

Comments Received on Draft Pumpkin Hollow Neighborhood Development Plan

City Agencies:

- | | | |
|----|--|----------|
| 1. | Madison Water Utility (Dennis Cawley) | 10-23-07 |
| 2. | Madison Park Division (Si Widstrand) | 10-29-07 |
| 3. | Madison City Engineering Division (Larry Nelson) | 10-30-07 |
| 4. | Madison Metro Transit (Tim Sobota) | 11-05-07 |
| 5. | Madison Police Department (Capt. Richard Bach) | 11-05-07 |

Individuals and Organizations:

- | | | |
|----|--|----------|
| 6. | William F. White (for Park Towne Development) | 11-07-07 |
| 7. | Friends of Starkweather Creek | 11-16-07 |
| 8. | Judy Olson | 11-20-07 |
| 9. | T. Wall Properties (submitted by Scott McNab at LRTPC) | 12-20-07 |

City Commissions:

- | | | |
|-----|---|---------|
| 10. | Park Commission Minutes | 1-09-08 |
| 11. | Long-Range Transportation Planning Commission Minutes | 1-17-08 |

From: Cawley, Dennis
Sent: Tuesday, October 23, 2007 3:06 PM
To: Grady, Brian
Subject: RE: Draft Pumpkin Hollow Neighborhood Development Plan available for public review

Brian,

I have reviewed the language concerning water service to this area and have no objections.

Dennis

Comments on Draft Pumpkin Hollow Neighborhood Development Plan

from: Si Widstrand,
Parks Development Manager
City of Madison Parks Division

October 29, 2007

Excerpts from draft Pumpkin Hollow Plan with recommended changes indicated:

TOPOGRAPHY AND NATURAL FEATURES

Topography

The topography of the Pumpkin Hollow planning area is generally gently rolling, with the northern half of the planning area sloping to the northwest and the southern half of the planning area sloping to the southwest. The elevation ranges from approximately 856 feet to 1,024 feet U.S.G.S. The lowest elevations are found in the Token Creek and Starkweather Creek basins. The highest elevations are found along subtle ridgelines west of Rattman Road. The greatest topographic relief is found in the area between Portage Road and Token Creek, and in the southern portion of the planning area south of Hoepker Road where there are a series of ridges, steep hillsides and valleys. Topography and other natural features are shown on **Map 3**.

Watersheds, Streams and Waterways

The Pumpkin Hollow planning area includes parts of three watersheds. The northern portion of the planning area is in the Token Creek watershed; the southern portion of the planning area is in the Starkweather Creek watershed; and a small area in the south~~west~~east corner of the planning area is in the Upper Koshkonong Creek watershed.

Token Creek. Token Creek, one of the area's most significant water resources, travels through the northern portion of the planning area. The creek originates from an area of springs northeast of the planning area, and is supplemented by springs, tributaries and drainageways located along the creek basin. Token Creek flows to the southwest where it eventually empties into the Yahara River, providing up to 50 percent of the Yahara River base flow during the dry season.

PARKS AND OPEN SPACE

The Pumpkin Hollow Neighborhood Development Plan builds upon the significant natural features that already exist within the planning area, and incorporates them into the plan through recommendations for an extensive conservation area adjacent to Token Creek and a system of well-placed public parks that will provide convenient access to a variety of recreational opportunities and add significant aesthetic character to the neighborhood. The Plan also recommends creating and maintaining an open space corridor along the northern edges of The American Center to preserve the natural features in the area and provide a buffer between the large employment district and the planned residential neighborhood to the north.

Token Creek

Token Creek and its environs are among the most important and prominent open space features within the planning area. As described in the first section of the plan, Token Creek rises from a system of natural springs located in the southern portion of the Town of Windsor and extending south along the creek into the Town of Burke. Although Token Creek had been dammed at several locations and significantly degraded in past years, more recent public and private efforts to restore and preserve this resource have led to a substantial improvement in water quality. The creek supports naturally reproducing brown trout and the Wisconsin Department of Natural Resources has been stocking brook trout.

In addition to the creek and its tributaries, the Token Creek valley contains numerous wetlands, including several which remain close to their natural state. Many former wetland areas had been altered in the past, most typically by draining them for agricultural uses, but some of these have now lain fallow for many years and are reverting back to a more natural condition---although not always with the most appropriate types of vegetation. The wetlands are bordered by other valley lowlands and uplands that include a mix of natural land, former agricultural land now reverting to a more-natural state, and active agricultural land. There are also attractive, heavily wooded hills and hillsides along the creek corridor that contain stands of mature, high quality trees. Together, Token Creek and its associated lowlands and uplands represent an exceptional opportunity to preserve a significant natural and recreational amenity at the very edge of the urbanized area.

Proposed Token Creek Conservation Area

To help ensure the long-term protection of this corridor, the Pumpkin Hollow Land Use and Street Plan identifies a large area adjacent to the creek as the recommended Token Creek Conservation Area. The proposed conservation area is located northeast of Token Creek Park, and generally encompasses the entire width of the Token Creek valley lowlands and portions of the adjacent woodlands, hillsides, and defining ridges.

The intent of this recommendation is not only to protect water quality in Token Creek and its associated tributaries and wetlands, but to create a conservation area large enough to include a significant portion of the surrounding upland as well. The hills, woods and open fields along this segment of the Token Creek valley provide an irreplaceable natural setting for the creek and its wetlands. They also are important environmental features in their own right, and are critical

for maintaining wildlife habitat and the complex ecological relationships that exist within a larger natural area. Current regulations require a minimum setback from designated streams and wetlands, but too often urban development is allowed right up to this limit. The required setback may help protect these resources from damaging stormwater runoff, for example, but the surrounding upland habitat may be lost and the natural beauty of the area severely compromised by the loss of adjacent upland fields and wooded areas.

Token Creek Park incorporates this diversity of natural features, and limited areas along the creek have been acquired by the Wisconsin Department of Natural Resources, but most of the land between Token Creek Park and STH 19 remains in private ownership. Fortunately, the owners for the most part have been excellent stewards of the land; but development pressures in this area will only increase, and more active steps will need to be taken to ensure that this wonderful resource can be ~~enjoyed by~~preserved for future generations.

Creation of the recommended Conservation Area would also respect the tremendous land preservation and stream restoration efforts that have taken place north of the planning area. It is logical that these efforts have largely been focused on the northern (upstream) portion of Token Creek. This portion of the creek had been significantly modified from its original state through the installation of dams and channelization of the creek for agricultural and flood control purposes. Additionally, investment in downstream areas could not be protected from any negative impacts on the creek occurring upstream.

Efforts to preserve Token Creek have been spearheaded by land owners and area residents, and by community organizations and public agencies including the Token Creek Watershed Association, the Town of Windsor, Dane County, the Natural Heritage Land Trust and the Wisconsin Department of Natural Resources. These efforts have resulted in the creation of the Token Creek Conservancy, which includes tracts that have been preserved through the purchase of land or conservation easements and the donation of land by generous property owners. Dane County and the Wisconsin DNR have largely provided the public funding. If the community supports the creation of the Conservation Area recommended in this plan, these successful efforts could be used as a model for implementing the recommendation.

The proposed Conservation Area covers the Token Creek Natural Resource Area identified in the Dane County Parks and Open Space Plan. As described in the Background Information section of this plan, Natural Resource Areas are larger corridors containing valuable natural resources recommended for preservation; and preservation within these areas is accomplished by acquiring land or conservation easements from willing sellers, and often occurs in cooperation with other units of government and organizations. Within the Token Creek Natural Resource Area, the Parks and Open Space Plan recommends that Dane County seek to acquire lands between Token Creek Park and STH 19. The Parks and Open Space Plan recommends that local governments and non-profit conservation organizations continue to work to preserve the lands from STH 19 east to the Millpond through dedication or acquisition, with potential assistance from the Dane County Conservation Fund. The Plan also recommends continued cooperation with WisDNR and other organizations on stream bank restoration and fish habitat improvement projects throughout the Token Creek corridor.

Discussions with County Parks Division staff have indicated that their highest priority would be preservation of lands along the Creek and the adjacent wetlands in the area. This is a narrower

focus than the Conservation Area recommended in the Pumpkin Hollow Neighborhood Development Plan. Wetlands are probably the easiest areas to preserve since they generally cannot be developed and therefore have less financial value. Preservation of recommended Conservation Area lands that are not wetlands will be more difficult, but is essential in order to create and preserve a large and diverse ecological community free from the physical and visual impacts of encroaching urban development. Developable uplands adjacent to preserved wetlands that are not included in the protected area are almost always eventually proposed for more intensive development, and it is recommended that appropriate conservation easements be sought on lands within the proposed Conservation Area that are not acquired in fee. Although the size or configuration of the Conservation Area proposed in the Pumpkin Hollow Land Use and Street Plan may be modified through subsequent open space planning, a large protected area is intended, and it is likely that assistance from several governmental bodies and conservation organizations will be required to fully implement the concept recommended in this plan.

Ultimately, however, successful preservation of the proposed Conservation Area will hinge on the land owners in the area. Their interests will largely determine the extent and configuration of the conserved area; whether it is owned by the public, remains in private hands, or a combination of both; and what mechanisms might be used to preserve the land. The current owners within this area have demonstrated that they are strong advocates for preservation of Token Creek, and all agencies and organizations interested in long-term preservation of the Creek environs are encouraged to work cooperatively with them to develop a conservation approach that will address both their interests and the public interests.

The recommended Conservation Area currently includes seven residential properties and a pet boarding business. The development on these properties is located close to STH 19, and all of them take access from that highway. The proposed Conservation Area also includes the back portions of two agricultural properties. While additional urban development is not recommended within the Conservation Area, the existing uses are generally compatible with the open space recommendation and are envisioned to remain. While it is recommended that appropriate easements or other mechanisms be sought to limit potential development on Conservation Area lands not included in any future public ownership, very low intensity uses similar to those that already exist could also be compatible with the open space conservation goal if sensitively designed. Under either private or public ownership, certain activities related to the performing arts, or uses such as an interpretive nature center, could be considered appropriate uses at the periphery of the conservation area. Selected uses of this type would take advantage of the beautiful natural setting, and might help visitors appreciate the significance of the area and the importance of protecting it for all to enjoy. Such activities, however, should be carefully managed to prevent unintended spillover impacts on the open space.

Most of the proposed Conservation Area is currently undeveloped, and is recommended to remain as preserved open space through acquisition of land or appropriate easements by public agencies or private organizations. It is not necessary (and may not always be desirable) to provide general public access to all parts of the open space area, however. ~~If~~ Where public access is provided, there may be opportunities for limited, low-impact recreational activities such as fishing, hiking, and perhaps biking. Activities that could have an adverse impact on the natural features are not recommended. Limiting the level of activity in the Conservation Area would also be consistent with its goal of preserving an extensive, largely undisturbed wildlife habitat within the urbanized area. Token Creek Park, which offers a wide range of recreational

activities, and future City of Madison parks, will provide the Pumpkin Hollow neighborhood and surrounding area with sufficient venues for more intensive recreational activities.

If a large portion of the proposed Conservation Area was successfully implemented, and public access to it was intended, an additional entrance to the open space area from STH 19 might be considered. It is recommended that private drives or public roadways in the conservation area, not cross Token Creek or its tributaries and wetlands, so alternative access to the open space from the north might be useful. Alternative access might also be provided from the east, somewhere along Portage Road north of Token Creek Park. Any additional access points or parking areas should be carefully located and planned to avoid environmentally sensitive areas and minimize their visibility from within the open space.

Token Creek Park

Dane County's Token Creek Park provides a variety of recreational opportunities to residents of the surrounding communities as well as to visitors from more distant locations. Facilities and activities available in the park include a campground and picnic shelters; playgrounds; fishing; hiking, cross country skiing, and equestrian trails; a disc golf course; and a dog exercise area. As the residential population in the Pumpkin Hollow neighborhood increases, usage of these facilities will also increase, but it is not intended that Token Creek Park serve all the general recreational needs of a growing urban population. That is the function of the planned City parks. The focus of Token Creek Park will continue to be on the current types of activities, most of which take advantage of multiple natural features within and adjacent to the park boundaries, and future City residents will also participate in these activities. If the park is expanded at a future time to include some or all of the recommended Token Creek Conservation Area, it is expected that the additional parklands will be primarily devoted to the conservation, restoration and enjoyment of the special natural features present here, and not for development of sports playing fields, for example, or similar recreational uses that could locate anywhere.

Regardless of other possible changes to the park, the County is interested in relocating the park entrance from its current location on U.S. Highway 51, to a new location along Portage Road. The park entrance was formerly located on Anderson Road and the Parks Division would like to revert back to that location. A paved entrance road still exists at Anderson road but is currently gated off. Because of the extensive wetlands north of the park and the Sommer Valley Circle subdivision directly to the east, the only feasible east side entrance to the park is along or near it's southern boundary. While the former Anderson Road entrance may be the most practical near-term alternative, it may not be the best longer-term solution. When the entrance was on Anderson Road, nearby residents expressed concerns related to traffic, parking and other park activities. Modifications to the Anderson Road entrance, or a slightly different entrance location, might help mitigate some of these impacts.

One possibility would be to have the park entrance directly on Portage Road, rather than on Anderson Road. Portage Road will be an improved collector street with a median and would be an appropriate entrance point for a major park. Currently, the portion of Token Creek Park between Sommer Valley Circle and Anderson Road is used as a dog exercise area, but some reconfiguration of this activity to accommodate a new entrance drive should be possible. Another option would be to convert Anderson Road into a park entrance drive, and access the

properties at the west end of Anderson from the local street network developed to serve future neighborhood development south of Anderson Road. This option also would move the park entry out to Portage Road, but could not occur unless and until a suitable local street system is provided in the neighborhood south of Anderson Road. The Land Use and Street Plan (**Map 6**) illustrates an alternative that makes the current eastern segment of Anderson Road part of the park entrance drive. In this concept, a small relocation in the southeast corner of the dog exercise area is made to align the entrance with the proposed east-west “framework” street.

Proposed City of Madison Parks

One City of Madison Area Park and three Neighborhood Parks are recommended at strategic locations within the Pumpkin Hollow neighborhood. The park distribution generally reflects the distribution of the projected residential population when the neighborhood is fully developed, with the Area Park centrally located within the neighborhood. The recommended parks are located where they not only provide convenient recreational opportunities to the surrounding neighborhood, but where they also enhance the visual character of the neighborhood. The proposed park sites all have significant public street frontage, and will have high visibility to persons traveling along the neighborhood’s principal roadways. The park sites are also designed provide attractive “terminal views” at the ends of local street segments. These relationships are considered important, and are among the many small attributes that collectively will make the Pumpkin Hollow neighborhood an interesting and enjoyable place.

Area Park

An approximately 17-acre Area Park site is recommended adjacent to Portage Road near its intersection with Sommer Valley Circle. This location is also opposite a portion of the Token Creek Park dog exercise area. Area Parks are intended to serve an area within about a one-half mile radius and therefore contain many recreational facilities and amenities to serve a relatively large residential population. Future detailed park development planning will be needed to determine the exact park configuration and facilities, but conceptually, the Area Park might contain open playfields that can be adapted for soccer, fields that could also be used for baseball and softball, ultimate Frisbee and similar sports; tennis courts; basketball courts; a picnic shelter and a playground. The need for a parking area within the park will be partly dependent on the specific facilities developed and amount of on-street parking available. As noted above, the proposed park site has significant public street frontage.

Neighborhood Parks

Three Neighborhood Parks of about four acres are recommended to serve the recreational needs of residential sub-areas within the neighborhood that are more distant from the proposed Area Park. A proposed Neighborhood Park site is located on the Danielson and Peterson properties in the northern portion of the planning area; another proposed park site is located on the Hack and Yelk properties near the south-central portion of the neighborhood; and a third proposed site is located on the southern edges of the Orvick (Pumpkin Hollow Driving Range) and Porter properties south of Hoepker Road.

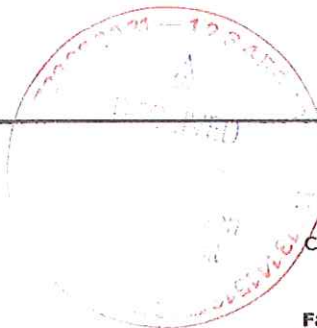
Neighborhood Parks provide facilities for active recreation, such as a playground, basketball courts, ~~tennis courts~~ and ~~baseball~~ open field space, but are also intended to provide amenity and more passive enjoyment to the neighborhood through picnic areas, benches, and attractive



Department of Public Works
City Engineering Division

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet



608 266 4751

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

Financial Officer
Steven B. Danner-Rivers

DATE: October 30, 2007
TO: Planning Department
FROM: *for* Larry D. Nelson, P.E., City Engineer
SUBJECT: Pumpkin Hollow Neighborhood Plan

The City Engineering Division has reviewed the subject neighborhood development plan and has the following comments:

Under Recommended Pedestrian and Bicycle Facilities, please note the following:

The East-West path located in the Hoepker Road Right of Way is not a desirable location. Path crossings in close proximity to intersections along busy streets are not desirable and in many respects equivalent to cycling on a sidewalk. Safety concerns are the result of the turning motorists who are not expecting a cyclist and in many cases not looking in the direction the cyclist is approaching as they are focusing on motor vehicle traffic at the intersection. The City Engineer recommends a path location about one block south where the path crossings can be made more safely. A possible alignment is attached.

Under Storm Water Management:

Please add the following general comment:

For existing conditions and post development conditions, storm water management is handled by the Madison Storm Water Utility. The Storm Water Utility has been in existence since 2001 and imposes user fees to all City of Madison parcels from the time of their annexation to the City, to provide this service at a level determined by the Common Council to meet the expectations of the Public.

On page 59, first bullet point refers to infiltrating the same amount of stormwater as was infiltrated predevelopment. This is not technically feasible with the kind of development that is planned. Even if this were feasible, there would not be enough stormwater left to make up for the additional amount of potable water that will be used by residents of the development that would be pumped by municipal wells within the watershed, as stated.

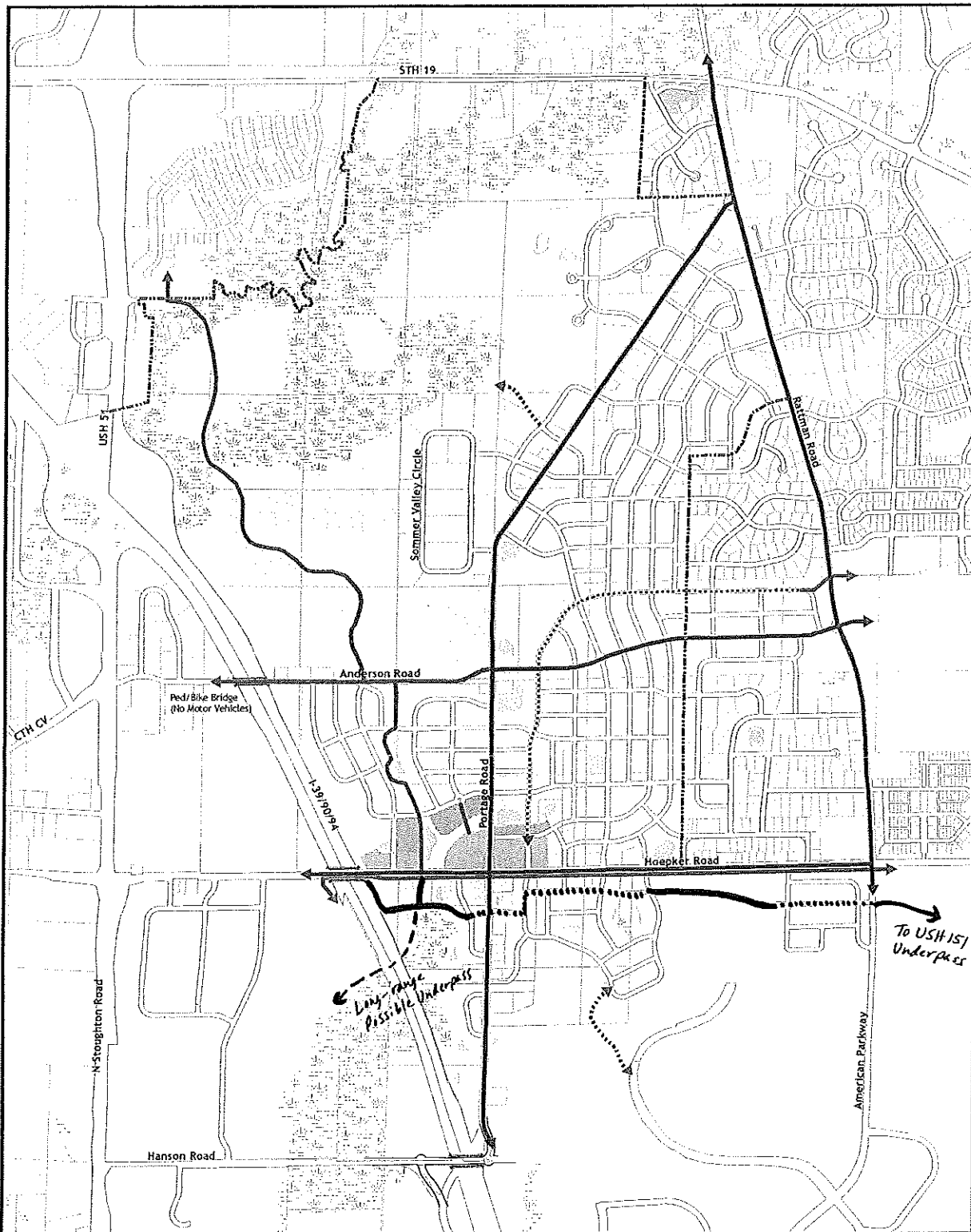
It is presumed that the DCRCP is going to require these measures, but it exceeds Chapter 37 of the MGO. If this will be a requirement then the MGO should be amended, as has been done for other watersheds that require special treatments.

Under Sanitary Sewer Service, please add the following general comment wherever it best fits in:

All developing parcels can expect one or more charges from the Madison Sewer Utility, for the privilege of connecting to Public Sewer. This charge can be in the form of an Impact Fee, Direct or Deferred Assessment, or a simple Connection charge. Certain parcels could reside in multiple fee districts. These charges represent a prorated share of the cost for the City to extend sewer to serve their respective parcel. Additionally, all parcels will incur sewer area charges from the Madison Metropolitan Sewerage District for both downstream facilities and Treatment Plant Connection Charges. All costs are adjusted annually for interest or inflation.

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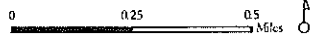


Map 9: Transportation Plan - Pedestrian/Bicycle Facilities

Pumpkin Hollow Neighborhood Development Plan
October 2007

- Future Municipal Boundary
- Pedestrian/Bicycle Facilities
 - Off-Street Path
 - Bicycle Lane
 - Local Through Street for Bicyclists

DRAFT





Madison Metro Transit System



1101 East Washington Avenue
Madison, Wisconsin 53703
Administrative Office: 608 266 4904
Fax: 608 267 8778

November 5, 2007

Metro Transit comments on the October, 2007 draft of the Pumpkin Hollow Neighborhood Development Plan

On page 13 of the draft plan document, Metro Transit proposes the following information for the section headed "Transit Service". The text below should replace the current paragraph in the draft document:

Transit Service

There is no transit service to the planning area at the present time. Madison Metro's Route 25, which travels between the Capitol Square and The American Center, is the closest bus route. This route currently provides limited reverse commute service to The American Center during weekdays, with two trips outbound in the morning and two buses returning downtown in afternoon peak. There is also a Park and Ride lot in The American Center on Eastpark Boulevard. The City of Sun Prairie operates a shared-ride Taxi Service for trips originating in that jurisdiction.

On page 55 of the draft plan document, Metro Transit proposes the following information for the section headed "Future Transit Service". The text below should replace the current paragraph in the draft document:

Future Transit Service

Currently, no bus service is provided to the Pumpkin Hollow planning area, and only limited peak-hour bus service is available to The American Center. Supplemental school day service by Metro Transit vehicles will not occur as these lands fall outside the MMSD attendance boundaries. Because ridership potential will remain relatively low until substantial additional development has occurred, bus service to the Pumpkin Hollow neighborhood probably will not be financially feasible in the foreseeable future.

Initial service to the neighborhood could either be an extension of the current route serving The American Center or new routes developed to serve the industrial employment district west of Interstate 39-90-94. Service could also be implemented under a reorganized regional transit authority or in another, similar, partnership with the City of Sun Prairie. The most likely routes would travel along Hoepker or Portage Roads to serve the Mixed-Use Neighborhood Center and the neighborhood's highest-density residential areas. There might also be a potential for a neighborhood feeder route operating from the Park and Ride lot on Eastpark Boulevard.

Submitted by Tim Sobota, Transit Planner
Metro Transit, City of Madison
tsobota@cityofmadison.com
608-261-4289



Digitally signed
by Tim Sobota
Date: 2007.11.05
10:19:56 -06'00'

cc: Chuck Kamp, Transit General Manager

Draft Neighborhood Plan Website:
<<http://www.cityofmadison.com/planning/pumpkinhollow.html>>

From: Bach, Richard
Sent: Monday, November 05, 2007 11:52 AM
To: Grady, Brian; Olinger, Mark; Murphy, Brad; Fruhling, William; McDonald, Robert; Mikolajewski, Matthew; Trowbridge, David; Nicolette, Archie; Horvath, Linda; McCormick, Dan; Ruckriegel, Ed; Cnare, Rebecca
Cc: Waidefich, Michael
Subject: RE: comments on Draft Pumpkin Hollow Plan

Brian,
The plan looks excellent. Nice work.

Under the section "Police Protection Services" can you please delete the words "from time to time" in the sentence that references the need for additional police staffing? Thanks.

Captain Richard A. Bach
Madison Police North District
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Madison, WI 53704
Office: (608) 245-3652
Fax: (608) 245-3677
Email: rbach@cityofmadison.com

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November 7, 2007

Mr. Michael W. Waidelich
City of Madison Plan Department
GR 100
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710

Re: In re Pumpkin Hollow Neighborhood Plan

Dear Michael:

I want to thank you for the time that you and Brian Grady spent with me, and Jim and Joe Ring on October 26, 2007 concerning the Pumpkin Hollow Neighborhood Plan and its impact upon the Park Towne Development lands located east of Portage Road and south of Anderson Road. The following represents our understanding of our conversation.

First, the second access onto Portage Road, while shown as a public street, may also be a private road which would allow a greater creativity in our neighborhood development plan. Clearly, we all anticipate that one public right of way will empty onto Portage Road, south of Hoepker Road. The second entrance to the south is shown for conceptual purposes only and may, in fact, be a private right of way.

Second, the housing mix shown in the northwest quadrant of Portage and Hoepker Roads can be modified to mirror market conditions. While the City anticipates those housing stocks mix with a commercial center located directly at the northwest quadrant intersection of Portage and Hoepker roads. The mix itself will be dependent upon final planning by the developer.

Finally, the substantial greenway running north and west through the property can be used for purposes other than stormwater detention so long as those uses do not interfere with stormwater detention and transmission. Clearly, the navigable streambed and 75 foot buffer would not be available for other purposes; but the greenway surrounding that navigable stream would be available for creative uses. We also agreed that the commercial land use reserved on the west side of our greenway was an appropriate designation for a senior housing project.

The Pumpkin Hollow Neighborhood Plan will not recommend a full interchange at the intersection of Hoepker Road and the interstate corridor. In addition, the Hanson Road interchange is off the table.

We thank you for the time that you spent with us and further appreciate the flexibility that you have shown to allow us to accurately reflect the market conditions which, in turn, allows us to

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MICHAEL BEST

& FRIEDRICH LLP

Mr. Michael W. Waidelich
November 7, 2007
Page 2

develop a successful and vibrant community on Madison's far east side. Please let me know if you have any questions.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP



William F. White

WFW:hmm

cc: Joe Ring
Jim Ring

Q:\CLIENT\019660\0003\B1173766.1



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com/planning/plan.html

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November 12, 2007

Mr. William White
Michael Best & Friedrich LLP
One South Pinckney Street, Suite 700
Madison, WI 53703

Re: Draft Pumpkin Hollow Neighborhood Development Plan

Dear Bill,

I think that we generally have the same impression of our recent October 26, 2007 discussion regarding the recommendations in the draft Pumpkin Hollow Neighborhood Development Plan, but in light of the summary of the meeting outlined in your November 7, 2007 letter, I wanted to perhaps clarify several of the points from the staff perspective.

We did agree that the second (southerly) access to Portage Road from the Hoepker Property located southwest of Portage Road shown in the draft plan could be either a public or private street, so long as it provides for adequate secondary access and internal circulation for pedestrian, bicycle and vehicular traffic, including emergency vehicles; and supports a building orientation similar to what might occur on a public street. This decision can be made when there is a specific development proposal. If the street is private, City public services such as refuse collection would not be available to developments located along it.

We also agreed that there is some flexibility in the specific types of housing that might be developed in the northwest quadrant of the Portage Road-Hoepker Road intersection. This is, however, the location where the highest residential densities in the neighborhood are recommended. While a mix of housing types here might also include some lower-density forms, it is expected that townhouses or multi-family housing will also be included in the mix---particularly closest to the recommended mixed-use activity center at the Portage Road-Hoepker Road corner. This center is a key component of the development concept for this neighborhood, and it is important that a supporting residential population be located in close proximity to it. As we discussed at our meeting, an alternative development pattern might orient some of the proposed higher density housing differently, with more interlacing of higher-density and some limited lower-density housing types. Alternative land use configurations can be considered as part of the review of specific development proposals, but you should assume that the recommendations in the plan do anticipate relatively higher densities closest to the neighborhood center.

The lands just north of Hoepker Road immediately west of the greenway are designated "Neighborhood Mixed-Use" in the draft plan. At this location, this designation might include residential, commercial or mixed-use developments, or combinations of these. Senior housing would be an appropriate residential

use here, but the design of the development and how well it is integrated with uses developed on adjacent parcels will be important considerations. Note that Hoepker Road is planned to be a four lane arterial boulevard.

As you note in your letter, the substantial open space corridor running north and east through the property located northwest of the Portage-Hoepker intersection is centered on a navigable stream. This stream course must be maintained in a more-or-less natural state (although it can be enhanced and improved), and a 75-foot non-development buffer zone is required along both sides of it, in addition to compliance with other shoreland zoning requirements. The northern branch of the corridor extending toward Token Creek Park is essentially a stormwater greenway, and this segment of the corridor could even be realigned slightly, provided that the configuration was consistent with stormwater management and transportation/recreation needs (the pedestrian-bicycle path). It is not entirely clear what you meant by "creative uses," but a variety of uses compatible with the general open space character of this corridor would be possible within the open space area designated on the Land Use and Street Plan, outside the required buffer zones.

You are correct that the draft Pumpkin Hollow Neighborhood Development Plan does not recommend either a full or partial Interstate Highway access at Hoepker Road, and concludes that an interchange here would have no positive impacts on this planned residential neighborhood.

I hope these clarifications are helpful. We appreciate your clients' interest in wanting to ensure that the Pumpkin Hollow neighborhood can be successfully developed as a vibrant residential community, but I also want to be sure there is no misunderstanding regarding the recommendations in the Neighborhood Development Plan as they might apply to the Hoepker Trust and JMJ Investments properties. While there is always a degree of flexibility in how a plan is implemented, we believe that implementing these recommendations will, in fact, result in the creation of a vibrant community that includes an engaging activity center and a variety of housing choices and opportunities. We look forward to working with you as specific development projects in the neighborhood are proposed.

If you have any questions about the information in this letter, please let me know.

Sincerely,

Michael Waidelich
Principal Planner

cc. Jim Ring
Joe Ring
Bradley J. Murphy, Planning Division Director

Nov. 16, 2007

Dear members of the Plan Commission,

Members of Friends of Starkweather Creek have been meeting with city Planning staff for the past year to discuss the Pumpkin Hollow Neighborhood Development Plan. Overall, we feel this plan is fairly good, but we still have some concerns. This letter first sets out some general comments and then lists some specific text changes we would like in the plan.

GENERAL COMMENTS

1. Starkweather Creek section

We are surprised that the Open Space section of this plan (starting on page 39) does not have a section about Starkweather Creek. We ask that one be added. Recommendations should be consistent with and/or refer to: Friends of Starkweather comments below; the goals of the existing city Starkweather Plan; the UW Water Resources Management study on Starkweather, and the background information (page 6 and 7 of this Plan).

In addition, the board of Friends of Starkweather Creek would like to see a draft of this section and/or meet with city Planning staff about it before the plan is approved.

2. Open space buffer

For many years, Madison city plans called for an open space buffer between Madison and Sun Prairie in this area. This important permanent open space was to be $\frac{1}{4}$ to $\frac{1}{2}$ a mile wide (See the 1990 PADP). We regret the demise of this goal. We ask that some elements of the goal of community separation and environmental corridors be maintained as much as possible in the Pumpkin Hollow plan.

One way to increase the amount of open space is to increase housing density in other locations in the plan.

3. Buffers for wetlands and creeks

There are many important wetlands, creeks and tributaries in the Pumpkin Hollow planning area. The Plan recommends good protections for Token Creek. However, there are spots where the protection is inadequate, especially for Starkweather Creek.

Creating environmental corridors along creeks and wetlands is valuable for many reasons:

- (1) it protects water quality;
- (2) it creates continuous habitat corridors for wildlife;
- (3) it provides a desirable location for recreational (bike and walking) trails.
- (4) a wooded buffer creates a visual and noise barrier for adjacent properties. All of these facets create community assets, which in turn increase property values.

There are some "pinch points" where the Plan shows corridors as narrow as 70 feet. (See Map 6). We would like to see these bottlenecks removed to create continuous corridors as wide as possible.

4. Infiltration

Starkweather is a creek in trouble. Because of development, the base flow in the creek has dwindled. (Base flow is the amount of current when it is dry). Storm surges after a rain have increased dramatically. The result is flooding and increased pollution downstream.

When you consider development in Pumpkin Hollow, think about the water quality in Lake Monona. If we are serious about improving the water quality of our lakes, we need to improve development plans in places like Pumpkin Hollow; every development here has a direct effect downstream.

We are very concerned about City Engineer Larry Nelson's staff comments about infiltration. We support the stormwater recommendations in the plan. (See page 59). If these are not feasible with the development that is proposed, we urge you to modify the plan to make it possible.

5. Location and design of neighborhood center

We support the creation of a mixed-use neighborhood center as this Plan recommends. We have two concerns:

(1) This center must have a traditional neighborhood design (TND) and be transit-oriented (TOD), with a higher-density pedestrian-oriented center. It must not be allowed to include typical strip malls, big box retail, gas stations, or drive-thrus, even though there will surely be economic pressure to do so. Instead, it must be truly mixed-use, designed to meet the needs of the immediate neighborhood. The Plan is good but should be more strongly worded.

(2) We do not believe that right next to Starkweather creek is the best place for this neighborhood center and highest density housing.

Our concerns here are based on water quality: a development with a lot of parking lots and other impervious surfaces immediately next to the creek will limit the options for infiltration of stormwater and keeping pollution out of the creek. In addition, this site has steep slopes, which will mean more erosion and property that is harder to develop.

SPECIFIC TEXT COMMENTS

We have included a copy of Map 6 marked with the locations of the specific comments below.

1. Please widen the creek buffer on the Starkweather branch between Hoepker and Anderson roads. The map shows the corridor as narrow as 80 feet total, minus a 10-15 foot wide bike path (or just 30 feet on either side of the creek). This corridor should be more wild and vegetated than just a drainage ditch or mowed swale.
2. There is a spot that a branch of Starkweather crosses Portage Rd south of Hoepker where the buffer is also too narrow. Please widen it as above to eliminate this bottleneck.
3. There is a spot where a coldwater tributary of Token Creek crosses a future subdivision road, west of Portage Rd, where the buffer is also too narrow. Please widen it as above to eliminate this bottleneck.

4. Sommer Valley Circle is surrounded by Token Creek Park and is very close to Token Creek wetlands. We disagree with the Plan recommendations (page 31) that would allow one additional subdivision of each parcel. Instead, the properties on the west and north side of the subdivision should be left as they are. Additional subdivision could be allowed in the rest of the parcels.

In addition, we believe the word NOT was left out of one sentence. Our text suggestions are as follows:

The street configuration provides limited access and does not lend itself easily to much additional subdivision, in any case. For these reasons, it is recommended that Sommer Valley continue essentially as present, but that over time, properties of a least five acres on the eastern half of the subdivision may be divided to create one additional lot, consistent with a more...

5. It may be desirable to provide pedestrian access to Token Creek Park from the southern end of Sommer Valley Circle, depending on the future site of the park entrance.

6. To reduce the impact of the neighborhood center on Starkweather Creek (see above), we suggest moving the high-density development east along Hoepker Road. Splitting Hoepker Road into two one-way pair streets here (as in the Pioneer neighborhood) would slow traffic and help create the feeling of an urban pedestrian friendly "downtown" center.

A different option would be to move the neighborhood center near the corner of Hoepker and American Family Parkway.

7. In no cases should stormwater be allowed to flow directly from streets and developed areas into Starkweather Creek. While the section on open drainageways (page 58) suggests that swales will be used, we suggest the addition of a clear, concise sentence to clarify.

The final comments below are suggestions we had while studying the draft Plan, and Friends of Starkweather does not have strong opinions on these items.

8. A street connection between two loop streets west of Portage and south of Hoepker would create better neighborhood connectivity instead of isolated developments.

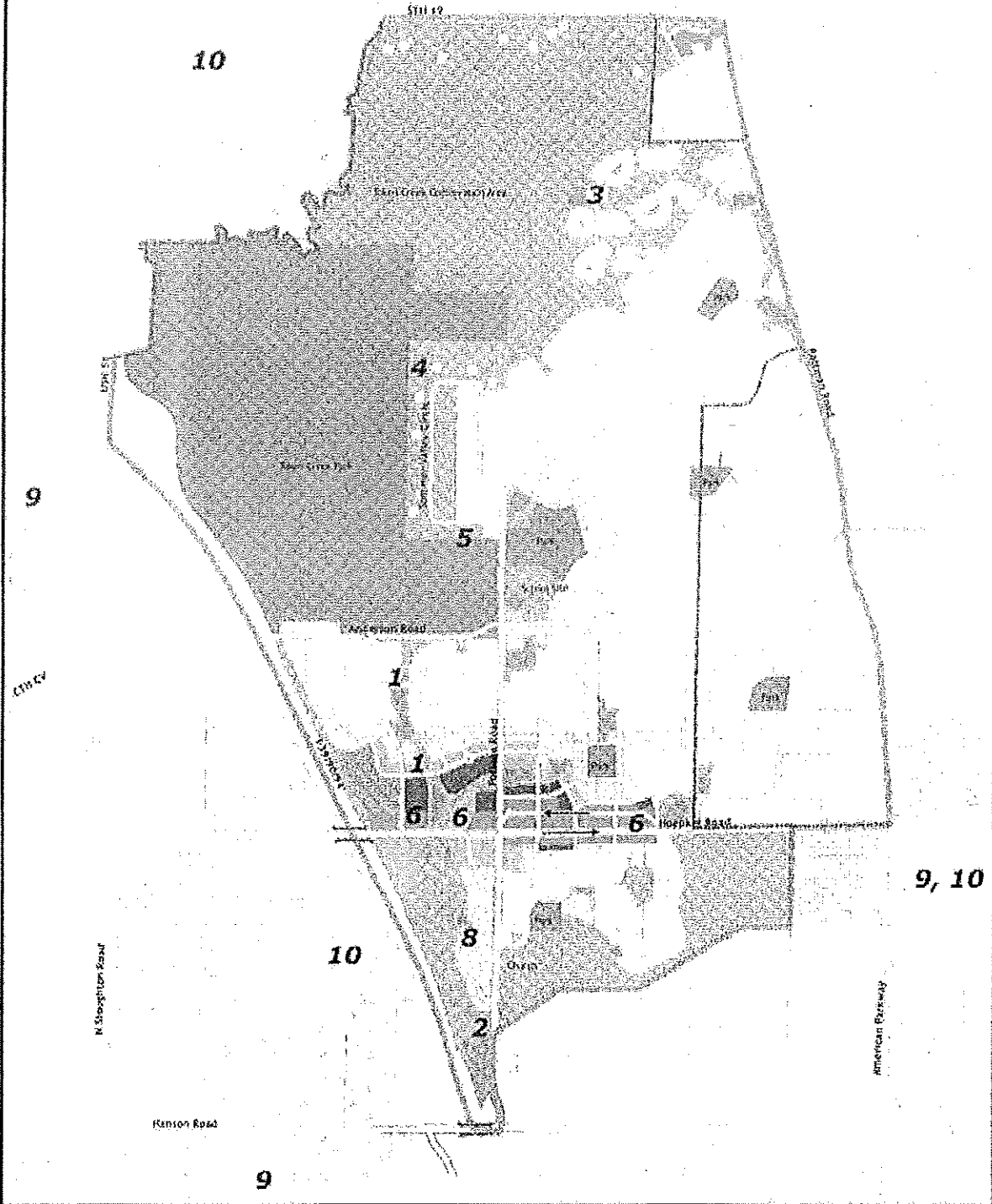
9. It would be helpful to include a map that better showed the context of the Pumpkin Hollow neighborhood and adjacent open space. Two options would be a section of the Dane County Parks and Open Space Plan map or a wider view of the Madison Comp Plan map.

10. On Map 9 it would be helpful to show where bike paths would continue outside the neighborhood.

Thank you for your hard work!

Sincerely,
Michael Forster Rothbart and Scott Taylor
for Friends of Starkweather Creek

Comments from Friends of Starkweather, 11-07



Rumpkin Hollow Neighborhood Development Plan
 October 2007

Planning Use	Low Density Residential (16 - 20 units/acre)	Mixed Use Neighborhoods of Convenience	County / Municipal Park
Outer Municipal Boundary	Housing Mix 1	Recreational Employment	East Creek Conservancy Area
Street Right of Way	Housing Mix 2	Civic / Institutional	Other Open Space and Stormwater Management
	Medium Density Residential (16 - 40 units/acre)	Public	Regional Stormwater Detention
	Housing Mix 3	Weekend	
	Housing Mix 4		

DRAFT



From: Judy Olson [mailto:joison@operationfreshstart.org]
Sent: Tuesday, November 20, 2007 2:06 PM
To: Waidelich, Michael
Subject: Pumpkin Hollow Plan Question

Michael,

I would like to see some language in the Pumpkin Hollow Plan concerning park trees, street trees and utility installations in the residential areas. I have never been in the position of really scrutinizing a peripheral development plan before, so I don't know how detailed the plan recommendations can get, but here's what I would like to see happen:

All utilities should be installed underground. All street trees should be full canopy trees.

Also, in neighborhood and area parks, planting plans should include a mix of varieties including full-canopy and even skyline trees.

If staff could draft some amendments to the plan to include this language, I would appreciate it.

Thanks!

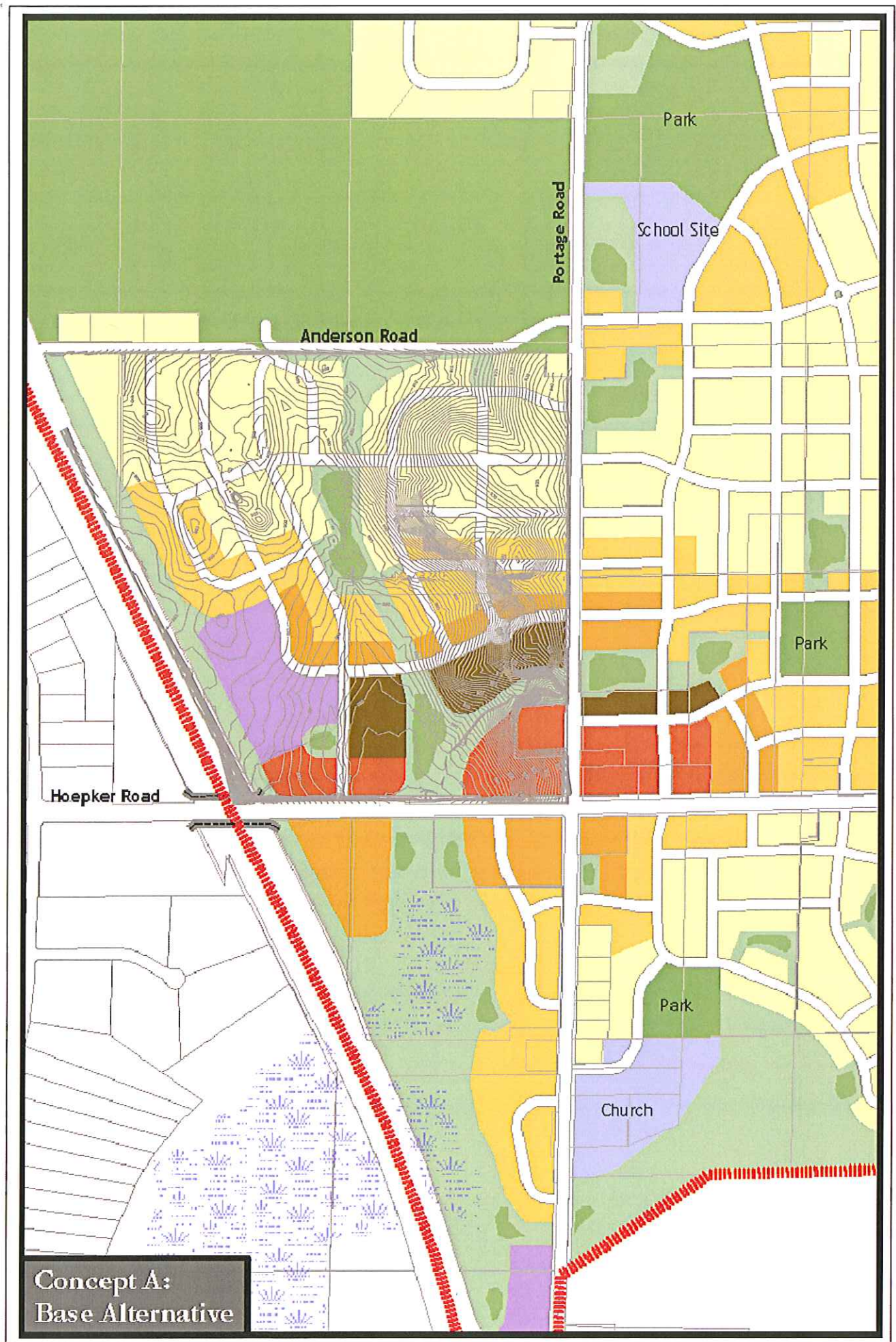
Judy Olson

T. Wall Properties

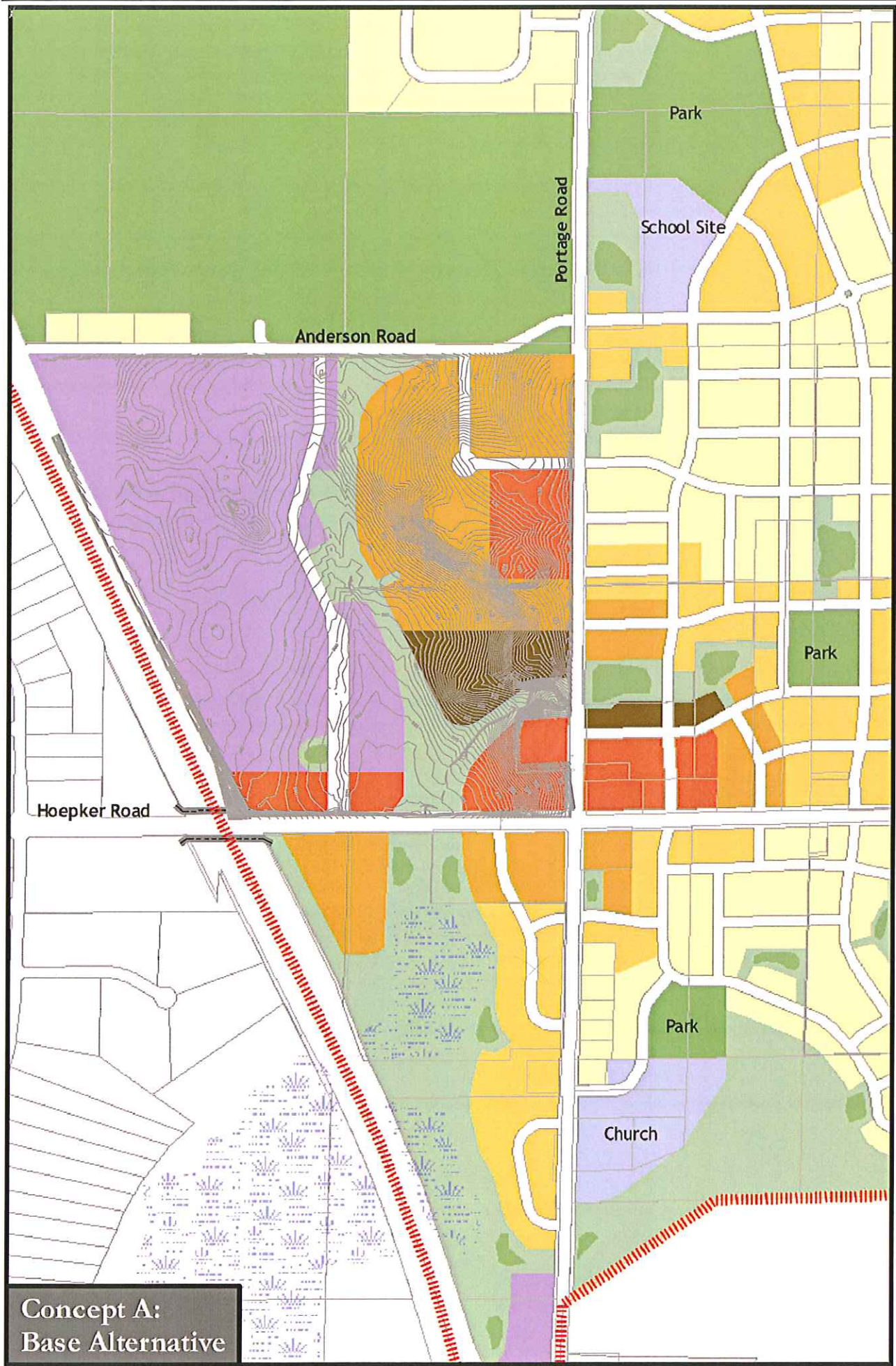
Pumpkin Hollow Plan at Property at Long Range Transportation

12-20-07

- We need a plan that respects existing topography
- Tiny employment district severely restricts possible tenants
- Residential on interstate not appropriate
 - Noise pollution
 - Visibility (houses looking at interstate)
 - Health impacts
 - Marketability of houses
 - Loss of value to City and developer – land used for berms
- T. Wall Properties supports City's goal of higher density residential, as shown in our proposed plan.
- More limited public streets limit long-term city costs (over 3 miles of road in this quadrant in City plan)
- Interchange should be considered
 - Connection to North Airport Entry
 - Better access esp. with Hanson closing at 51
 - Connects to Sun Prairie
 - Hoepker is already planned as a 4-lane arterial



Concept A:
Base Alternative



T. WALL PROPERTIES PLAN WITH TOPOGRAPHY

VIERBICHER ASSOCIATES, INC.

January 15, 2008

Scott McNab
T. Wall Properties
PO Box 7700
Madison, WI 53707-7700

Re: Blade Elert Property, Conceptual Earthwork/Cost Estimate

Dear Scott;


At your request, Vierbicher Associates has estimated an earthwork quantity required to develop the Blayde Elert Property based on the City of Madison's proposed street layout. The estimate was based on a conceptual grading plan for the City's layout prepared by Vierbicher Associates. The analysis was based on a cursory design so we would expect further refinement of the plan could reduce the earthwork by up to 20 percent.

Earthwork Quantities Conceptual Grading Cost Estimate Blayde Elert Property			
	Quantity	Unit Cost	Total Cost
Cut/Fill	470,000 CY	\$3.00/CY	\$1,410,000

The conceptual grades for the road profiles were based on a maximum grade of 8.0 percent and a minimum grade of 0.50 percent. Using the natural swale, running from north to south, the site was divided into eastern and western sections. Both sections of the site were then designed to drain towards the swale.

If you have any questions or require additional information, please do not hesitate to contact us at 608-826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.


Andrew B. Inman, PE

ABI/jkm/lfl

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P.O. BOX 379
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(608) 524-6468
Fax (608) 524-8218

▼ 999 FOURIER DRIVE, SUITE 201
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(608) 826-0532
Fax (608) 826-0530

▼ 126 WEST BLACKHAWK AVENUE
P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

▼ www.vierbicher.com

G:\DATA\MUNICENGWALL\33086450 Blayde Elert Property\Task 1 Concept Earthwork Analysis\McNab Ltr re Earthwork 0108.doc

EXCERPT - DRAFT PARK COMMISSION MINUTES JANUARY 9, 2008

UNFINISHED BUSINESS

Resolution #07613 Adopting the Pumpkin Hollow Neighborhood Development Plan as a supplement to the City of Madison Comprehensive Plan, and authorizing the City's applications to amend the Central Urban Service Area as required to implement the development staging recommendations in the neighborhood plan.

Registered Speaker:

NAME	SUPPORT	OPPOSE
Michael Waidelich, City Planning staff	XX	

The Pumpkin Hollow Neighborhood is bounded by Interstate Highway 90-94-39, Hoepker Road, Rattman Road and State Highway 19. Various built landmarks were identified, including the American Center, some industrial business development, and a truck stop in the Town of Burke. The natural features include Token Creek County Park, Token Creek and its two major tributaries. Token Creek is a cold-water community that has been restored over the last decade and property owners have been good stewards of the Creek. There is a large wetland area and hilly areas, some of which are wooded, surrounding Token Creek Park. Much of the remaining area is rolling farmland and the division between the Starkweather and Token Creek watersheds was identified.

The streets shown on the east side of the map are in residential subdivisions and the large platted areas are in the Town of Burke using septic and private wells that are approximately 15 to 25 years old. The new subdivision in Sun Prairie is shown in the northeast quadrant and there is a small subdivision to the southeast that is in the City of Madison. There is a cooperative agreement between the four municipalities that in 30 years the Town of Burke will be divided between the City of Sun Prairie (eastern portion), Village of DeForest (northern portion), and the balance to the City of Madison.

This proposal has been in the planning process for a year beginning with a public meeting last February at the Burke Community Church as well as public meetings in May and September. There is also a website detailing this project. A map showing the baseline neighborhood development plan was displayed. The recommendation for this area has always been essentially a residential neighborhood incorporating as many components of a traditional neighborhood design as possible. These concepts are addressed in the text of the Neighborhood Plan. This general area includes an employment center as well as another blue collar/distribution center employment center as well as retail and commercial venues. There are other commercial centers surrounding this development that lend this parcel well to a neighborhood design, blending with the park and natural area. The focus of the proposal is a mixed-use neighborhood center at the intersection of Portage and Hoepker Roads on the two northern quadrants. There is a navigable intermittent stream along the southwest portion that must be preserved in a stream like character. The maps also depict a natural path of stormwater flow through the area that could be worked with as an open space corridor. There is a higher density of recommended residential uses around the neighborhood center, to include single family, duplex and limited townhouse development of 8 units or less per acre. There are some 5-acre lots to the north in the Town of Burke. Additional areas show townhouses and higher density apartments with smaller lots and more units. The apartments can be up to four stories high. A small office complex is also shown off Hoepker Road along the Interstate with no big box component. The plans do not specify exactly where each type of housing unit would be located beyond the general recommendations.

Discussion then ensued regarding the different streets and different means of transportation for the area. Hoepker will be a 4-lane street with bicycle lanes on both sides, Rattman Road will also be a 4-lane street, Portage Road will be a 2-lane boulevard with bicycle lanes. The remaining streets would be local streets designed to bring you to the major streets and activity centers. The plan also includes a proposed area park and possible elementary school site. The DeForest School District is interested in a school there. It would also allow the park and school to share some facilities. Existing parks in the Town of Burke were indicated, as well locations for proposed parks. The stormwater detention areas were also pointed out. The plan does portray a fair number of parks with the hope that if there is a problem with the

city maintaining all of them, some creative maintenance approach could be worked out. The existing plats in the Town of Burke have street stubs that will merge with City of Madison streets under the Cooperative Plan. On street and off street bike paths were also designated. Two routes are proposed for children biking within the development that passes some important destinations. There will be a bike only bridge at Anderson Road. It was also mentioned that Token Creek Park is interested in moving its entrance back to Anderson Road in the hope of eliminating some of the problems that have occurred due to current easy access to the Interstate.

There are many different groups interested in Token Creek such as the Town of Windsor, the Friends of Token Creek, and many private property owners along the Creek. There are concerns that if the County owns it and state funds are used, that hunting and snowmobiling have to be allowed. This proposal recommends a cooperative effort to preserve as much as possible beyond the normal wetland buffer of 100-200 feet.

It is expected that some type of recommendation be made to minimize the groundwater effect because of the concerns for Token Creek. The recharge should minimize the effect on the springs and there are recommendations in the Plan that addresses the issue.

Finally it was noted that this plan does not have to be approved by the other jurisdictions but they have been involved in the planning and did attend the public meetings. There is a limitation on the pace of residential development due to potential school concerns and is part of the cooperative plan. There is a limit on how quickly the area can be developed and there is a ratio between the single and multi-family parcels. The majority of the plan is in the DeForest School District with just small areas in the Sun Prairie and Madison School Districts.

Widstrand interjected that smaller parks tend to be more expensive to develop and maintain compared to larger parks. From a Parks perspective, their preference would be fewer parks with more acreage that are better distributed throughout an area. If the smaller parks are created through the plan, Parks would prefer that some of them be operated and maintained by homeowners associations.

There have not been any changes to the Plan since it was introduced to the Park Commission in November. It was delayed so that the Commissions could review it and make recommendations when it returns to the Plan Commission. When the Plan is presented to the Common Council, the recommendations that are approved by the Plan Commission will be incorporated. They have received comments from the Friends of Starkweather Creek. There will be a short section to address avoiding any additional impact to Starkweather Creek, which is already a challenged watershed. There had not been any narrative regarding Starkweather because the focus was on Token Creek which is actually a creek, Starkweather Creek doesn't really appear as anything other than muck until beyond the plan. It is discussed as background information but is not in the recommendation section. The streams, wetlands and areas south of the creek have environmental features that are reflected in the plan.

In the 1990's there was a recommendation of a continuous green corridor between the plats in existence along Rattman Road between Sun Prairie and Madison in this location. Madison purchased a parcel in anticipation of building a golf course but the golf market changed. Part of the cooperative plan with the three municipalities contains a non-negotiable condition from Sun Prairie, that Madison withdraw any review of Sun Prairie development next to Madison's open space in the area that was part of the earlier agreement and concede that Sun Prairie can do what they want. They attached that same condition to an area near the landfill that is still in the Town of Burke.

Commissioners noted there are things that Madison can do in terms of increasing the open space is to look at the housing density throughout the plan. This suggestion was included in the comments by Friends of Starkweather Creek. The Long Range Planning Committee of the Park Commission has had many discussions about green corridors along the Creek. The Plan before the Commission shows some narrow areas that could be widened to enlarge those green corridors. Waidelich agreed that some areas could be widened and some could not. He noted that some of the areas are currently cornfields with no waterway at all. There are no plans to move the high density uses away from the current proposal but

would state in the plan that any development proposal must be done so there is no negative impact on the creek in terms of visibility or runoff or contamination. Densities may need to be lowered to accomplish groundwater recharge capabilities.

Clausius noted this project is in his Aldermanic District. He will be watching this project carefully. Another Commissioner noted there were good points in the Plan but he also had the same concerns that had been mentioned by the Friends of Starkweather Creek.

City Engineer Larry Nelson stated that the Water Utility has identified three areas for potential wells in this area. Current regulations require that wells be cased to the confining shale layer and as a result there is much less impact on surface water features such as springs and creeks. There is an impact ultimately but it takes a much longer period of time to reach that point. He believes that the strategy for the future is to pump the wells less strenuously than was done in the past so pollutants and contaminants are not being pulled into the well system. Madison is not mining ground water. He used the example of Merrill Springs and when the well is turned off the springs regenerate as proof that Madison is not mining water. Additionally, Madison's pumpage of groundwater has been flat for the last 10 years. An explanation of how the wells would be constructed down through the Eau Claire shale confining layer was then presented.

Waidelich stated that this is a Draft Plan and the final plan is unknown at this point. Site plans for the various pieces of the development will address where various items such as impervious areas, buildings, recharge areas, and detention areas are located. The draft plan notes areas that should be set aside as green areas. The surrounding municipalities have looked at the geology in the area when they developed wells surrounding this neighborhood and the USGS also has maps. President Barker noted that there is only one chance to get this plan right, once development is built in this location or is paved over, the land, springs, creeks etc. can never return to their original state. He spoke of Token Creek, Starkweather Creek and Koshkonong Creek that are all vital to the health of Madison's lakes.

A motion was made by Wallner/Clausius to approve the Pumpkin Hollow Neighborhood Development Plan, incorporating the suggestions of the Park Commission and Friends of Starkweather Creek as noted above. MOTION CARRIED w Chewning and Barker voting NO.



City of Madison
Meeting Minutes - Approved
LONG RANGE TRANSPORTATION
PLANNING COMMISSION

City of Madison
Madison, WI 53703
www.cityofmadison.com

Thursday, January 17, 2008

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

1 CALL TO ORDER / ROLL CALL

Present: 11 -

Tim Gruber; Kevin L. Hoag; Mark N. Shahan; Paul E. Skidmore; Michael A. Basford; Judy Bowser; Michael W. Rewey; Robbie Webber; Dave deFelice; Satya V. Rhodes Conway and Robert J. Schaefer

Excused: 1 -

Tim Wong

2 APPROVAL OF MINUTES FROM DECEMBER 20, 2007 MEETING

The Minutes of the 12-20-07 LRTPC meeting were unanimously approved, on a motion submitted by Bob Schaefer/Ald. Robbie Webber.

A motion was made by Schaefer, seconded by Webber, to Approve the Minutes. The motion passed by voice vote/other.

3 PUBLIC COMMENT

There were no members of the public wishing to speak in regard to future LRTPC agendas.

4 07613

Adopting the Pumpkin Hollow Neighborhood Development Plan as a supplement to the City of Madison Comprehensive Plan, and authorizing the City's applications to amend the Central Urban Service Area as required to implement the development staging recommendations in the neighborhood plan.

Ald. Robbie Webber/Judy Bowser submitted a motion to recommend approval of Resolution ID 07613 and forward the specific comments on the Plan, as represented in the meeting minutes, to all other boards and commissions for their consideration. That motion passed unanimously.

A motion was made by Webber, seconded by Bowser, to Return to Lead with the Following Recommendation(s) to the PLAN COMMISSION. The motion passed by voice vote/other.

Michael Waidelich (Planning Division) said that Ald. Clausius' request to refer consideration of the draft Pumpkin Hollow Neighborhood Development Plan at the last meeting was apparently based on major changes to the plan proposed by T. Wall Properties, but it wasn't known whether or not Ald. Clausius was supporting any particular revision to the plan at this time. All comments and proposed revisions to the draft plan, from commissions, agencies and the public, will be forwarded to the Plan Commission and Common Council for their consideration, and no changes have been incorporated into the draft Plan currently under review. As a result, Waidelich asked Commission members for specific comments on the draft Plan that is now before them.

Mike Rewey said that a more direct connection to the Token Creek Park bicycle path from south of Anderson Road should be considered. Michael Waidelich said that the preferred location for the entrance to the park was off of Portage Road, which is why Anderson is illustrated as becoming a virtual park entrance drive. He also noted that staff was likely to propose an alternative street alignment that would have the proposed new east-west "framework" street between Rattman and Portage Roads continue west across Portage and provide better access into the neighborhood south of Anderson. In this case, the park entrance might connect to this street--but still might use a portion of existing Anderson Road as part of the entry drive. Bob Schaefer said that multiple entrances and exits to the park could be considered. Ald. Robbie Webber said that a path connection provided into the park from Sommer Valley Circle would be convenient to residents.

Ald. Tim Gruber said that it is very important to create a grid-like street pattern in the area immediately south of Token Creek Park, in order to ensure proper connectivity. Anderson Road should not be separated from future neighborhood streets. Ald. Gruber also noted that he grew up near a park, and having that community amenity nearby offsets the relative inconvenience of having the park traffic.

Chair Mark Shahan said that there should be a bike lane on Anderson Road up to the proposed ped-bike bridge over the Interstate. He said that any traffic to Token Creek Park off of Hoepker through the neighborhood could be minimized or controlled with traffic calming measures.

Ald. Robbie Webber said that it would be important to create a bicycle connection to the rear of the future school site from the north, so as to allow bike access from a lower-volume street for kids. She felt streets adjacent to the school would be used for vehicle drop-offs. This path could go through the adjacent proposed park.

Mike Rewey said that off-street bicycle paths should be as direct as possible. He also said that a strong north-south bicycle path should be implemented along the future Madison-Sun Prairie boundary at the rear property lines of existing homes and adjacent to currently-undeveloped parcels. He felt that it would be easier to install that path before single family plats were developed. Rewey also handed out a marked-up map of the area showing possible future bicycle paths, including a connection to a Token Creek Bike path. Michael Waidelich commented that many residents might not want a public path along their back yards, and that factors such as lighting of a bike path near existing properties could create a challenge.

Ald. Robbie Webber said that transit service in the area needs to go in both directions, not just outbound in the morning (and inbound in the afternoon). She suggested providing strong transit service linkages to the Metro transfer points (east and north) in order to provide options for residents in this area. Bob Schaefer agreed that good transit service should be available in the area, particularly strong linkages to American Family development. He added that it would be helpful to have this service in place prior to development, so that people that move into the area have the option available (thereby attracting transit-oriented households).

Ald. Webber also said that roundabout designs in the area (such as near the proposed new Hanson Road bridge over the Interstate, Rattman/Anderson

Roads, etc.) should be constructed with a low-speed design, which is better for bicyclists.

Ald. Webber wanted the term "informal bike route" removed from the text where Portage Road is referenced, since the Dane County plan identifies Portage as a formal bike route in this area. She also stressed the importance of utilizing "impact fees" or a similar mechanism to ensure that bicycle and pedestrian facilities are constructed at the time of development. She felt that a fair and consistent policy of paying for bicycle and pedestrian facilities should be employed, similar to existing policies for funding and constructing roadways at the time of development.

Mike Rewey said that, at each intersection in the Plan where a traffic signal is planned (or could be planned in the future), a roundabout should be considered. He said that a roundabout is safer for bicycles, particularly when designed for low speeds. He also pointed out that building boulevard streets with roundabouts at intersections is a good design, where appropriate, because left turn movements from driveways are limited by the median (i.e., right-in, right-out only) yet the roundabouts provide a natural, safe U-turn at intersections.

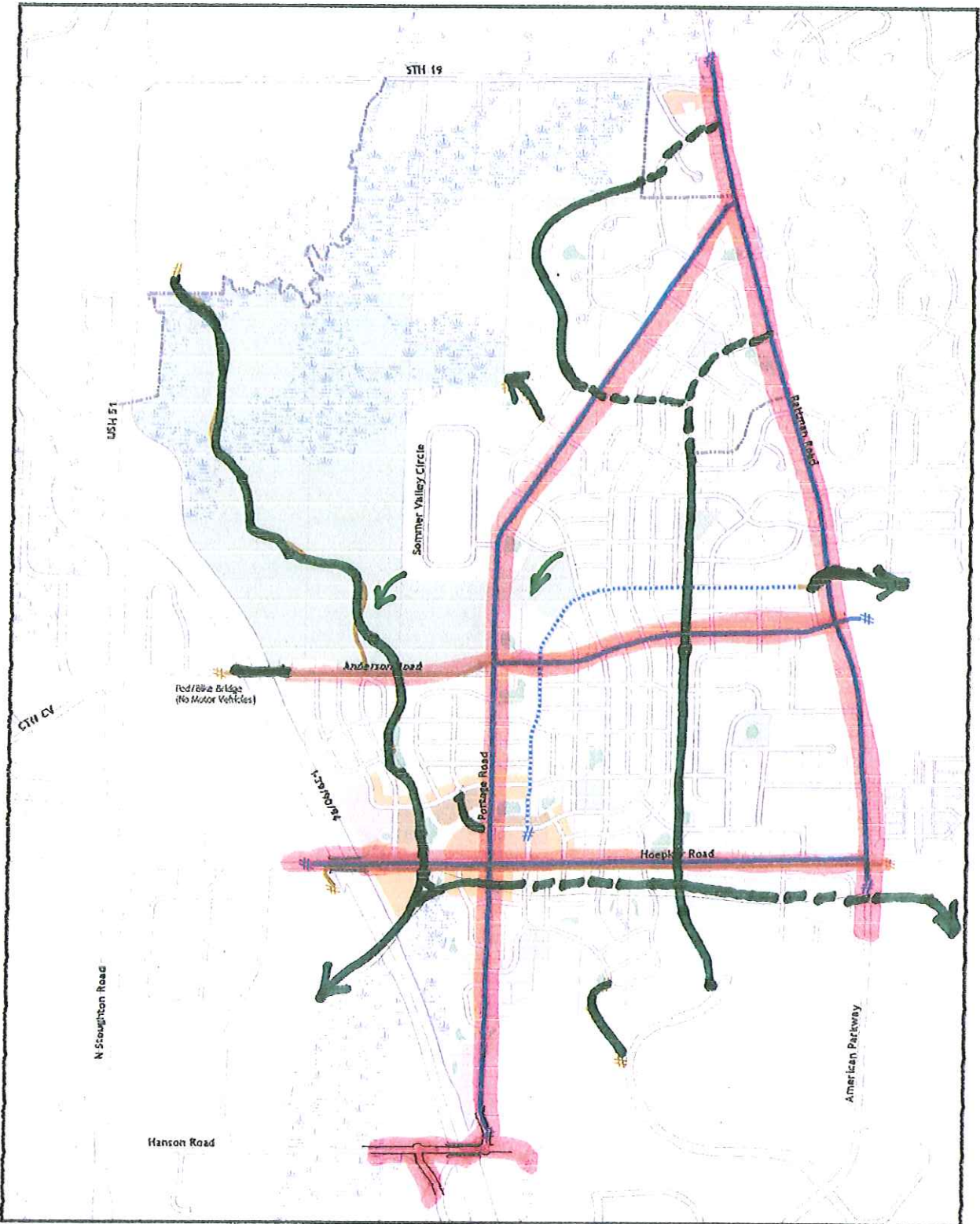
Rewey agreed that the bicycle system should be paid for by the developer, similar to how streets are implemented at the time of development. He also referenced his map handout and some bicycle path linkages to areas outside the neighborhood - such as a linkage to the MATC bike path and linking the northern driveway of American Family to the bike path near the USH 151 underpass. He said that this would complete a couple of bike path connections.

Ald. Tim Gruber objected to designing single-family homes where backyards are facing the street along Hoepker Road. He said that it makes the street feel more highway-like and will likely result in fences being erected all along the corridor. Ald. Gruber suggested a development design that utilizes alleys in this area.

Sup. Dave De Felice stressed the importance of Token Creek Park, and urged preservation of the proposed conservation area - possibly by purchasing the land. Michael Waidelich agreed that this is an important goal, and the draft plan recommends utilizing a variety of approaches to ensure a desirable use of that land for future generations.

In addition to the comments made by Commission members so far, Chair Mark Shahan added a couple of additional comments and wanted to be sure that the minutes reflected the Commission's thoughts at this time. He said that the minutes should reflect the fact that the Commission favors City Engineering's alternative bicycle path design south of Hoepker Road. He asked that a bicycle path underpass of the Interstate (south of Hoepker Road) be shown, in order to provide a better linkage to the MATC area. He wanted to stress the Commission's recommendation not to show an Interstate Highway interchange at Hoepker Road. Shahan also said that - although it was outside the neighborhood planning area - the Commission recommends maintaining full access at the intersection of USH 51 (Stoughton Road) and Hanson Road, as it affects traffic circulation in the Pumpkin Hollow area.

Ald. Robbie Webber/Judy Bowser then submitted a motion to recommend approval of Resolution ID 07613 and forward the specific comments on the Plan, as represented in the meeting minutes, to all other boards and commissions



Map 9: Transportation Plan - Pedestrian/Bicycle Facilities

Pumpkin Hollow Neighborhood Development Plan
October 2007

Future Municipal Boundary

Pedestrian/Bicycle Facilities

Off-Street Path

Bicycle Lane

Local Through Street for Bicyclists

path
path street
connector
bike lane

DRAFT

0 0.25 0.5 Miles