



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

215 Martin Luther King Jr. Blvd. Ste 017
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 266-6377
www.cityofmadison.com

June 27, 2022

To: Plan Commission

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

Re: Update on Reiner Neighborhood Development Plan

Project Background

Planning staff began the Reiner Neighborhood Development Plan in October of 2019 and introduced this planning process to the Plan Commission at its October 14, 2019 meeting. An initial public meeting was held in November of 2019. Staff also had one-on-one meetings with property owners and stakeholders such as the Sun Prairie School District, Town of Burke, and City of Sun Prairie. The Plan Commission was provided an update at its January 13, 2020 meeting.

However, in March of 2020 this planning effort was paused for approximately 2 years to allow Engineering to perform the Starkweather Creek Watershed Study for this area. With the existing conditions modeling results of the Watershed Study available in March of 2022, the Neighborhood Development Plan process resumed in April of 2022.

Since restarting the planning effort, staff met with the interagency staff team on April 27, 2022 to review the draft plan. An in-person and a virtual public meeting was held on June 6, 2022 to review the draft plan and solicit feedback. Following the public meeting, several one-on-one meetings with property owners have also been held to solicit input.

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

- Support for ped/bike 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 would disruption to current residents with construction be addressed
- Residents asked if there any plans to improve Reiner Road and intersection improvements for Reiner and Nelson Road
- Residents asked several questions relating to the Cooperative Plan

Questions for Plan Commission Consideration/Discussion

Staff is seeking feedback on the following topics prior to finalizing a draft for introduction at Common Council:

1. Staff has received feedback from the Mayor and Council members desiring increased density in new developments particularly for Housing Mix 1 that is predominantly detached single-family housing. Given the amount of single family detached in the planning area, staff is recommending increasing the minimum density of Housing Mix 1 from 0-8 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. Staff is proposing employment use for the southeast quadrant of Nelson and Reiner Road. This area has several light industrial type uses along Maly Road. Staff has received feedback from the Economic Development division staff that these businesses are likely going to continue and might be replaced with similar businesses that are not going to be office type employment uses. Should staff change this area along Maly Road from Employment to light-industrial use?
3. Staff has received feedback from the Mayor and others to identify areas in the plan for long-term agriculture. Staff is recommending two locations for long-term agriculture. Portions of these areas include existing agricultural uses and environmental features that might make them less competitive economically for future development possibilities. Therefore, staff feels these lands could remain in long-term agricultural use. Does the Commission support this recommendation?

Attachments:

1. Draft Maps 1-15 ([Legistar # 58948](#))
2. Draft Plan Document
3. PDF of June 27, 2022 presentation