



Department of Planning & Community & Economic Development

Planning Division

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DATE: January 22, 2024

TO: Plan Commission

FROM: Breana Collins, Jeff Greger

SUBJECT: City Agencies ability to serve and cost to serve, the proposed Felland Road Central Urban Service Area (CUSA) expansion area.

Background

City Ordinance, 16.02 ([Legistar # 46730](#)) requires the City agencies listed below to review and comment on all requests to expand the Central Urban Service Area. These agencies are City Engineering, Traffic Engineering, Water Utility, Metro Transit, Parks Division, the Madison Police Department and Madison Fire Department. The Ordinance requires that the Planning Division prepare the application to expand the CUSA and submit it to the previously mentioned agencies. These agencies shall provide input regarding the City's ability to provide services to the proposed expansion area and the cost to do so. After receiving input from each of the above listed agencies, the Planning Division shall submit to the Plan Commission the proposed CUSA application, the input provided by the City agencies listed above, and a resolution authorizing the Planning Division to submit the application to the Capital Area Regional Planning Commission.

After giving due consideration of the input received from the agencies, the cost of providing services to the proposed expansion area and the recommendations of various City Plans ([Comprehensive Plan](#) and the [Reiner Neighborhood Development Plan](#)), the Plan Commission shall advise the Common Council whether the City is able to serve the proposed expansion area. Upon receiving a recommendation from the Plan Commission, the Common Council shall consider whether the proposed CUSA expansion is consistent with the health, welfare and best interests of the City and act on the proposed authorizing resolution. The Planning Division shall submit the application to expand the CUSA if a majority of the members of the Common Council vote in favor of the proposed authorizing resolution.

CITY ENGINEERING

Ability to Provide Services

The full range of City of Madison urban services, including sanitary sewer and water, are located adjacent to the proposed expansion area and are available for extension into the expansion area.

Cost to Provide Services

Streets

For lands attached to the City of Madison, the Madison Streets Division will provide collection of solid waste, large items, recyclable materials, yard waste, brush, and leaf collection. The Streets Division will also provide street repair, street cleaning and snow and ice control to the City of Madison portions of the expansion area. Currently, these services are provided to the area from the Pellitteri Waste Systems

located on Raywood Road.

Lands within the Town of Burke will continue to receive services through Pellitteri Waste Systems service arrangements that the Town establishes.

Sanitary

This area will be served by the 24-inch diameter City of Madison sanitary sewers located on Autumn Lake Parkway & Golden Duck Parkway and Lien Road in the Village at Autumn Lake subdivision development until reaching Interstate 90 & 94 where it connects to MMSD's 24-inch diameter sewer (Northeast Interceptor/ Lien Extension).

Stormwater

The expansion area is located within the East Branch of the Starkweather Creek Watershed study area. This watershed encompasses an area on the northeast side of Madison. The East Branch is located east of Interstate 90–94 and southwest of the City of Sun Prairie. The watershed is tributary to Lake Monona. The expansion area is located in the Felland Road Neighborhood area of the Starkweather Creek watershed. Impact fees for the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District are \$85.0647 per 1,000 square feet (2023 rate) and are increased annually on Jan. 1 in accordance with the Consumer Cost Index (CCI).

All development in the expansion area will be required to construct public stormwater infrastructure with the potential of regional needs based on the ongoing watershed studies. All development will need to meet [Chapter 37](#) stormwater requirements.

TRAFFIC ENGINEERING

Ability to Provide Services

The expansion area will include multiple roadway cross sections. Burke Road will remain a collector street with an on-street bike facility. Felland Road will be a collector street with off-street bike facility. Other streets in the expansion area will be local streets.

Pedestrian-Bicycle Facilities

All City of Madison streets will have public sidewalks and are designed to accommodate bicycle travel. The Town Center Path, an off-street shared use path, which was recommended in the [Northeast NDP](#) and adopted in the [Reiner Neighborhood Development Plan](#), is recommended to continue through the area between Reiner Road and Felland Road and then cross the railroad tracks to connect west to the [Nelson NDP](#) area. The proposed East-West Greenway Path, to the north of the amendment area, is recommended to travel through the greenway area between Nelson Road and Burke Road. The East-West Path is located along the southern limits of the amendment area.

Cost to Serve the Expansion Area

The cost of local streets and pedestrian and bicycle facilities is typically paid for by the developer.

METRO TRANSIT

Ability to Provide Services

The subdivided lots in the northwest corner of the expansion area are near and inside the transit network with a route along the regular A1 bus route along High Crossing Boulevard.

The remainder of the lands are more than $\frac{3}{4}$ of a mile from the regular bus service along High Crossing Boulevard. The nearest walkable bus stops, from these lands, would likely be those at the intersection of High Crossing Boulevard and City View Drive. Federal standards for provision of demand-response paratransit trips under the Americans with Disabilities Act only require service to properties that are within $\frac{3}{4}$ of a mile of regularly scheduled transit.

Cost to Serve the Expansion Area

Provision of Metro Transit service to the proposed expansion area would require an increased operating budget, or authorization to cut existing schedules, in order to provide the necessary funds to operate new service hours associated with trips in this neighborhood.

POLICE DEPARTMENT

Ability to Provide Services

The City of Madison Police Department will provide police protection services to lands within the expansion area that are attached to the City. The expansion area is part of the Town of Burke and will continue to receive services from the Dane County Sheriff's Office.

Cost to Serve the Expansion Area

The Madison Police Department's estimated additional number of patrol officers that would likely be required to assume the additional workload is 0.62 officers. The annualized cost of a new officer with initial issue costs is generally \$103K.

FIRE DEPARTMENT

Ability to Provide Services

The City of Madison Fire Department provides fire protection including suppression, inspection, community education and emergency medical services to the lands within the Town of Burke and other surrounding contracted areas. The closest Fire Station to the expansion area is City of Madison Fire Station 11 located at 4011 Morgan Way. The station is approximately 1.1 mile away from the proposed CUSA addition. Station #11 currently is staffed with an engine crew of four personnel. The estimated travel time to the amendment area is approximately 3 to 4 minutes, depending on weather and traffic conditions.

Lands located in the Town of Burke will continue to receive fire protection and emergency medical services through the City of Madison Fire Department.

Cost to Serve the Expansion Area

No additional costs to serve the expansion area.

PARKS DIVISION

Ability to Provide Services

The expansion area has land that is currently a park in the Town of Burke in the northwest corner of the expansion area. This property will transfer to the City of Madison at the end of the Cooperative Agreement and continue to be used as a park.

Cost to Serve the Expansion Area

Improvements and Maintenance

A maintenance regime will be necessary for general upkeep of the park, including but not limited to, mowing and landscaping, field and turf management, and playground maintenance. General maintenance is typically accommodated in the Operating Budget through the General Fund.

Budget Impacts

Operating Budget - \$15,000-\$30,000 per year per park for routine maintenance of a fully improved park depending on age and condition of amenities and in accordance with the Park and Open Space Standards for amenities and maintenance.

WATER UTILITY

Ability to Provide Services

Public water service to the expansion area will be provided by Madison Water Utility through the extension of water mains within Pressure Zone 3. As development occurs, larger water mains will be extended along the primary roads, with smaller water distribution mains constructed along local streets developed within the expansion area.

Cost to Serve the Expansion Area

No additional supply capacity is required for the expansion area. Extension of water mains will be at the developer's expense.

PLANNING

Planning finds that the City is able to provide services to the expansion area with the exception of Madison Metro Transit. Planning also finds that the expansion is consistent with the recommendations of the City of Madison Comprehensive Plan and the Reiner Neighborhood Development Plan. The Reiner Neighborhood Development Plan recommends residential, parks, and open space within the expansion area. The City of Madison Comprehensive Plan recommends residential, parks, and open space uses in the expansion area. Plan Commission advises the Common Council that it finds that the CUSA expansion is consistent with the health, welfare and best interests of the City. Planning recommends that Plan Commission recommend that the Common Council authorize Planning Division staff to submit the CUSA expansion application to the Capital Area Regional Planning Commission.