



Department of Planning & Community & Economic Development

Planning Division

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June 12, 2023

To: Plan Commission

From: Reiner Neighborhood Development Plan Staff (Urvashi Martin, Colin Punt, Jeff Greger)

Re: Draft Reiner Neighborhood Development Plan ([Legistar #77432](#))

Project Background

Planning staff began the Reiner Neighborhood Development Plan in October of 2019. Major topics that this plan addresses and provides recommendations for include: land use, transportation, parks, storm water, extension of public utilities and sustainability. An initial public meeting was held in November of 2019. Staff also had individual meetings with property owners and stakeholders such as the Sun Prairie Area School District, Dane County Parks, Town of Burke, and City of Sun Prairie.

This planning effort was paused in March of 2020 for approximately two years to allow the Engineering Division to complete the Starkweather Creek Watershed Study for the western half of the planning area. In March 2022 the stormwater modeling results from the watershed study became available and the Neighborhood Development Plan process resumed in April 2022.

An in-person and a virtual public meeting was held on June 6, 2022 to review the initial draft plan and solicit feedback. Following the public meeting, several more individual meetings with property owners and other stakeholders were held to solicit input on the draft Plan. Several meetings were also held with the project's interagency staff team to refine the draft Plan.

Summary of Public Feedback – 1st and 2nd Public Meetings

- Support for pedestrian and bicycle facilities
- Concerns for losing the rural feel and preservation of open spaces
- Residents asked questions on how City utilities will be extended and requirements to connect to City utilities
- Residents asked what would happen to the quarry sites and their operations when they come into the City
- Residents asked if the school district boundaries would change with the Town of Burke attachment
- Residents asked how disruptions from construction would be addressed
- Residents asked if there are any plans to improve Reiner Road and the intersection of Reiner and Nelson Road
- Residents asked several questions relating to the Burke Cooperative Plan
- Residents asked about the existing rail corridor and if the City anticipates it will get more use, passengers or stations

- Residents asked when will there be transit service along Reiner Road
- Residents asked how natural resources will be protected
- Residents asked who is responsible for developing parkland and how landowners would be compensated
- Residents asked what will happen to the resource protected corridors designated by Dane County after the Town attaches to the City

At the June 27, 2022 Plan Commission meeting, staff provided an informational presentation on the draft Reiner Neighborhood Development Plan. At that meeting, the Commission provided direction to staff on issues that staff sought guidance for. Staff also provided an informational presentation to the Transportation Policy and Planning Board at the July 18, 2022 meeting. The draft Plan was delayed from being introduced to the Common Council for adoption last year until the Complete Green Streets Guide was adopted.

Following the adoption of the Complete Green Streets Guide, and the incorporation of its recommendations, the draft Plan was introduced to the Common Council for adoption on May 2, 2023. The Plan was referred to Board of Park Commissioners (BPC) and Transportation Commission (TC). This memo provides a brief overview of the changes to the draft Plan since the June 27, 2022 informational presentation to Plan Commission and recommendations from the referred committees to the Plan Commission.

Changes to the draft Plan since the June 27, 2022 informational presentation

- At the direction of the Plan Commission, staff changed the recommended land use for the area along Maly Road from Employment to Industrial.
- At the direction of the Plan Commission, staff is showing an Overlay for Long-term Agriculture. See Map 6: Land Use and Street Plan.
- Based on feedback from the Sun Prairie Area School District (SPASD) on the initial draft, the Plan is showing an Overlay for a Potential School site on Map 6: Land Use and Street Plan where a future school could locate. This site meets several of the criteria that the School District uses in identifying school sites such as convenient access to the site from a transportation corridor, adjacency to a park, access from a shared-use path, topography, size and such other factors.
- Staff is proposing changing the recommended land use from Neighborhood Mixed Use to Community Mixed Use at the intersection of Nelson and Reiner Road. Since Nelson and Reiner Road is a major intersection as well as a transit corridor, staff feels this change is appropriate.
- The area recommended for development at the Northwest corner of Burke and Reiner Road was modified to reflect a wetland delineation provided by a property owner.
- Detailed street cross-sections were removed from the plan document and replaced with the Street Types recommended in the Complete Green Streets Guide.
- Based on feedback from City Engineering, staff have scaled back the area recommended for development north of Nelson Road to an extent that can be served by gravity sanitary sewer. The development area shown previously would have required 10 - 15 feet of fill to be served by gravity or would need a lift station. The City tries to avoid the need for a lift station where possible because of costs, maintenance and other issues.
- Based on feedback from City Engineering, slight modifications were made to the local street network, East of Felland Road. A North-South street connection was removed that would have required significant grading. A recommended shared-use path was added in this location.
- Based on feedback from Stormwater Engineering staff, additional stormwater areas were added to meet current stormwater requirements.

- Based on further discussions with Parks Division staff, the long-term land use recommendation for the existing Town of Burke Park in the Conservancy Estates subdivision, East of Thorson Road is changed from Parks to Stormwater and Other Open Space. The reasoning for making this change is that this Park's current configuration does not provide convenient access for existing and future residents. Additionally, stormwater modeling results from the Starkweather Creek Watershed Study indicate potential stormwater inundation along the intermittent stream that traverses this area. A new planned park was added instead to the East to serve this area.
- Minor revisions were made to the street layout near the Thorson Road and Future Lien Road intersection to add the new park.
- Based on feedback from Parks Division staff, the park north of Nelson Road was extended to the ponds to take advantage of the amenity.

BOARD, COMMITTEE, COMMISSION RECOMMENDATIONS

Board of Park Commissioners – May 17, 2023

Staff presented the draft Plan to the Board at the meeting. There were no questions or discussion on the draft Plan.

Board of Park Commissioners offered the following motion:

RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE PLAN COMMISSION

The motion passed unanimously

Transportation Commission – May 24, 2023

Staff presented the draft Plan to the Commission at the meeting. There were several questions asked relating to the transportation recommendations in the Plan. There were some concerns regarding the Housing Mix 3 and Housing Mix 4 intensities recommended along Nelson Road, East of Reiner Road since this area is not located along a future transit line.

Board of Transportation Commissioners offered the following motion:

RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE PLAN COMMISSION

with the following comment:

The higher density in the plan be closer to the planned transit line.

The motion passed unanimously

Staff response:

Staff feels the housing densities shown in the plan will support future transit. Staff has proposed higher densities along higher traveled corridors such as arterial and collector streets as well as within walking distance of amenities such as parks, and mixed-use areas. Majority of the Housing Mix 3 and 4 areas are within ½ mile of the Future Transit Lines.

Staff also feels there are other options that provide alternatives to driving. When new developments are proposed in this area they will be subject to the City's Transportation Demand Management (TDM) Program and will be required to provide measures and incentives to improve the desirability of non-single occupancy transportation modes. The Sun Prairie Park and Ride is less than two miles away from the developments shown along Nelson Road and will be served by three transit lines under Metro Transit's Network Redesign; Routes A1, Route W and Route S. Route A1 also has a bus stop on High Crossing Blvd.

and Cross Hill which is approximately 1.5 miles West of this area.

Additional Public Comments:

Additional public comments have been provided which are saved in the Legistar file, and include:

- A letter from Curtis and Sandra Jensen expressing concern regarding the potential school site
- A letter from Jackie Jensen expressing concern regarding the potential school site and requesting removal of the potential school site designation from their property

Staff response:

Staff acknowledges the concerns the property owners have about the potential school site and their desire not to sell their property to the School District. Staff also acknowledges that the SPASD has no immediate plans to purchase a school site in this area and will work with willing sellers to purchase a school site.

Potential school sites have been recommended in previous City neighborhood development plans given their strong connection to land use and transportation. A well-located school site provides benefits to the school district, students and the neighborhood.

The Potential School site in the plan appears to be a good location for a future school. This location fits within the spacing of existing school sites and other potential sites. It has convenient access from Burke Road, which is a collector street that does not carry heavy traffic volumes which could encourage families to walk or bike. The proposed East-West Greenway Path provides another convenient option. This site is adjacent to a recommended future park which would allow the school and park to share recreational facilities as well as parking between the two facilities.

While this may be a good location for a school, the draft Plan's Potential School Site is recommended as an Overlay and therefore does not preclude property owners from selling their property or developing the property consistent with the underlying land uses and street network recommended in the plan.