



## Legislation Text

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**File #:** 49318, **Version:** 1

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### **Fiscal Note**

The proposed resolution authorizes the City's Planning Division to submit an application to expand the Central Urban Service Area (CUSA) boundary. The City will pay a Capital Area Regional Planning Commission review fee of approximately \$6,000 to \$8,000 and a Madison Metropolitan Sewerage District review fee of \$1,250 for each annexation to their service area; the Madison Sewer Utility will pay these fees out of its 2017 Adopted Operating Budget and will recover the fees at the time the properties connect to municipal sewer under MGO Sec. 35.02(10). City costs associated with urban development in the CUSA expansion area will be included in future operating and capital budgets subject to Common Council approval.

### **Title**

Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area Boundary to include lands in the Elderberry Neighborhood.

### **Body**

#### **Preamble**

The City of Madison Planning Division seeks approval to submit to the Capital Area Regional Planning Commission an application to expand the boundary of the Central Urban Service Area in the Elderberry Neighborhood. The expansion would add 302.6 acres to the Central Urban Service Area. The proposed expansion is necessary to accommodate new growth in the Elderberry Neighborhood. The expansion will allow the City of Madison to extend sanitary sewer service to the area.

Prior to submitting an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area (CUSA), the City Planning Division shall prepare the application and submit it to Engineering, Traffic Engineering, Water Utility, Metro Transit, Parks Division, Madison Police Department and Madison Fire Department for input regarding the City's ability to provide services to the proposed expansion area.

After receiving input from each of the agencies listed above, the Planning Division shall submit to the Plan Commission the proposed application, the input provided by the city agencies and a resolution authorizing the Planning Division to submit the application to the Capital Area Regional Planning Commission.

Giving due consideration to the input received from the city agencies, the cost of providing services to the proposed expansion area, and recommendations of the City of Madison Comprehensive Plan and the Elderberry Neighborhood Development Plan, the Plan Commission shall advise the Common Council whether the City is able to provide municipal services to the proposed Central Urban Service Area and whether expanding the proposed area is consistent with the City of Madison Comprehensive Plan and the Elderberry Neighborhood Development Plan.

Upon receiving a recommendation from the Plan Commission, the Common Council shall consider whether expanding the proposed Central Urban Service Area is consistent with the health, welfare and the best interests of the City and act on the proposed authorizing resolution. The Planning Division shall submit to CARPC the application to expand the Central Urban Service Area if a majority of the members of the Common Council vote in favor of the proposed authorizing resolution.

WHEREAS, on March 5, 2002 the City of Madison adopted the Elderberry Neighborhood Development Plan; and

WHEREAS, the Elderberry Neighborhood Development Plan includes a Development Staging Plan; and

WHEREAS, it is not intended that the start of development in any phase necessarily should be deferred until development within the preceding phase extends to a particular location, or reaches a certain percentage of full build-out; and

WHEREAS, the expansion area of the Central Urban Service Area is designated a Phase III Development Staging area in the Elderberry Neighborhood Development Plan; and

WHEREAS, the City has received interest from developers to develop lands in Development Staging Area Phase III that are not currently located within the Central Urban Service Area; and

WHEREAS, the proposed expansion is consistent with the recommendations of the Elderberry Neighborhood Development Plan which recommends residential, parks and open space and a small area of Office-Employment Mix within the expansion area, and

WHEREAS, the proposed expansion is consistent with the recommendations of the City of Madison Comprehensive Plan which recommends residential, employment, parks and open space uses in the expansion area; and

WHEREAS, development can only be served with sanitary sewer service if the lands are located within the Central Urban Service Area; and

WHEREAS, the City of Madison is planning to extend sanitary sewer service into the expansion area; and

WHEREAS, the Plan Commission and Common Council have considered input from City Engineering, Traffic Engineering, Water Utility, Metro Transit, Parks Division, Madison Police Department and Madison Fire Department to determine the City's ability to provide municipal services and associated costs to the expansion area; and

WHEREAS, the Plan Commission and Common Council find that the City agencies can generally provide services to the expansion area; and

WHEREAS, the Common Council finds the expansion to be consistent with the health, welfare and best interests of the City.

NOW, THEREFORE BE IT RESOLVED, the Planning Division is hereby authorized by the Common Council to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area in the Elderberry Neighborhood Development Plan area.

BE IT FURTHER RESOLVED that the Common Council hereby adopts the boundaries of any wetlands or environmental corridors within the expansion area.