

Reiner Neighborhood Development Plan

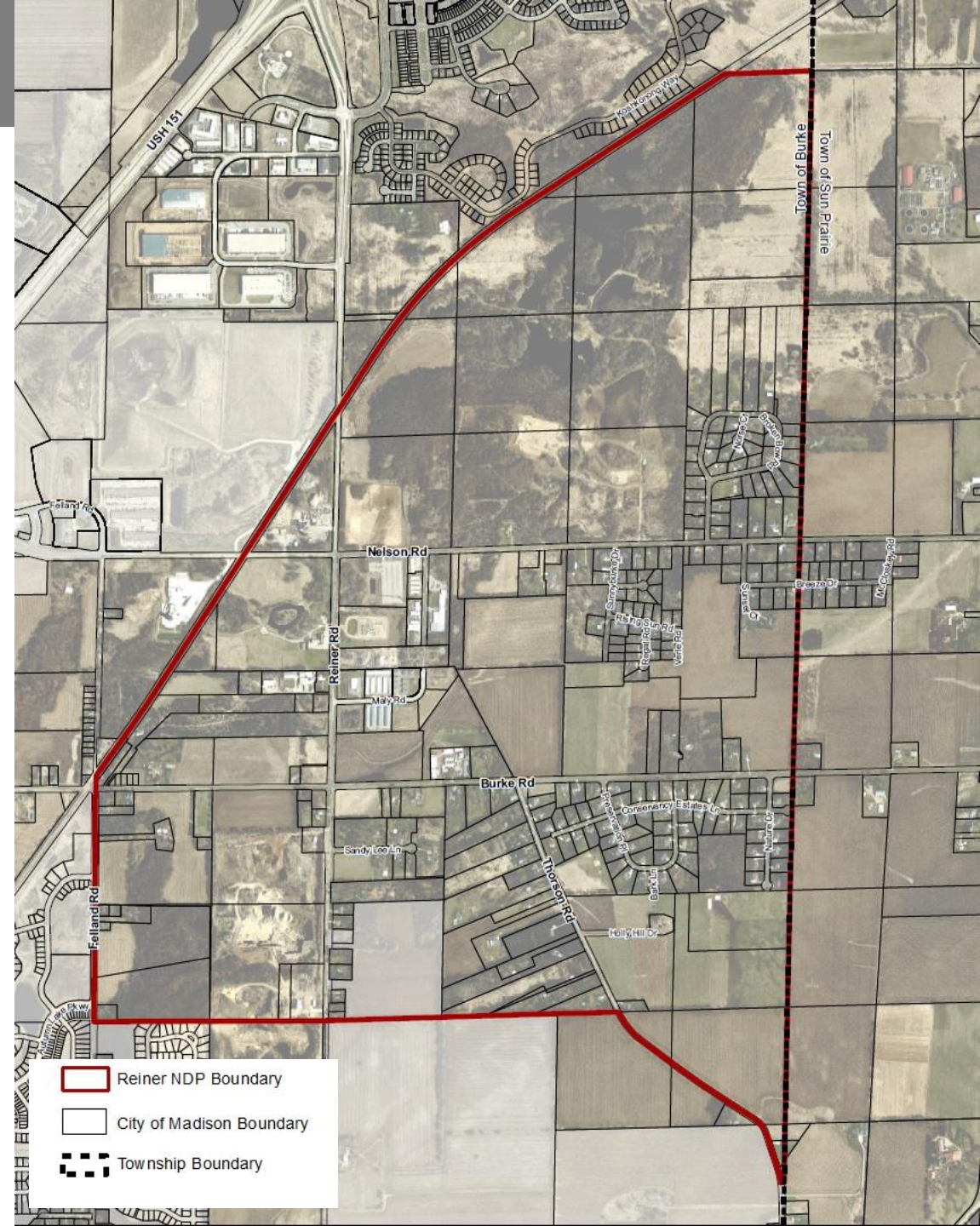
Plan Commission – June 12, 2023



Reiner Neighborhood Development Plan

Background

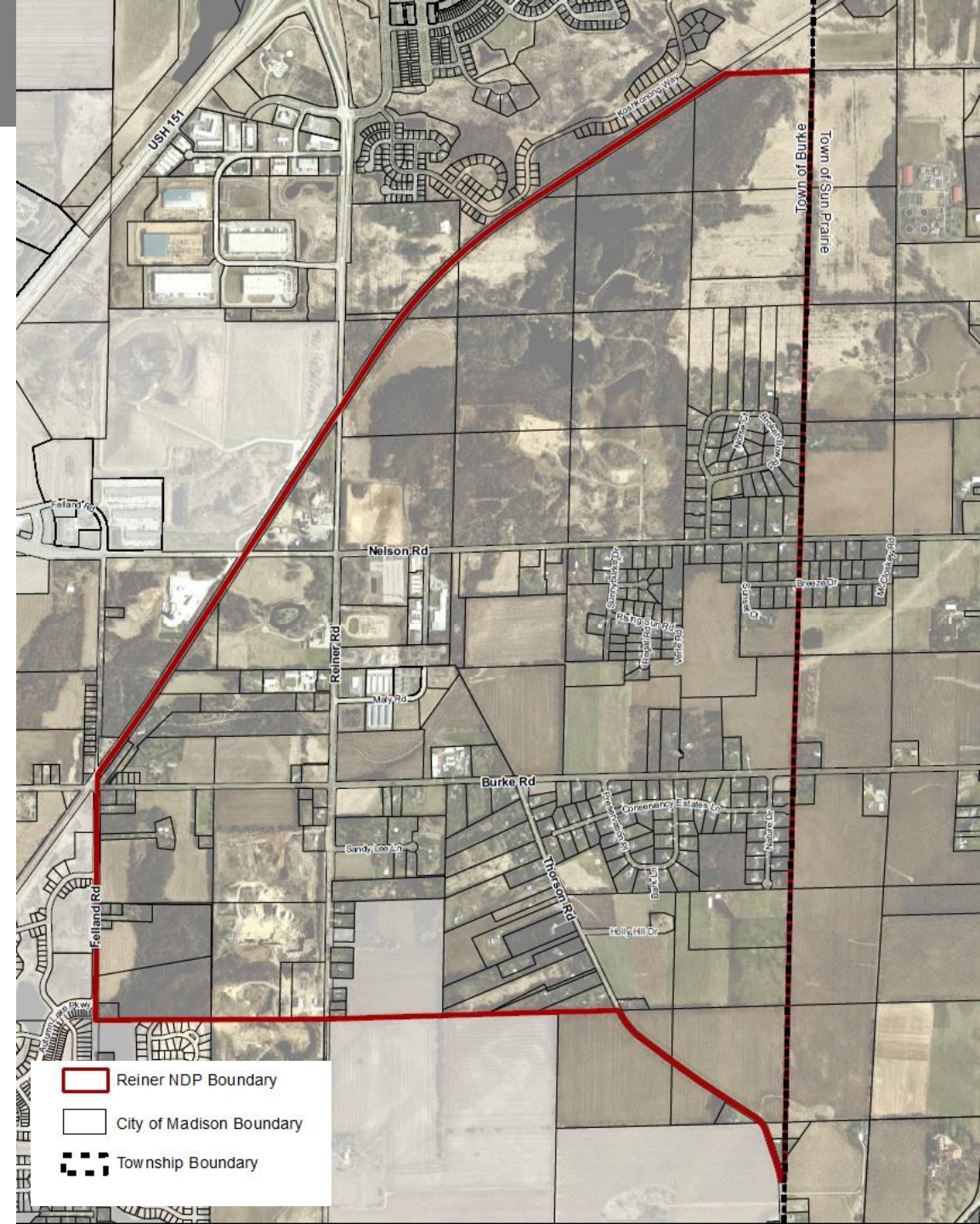
- Town of Burke boundary on the east
- Railroad Tracks and Felland Rd on the west/north
- Thorson Road and Northeast NDP boundary on the south
- Town of Burke Attachment 2036
- Approx. 1,480 acres
- Residential 230 Acres, 216 homes
- Sun Prairie Area School District



Reiner Neighborhood Development Plan

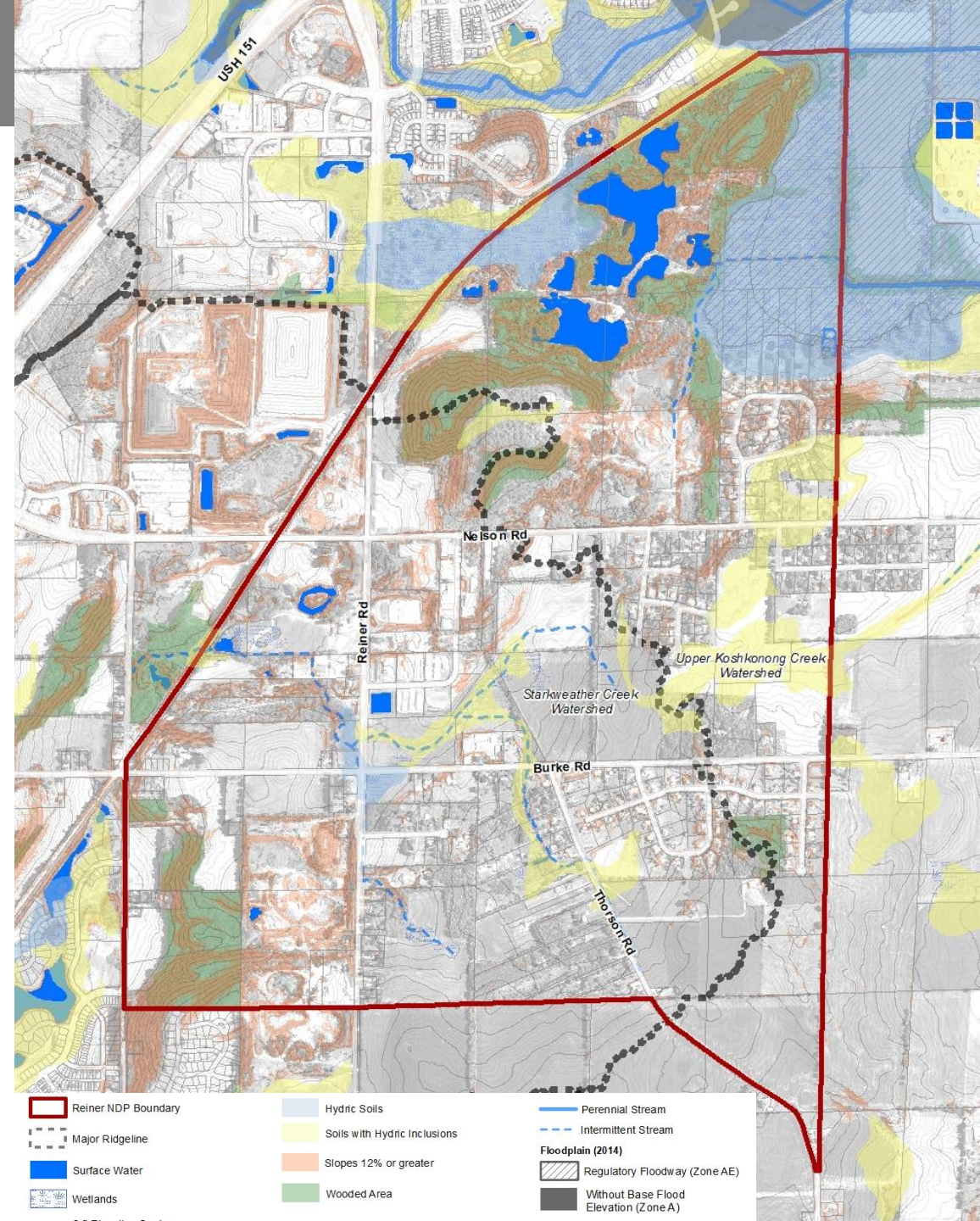
Draft Plan addresses:

- Land Uses and housing types
- Transportation
 - Street layout, ped/bike facilities, transit
- Parks
- Potential stormwater management, drainage location
- Public utilities and services
- Sustainability



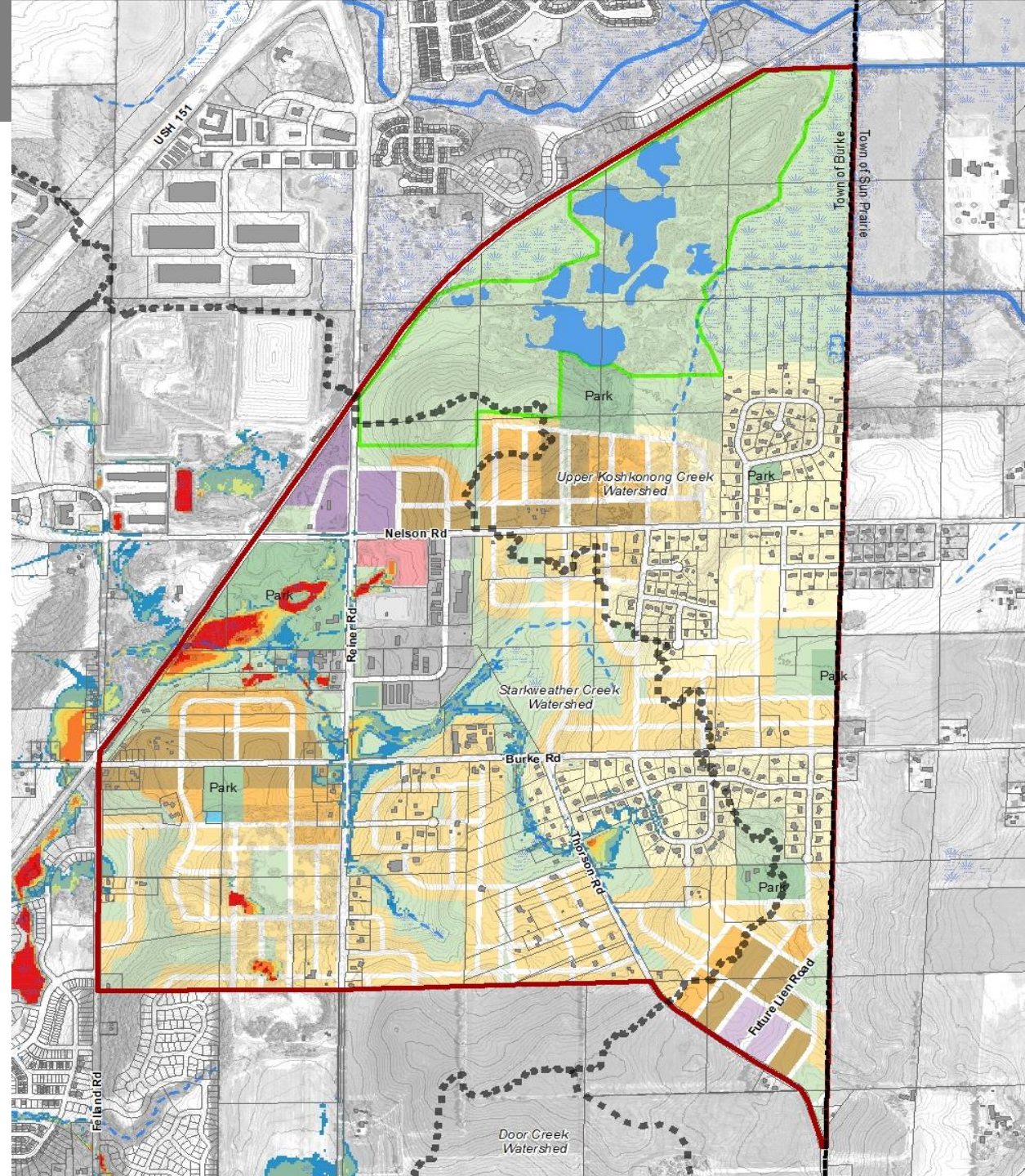
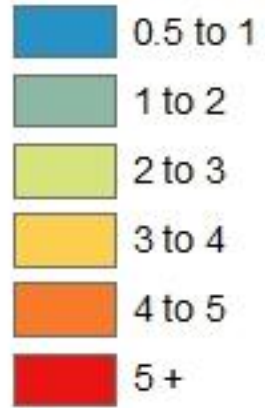
Environmental Features

- Topography
 - Rolling hills
 - Slopes 12%+
- Watersheds
- Woodlands
- Wetlands and Floodplains
- Soils
 - Hydric and hydric inclusions



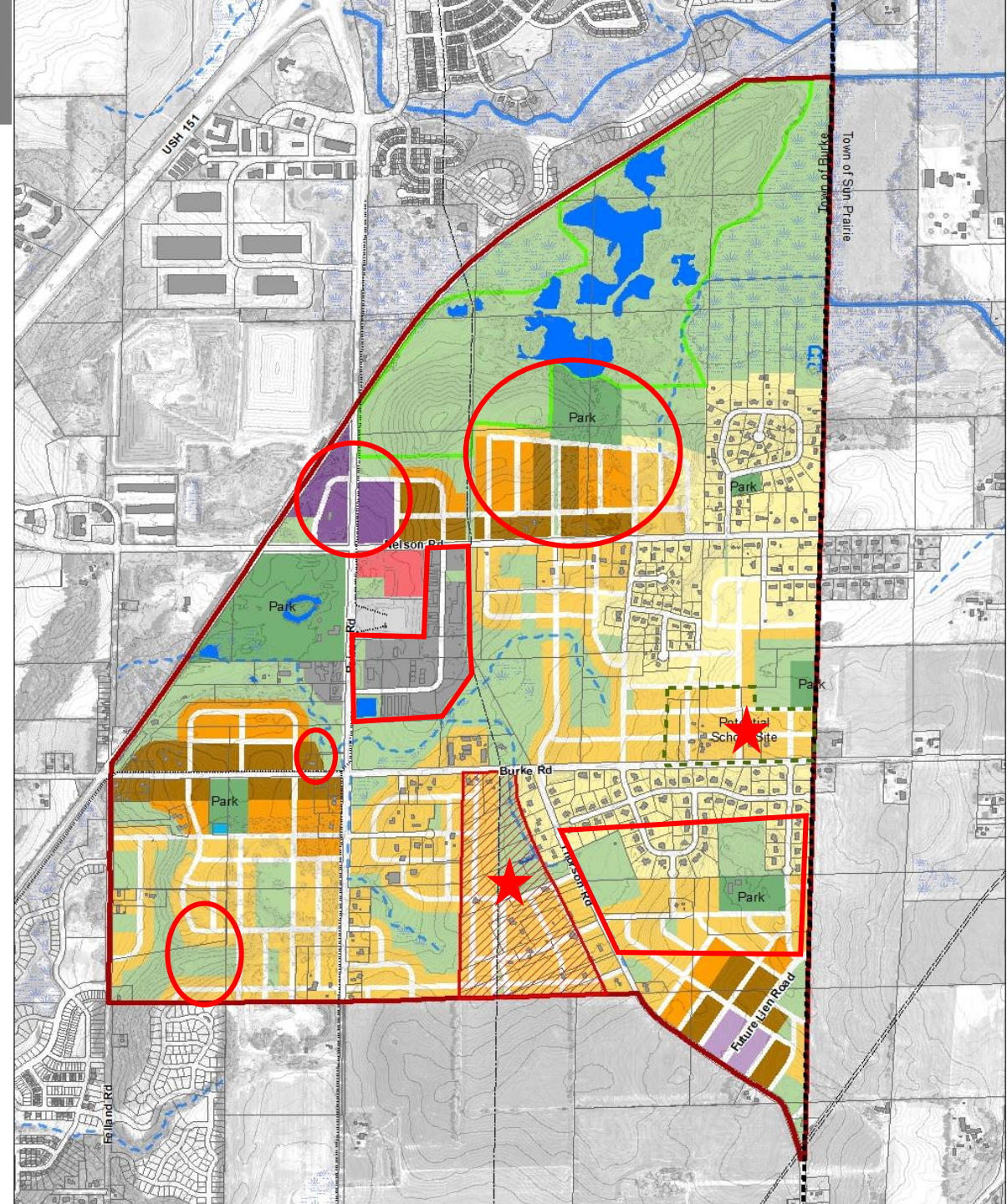
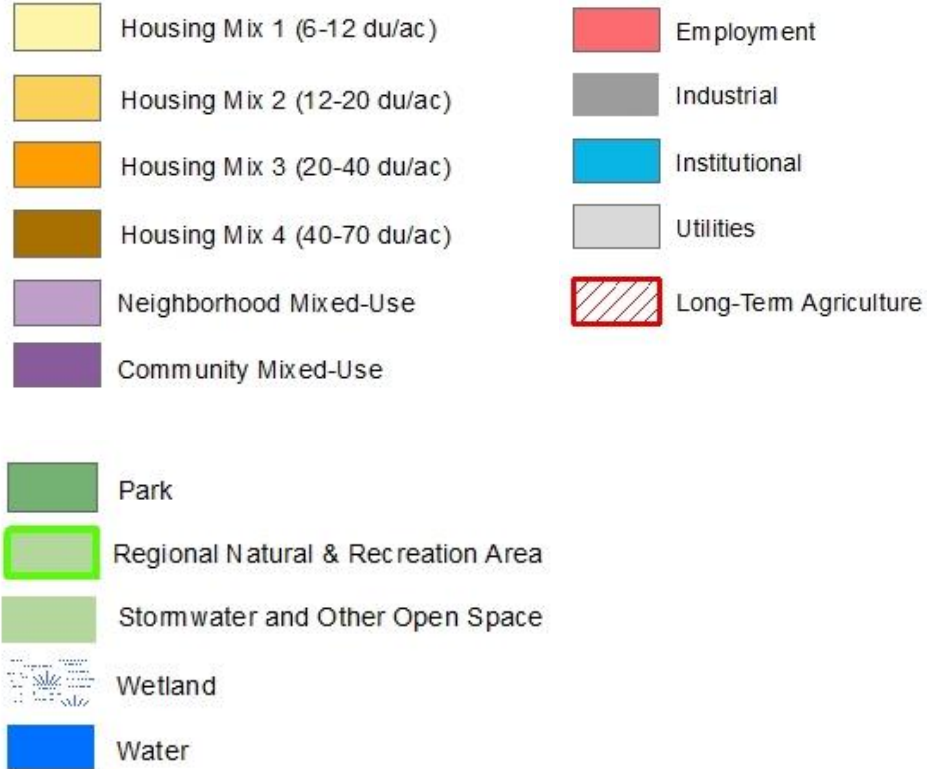
Watershed Study – Flood Risk

1% Annual Flood - Max Water Depth (Feet)



Reiner Neighborhood Development Plan

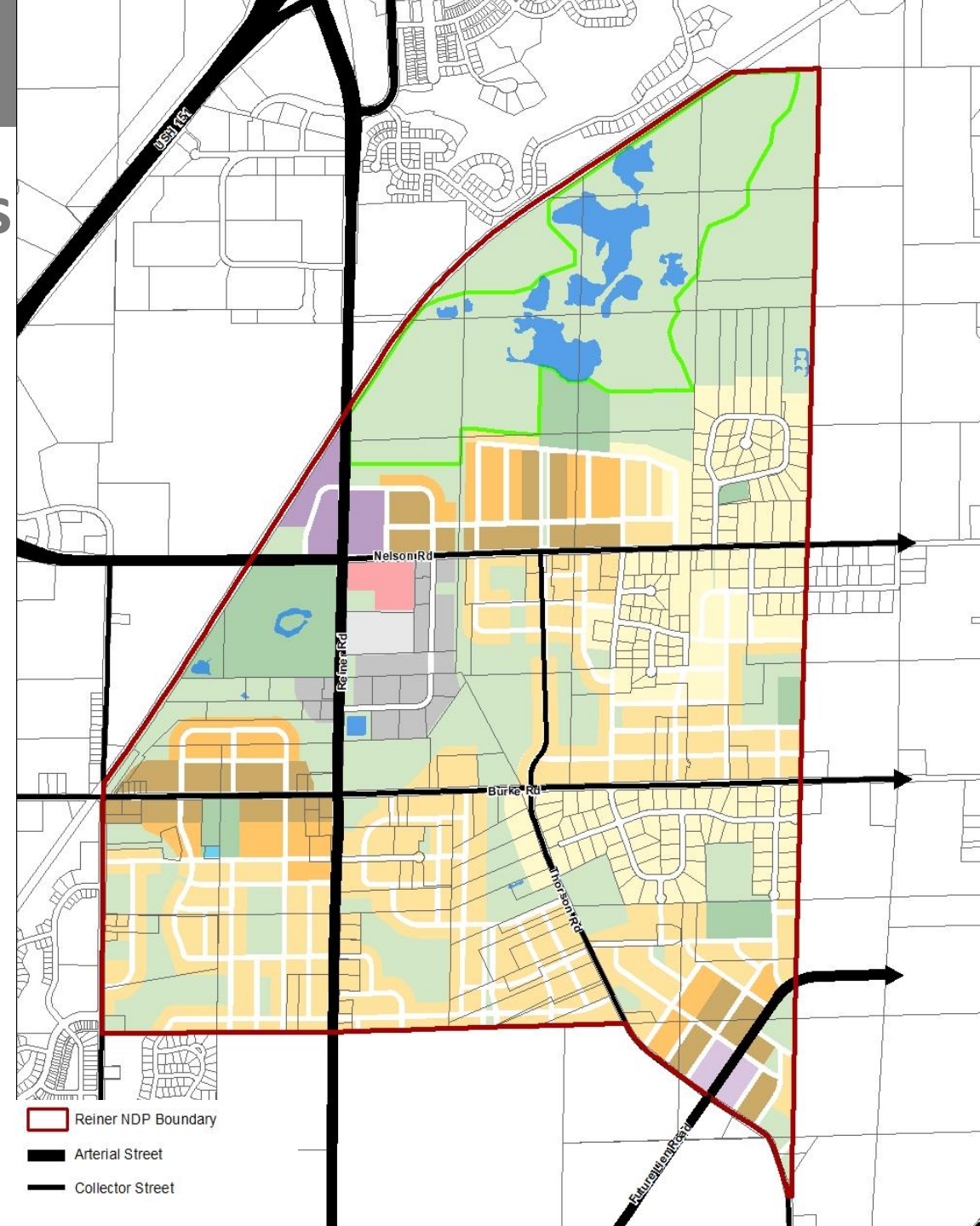
Draft Land Use Recommendations



Reiner Neighborhood Development Plan

Draft Transportation Recommendations

Roadway	Recommended Right-of-Way	Complete Green Streets Type	On-Street Parking
Reiner Road (Higher Density)	120'	Boulevard	Yes
Reiner Road (Lower Density)	120'	Boulevard	No
Future Lien Road	94'	Mixed-Use Connector	Yes
Nelson Road (East of Reiner)	80'	Community Connector	No
Nelson Road (West of Reiner)	120'	Boulevard	No
Burke Road(Higher Density)	74'	Community Connector	Yes
Burke Road (Lower Density)	66'	Community Connector	No
Thorson Road	66'	Community Connector	No



Board, Committee, Commission Recommendations

1. Board of Park Commissioners

- Return to lead with the recommendation for approval to the Plan Commission.

2. Transportation Commission

- Return to lead with the recommendation for approval to the Plan Commission with the following comment:
 - Higher density in the plan be closer to the planned transit line.
- Staff's response: Majority of the housing density proposed is within close proximity of proposed transit lines

Questions?