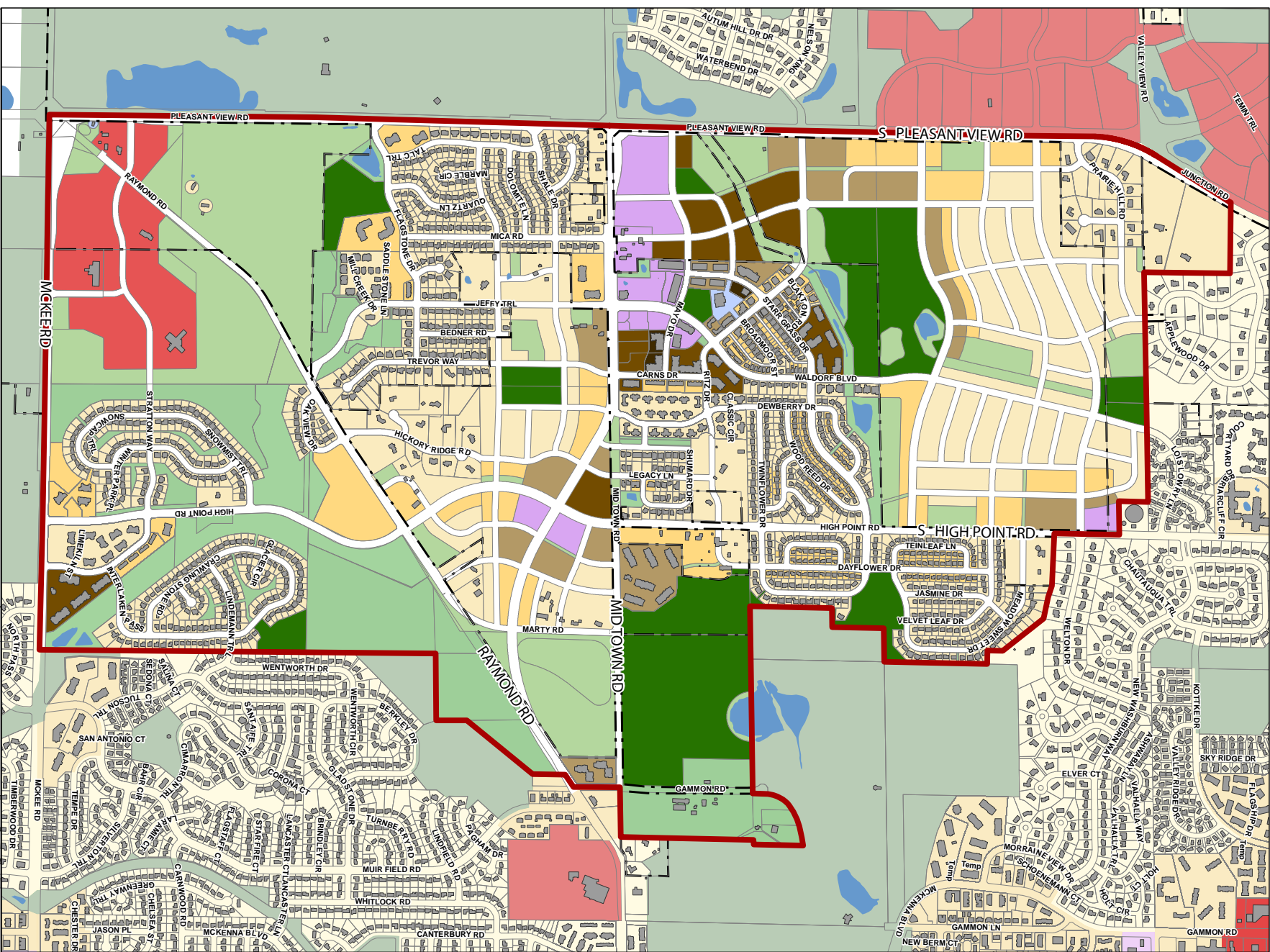
Map 1:
Draft Neighborhood Concept

High Point - Raymond
Neighborhood Development Plan
Update
May 2017

City of Madison Planning Division

- | | | | |
|----------------------------------|--|---|------------------------------|
| High Point-Raymond Planning Area | Residential
Housing Mix 1 (Avg 6 du/ac) | Commercial and Mixed Use
MU - Neighborhood | Park and Open Spaces
Park |
| City of Madison Boundary | Housing Mix 2 (Avg 12 du/ac) | Com - Employment | Other open space |
| Existing Building Footprints | Housing Mix 3 (Avg 20 du/ac) | Civic-Institutional | Right of Way |
| | Housing Mix 4 (Avg 35 du/ac) | | |





Map 1:
Draft Neighborhood Concept
High Point-Raymond
Neighborhood Development Plan
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City of Madison Planning Division

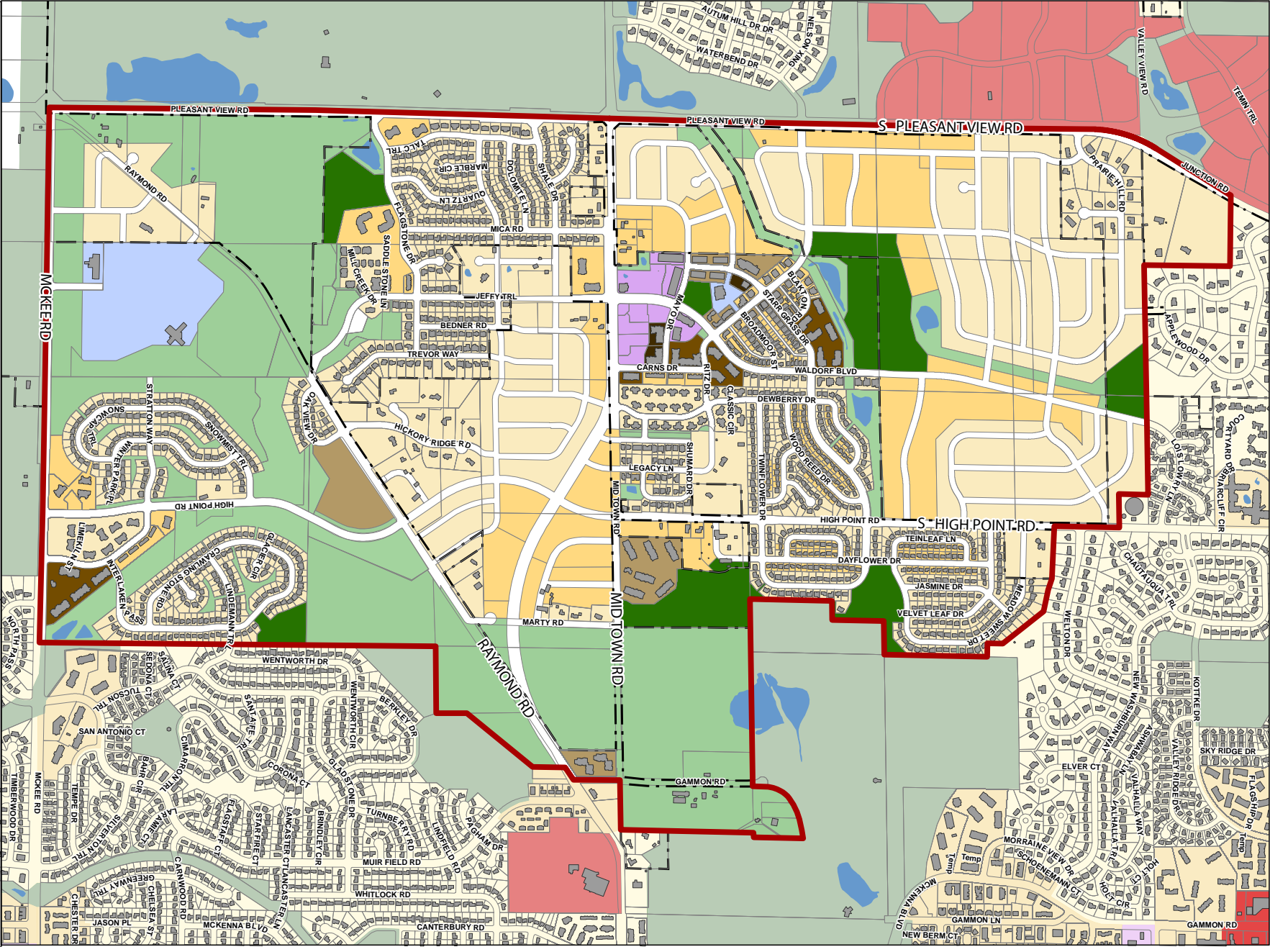
High Point-Raymond Planning Area
 [Red Outline] High Point-Raymond Planning Area
 [Dashed Line] City of Madison Boundary
 [Grey Outline] Existing Building Footprints

Residential
 [Light Yellow] Housing Mix 1 (Avg 6 du/ac)
 [Yellow] Housing Mix 2 (Avg 12 du/ac)
 [Orange] Housing Mix 3 (Avg 20 du/ac)
 [Dark Orange] Housing Mix 4 (Avg 35 du/ac)

Commercial and Mixed Use
 [Purple] MU - Neighborhood
 [Red] Com - Employment
 [Light Blue] Civic-Institutional

Park and Open Spaces
 [Green] Park
 [Light Green] Other open space
 [White] Right of Way

0 200 400 800 Feet



Map 1a:
Existing Adopted NDP
High Point-Raymond
Neighborhood Development Plan
Update
May 2017
City of Madison Planning Division

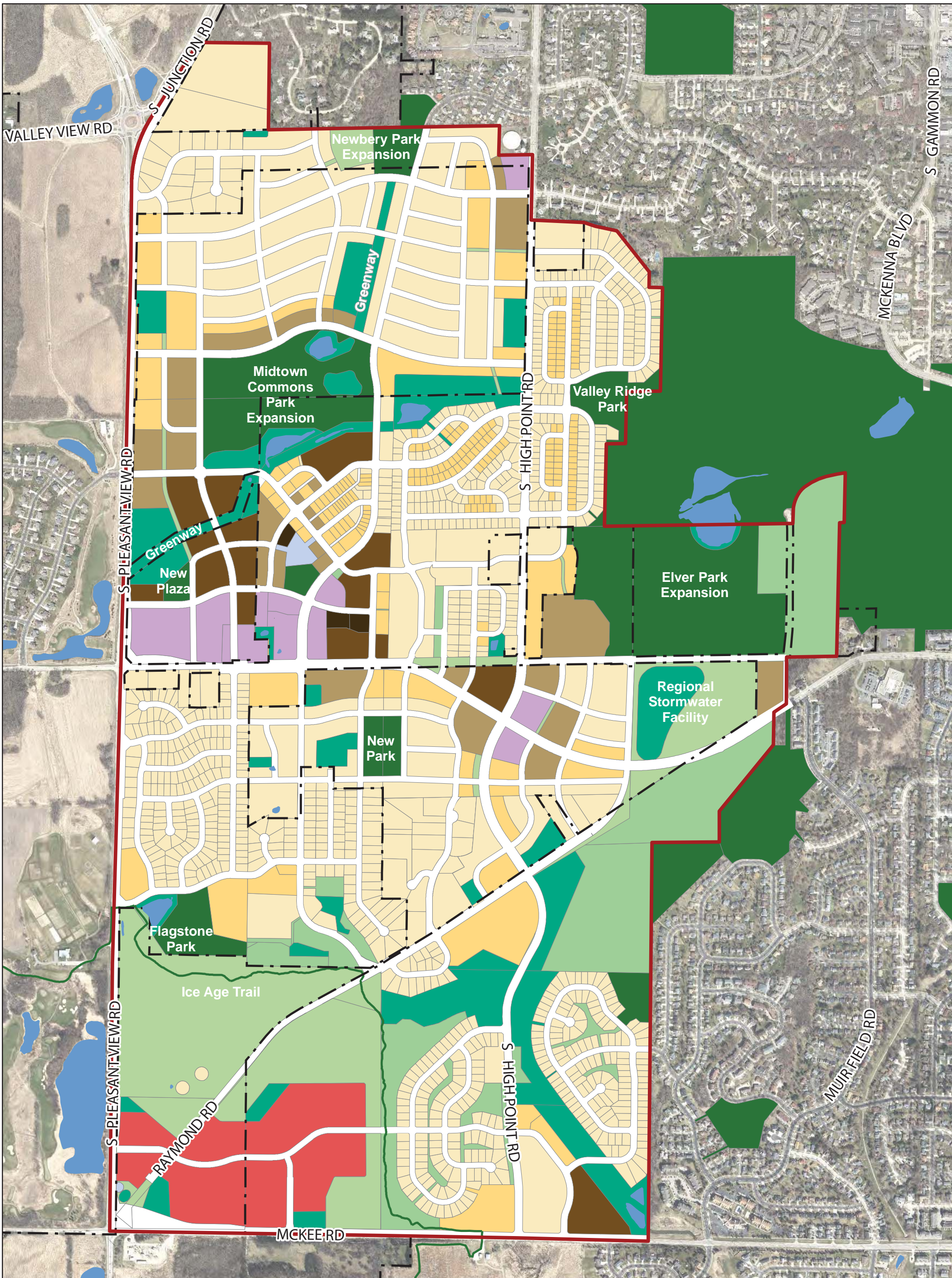
High Point-Raymond Planning Area
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Park and Open Spaces
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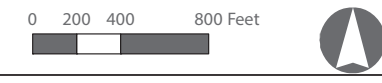


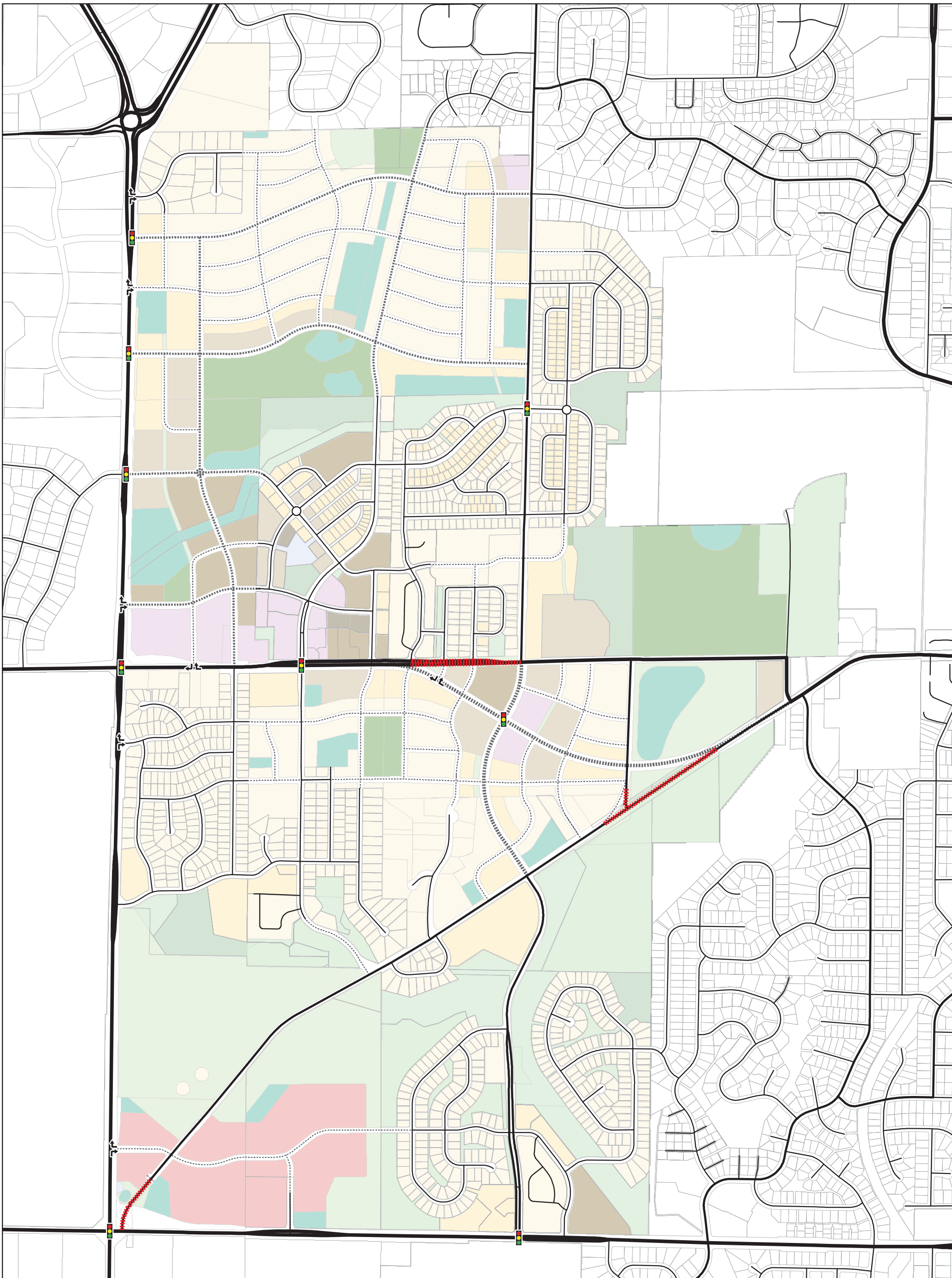
Map 2:
Parks and Open Spaces

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High Point-Raymond Planning Area City of Madison Boundary	Residential Housing Mix 1 (Avg 6 du/ac) Housing Mix 2 (Avg 12 du/ac) Housing Mix 3 (Avg 20 du/ac) Housing Mix 4 (Avg 35 du/ac)	Commercial and Mixed Use MU - Neighborhood Com - Employment Civic-Institutional	Park and Open Spaces Park Stormwater mgmt Other open space
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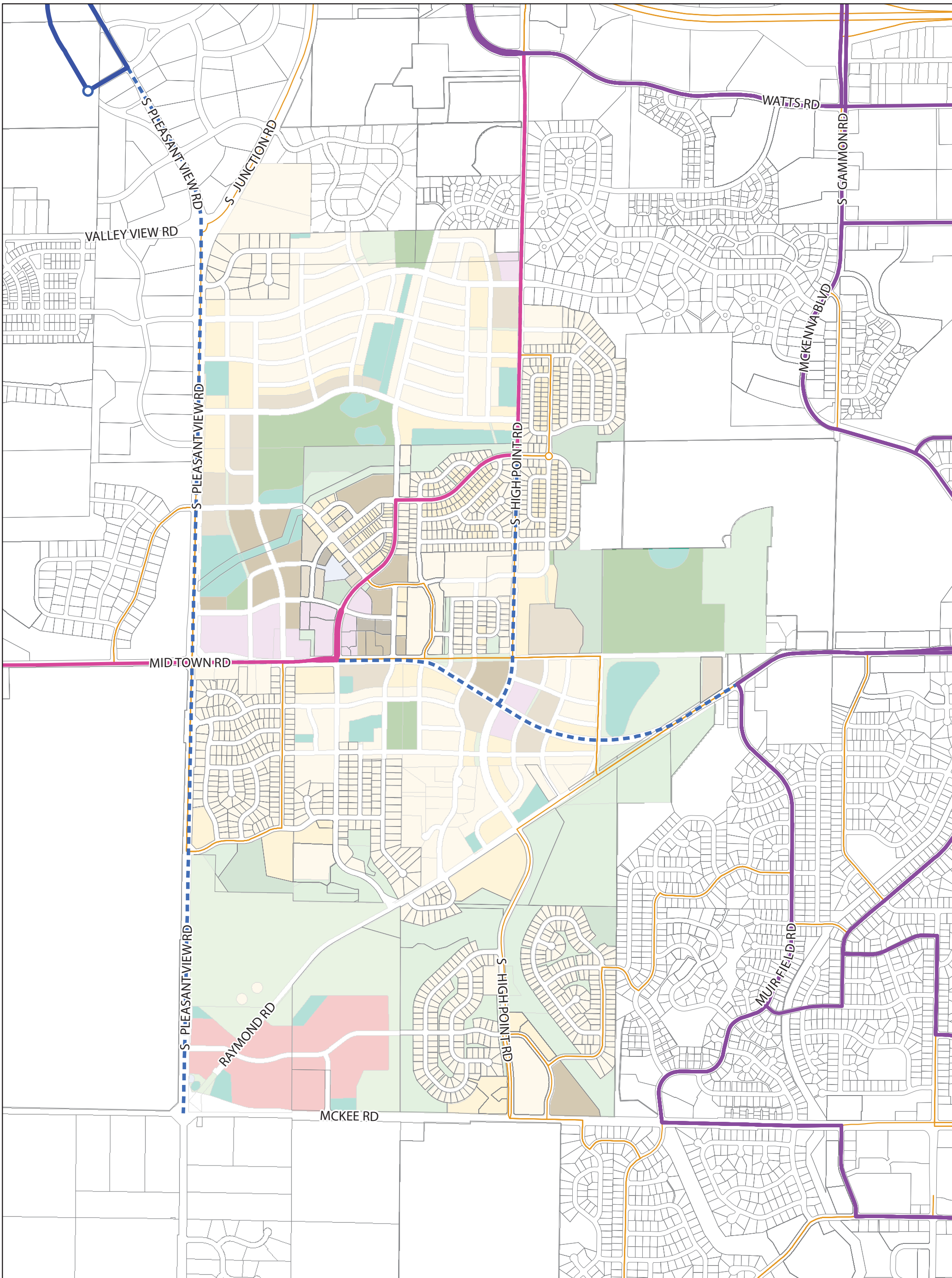
Map 3:
Streets - Existing and Proposed

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Existing Street Classification		Proposed Streets	Intesection Type (full unless noted)	
	Arterials			Signalized
	Collectors			Right in, right out
	Local			



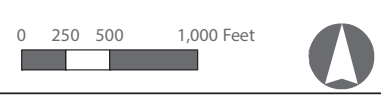


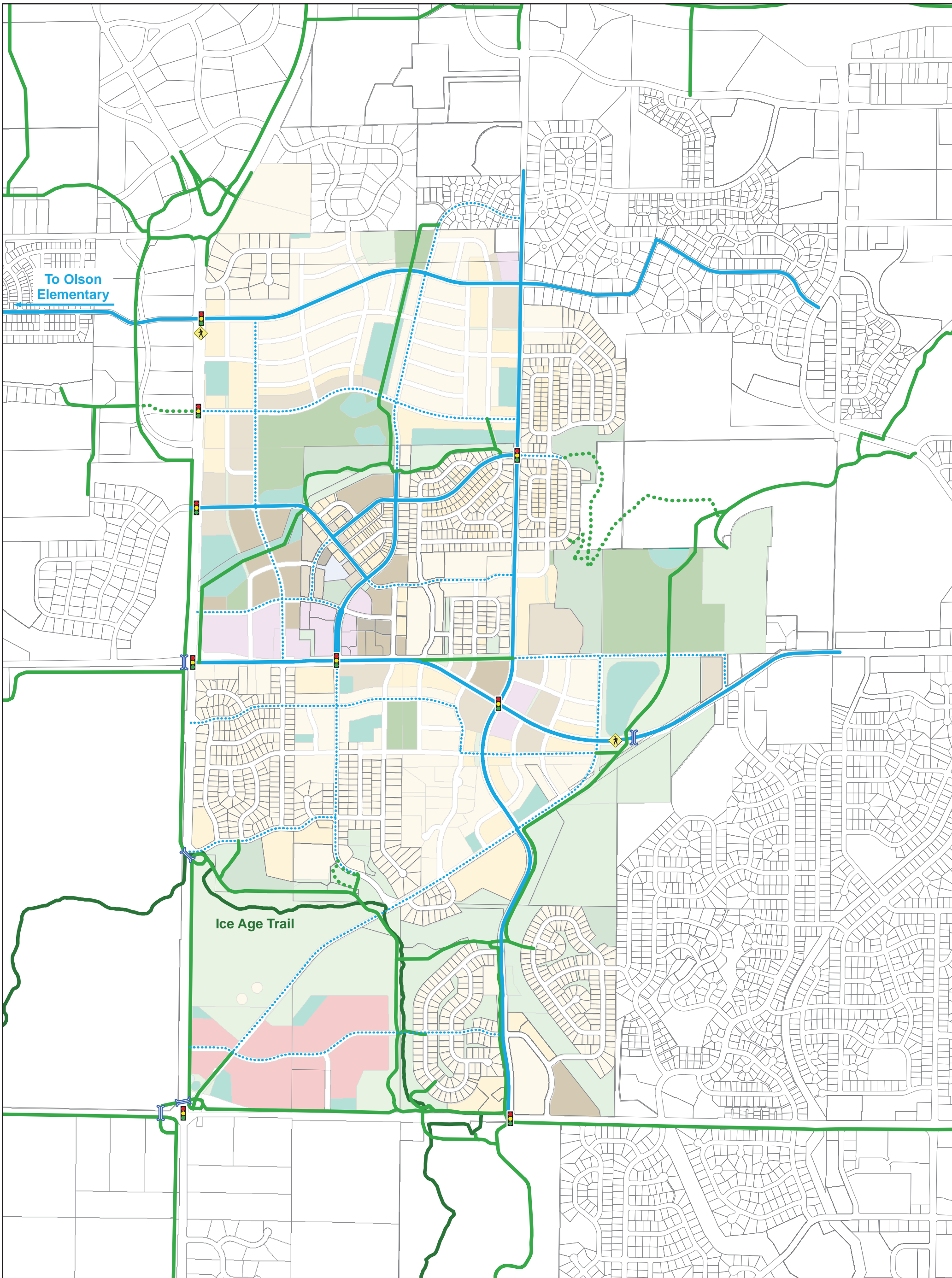
Map 4:
Transit Service

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- Metro Transit Existing Service
- Metro Route 55 Realignment Service to begin in August 2017
- Supplemental (School) Service
- Potential Bus Rapid Transit
- - - Potential Future Transit





Map 5:
Bike and Pedestrian Facilities

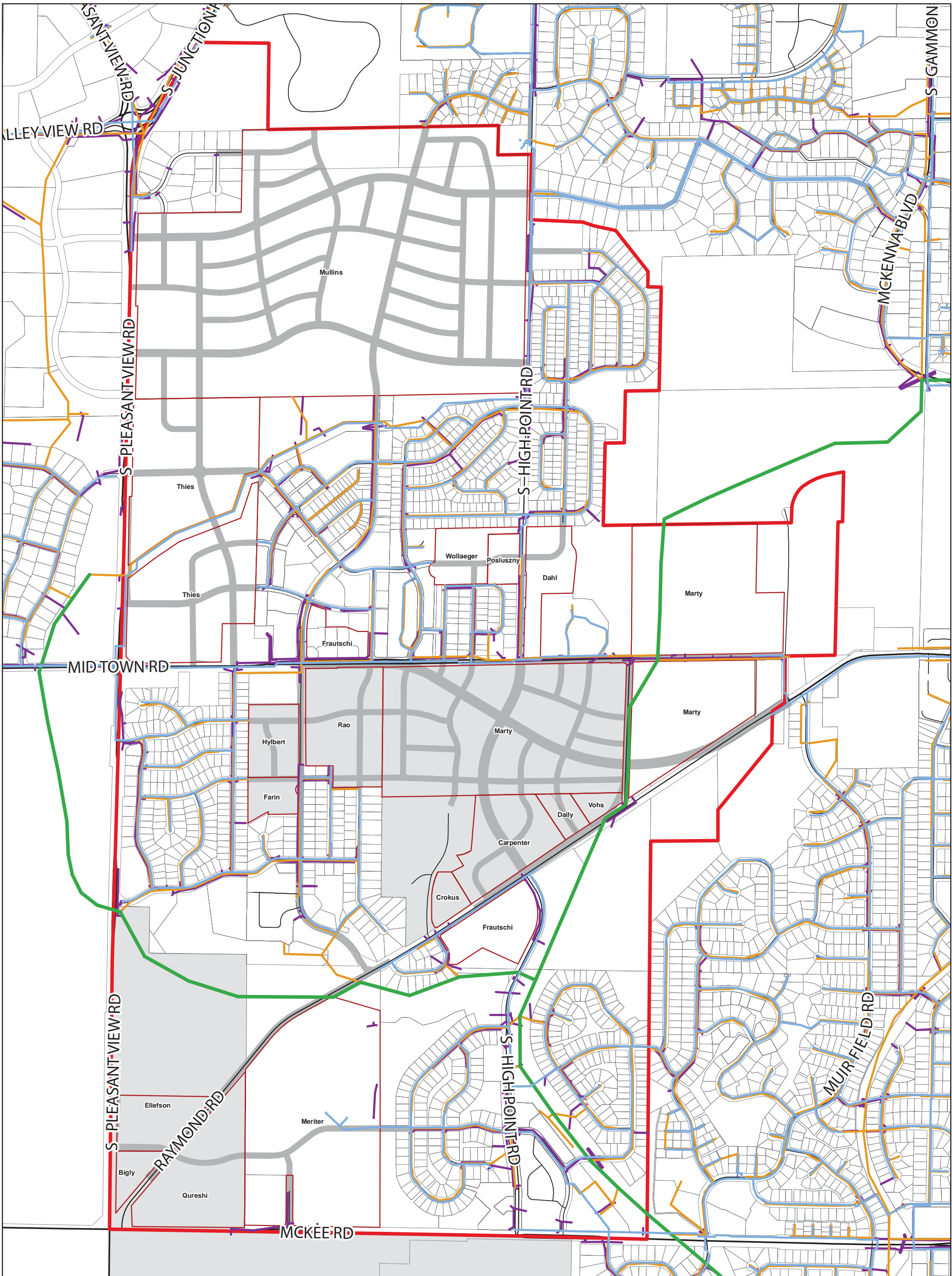
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Neighborhood Development Plan
Update
May 2017

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- | Bike and Pedestrian Network | | Arterial Crossings | |
|-----------------------------|-----------------------------|--------------------|--------------------------|
| | On Street Route | | Signal |
| | Off Street Path | | User Activated Beacon |
| | Potential On Street Route | | Grade Separated Crossing |
| | Off Street Path alternative | | |
| | Ice Age Trail (Not Paved) | | |

Note: Sidewalks will be constructed on all new streets and are not shown in this map





Map 6:
 Utilities and Urban
 Service Areas

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- Sanitary Sewer Mains
- Water Main
- Land not in a Urban Service Area
- MMSD Sanitary Sewer
- Stormwater Pipes
- Property Ownership Boundaries



McAuliffe, Daniel

From: Brian Munson [bmunson@vandewalle.com]
Sent: Monday, May 15, 2017 3:54 PM
To: McAuliffe, Daniel; Grady, Brian; Roll, Ricky
Cc: Mullins, Bradley; Susan A. Springman (sue@mullinsgroup.com); Kurt Schmidt
Subject: High Point Raymond Road Neighborhood Development Plan/Mullins Property
Attachments: mullins - va concept plan (4.19.17) email.pdf

Brian, Rick, & Dan,

Thank you for the opportunity to discuss the Mullins Property and draft High Point Raymond Road Neighborhood Development Plan. The Mullins Group has been working to update the concept plan for their parcel to work with the City in updating the Neighborhood Plan and to reflect current market conditions for the site and region. We appreciate that the neighborhood plan update offers a chance for both the City and property owners to work together towards crafting a vision for the future development of this area.

The current drafts of the Neighborhood Development Plan and concept plan for the Mullins Property appear to be compatible, with only a few items of concern:

1. Mixed Use on High Point Road

While we recognize the value of long term opportunity commercial in the greater neighborhood, this location will face significant market resistance for implementation in the next 10-20 years. Current market trends highlight commercial viability for this site being extremely low or non-existent. We would support designating this site for multi-family uses with the ability to incorporate commercial in the future, if viable; versus requiring commercial up front. This could allow later transition to commercial without holding the site vacant or building vacant commercial space.

2. Highway M/Pleasant View Road Access Points

Revising the concept plan to incorporate two access points into the parcel along Highway M should accommodate east/west access while maintaining intersection spacing and working with the existing grades. The northern east/west corridor would align with the platted Ancient Oak intersection and would extend east to connect to Welton Drive. This connection may impact the access to Prairie Hill Road. The southern east/west corridor would require re-platting the UW Research Park southern access to create a new intersection that would extend access east through the site, along the park, and eventually to High Point. These locations would need to be confirmed with the County and the UW Research Park, but appear to be able to be incorporated into the Mullins Concept Plan.

3. Neighborhood Park

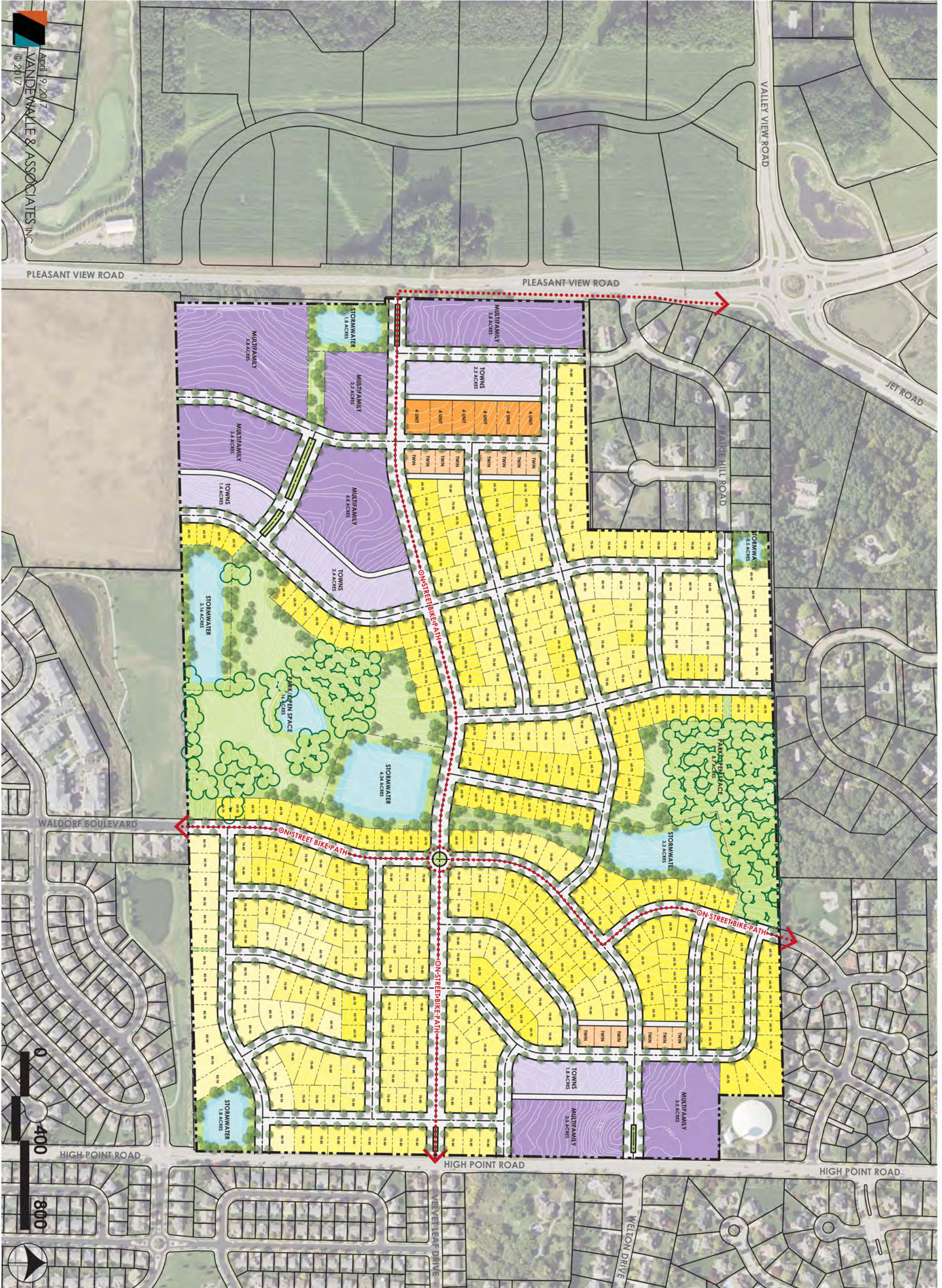
The neighborhood park will be revised to increase the street frontage and visibility into the park. The revised configuration will anticipate park expansion into the Theis Property and seek to minimize intrusion of the storm water basins if feasible. The overall park size on the Mullins parcel will match the dedication requirement.

4. Density

The overall density between the two plans is consistent.

Thank you again for the opportunity to work together on updating these plans. Please forward these comments along with our draft concept plan to the Plan Commission for their information during the initial discussions of the Neighborhood Development Plan Concepts.

Brian Munson
Principal



April 9, 2017
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**CONCEPT
 PLAN**

Created : 4.19.17
 Scale : 1" = 400'

MULLINS PROPERTY
 MADISON, WISCONSIN



Mullins Group