



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Master

**File Number: 44402**

**File ID:** 44402

**File Type:** Resolution

**Status:** Passed

**Version:** 1

**Reference:**

**Controlling Body:** PLAN  
COMMISSION

**File Created Date :** 09/09/2016

**File Name:** Adopting the Yahara Hills Neighborhood Development Plan

**Final Action:** 01/17/2017

**Title:** Adopting the Yahara Hills Neighborhood Development Plan as a supplement to the City of Madison Comprehensive Plan and authorizing the City's applications to amend the Central Urban Service Area as required to implement the development phasing recommendations in the Yahara Hills Neighborhood Development Plan .

### Notes:

**CC Agenda Date:** 01/17/2017

**Agenda Number:**

**Sponsors:** Denise DeMarb

**Effective Date:**

**Attachments:** Public Hearing Draft.pdf, Map 7A\_Future\_Land\_Use\_Street\_Plan\_8x11.pdf, Ho Chunk Gaming Madison Summary Sheet-102616, Walz Comments.pdf, 44402 Savasta Comment 11-21-16.pdf, Nakoma Grove Comment.pdf, GEO Density plan sent to COM 082316.pdf, Hovde email 090516.pdf, Wetland Exhibit.pdf, Staff Report 010917.pdf, DeMarb amendment

**Enactment Number:** RES-17-00093

**Author:** Rick Roll, Planner

**Hearing Date:**

**Entered by:** rroll@cityofmadison.com

**Published Date:**

### Approval History

Version	Date	Approver	Action
1	09/26/2016	Benjamin John	Approve

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Planning and Community and Economic Development	09/26/2016	Referred for Introduction				

	<b>Action Text:</b>	This Resolution was Referred for Introduction				
	<b>Notes:</b>	Plan Commission, Board of Park Commissioners, Long Range Transportation Planning Committee				
1	COMMON COUNCIL	10/04/2016	Refer	PLAN COMMISSION	01/09/2017	Pass
	<b>Action Text:</b>	A motion was made by Verveer, seconded by Rummel, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.				
	<b>Notes:</b>	Additional referrals to Board of Park Commissioners, Long Range Transportation Planning Committee				
1	PLAN COMMISSION	10/04/2016	Refer	BOARD OF PARK COMMISSIONERS	11/16/2016	
	<b>Action Text:</b>	This Resolution was Refer to the BOARD OF PARK COMMISSIONERS				
	<b>Notes:</b>					
1	PLAN COMMISSION	10/04/2016	Refer	LONG RANGE TRANSPORTATIO N PLANNING COMMITTEE	10/27/2016	
	<b>Action Text:</b>	This Resolution was Refer to the LONG RANGE TRANSPORTATION PLANNING COMMITTEE				
	<b>Notes:</b>					
1	LONG RANGE TRANSPORTATION PLANNING COMMITTEE	10/27/2016	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	01/09/2017	Pass
	<b>Action Text:</b>	A motion was made by Shahan, seconded by De Vos, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.				
1	BOARD OF PARK COMMISSIONERS	11/09/2016				
1	BOARD OF PARK COMMISSIONERS	11/16/2016	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	01/09/2017	Pass
	<b>Action Text:</b>	Dan McAuliffe and Rick Roll, City Planning, presented information on the plan.				
		Registered Speaker Kris Hampton of the Town of Cottage Grove spoke about the need for a boundary agreement.				
		Leopold requested that additional coordination occur with the Town of Cottage Grove regarding the Yahara Hills Neighborhood Development Plan.				
		Motion made by Leopold, seconded by Clear, to RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE PLAN COMMISSION. Motion passed by voice vote/other.				
1	PLAN COMMISSION	01/09/2017	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER			Pass
	<b>Action Text:</b>	A motion was made by Rewey, seconded by Berger, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.				
	<b>Notes:</b>	On a motion by Rewey, seconded by Berger, the Plan Commission recommended approval of the neighborhood plan subject to recommendations contained in the Planning Division staff report dated January 9, 2017, with the following amendments:				
		- Provide a bicycle/pedestrian grade-separated crossing on existing CTH AB over USH 12/18 in plan.				
		- Provide a continuous north-south bike path somewhere in the neighborhood plan.				
		- Note that best practices for roundabout designs that better accommodate bicyclists and pedestrians can include				

what has already been constructed by the City in the CTH M corridor between The City of Verona and Mineral Point Road.

- Include Map 7A with hashmarks overlayed in the area to the north indicating that development there is contingent upon having a north-south vehicular connection over the railroad tracks.

The motion to recommend approval of the plan as amended herein passed by voice vote/ other.

1 COMMON COUNCIL 01/17/2017 Adopt the Following Amendment(s) Pass

**Action Text:** A motion was made by DeMarb, seconded by Rummel, to Adopt the Following Amendment(s). The motion passed by voice vote/other.

**Notes:**

1 COMMON COUNCIL 01/17/2017 Adopt As Amended Pass

**Action Text:** A motion was made by DeMarb, seconded by Rummel, to Adopt As Amended. The motion passed by voice vote/other.

**Notes:**

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### Text of Legislative File 44402

#### Fiscal Note

City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval. The City will pay a CARPC review fee upon application for an amendment to the Central Urban Service Area. The City will pay a Madison Metropolitan Sewerage District review fee for each annexation to their service area. The Madison Sewer Utility will pay these fees out of its operating budget and will recover the fees at the time the properties connect to municipal sewer under MGO Sec. 35.02(10).

#### Title

Adopting the Yahara Hills Neighborhood Development Plan as a supplement to the City of Madison Comprehensive Plan and authorizing the City's applications to amend the Central Urban Service Area as required to implement the development phasing recommendations in the Yahara Hills Neighborhood Development Plan.

#### Body

WHEREAS, on August 4, 2015 the City of Madison Common Council authorized the City of Madison Planning Division to prepare the Yahara Hills Neighborhood Development Plan for the City's southeast growth area; and

WHEREAS, the Yahara Hills Neighborhood Development Plan planning area boundaries generally follow Cottage Grove Road and the Wisconsin Department of Transportation-owned rail line on the north, the Blooming Grove-Cottage Grove township lines and Door Creek on the east, Sigglekow Road and the Town of Cottage Grove municipal boundary on the south and Interstate Highway 39/90 and the future eastern realignment of Sprecher Road on the west; and

WHEREAS, the City of Madison adopted a Comprehensive Plan in 2006 that makes near and long-term recommendations for the future growth for the City of Madison, including planned expansion in the peripheral areas beyond the current urban edge of the city; and

WHEREAS, neighborhood development plans include detailed recommendations regarding land use, the transportation system, parks and open space, and utility service, and are used to guide future urban development within City growth areas; and

WHEREAS, the City of Madison Comprehensive Plan recommends that one or more neighborhood development plans be prepared for Madison's southeast growth area (the Yahara Hills Neighborhood Development Planning area includes part of Planning Area D) prior to

initiating urban development; and

WHEREAS, the City of Madison Comprehensive Plan requires that detailed neighborhood development plans be prepared and adopted by the City before urban development and the extension of urban services may occur in the City's peripheral area; and

WHEREAS, under the terms of the City of Madison and Town of Blooming Grove Cooperative Plan, lands within the Town of Blooming Grove, including lands within and adjacent to Madison's southeast growth area will become part of the City of Madison through a series of attachments, including attachments that are scheduled to occur in 2020 and 2027; and

WHEREAS, the City of Madison and Town of Blooming Grove Cooperative Plan provides that future development within the Town will be guided by the City of Madison's adopted plans, policies and standards; and

WHEREAS, part of the Yahara Hills Neighborhood Development Plan is located in the Town of Cottage Grove and part of those lands are recommended in the City of Madison Comprehensive Plan as future growth areas for the City; and

WHEREAS, a neighborhood development plan has not yet been prepared for the City of Madison's southeast growth area and adjacent lands; and

WHEREAS, a neighborhood development plan for Madison's southeast growth area and adjacent lands is desirable as a guide to orderly urban development; and

WHEREAS, some property owners have expressed their desire to develop land within the Yahara Hills Neighborhood Development Plan planning area; and

WHEREAS, throughout the planning process, communication with planning area property owners was maintained by mail, email, telephone and a special project website; and

WHEREAS, two public meetings and a special Plan Commission meeting were held to present and discuss background information and the draft neighborhood development plan maps; and

WHEREAS, City agencies have reviewed the draft Yahara Hills Neighborhood Development Plan and provided comments and recommendations for Plan Commission and Common Council consideration; and

WHEREAS, the recommendations of the Yahara Hills Neighborhood Development Plan refine and build upon the broad recommendations contained in the City of Madison Comprehensive Plan.

NOW, THEREFORE BE IT RESOLVED that the Yahara Hills Neighborhood Development Plan is hereby adopted as a supplement to the City of Madison Comprehensive Plan to provide land use, transportation, open space, utilities and design recommendations to guide future development within the planning area as illustrated in the plan maps, figure and narrative.

BE IT FURTHER RESOLVED that the City of Madison Plan Commission and Common Council authorize the City's applications to amend the Central Urban Service Area to include lands within the Yahara Hills Neighborhood Development Plan planning area as required to implement the development phasing recommendations in the plan.



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