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July 25, 2019

TO: Plan Commission

FROM: Ben Zellers, Nelson Neighborhood Development Plan (NDP) Project Manager

RE: July 2019 Nelson NDP Update

The process to update the 1992 Nelson NDP originally began in early fall of 2018 and was introduced to the Plan Commission at its November 5, 2018 meeting. However, the project was paused for approximately five months to wait for a State ruling on the City's application to extend City View Drive across the railroad tracks along the southwest border of the NDP area. With that crossing approved in May, the planning process has resumed. A second public meeting was held on July 9, 2019. Questions at the meeting were primarily related to process and how future land use and street mapping within the Plan feeds in to future development proposals.

The original 1992 Nelson NDP lacked needed details for different types of residential land uses, a local street network, and provision of bicycle infrastructure, among other things. This Nelson NDP, which is a rewrite of the original NDP, address those shortcomings, while also providing further details on street cross-sections, pedestrian improvements, and other elements common to more recently adopted NDPs. Staff is seeking feedback and direction from the Commission on draft maps, the proposed street network, street cross-sections, and other elements prior to completing the full draft NDP document. Select maps that deal with planned conditions are included as hard copy attachments to this memo. The full set of NDP maps, including background information, is included on Legistar (see [#53646](#)), as is a PDF of the presentation to be given to the Commission, which includes street cross-sections.

Highlighted changes from the 1992 Nelson NDP:

The draft Nelson NDP mapping includes the following components:

1. A more detailed breakdown of future residential uses in to the "Housing Mix" categories used in other recent NDPs. Residential development intensities are generally higher towards the western part of the NDP area, where there is existing transit service and closer access to commercial development. Future "Housing Mix 1" (primarily single-family development) is included in the eastern part of the NDP area, creating more of mix of different styles of residential development than was present in the 1992 NDP.
2. A revision of the Nelson Road interchange with USH 151. This was also shown in the Rattman NDP, and is included to increase connectivity between the American Center Business Park and the Nelson NDP area and to better distribute traffic.

3. A revision to the alignment of the intersection of Burke Road and Felland Road, which has a railroad crossing running just to the north of the intersection. Planning staff has worked with Traffic Engineering and Engineering staff to develop a concept realignment that increases the safety of the intersection by realigning Felland Road so the railroad crossing goes through the middle of the intersection to allow for better traffic control by gates and traffic lights.
4. Several recommended revisions to the Comprehensive Plan Generalized Future Land Use Map (see Map 8). Highlighting a few changes:
 - a. Adding a CMU node around the intersection of City View Drive and Crossroads Drive.
 - b. Changing the former theater property to the north of the High Crossing Boulevard / Crossroads Drive intersection from a “general commercial” land use to an “employment” land use. Note that the property owner prefers a “general commercial” use due to the amount of “employment” use in the American Center business park to the north. Staff is recommending employment due to the number of retail vacancies just to the southwest, in East Towne Mall, including at least three vacant big box/department store sites.

Questions for the Plan Commission

Staff requests feedback from the Plan Commission on the following items, along with anything else the Commission may wish to discuss:

1. The triangle in the northeast part of the NDP bounded by Nelson Road, Reiner Road, and the railroad tracks was included in the 1992 NDP and the City Council resolution that directed staff to start this NDP revision. However, there is a new NDP process that is anticipated to start later this year to the east of Nelson. Staff feels that the railroad tracks is a natural dividing line and would like to remove the triangle from the Nelson boundary and add it to the upcoming Reiner NDP boundary.
2. Future land use for the former theater property (see #4b above).

Attachments

1. Maps 7-11 (hard copy)
2. Maps 1-14 ([Legistar #53646](#))
3. PDF of July 29, 2019 presentation ([Legistar #53646](#))