

Reiner Neighborhood Development Plan – Plan Commission Update

June 27, 2022



Reiner Neighborhood Development Plan

Agenda

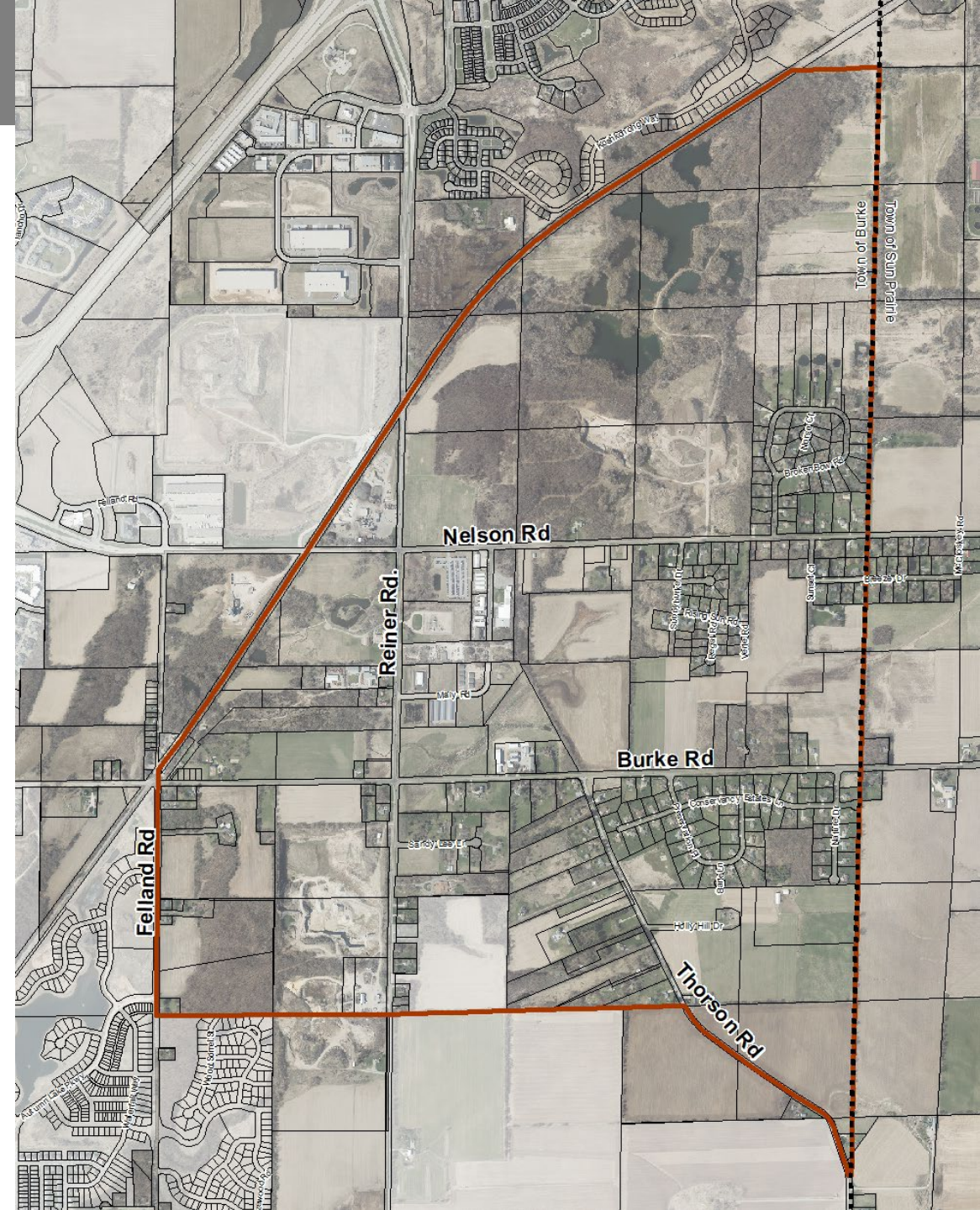
- Background Information
- Draft Plan Recommendations
- Summary of Public Feedback
- Project Timeline
- Questions



Reiner Neighborhood Development Plan

Background

- Town of Burke boundary on the east
- Railroad Tracks and Felland Rd on the west/north
- Thorson Road and Northeast NDP boundary on the south
- Town of Burke Attachment 2036
- Approx. 1,480 acres
- Residential 230 Acres, 216 homes
- Sun Prairie Area School District

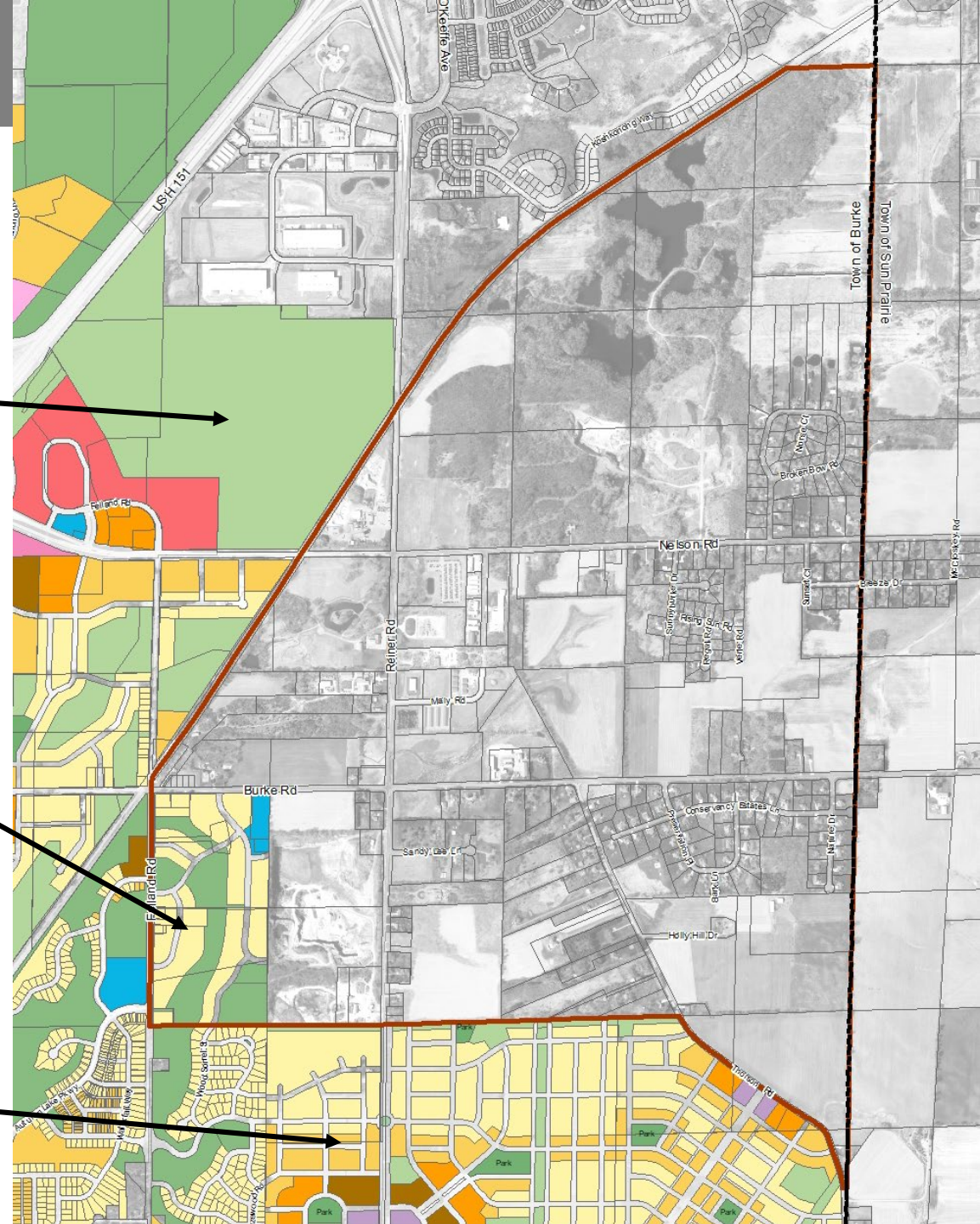


Reiner Neighborhood Development Plan

Nelson Neighborhood
Development Plan (2019)

Felland Neighborhood
Development Plan (2002)

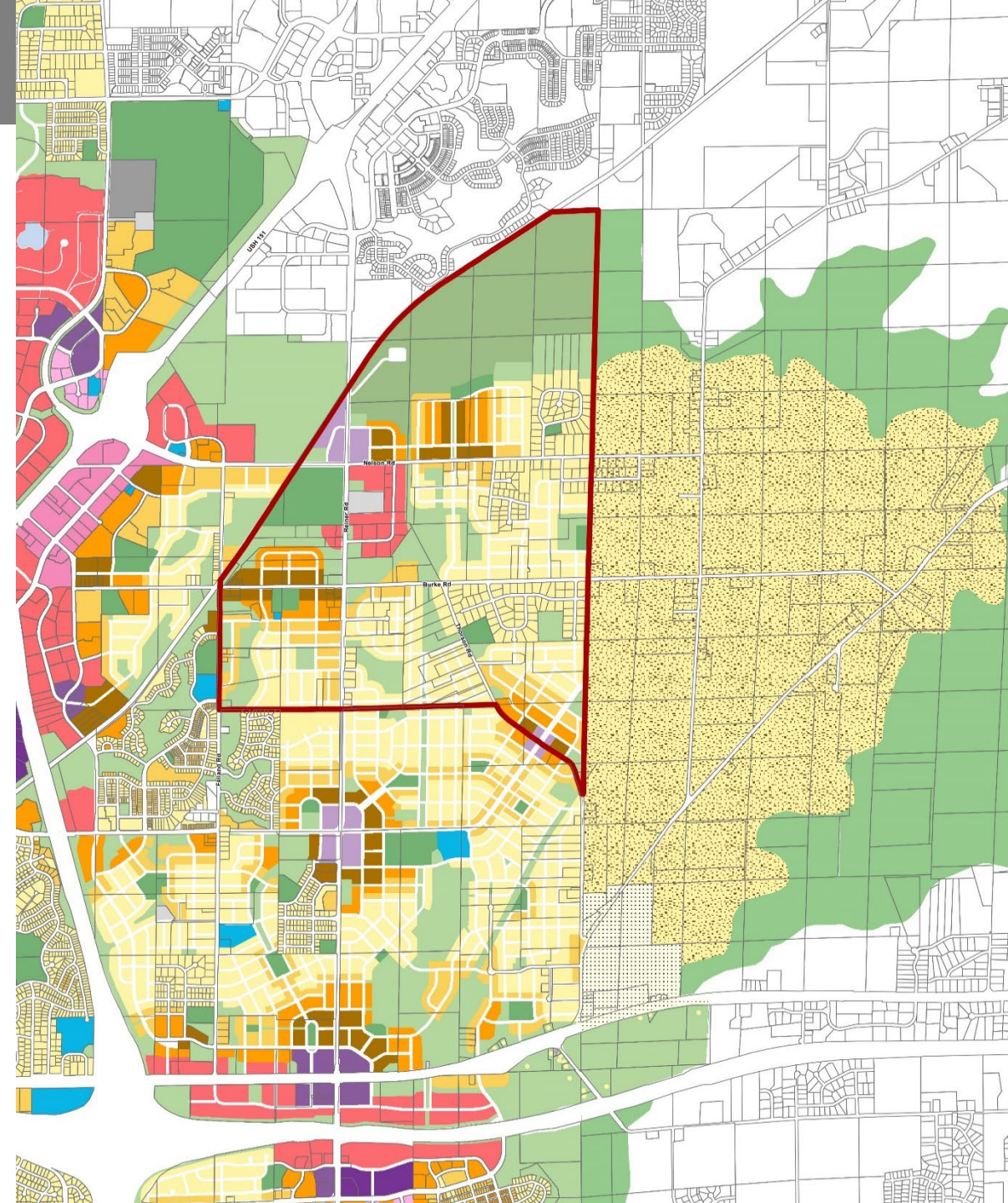
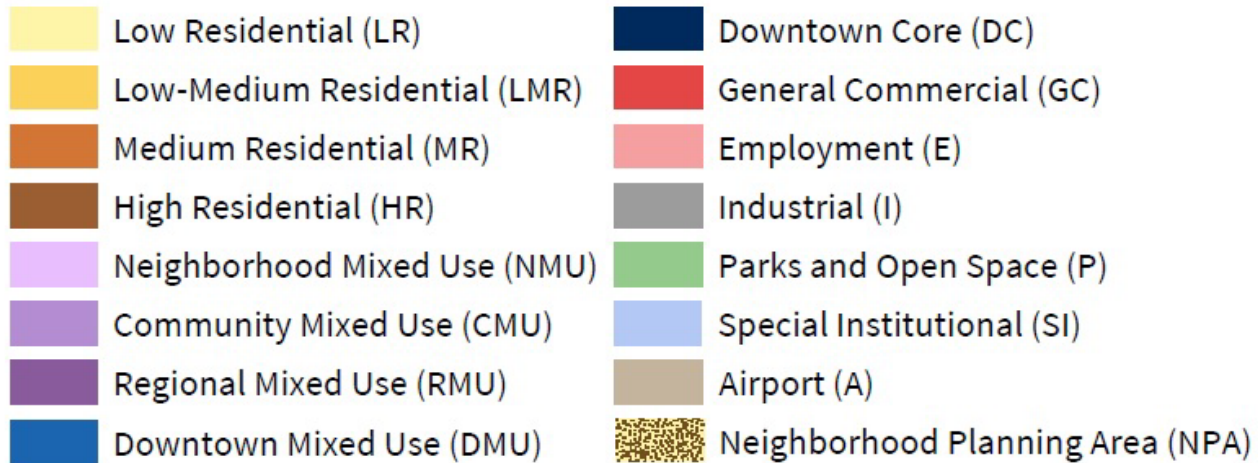
Northeast Neighborhood
Development Plan (2009)



Reiner Neighborhood Development Plan

Comprehensive Plan GFLU

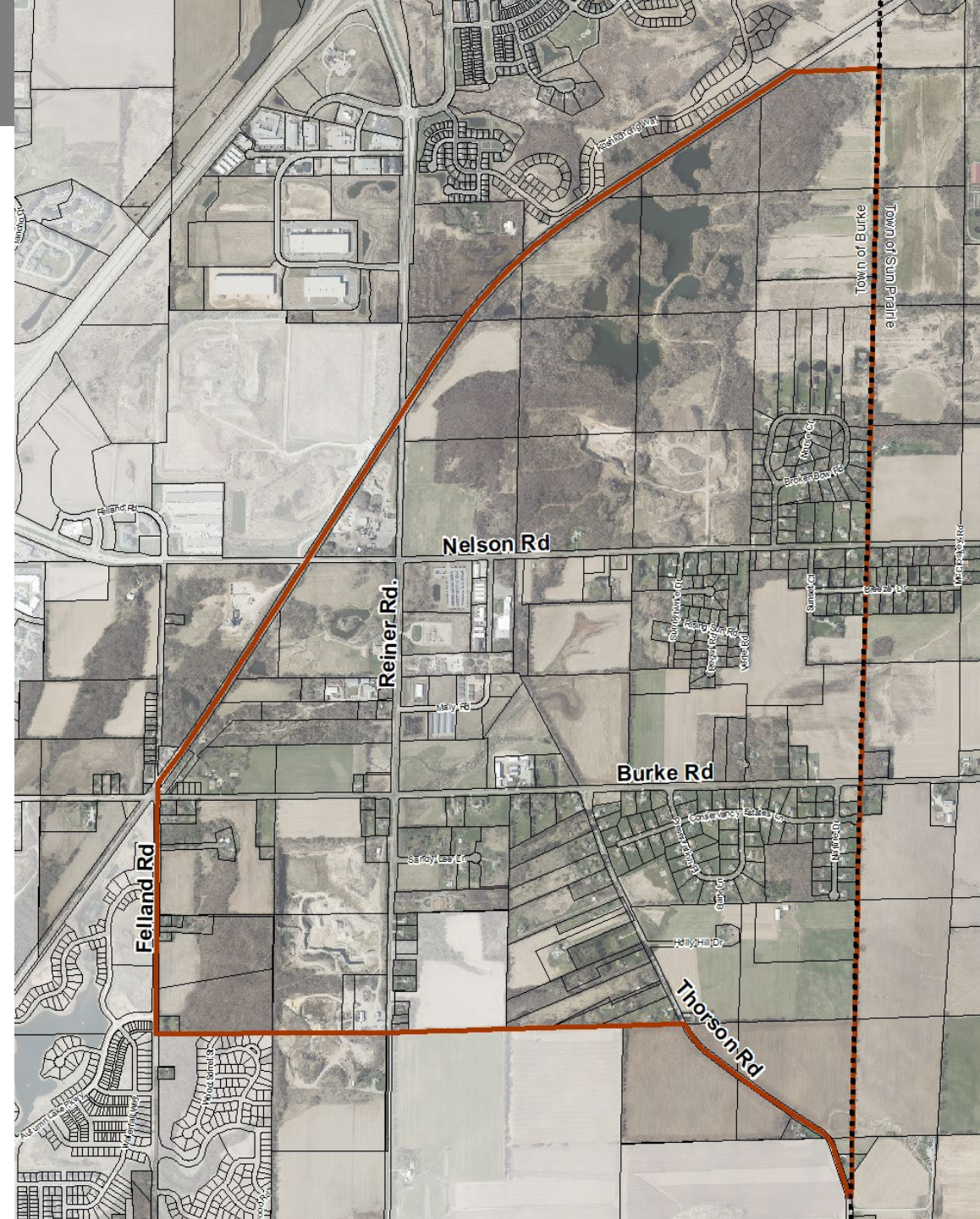
2018 Comprehensive Plan: Generalized Future Land Use Map



Reiner Neighborhood Development Plan

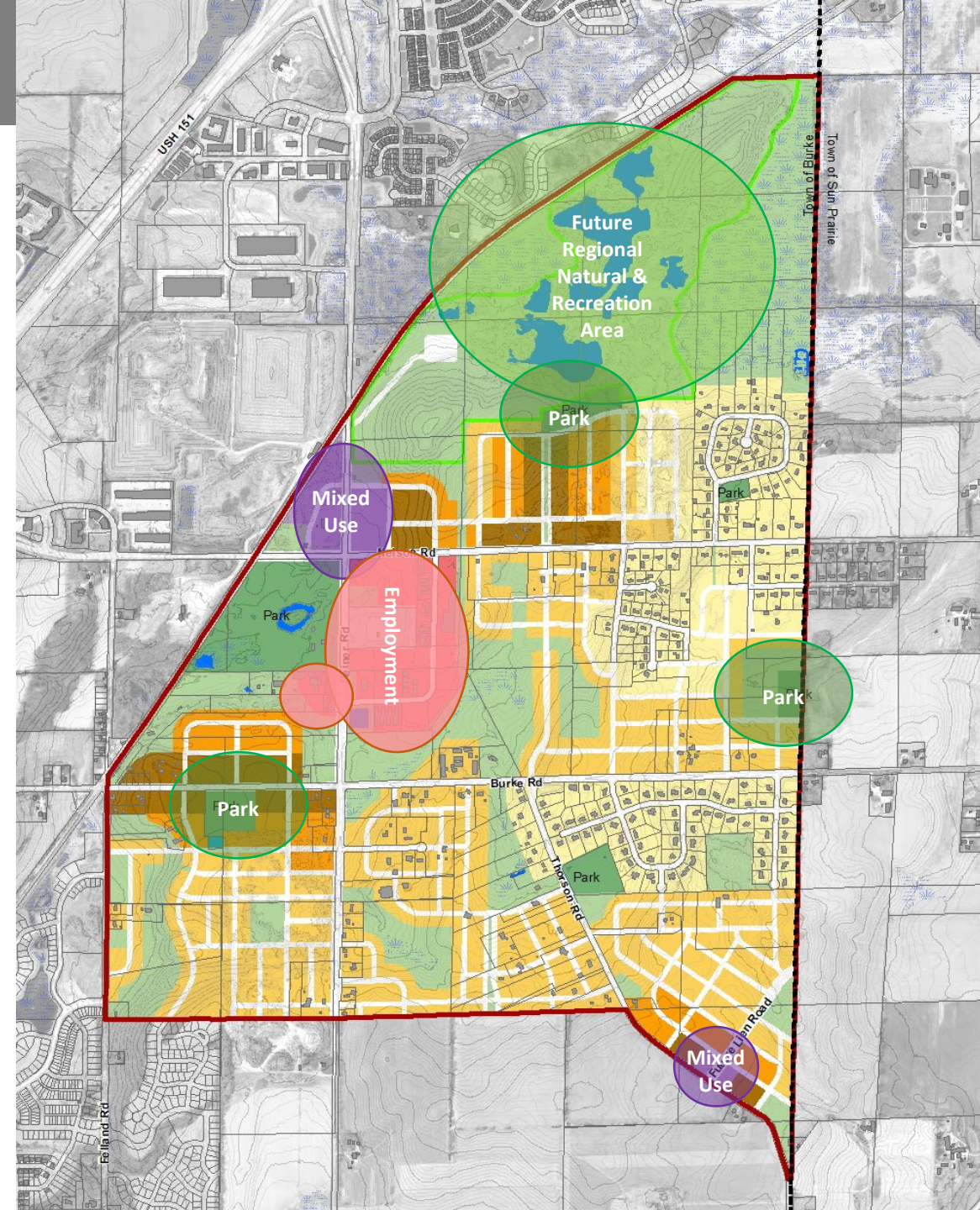
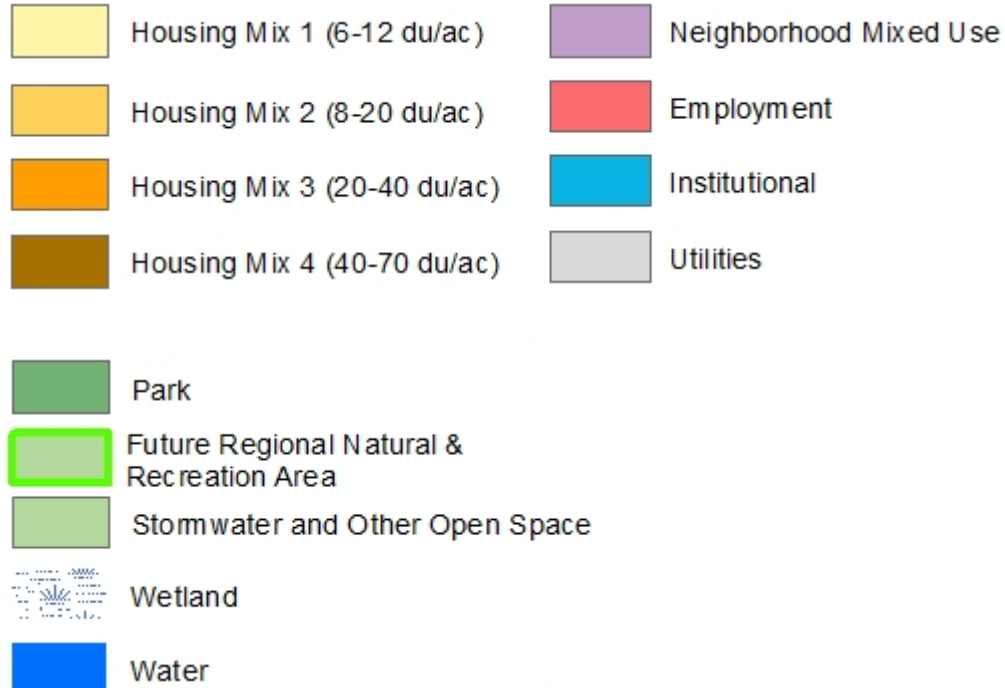
Plan will focus on:

- Evaluate and recommend:
 - Land Uses/housing types
 - Transportation – Ped/Bike, Transit
 - Parks
 - Identify potential stormwater management, drainage location
 - Public utilities and services
 - Sustainability



Reiner Neighborhood Development Plan

Draft Land Use Recommendations



Reiner Neighborhood Development Plan

Housing Mix 1

- Single Family, four units, townhomes, duplexes
- Building Height 1-2 Stories
- Avg Density: 8 units/acre



Housing Mix 2

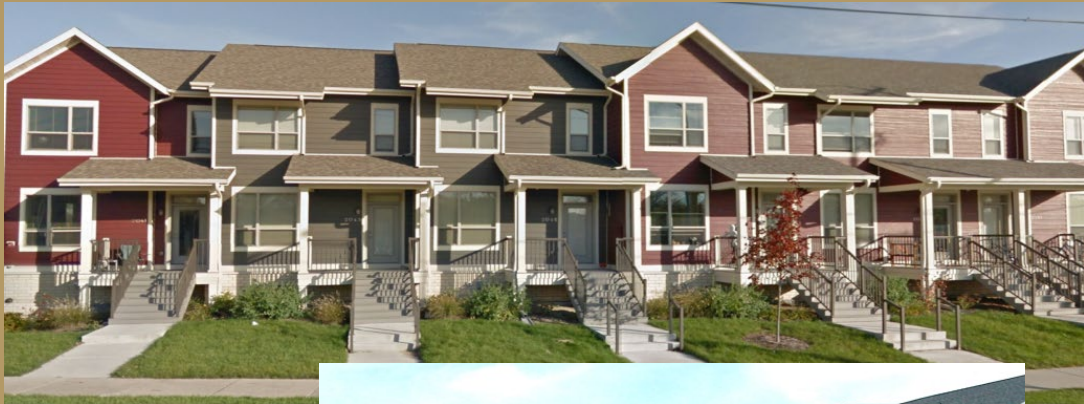
- Single family, four units, townhomes, duplexes, small multi-family
- Building Height 1-3 Stories
- Avg Density: 15 units/acre



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Housing Mix 3

- Townhomes, duplexes, four units, small multifamily
- Building Height 2-4 Stories
- Avg Density: 30 units/acre



Housing Mix 4

- Multifamily buildings, limited townhomes (higher densities)
- Building Height 3-5 Stories
- Avg Density: 40 units/acre



Reiner Neighborhood Development Plan

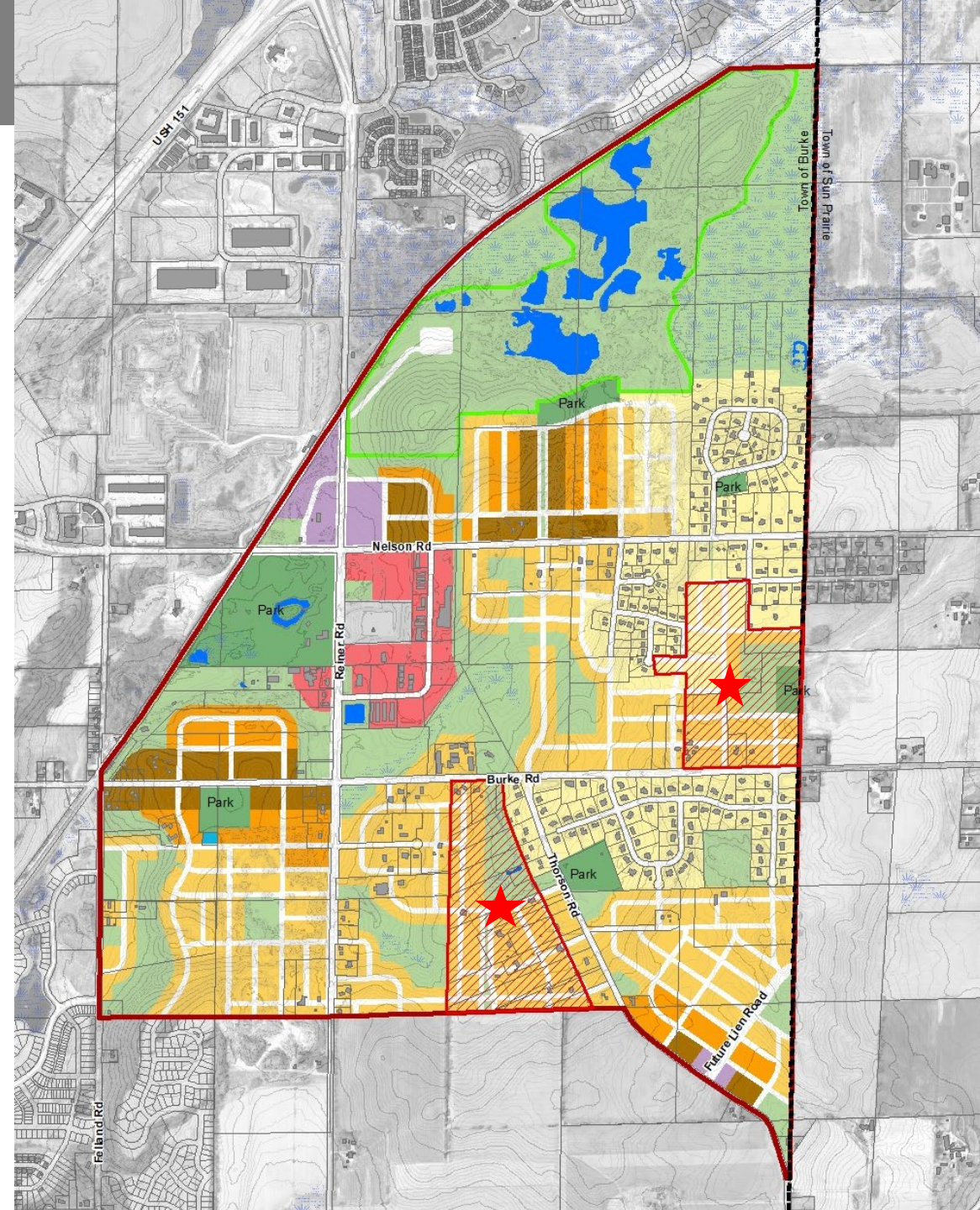
Neighborhood Mixed Use

- Medium-scale multifamily, residential above commercial uses
- Building Height 2-4 Stories
- Avg Density: 40 units/acre



Reiner Neighborhood Development Plan




Long-Term Agricultural Use

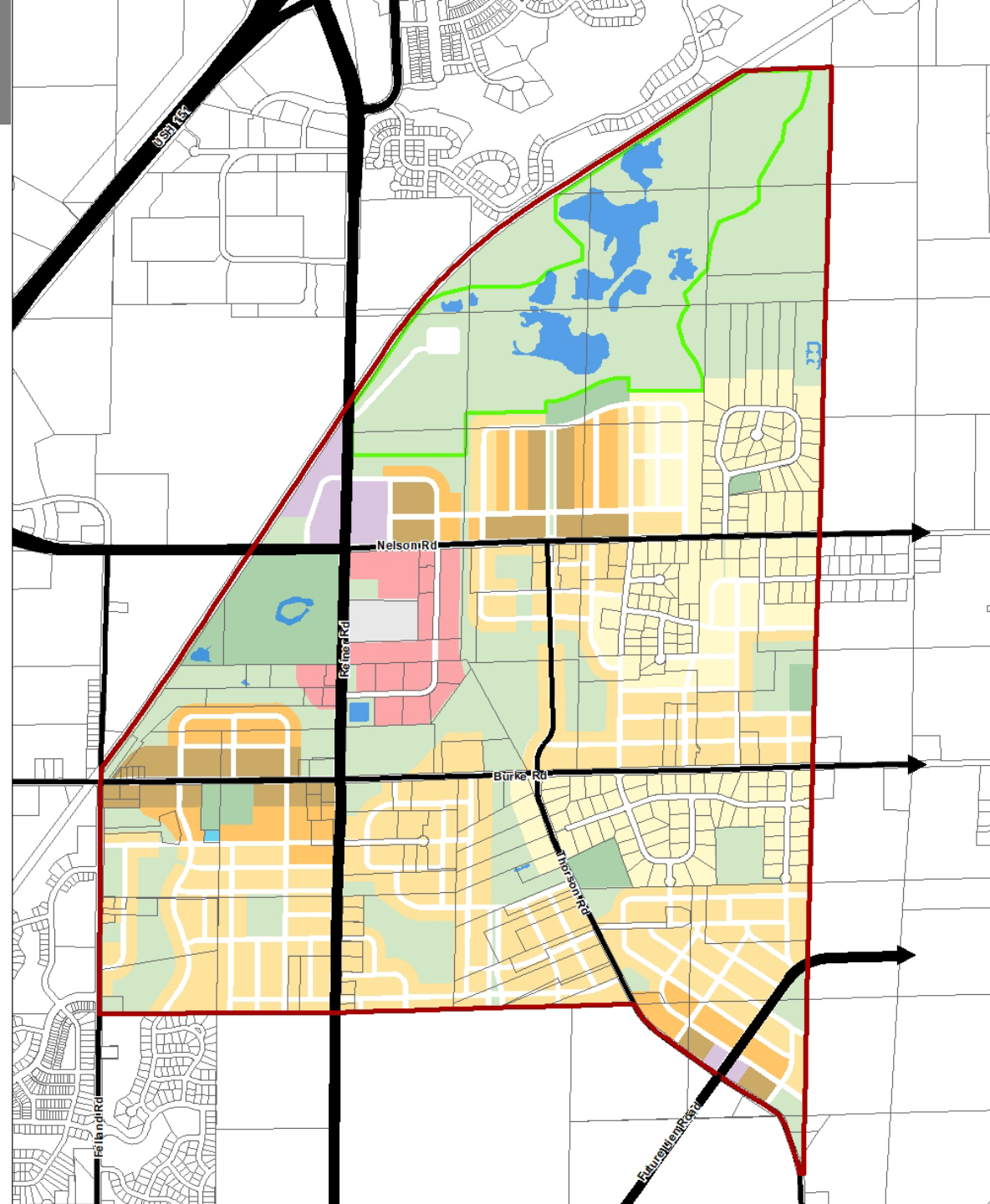


Reiner Neighborhood Development Plan

Draft Transportation Recommendations

Street Network

-  Reiner NDP Boundary
-  Arterial Street
-  Collector Street












Reiner Neighborhood Development Plan

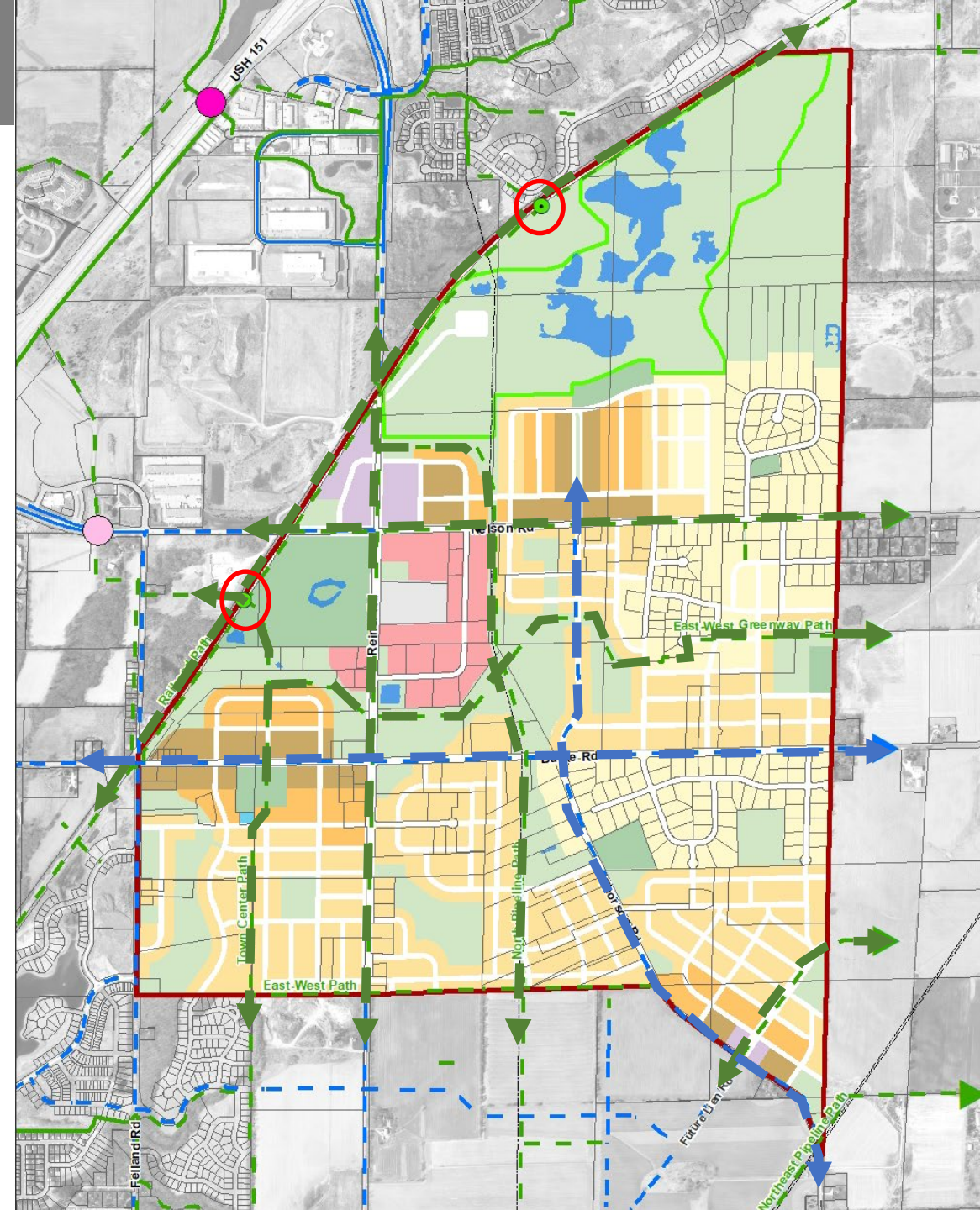
Roadway	Recommended Right-of-Way	Type of Bicycle Facility	On-Street Parking	Terrace Width
Reiner Road (Higher Density)	130'	Shared-Use Path	Yes	12'
Reiner Road (Lower Density)	120'	Shared-Use Path	No	14'
Lien Road (Higher Density)	120'	Shared-Use Path	Yes	7'
Lien Road (Lower Density)	108'	Shared-Use Path	No	8'
Nelson Road (East of Reiner)	90'	Shared-Use Path	No	15'
Nelson Road (West of Reiner)	120'	Shared-Use Path	No	14'
Burke Road(Higher Density)	90'	Buffered Bike Lane	Yes	15'
Burke Road (Lower Density)	80'	Buffered Bike Lane	No	14'
Thorson Road	80'	Buffered Bike Lane	No	14'



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Bike & Shared-Use Path Network

-  Reiner NDP Boundary
-  Natural Gas Transmission Pipeline
-  Existing Overpass/Underpass
-  Planned Overpass/Underpass
-  Proposed Railroad Crossings
-  Existing Shared-Use Path
-  Proposed Shared-Use Path
-  Existing On-Street Bicycle Facility
-  Proposed On-Street Bicycle Facility



Reiner Neighborhood Development Plan

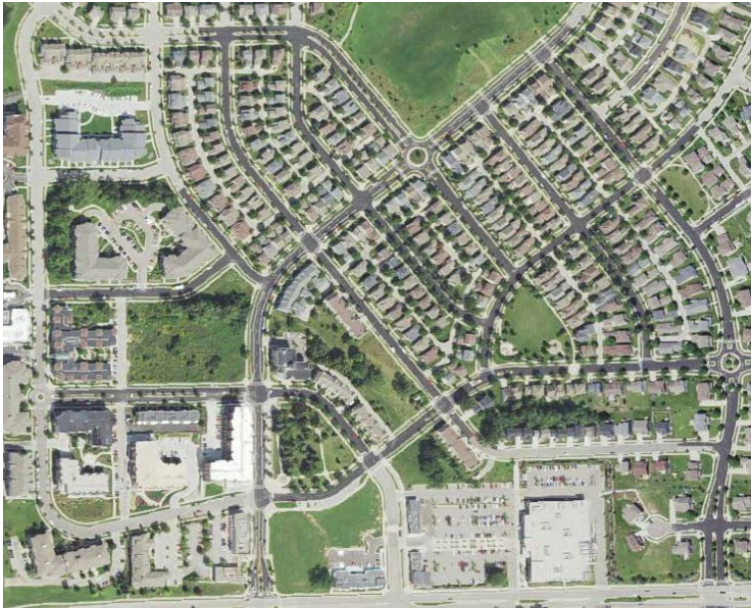
Draft Sustainability Recommendations:



Solar Installations & Green Roofs



Improved Stormwater Management



Compact Growth



Rain Barrels



Complete Green Streets

Reiner Neighborhood Development Plan

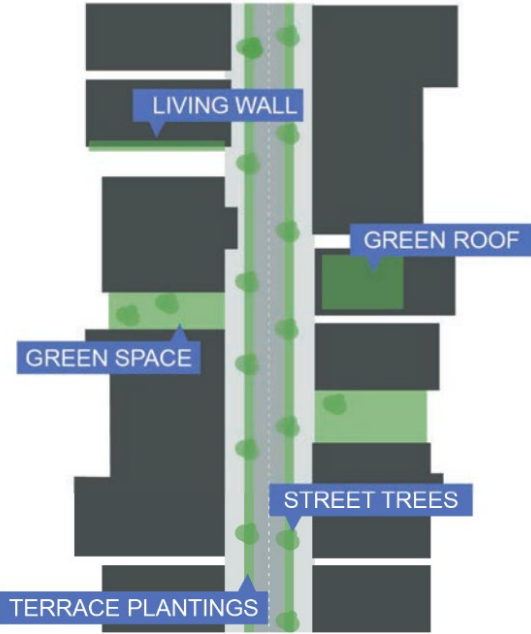
Draft Sustainability Recommendations:



Urban Tree Canopy



Rain Gardens



Integrated Vegetation



Porous Pavements



EV Ready



Urban Agriculture

Public Meeting # 1 & 2 Feedback Summary:

- Support for ped/bike facilities
- Concerns for losing the rural feel and preservation of open spaces
- Residents asked questions on extension of utilities
- Residents asked what would happen to the quarries
- Any changes to the school district boundaries
- Concerns about disruption to current residents with construction
- Any plans to improve Reiner Road and intersection improvements for Reiner and Nelson Road
- Questions relating to the Cooperative Plan

Project Timeline*

- **Plan Commission Update – June 27, 2022**
- **Transportation Policy and Planning Board Update – July 18, 2022**
- **Complete full draft of text/maps – July**
- **Introduce Draft Plan to Common Council – August**
- **BCC Review with various City committees – August (likely BPC, TPPB, PC)**
- **Common Council review and potential adoption – September 2022**

Questions for Plan Commission:

1. Plan is proposing changing the residential densities for Housing Mix 1 from 0-8 dwelling units per acre with a district average of six dwelling units per acre to 6-12 dwelling units per acre with a district average of eight dwelling units per acre. Does the commission agree with this change?
2. Should staff change the Employment area that has several existing businesses along Maly Road from Employment to light-industrial.
3. Staff is recommending two locations for long-term agriculture. Does the Commission support this recommendation?