



Department of Planning & Community & Economic Development

Planning Division

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Elderberry, Pioneer, Junction Neighborhood Development Plans

Over the past several months, staff developed a draft land use and transportation concept for undeveloped areas in the Elderberry, Pioneer and Junction neighborhoods. Staff seeks direction from the Plan Commission on the draft concept prior to moving forward in the planning process.

Proposed changes to the adopted neighborhood development plans

- Added a 21-acre community mixed use node at the intersection of Mineral Point Road and Pleasant View Road.
- Expanded the neighborhood mixed use node at the intersection of South Point Road/Bear Claw Way and Mineral Point Road.
- Added two neighborhood mixed use nodes at the intersection of Old Sauk Road and North Pleasant View Road and the intersection of Watts Road and Junction Road.
- Adjusted the location of planned employment land uses along Mineral Point Road.
- Removed the couplet on Watts Road due to low projected buildout traffic volumes on Watts Road.
- Added conceptual stormwater management areas, reflecting the more stringent requirements since the plans adoption.
- Added 36 acres of future park land within the three NDPs.
- Revised internal street networks to improve connectivity and access to neighborhood destinations.

In areas where the draft concept illustrates changes, the existing adopted plans estimate 8,200 housing units could be added (Junction 1,150, Elderberry 4,300, Pioneer 2,750). The revised draft could add approximately 9,590 units (Junction 925, Elderberry 4,800, Pioneer 3,865) at an average density of 11 units per acre. This means the draft represents an overall increase of 1,390 units from the current adopted plans. With existing and future development, the planning area is estimated to have a total of 13,200 housing units at build-out with an overall residential density of 10 units per acre for residential areas.

The tables below show land use information by acre for the existing adopted plan and how that could change with the draft concept.

Elderberry, Pioneer, Junction NDPs

Land Use	Existing NDPs	Draft NDPs	Change
Employment and Mixed Use			
Employment	370	279	-91
Institutional	42	39	-3
Neighborhood Mixed Use	40	36	-4
Community Mixed Use	13	34	+21
Community Retail and Service	72	64	-8
Industrial	125	125	0
Residential			
Housing Mix 1	886	754	-132
Housing Mix 2	163	218	+55
Housing Mix 3	266	244	-22
Housing Mix 4	13	46	+33
Parks and Open Space			
Parks	116	152	+36
Stormwater	219	317	+98

Elderberry, Pioneer, Junction NDPs (excluding WMARS¹)

Land Use	Existing NDPs	Draft NDPs	Change
Employment and Mixed Use			
Employment	350	239	-111
Institutional	40	39	-1
Neighborhood Mixed Use	40	34	-6
Community Mixed Use	13	34	+21
Community Retail and Service	72	64	-8
Industrial	125	125	0
Residential			
Housing Mix 1	719	660	-59
Housing Mix 2	125	169	+44
Housing Mix 3	221	182	-39
Housing Mix 4	13	46	+33
Parks and Open Space			
Parks	82	116	+34
Stormwater	197	276	+79

¹ West Madison Agriculture Research Station

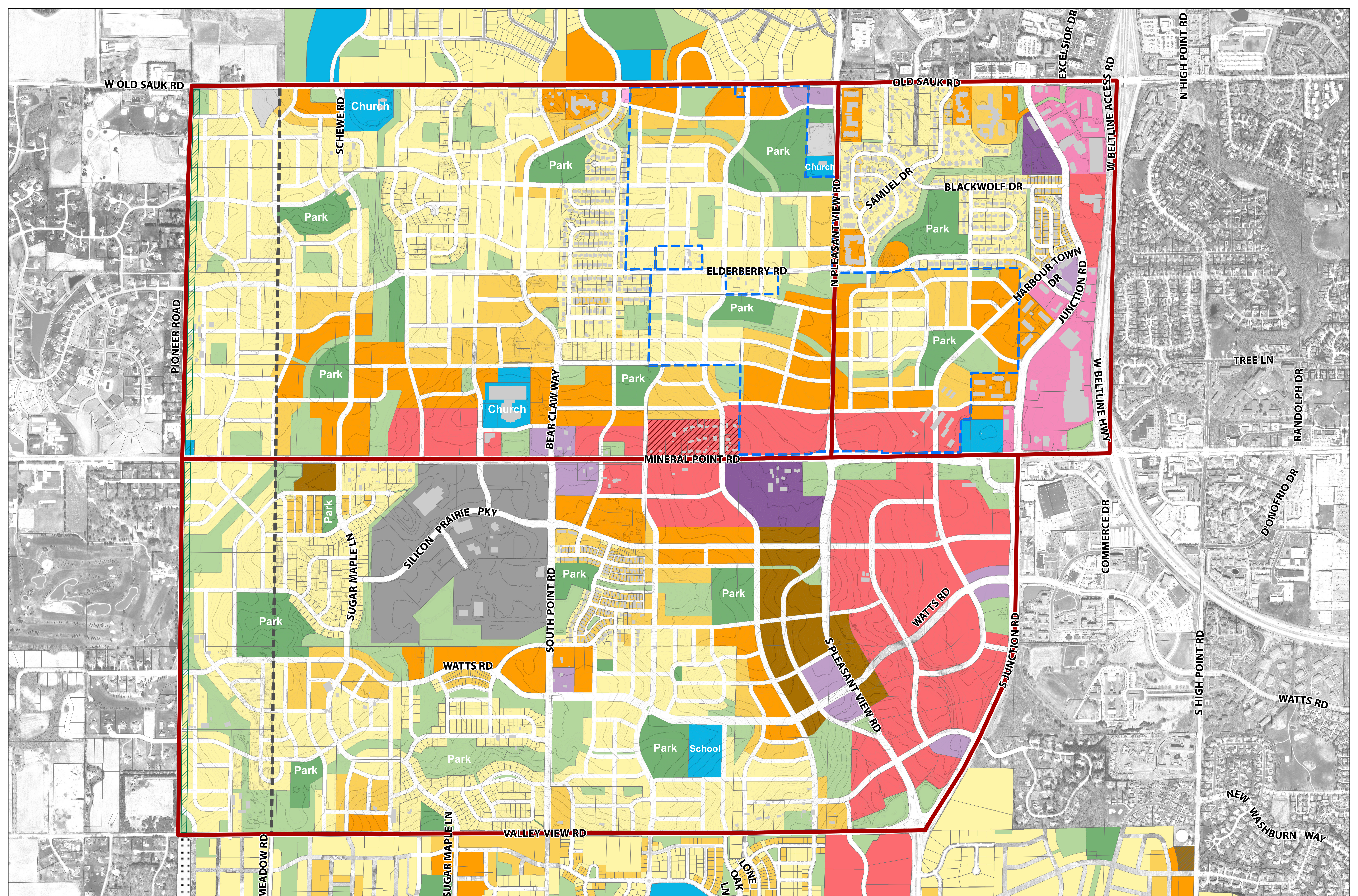
Feedback received

A public open house was held on February 15, 2018 at Blackhawk Church to review the draft concept. Below is a summary of the feedback that staff received.

1. Concern that the Housing Mix 3 at the intersection of Schewe Road and Old Sauk Road is too high of a residential density, will negatively affect the Pope Farm Conservancy, would be unattractive, and make Old Sauk Road dangerous for bicyclists and pedestrians.
2. Opposed to connecting local streets, such as Burnt Sienna Drive, to Old Sauk Road and Mineral Point Road. Concerned that the local streets will become major traffic routes and short cuts for motorists.
3. Concern about traffic congestion on Old Sauk Road and Mineral Point Road worsening as more development occurs.
4. Elderberry Road needs traffic calming.
5. Desire for Elderberry Road and Old Sauk Road to be rebuilt to an urban cross section with bike and pedestrian facilities.
6. Desire for additional off-street bike connections within sub-neighborhoods.
7. Desire to connect the existing Town of Middleton pedestrian trail to the Elderberry neighborhood.
8. Curiosity as to why City of Madison residents will attend Middleton-Cross Plains schools?
9. Request for a stop light at Mineral Point Road and Pioneer Road.

Specific questions for the Plan Commission


1. The draft concept recommends Housing Mix 4 (41-70 du/ac, 2-5 stories) along Pleasant View Road south of Mineral Point Road (couplet). Given the potential BRT service along Pleasant View Road, does the Plan Commission agree with this land use recommendation or should this area have a higher density residential designation?
2. There is a small Town of Middleton subdivision at the intersection of Mineral Point Road and North Point Road. The draft concept recommends an Employment Overlay. Staff feels that if this subdivision were to redevelop in the future the new land use should be employment. Does the Plan Commission agree with this recommended land use?
3. The 2002 Elderberry NDP recommends the northeast corner of Old Sauk Road and Bear Claw Way as Neighborhood Retail and Service. The draft plan carries this recommendation forward. Does the Plan Commission agree?
4. The draft Transportation Plan shows a network of north/south and east/west arterial and collector streets. In an effort to provide connectivity throughout the neighborhood, the draft plan proposes to connect key local streets to arterial and collector streets. Does the Commission agree with this approach?



Map 6:
Future Land Use and
Street Plan


Elderberry - Pioneer - Junction
Neighborhood Development Plan
Amendment
March 2018
City of Madison Planning Division

- | | | | | |
|----------------------------------|-----------------------------|---------------------------------|--------------------|--|
| 80' Landscape Buffer | Housing Mix 1 (< 8 du/ac) | Community Mixed Use | Employment | Industrial |
| Planning Area | Housing Mix 2 (9-20 du/ac) | Neighborhood Mixed Use | Employment Overlay | Park |
| West Madison Ag Research Station | Housing Mix 3 (21-40 du/ac) | Neighborhood Retail and Service | Institutional | Other Open Space and Stormwater Management |
| Transition Area | Housing Mix 4 (41-70 du/ac) | Community Retail and Service | Utilities | |



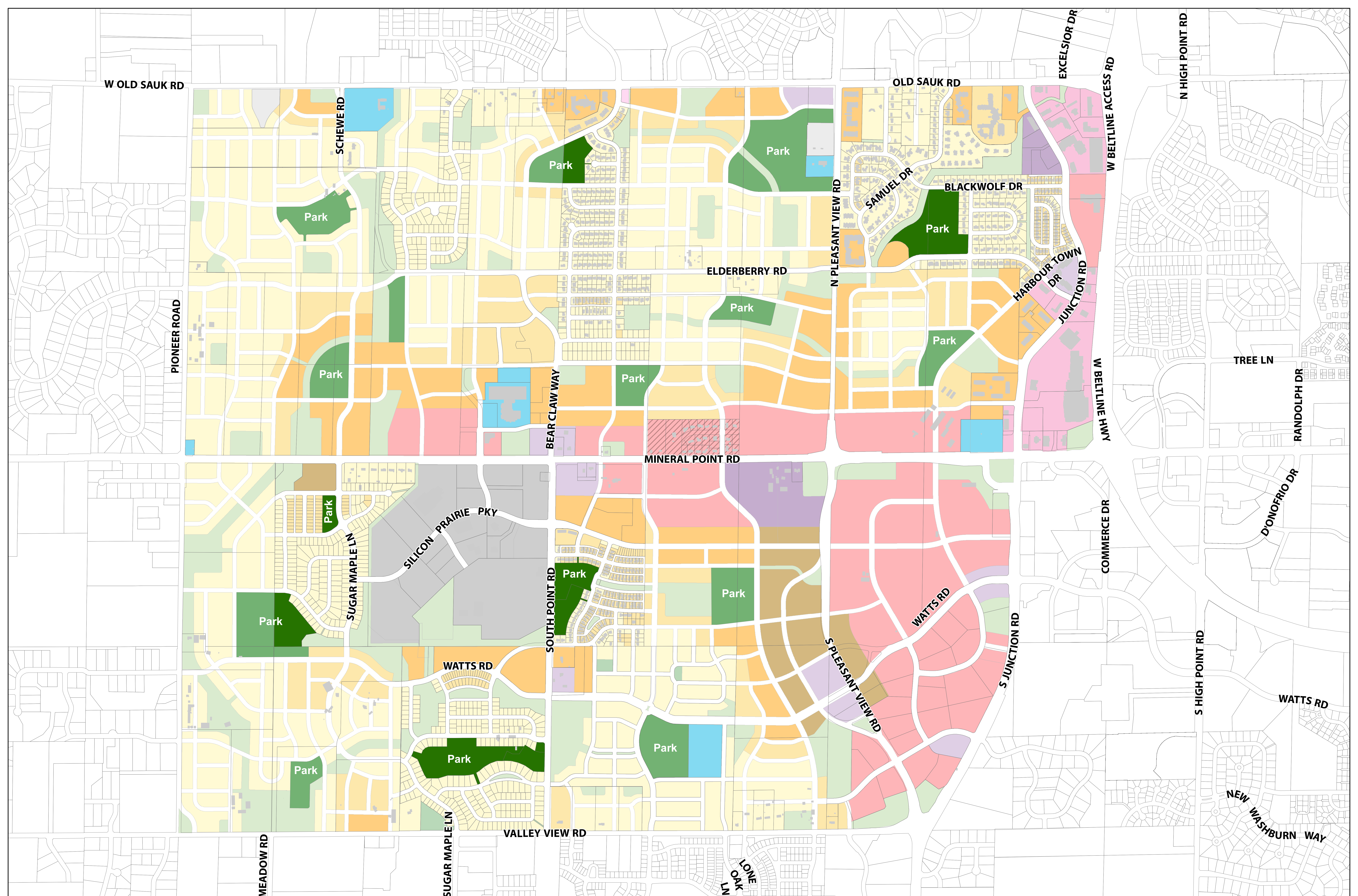
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Map 7:
Parks and Open Space Plan

Elderberry - Pioneer - Junction
Neighborhood Development Plan
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- Existing Park
- Future Park
- Other Open Space and Stormwater Management

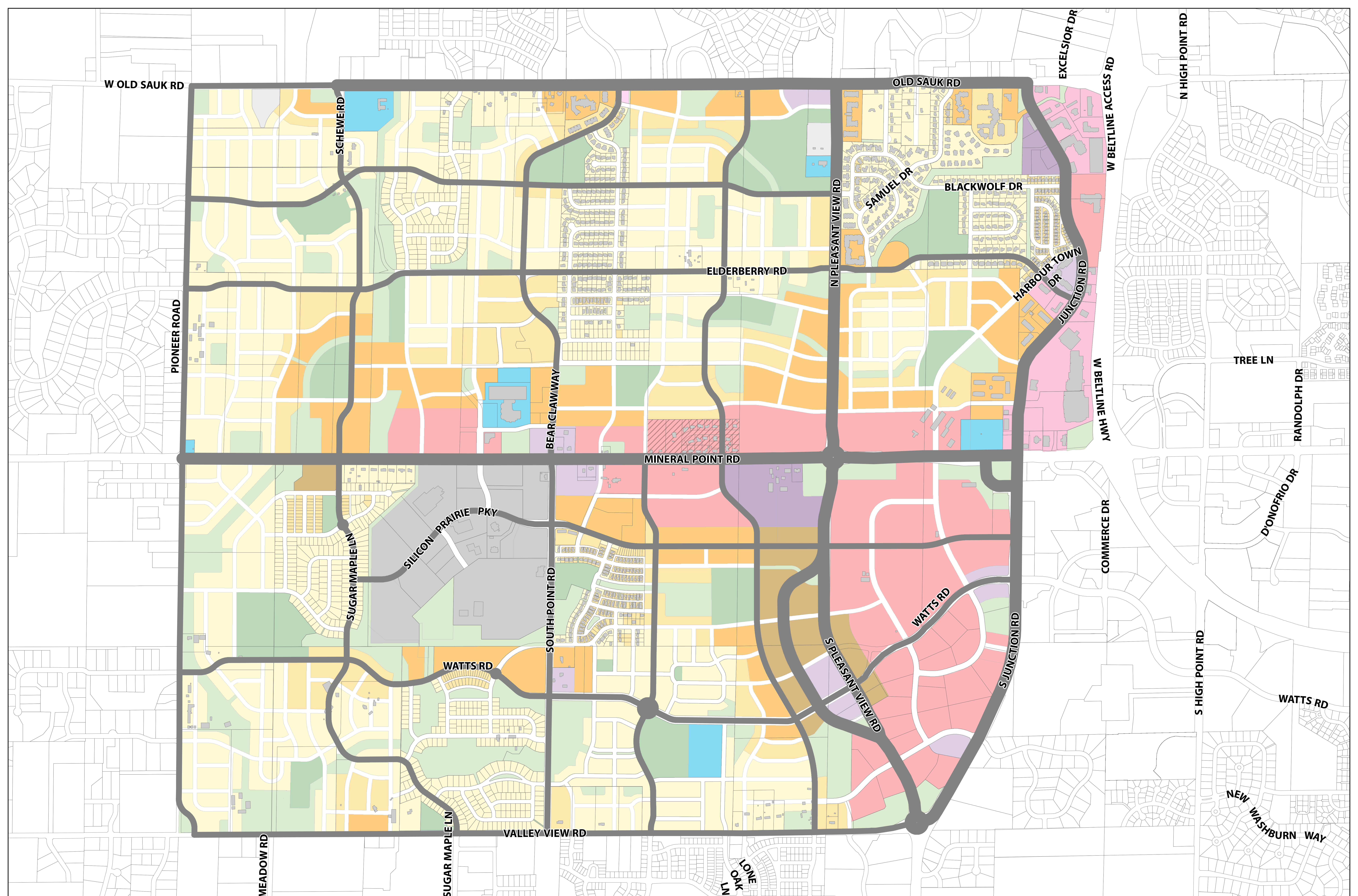


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Map 8:
 Transportation Plan -
 Roadways

Elderberry - Pioneer - Junction
 Neighborhood Development Plan
 Amendment
 March 2018

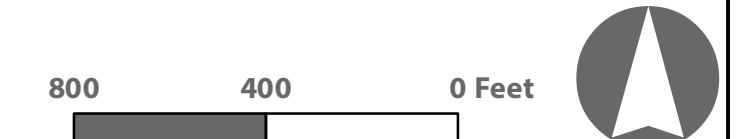
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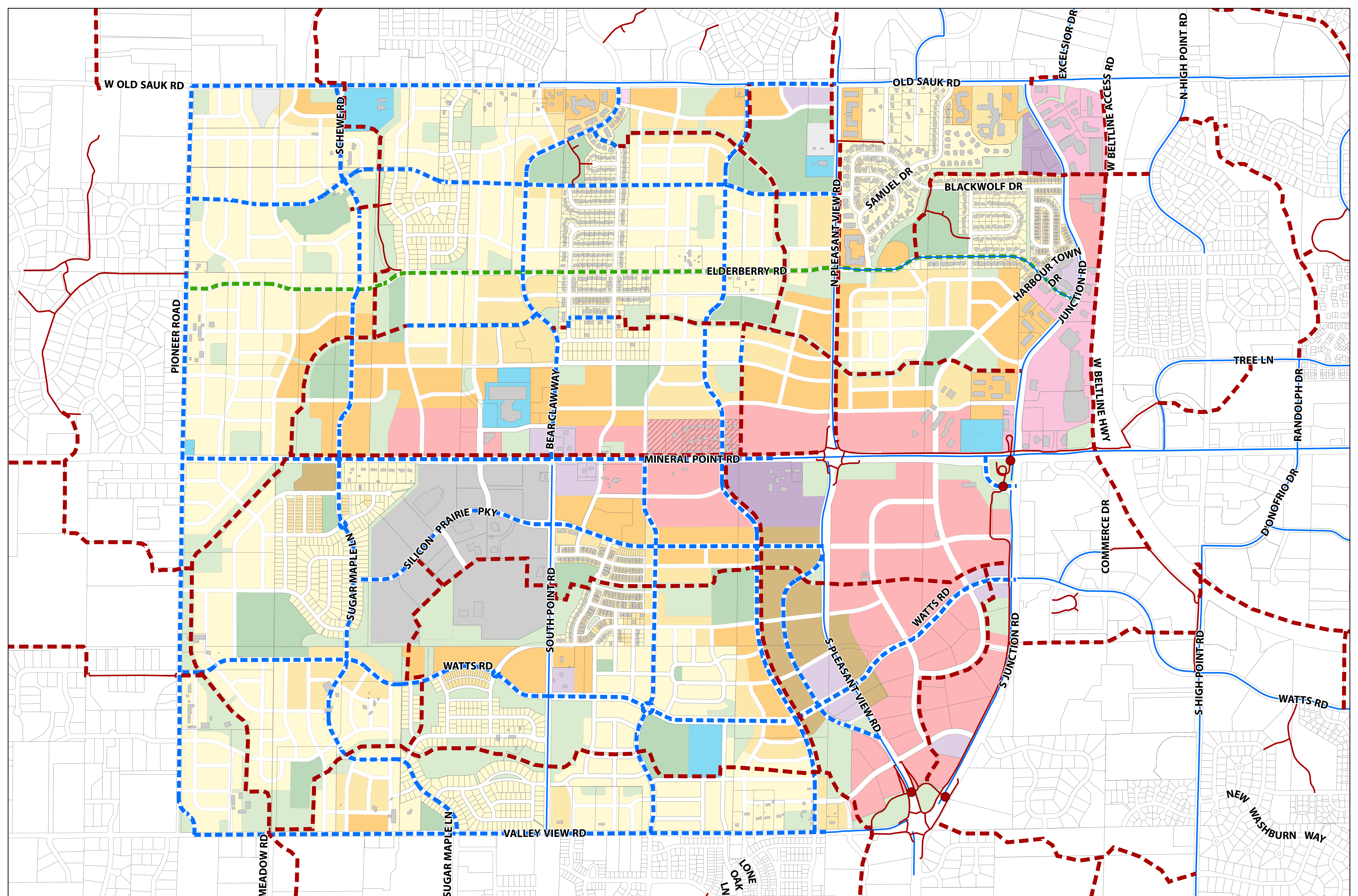
Planned Street Functional Classification

-  Arterials
-  Collectors



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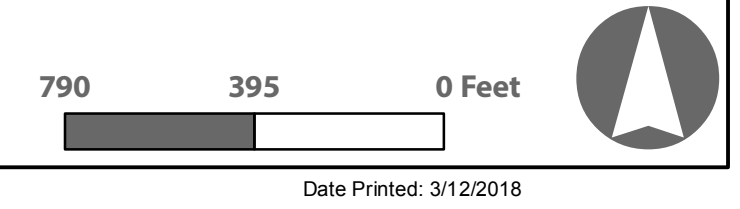
Map 9:
Bicycle and Pedestrian Plan

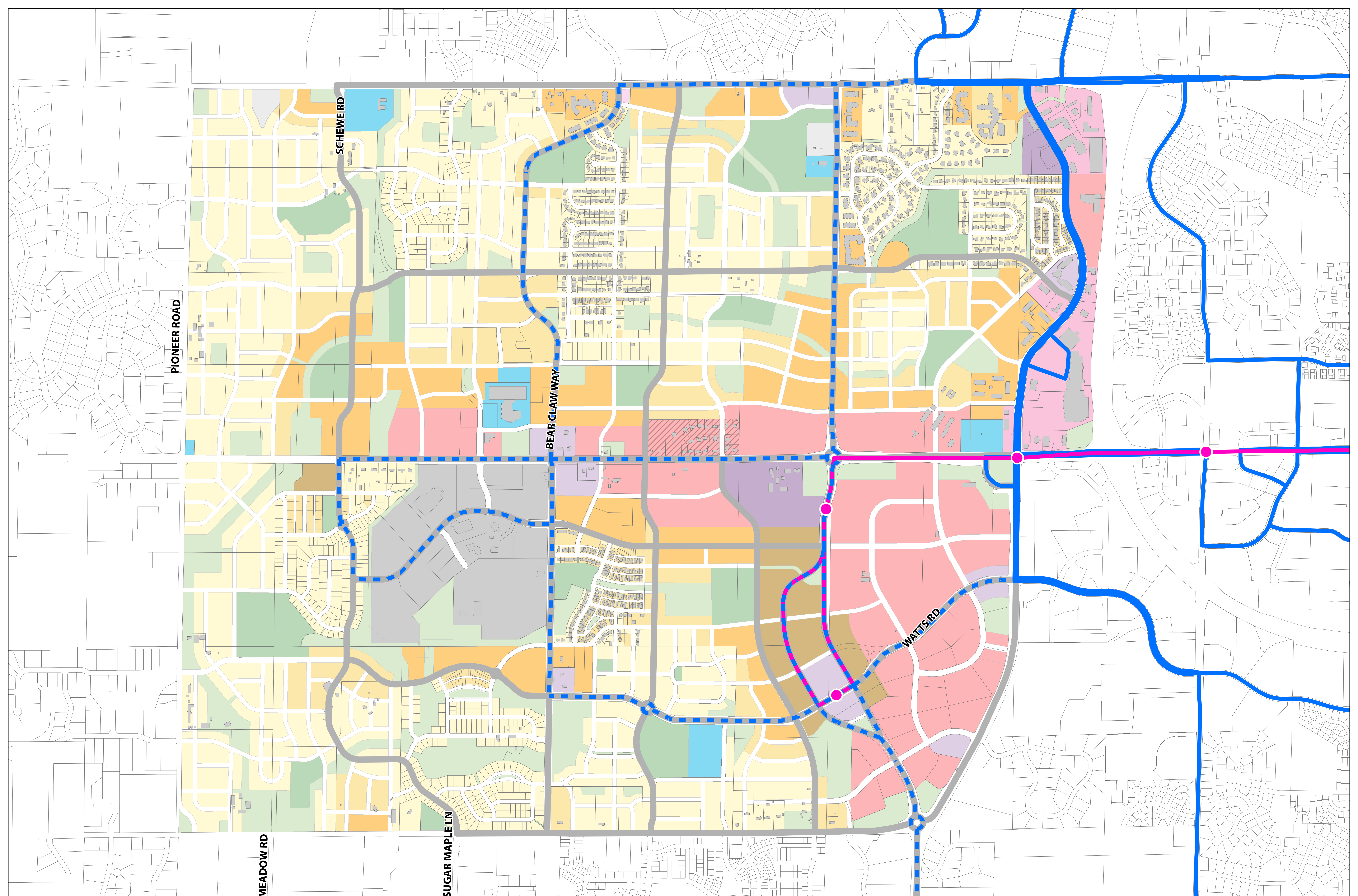
Elderberry - Pioneer - Junction
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- Existing Overpass/Underpass
- Existing Shared-Use Path
- - - Proposed Shared-Use Path
- Existing On-Street Bicycle Facility
- - - Proposed Buffered Bike Lane
- - - Proposed On-Street Bicycle Facility



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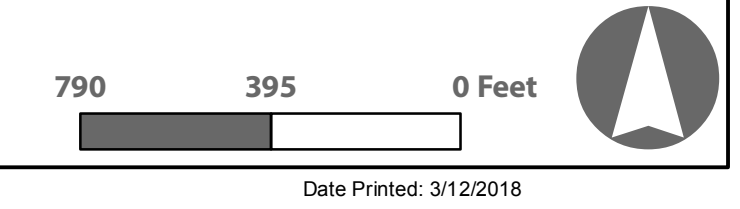
Map 10:
Future Transit Plan

Elderberry - Pioneer - Junction
Neighborhood Development Plan
Amendment
March 2018
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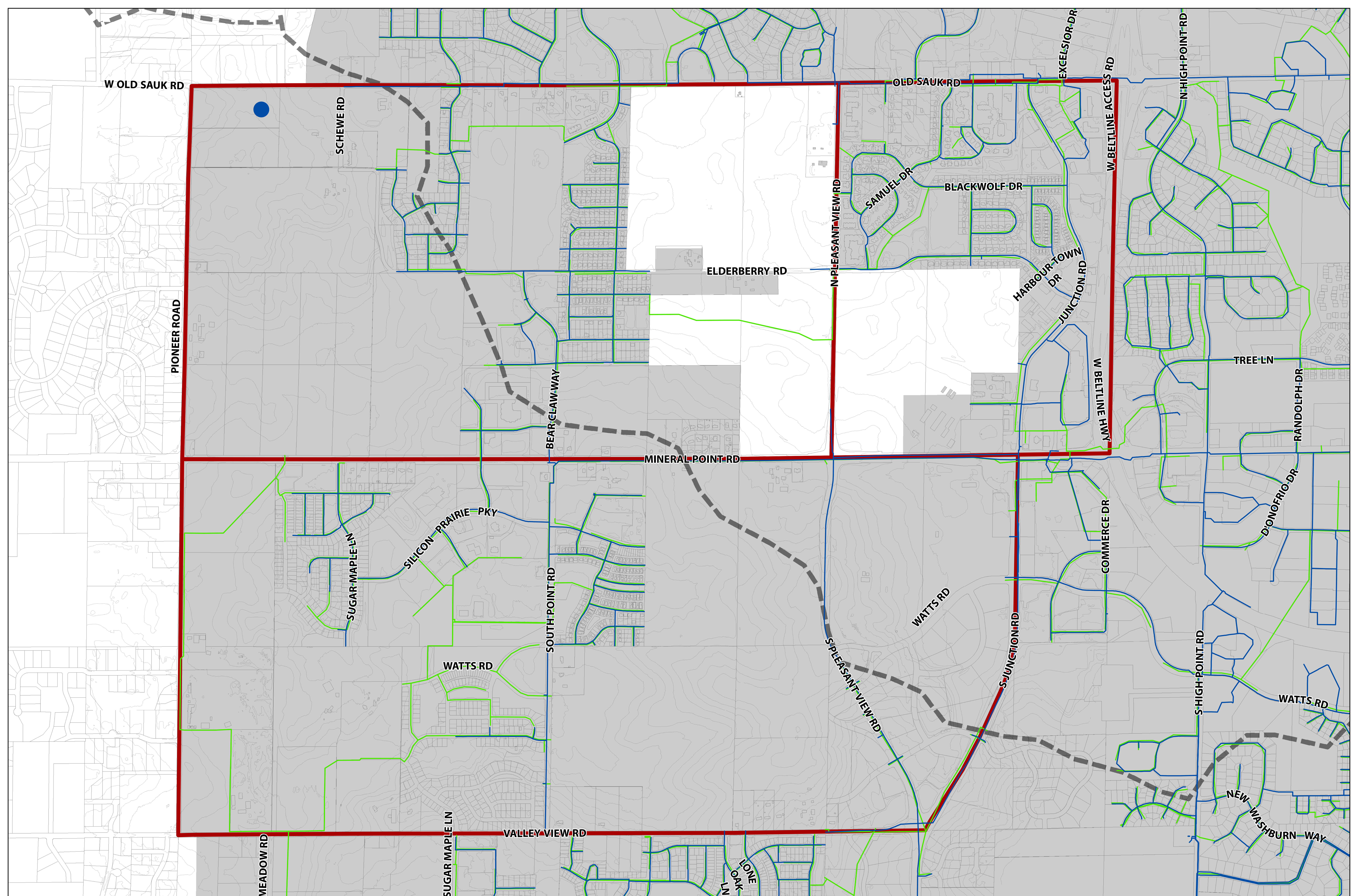
- Potential Bus Rapid Transit Station
- - - Potential Transit Route
- Potential Bus Rapid Transit
- Existing Transit Route
- Potential Transit Streets



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Map 11:
 Utilities, Urban Service Area,
 Phasing Plan

Elderberry - Pioneer - Junction
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- Planning Area Boundary
- Central Urban Service Area
- Watershed Boundary
- 10 ft Contour
- Water Main
- Water Tower
- Sanitary Sewer Main

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