

## **V. TUMBLEDOWN NEIGHBORHOOD PLAN**

The Tumbledown Neighborhood Plan has been compiled through extensive stakeholder participation, as outlined in the Introduction. The Town Board and staff, Plan Commission, and neighborhood property owners met multiple times to discuss and review early drafts of the plan, and to modify various elements as needed. The resulting neighborhood plan is a balance of the desires of the residents who currently live in the area with the needs identified by Town officials. It forecasts a future for the neighborhood that embodies parts of the rural character and open space that property owners value and wish to retain, while designating lands poorly-suited for low-density residential development as potential locations of commercial or higher-density development. Overall, the plan seeks the highest and best use for each property relative to its location.

### **RECOMMENDED LAND USES**

Existing land uses in the Tumbledown Neighborhood are outlined and described on pages eight and nine of this document. The recommended land uses presented in the Neighborhood Plan largely reflect, and are consistent with, the land uses that currently exist there already. Multiple land uses were discussed and options were presented regarding future development potential in the area. The following recommendations portray the desires of the property owners and Town officials for the future of the Tumbledown Neighborhood.

#### **RESIDENTIAL LAND USE**

The majority of parcels in the neighborhood are designated as low-density single-family residential. The only variation appears along Mineral Point Road, which will be discussed in the next section. The Town's cluster subdivision ordinance allows for higher-density residential development to occur when considerable open space is designated. The Watts family has an opportunity to pursue this type of development by permanently designating areas of the golf course to preservation while clustering residential units along the primary north-south road in the neighborhood and near Mineral Point Road. The Town standard for single-family residential developments is that parcels be no smaller than 65,000 square feet, as outlined in the Land Division Ordinance. However, the Transition Ordinance was passed by the Town in 2001 which allows 28,000 square foot parcels in exchange for dedicated open space. The parcels may be subdivided at a higher density if natural and open space is reserved on the site for public use. This option is likely to occur elsewhere in the Tumbledown Neighborhood because of the opportunity to capitalize on existing natural features, as well as the need to address stormwater patterns.

There are several tree lines that should be preserved for walking trails, and the large hill crests on the western side of the neighborhood, which residents believe should be maintained as open space in the future. If these features are left as natural areas and dedicated for public use, land owners would be able to divide their land as cluster subdivisions, which allow smaller lots of 28,000 square feet each, as outlined by the Transition Ordinance passed in 2001. It is ultimately the decision of each individual property owner as to how they would like to develop their land. Although this plan reflects the local priority that open space be retained in specific areas, all land divisions are encouraged to utilize a clustered development approach. New subdivisions arrayed more tightly on smaller lots will contribute significantly to maintaining the rural character and natural features of the neighborhood.

#### **COMMERCIAL LAND USE**

Currently, only a minimal amount of commercial land exists in the Tumbledown Neighborhood. A gasoline/convenience store and a tree nursery are located along Mineral Point Road on the northern boundary of the planning area. Several primary stakeholders thought that more commercial land should be included in this area of the neighborhood. The Town's existing Land Use Plan also indicates that the intersection of Mineral Point Road and Pioneer Road is an appropriate location for commercial uses within the Town.

The area between the current Tumbledown Trails Golf Course entrance road and Mineral Point Road has been designated for commercial. This land is surrounded by a high traffic corridor, a school, and an access road to a commercial business and does not seem suitable for residential use.

Any commercial that develops here will need to be sensitive to residential homes in the vicinity. Traffic generation, building size, orientation, and buffering will be a key element to developing commercial uses that suits the character of the neighborhood. Also, access onto Mineral Point Road will be an important factor in successfully bringing in additional commercial space. There are two logical pre-existing access points in this area that could be utilized for commercial uses, pending County approval. One is the existing Golf Course entrance drive, and the second is an access point just to the west of the West Middleton Elementary School that is owned by the Watts family. The current golf course entrance would likely serve as a frontage road for commercial space and provide a transition to other uses to the south.

### INSTITUTIONAL LAND USE

The West Middleton Elementary School is located along the northern border of the planning area on Mineral Point Road. The Plan identifies this parcel as the only current and future institutional land use in the neighborhood. The Town does not foresee a need for additional institutional uses in this area in the future, and stakeholders likewise did not indicate a desire to plan for additional institutional uses.

### TRAILS, PARKS, AND OPEN SPACES

#### *Trail Network*

The Town of Middleton has an adopted trail plan that includes plans for the Tumbledown Neighborhood. The proposed trail network for the area depicts interconnected walking, biking, and horse trails. As outlined in the Issues and Opportunities section of this document, there are opportunities for several major connections to be made in the neighborhood, as indicated in the Town's Trail Plan. Existing parks in the Cherrywood Subdivision, the location of the West Middleton Elementary School, and proximity to the Ice Age Trail to the south are all factors to be considered in establishing an internal trail network.

A trail route is currently being constructed that will connect the Cherrywood Subdivision with the West Middleton Elementary School through the Tumbledown Neighborhood. This trail connection is shown in the Neighborhood Plan and travels through property owned by the Tumbledown Trails Golf Course. This trail could be relocated slightly based on any development that is proposed for the area. The remainder of the trail network proposed in the Plan was conceived and designed in response to a number of factors.

First, the City of Madison has a planned trail route running parallel to Pioneer Road across from the Tumbledown Trails Golf Course. The trail network in the Tumbledown Plan meets up with the City's trail to the north and south of the golf course. Linking at these points allows users in the Town of Middleton to access the City of Madison's trail system and travel farther to the east via these Pioneer Road connections. This approach will alleviate the need to construct additional trails in the neighborhood along Pioneer Road, which would be necessary if the City of Madison were not planning their routes in the same location.

Second, there are several natural amenities in the neighborhood that provide potential trail routes. Existing trails currently pass through several of the tree lines near the center of the planning area on the Pray property. Although these are not adopted Town trail networks, local stakeholders would like to see these trails remain open for use by residents. The tree lines to the south of the golf course provide ideal conditions for recreational trails through the neighborhood. The Plan indicates that these trails should be extended southward to connect with the Ice Age Trail.

All of the trails meet up at a principle location in the planning area currently being referred to as the Pray Family Park. This abundant open space provides an outdoor recreational area and the trails traveling through the park make it easily accessible from any direction.

Another important component is establishing a safe crossing point along Mineral Point Road. The Town has applied for grant funding for an underpass near the elementary school. This will connect the Tumbledown neighborhood's network to areas to the north.

#### *Neighborhood and Area Parks*

Several small pocket parks currently exist in the Cherrywood Subdivision to the west of the planning area. Although the Tumbledown Neighborhood currently has several small internal trail networks, there are no parks located within the planning area. The Neighborhood Plan identifies approximately 15 acres to be set aside for a large park along the western border of the area, which is referred to on the map as the Pray Family Park. This area is ideal for a neighborhood park because of its location and natural features. A large hill covers much of the central part of the planning area, and the land designated for parkland in the Plan is located above the rest of the neighborhood on the crest of this hill. Locating a future park on this parcel would establish and maintain a scenic view out over the landscape, and allow this natural feature to be dedicated to the public and remain as open space. One potential concern is that houses too close to the park will block the scenic overlook, so any proposals that the Town reviews should take the time to carefully locate structures in order to minimize disruption to the landscape.

The landowner of this parcel, Mr. Lloyd Pray, owns much of the land in the central area of the neighborhood. If developed, the remainder of this land would require an extensive amount of open space dedication, some of which could be devoted to the hill-top park. The central location of such an amenity would also accommodate Town of Middleton residents as whole, rather than solely serve neighborhood residents. Cherrywood residents will have easy access to such a park, due to its position along the border between the two neighborhoods. Town residents will be able to utilize and appreciate this space as a community gathering and recreational area, over and above the more limited trail use currently prevailing on the parcel.

#### *Stormwater Management Facilities*

Stormwater facilities should naturally be sited along major drainage-ways in the planning area. Any individual property owner that chooses to divide and develop their parcel is required to provide stormwater management facilities, either on site or as part of a regional stormwater management system. Stormwater facilities have not been visually depicted on the Neighborhood Plan map because the many factors that ultimately factor into precise locations have not yet been determined. There are several primary drainage-ways traveling through the neighborhood, as depicted on the Issues and Opportunities map on page 21. Retention or detention basins would best be located along these drainage-ways in order to take advantage of the natural slope of the land and existing stormwater patterns.

If multiple property owners choose to develop their parcels harmoniously, a regional stormwater system could be utilized. This would provide the opportunity to develop more of the land by utilizing a large stormwater detention/retention facility. Were property owners to develop their land individually, there would result a greater number of smaller ponds scattered throughout the neighborhood. Further, existing large-scale stormwater issues may require joint efforts to address repeated, extreme flooding events that historically occur on the West Middleton Elementary School and Tumbledown Trails Golf Course properties. This receiving area marks the confluence of several drainage patterns, and needs to be taken into account as development proceeds in order to alleviate any compounded stormwater problems. A jointly arrived-at regional stormwater management feature, designed to address and to take advantage of existing runoff patterns, could efficiently meet the mutual needs of a number of property owners.