

AMENDMENT TO THE MID-TOWN NEIGHBORHOOD DEVELOPMENT PLAN FOR THE VETTER PROPERTY

_____, 2011

I. INTRODUCTION

This amendment to the Mid-Town Neighborhood Development Plan was prepared to guide future urban development on the Vetter property lands in the northeastern portion of the neighborhood, located generally south of Valley View Road and west of County Highway M. The amendment changes the land use recommendations for the Vetter property from a mix of low, low-medium, and medium density residential uses and park and open space uses, to a mix of employment and open space uses. The amendment process was initiated at the request of University Research Park, which received an opportunity to acquire the property and develop it as an expansion of the planned University Research Park 2 development north of Valley View Road in the adjacent Pioneer Neighborhood.

The recommendations for the amendment area were developed by City of Madison staff working with University Research Park representatives and consultants. The planning process also included meetings between Research Park representatives and neighborhood property owners and residents; creation of a project website where all background materials, plan drafts, and other information related to the amendment were available; and a public meeting held in September 2011 at Blackhawk Church to present the draft amendment, answer questions, and hear comments about the proposal. Revisions to the draft amendment were made as required based on the input received from the public, City agencies and others as the plan evolved.

II. RECOMMENDED LAND USE

The predominant development use recommended within the amendment area is employment, comprising about one-half the total amendment area. Most of the remaining land within the amendment area is recommended for a variety of open space uses—including an existing wooded area to be preserved, landscape buffers, lands located within ATC transmission line easements, and lands required for stormwater management facilities. About seven acres within the planning area consist of existing or proposed street rights-of-way. [See Table 1]

Table 1: Recommended Land Use

Land Use	Acres	Percent of Total
Employment (Research and Development)	48.9	46.9%
Open Space - Conservation and Buffer Areas	38.6	37.1%
Open Space - Stormwater Management	9.7	9.3%
Street Rights-of-Way	7.0	6.7%
Total	104.2	100.0%

Employment

Other than open space, the principal recommended land use for the amendment area is employment, and particularly research and development uses, including offices, business incubators, testing facilities, and certain specialized non-nuisance manufacturing activities. University Research Park, Inc., which is affiliated with the University of Wisconsin-Madison, will develop the property as an extension of University Research Park 2 already planned north of Valley View Road in the Pioneer Neighborhood. The development lots will be arranged along a new north-south street through the main portion of the property, and it is currently anticipated that about 15 lots may be created. The development standards applied to the property will be similar to the standards established for the Research Park campus north of Valley View Road, and are detailed in the Research and Development Center District zoning regulations that will be applied to the site. The objective of the standards is to create an attractive, relatively compact, walkable employment setting that emphasizes buildings oriented to the street with parking located on the street or to the sides and behind the buildings. Additional standards cover landscaping and site design, storage areas and lighting. While intended primarily as an employment district, a limited amount of employment-serving support uses would also be consistent with the land use recommendation.

Open Space - Conservation and Buffer Areas

No public park space is proposed within the amendment area, but University Research Park intends to preserve the existing 25-acre woods on the property as a natural wooded area, and to provide some level of public access to this amenity. A management plan for the woods has not been developed at this time.

A substantial landscaped buffer area is recommended along the western edge of the amendment area to provide visual screening between the planned research park and the residential uses to the west. Significant tree cover is currently present along this boundary, and existing high-quality trees should be preserved and additional plantings added as appropriate. The addition of evergreen species, for example, would provide improved screening during winter months. The minimum recommended width of the western landscaped buffer area is 100 feet.

Open space buffers are also provided along the northern and eastern edges of the amendment area, where an easement is established for the existing high-voltage electric transmission lines. It is recommended that approvals be obtained as required to allow the placement of suitable landscaping within this easement area to further enhance the research park development and soften the visual impact of the adjacent highways. The width of these buffers is about 75 feet.

Open Space - Stormwater Management

The existing north-south stormwater drainage corridor through the amendment area will be maintained, and additional stormwater treatment areas will be established as needed to meet the stormwater management requirements of the City of Madison, Dane County, the Wisconsin Department of Natural Resources and the Capital Area Regional Planning Commission. The exact location, sizes and alignment of necessary stormwater management facilities will be determined as part of the more-detailed planning and engineering that will occur prior to the land's development, and may vary to an extent from the facilities illustrated in the Land Use and Street Plan.

III. TRANSPORTATION RECOMMENDATIONS

Streets and Highways

The only planned arterial street within the amendment area is County Highway M (CTH M), an existing roadway which forms its eastern boundary. CTH M is planned eventually to be a four-lane divided roadway in an approximately 150-foot right-of-way. Valley View Road, an existing roadway which forms the northern boundary of the amendment area, is its only planned collector street. Valley View is recommended to be two-lane, undivided roadway in an approximately 80-foot right-of-way. A large roundabout was recently constructed at the intersection of Valley View Road and CTH M. Improvements to both of these roadways will ultimately include marked bicycle lanes.

Other streets shown on the Land Use and Street Plan will be local streets. A new north-south street running through the amendment area between Valley View Road and CTH M will provide primary access into the development. The recommended right-of-way for this street is 72 feet along the north-south segment, and 80 feet along the east-west segment to CTH M. It is recommended that the southern cul-de-sac off this road be developed as a private street. The Valley View intersection with the new north-south street is recommended as a full intersection, but will not be signalized due to its proximity to the roundabout. The intersection at CTH M will also be a full intersection and may be signalized at a future time. Existing Ancient Oak Lane will be extended eastward into the amendment area to connect to the new north-south street. The northward bend in the Ancient Oak extension segment adds interest to the street and helps indicate that this is not intended to be a through street for non-local traffic. All development within the amendment area will take access from local interior streets, and no direct access to Valley View Road or to CTH M is intended. As a result of changes to the recommended land use and street plan within the amendment area, existing Silkwood Trail will become a dead-end street without a cul-de-sac bulb; and existing Nelson Crossing will become a dead-end street with a cul-de-sac bulb. As these lands are developed, the exact street alignments or street widths may vary slightly from the alignments and widths shown on the Land Use and Street Plan in response to specific conditions, but any modifications are expected to be minor.

Greenway Crossings

The large stormwater greenway through the amendment area is located between the planned north-south street and the development lots west of the greenway. In order to minimize the number of driveways across the greenway, properties west of the greenway should share access or take alternative access from the Ancient Oak Lane extension to the extent practical, as shown on the Land Use and Street Plan.

Pedestrian-Bicycle Facilities

A pedestrian-bicycle path is recommended within the north-south greenway, primarily located over the existing sanitary sewer main. At the southern end of the amendment area, the path swings east and continues south parallel to the CTH M right-of-way. This path will be part of a planned regional pedestrian-bicycle path system that extends beyond the amendment area. The path should be a minimum of ten feet wide with two-foot grass shoulders, and be a minimum of three feet from the lot lines west of the greenway. Private driveways serving the lots west of the greenway should include public easements for bicycles and pedestrians to provide connections between the bicycle path and the street located east of the greenway. Additional pedestrian-bicycle paths are recommended to connect existing Greenside Park with Nelson Crossing, and to connect both with the primary north-south path.

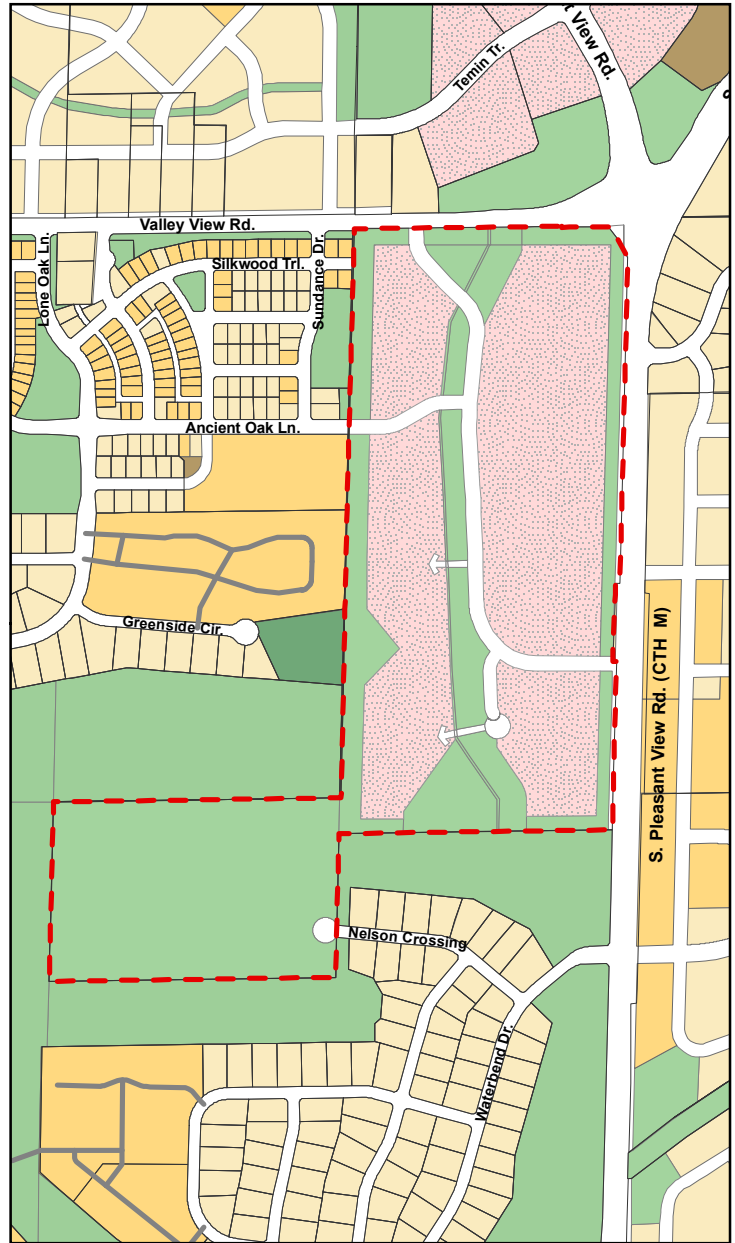
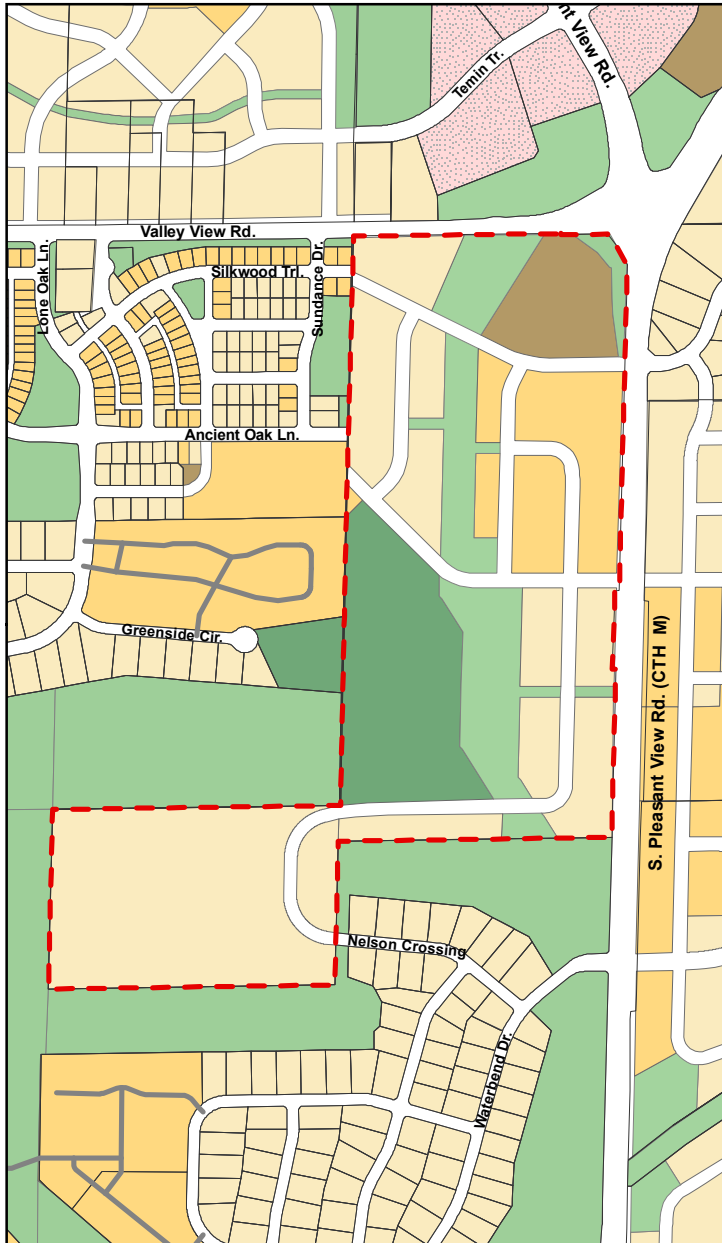
Future improvements to Valley View Road and CTH M will include marked bicycle lanes. The need for marked bicycle lanes on the new north-south local street is undetermined at this time, but the recommended right-of-way is sufficient to accommodate this option if desired.

Amendment to the MID-TOWN NEIGHBORHOOD DEVELOPMENT PLAN Land Use and Street Plan

Mid-Town Neighborhood Development Plan
as Adopted and Implemented through land
subdivision and zoning approvals.

Proposed Mid-Town Neighborhood
Development Plan Amendment
_____, 2011

DRAFT



Recommended Land Use

 Low Density Residential	 Research and Development
 Low-Medium Density Residential	 Park
 Medium Density Residential	 Other Open Space and Stormwater Management

0 250 500
Feet






City of Madison Planning Division
September 26, 2011



Pedestrian-Bicycle Facilities

Amendment to the Mid-Town
Neighborhood Development Plan
_____, 2011

City of Madison Planning Division

-  Bike Lane
-  Pedestrian/Bicycle Path
-  Potential Pedestrian/Bicycle Path Locations

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