

FELLAND ROAD CUSA EXPANSION

SUMMARY INFORMATION

This information is provided to support the City of Madison's request to expand the Central Urban Service Area (CUSA) to include approximately 77.3 acres in the Reiner Neighborhood.

Prepared by:

City of Madison
Department of Planning & Community & Economic Development
Planning Division

January 2024

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INTRODUCTION

The City of Madison is seeking to add approximately 77.3 acres to the CUSA, 29.4 are proposed environmental corridor and 47.9 acres are anticipated developable land. **See Table 1.**

Table 1: Expansion Area and Developable Land

| Type | Acres |
|------------------------|-------|
| Total CUSA Expansion | 77.3 |
| Environmental Corridor | 29.4 |
| Net Developable Land | 47.9 |

The proposed expansion area is located in the [Reiner Neighborhood Development Plan](#) planning area. This area adjacent to the CUSA on west and south sides. **See Map 1**

Municipal Jurisdiction

All 77.3 acres are currently located within the Town of Burke, but will be added to the City of Madison pursuant to the Burke Cooperative Plan. **See Map 2.**

PLAN CONSISTENCY AND NEED

1.1 City Resolution

A copy of the resolution authorizing this CUSA application is provided in the appendices. The resolution also describes how this expansion is consistent with the City's [Comprehensive Plan](#) and [Reiner Neighborhood Development Plan](#).

1.2 Plans and Studies

The City of Madison *Comprehensive Plan* and *Reiner Neighborhood Development Plan* can be found at the following links:

[City of Madison Comprehensive Plan](#)
[Reiner Neighborhood Development Plan](#)

1.3 Need for USA Expansion

The City of Madison is requesting the expansion of CUSA in order to extend the full range of urban public services, including sanitary sewer service. Future urban development in the Reiner Neighborhood is consistent with the long-range growth recommendations in the *City of Madison Comprehensive Plan*. The proposed expansion is consistent with the land use recommendations of the *Comprehensive Plan* and the *Reiner Neighborhood Development Plan*, which recommends Housing Mix 2 (12-20 du/ac), Housing Mix 3 (20-40 du/ac), Housing Mix 4 (40-70 du/ac), Institutional, and Stormwater and Other Open Space for the expansion area.

Future development in the expansion area would allow for the construction of future residential housing with a variety of densities, stormwater and other open space, and a proposed shared-use path.

Balanced Development Pattern

In order to accommodate projected population, housing and employment growth, the *City's Comprehensive Plan* recommends an efficient, balanced urban development pattern. The recommended development pattern includes infill and redevelopment projects in the established parts of the city, as well as development of new compact neighborhoods, which are typically located at the edge of the City. The *Comprehensive Plan* recommends that new neighborhoods incorporate the principles of Traditional Neighborhood Development, which is characterized as compact, mixed-use development that makes efficient use of the land and encourages transportation alternatives to the automobile.

Agricultural Loss Mitigation

The expansion area currently contains some agricultural land and urban development will eventually result in the transition of these lands to more intensive uses. Extensive urban development is taking place adjacent to the expansion area. Development in this area will provide an alternative to lower-density exurban and rural development that results in significantly greater loss of agricultural land.

INTERGOVERNMENTAL COOPERATION

2.1 Notification of Adjacent Local Governmental Units

A notification letter was sent to the Town of Burke on January 10, 2024. The notification letter is attached to the appendices of this document.

2.2 Adjacent Local Governmental Objections or Support

Local governments have not responded to the notification letters objecting or supporting the proposed expansion of the CUSA.

LAND USE

3.1 Existing and Proposed Land Use

Existing Land Uses

The proposed expansion area currently includes several residences, stormwater and other open space, park, institutional, and right-of-way. **See Table 2.**

Table 2: Existing Expansion Area Data

| Existing Land Use | Existing Development (Acres) |
|---------------------------|------------------------------|
| Single Family Residential | 9.1 |
| Agriculture | 26.9 |
| Open Land | 6.6 |
| Woodland | 34.7 |
| Total | 77.3 |

Proposed Land Uses

The *Reiner Neighborhood Development Plan* (NDP) recommends a variety of land uses in the expansion area. Residential Housing Mix 2 (12-20 dwelling unit/acre) primarily detached single-family homes on a variety of lot sizes, is recommended for much expansion area. Residential Housing Mix 3 (20-40 dwelling units/acre) consisting of uses such as rental townhouses and apartments and Housing Mix 4 (40-70 dwelling units/acre) primarily multifamily apartments, is recommended in the northern side of the expansion area. A future park is recommended in the northeast corner of the expansion area. Stormwater and open space is recommended for much of the expansion area due to steep wooded slopes and areas for future stormwater.

The *Reiner NDP* recommendations have been reflected in the City's 2023 *Comprehensive Plan* update, with HM2 translated to LMR (low-medium residential), HM3 and HM4 translated to MR (medium residential). **See Table 3 and Map 4.**

Table 3: Proposed Expansion Area Data

| Proposed Land Use (acres) | Acres | Environmental Corridor | Estimated Avg. Units per Acre | Estimated Housing Units |
|---------------------------------|-------------|------------------------|-------------------------------|-------------------------|
| Housing Mix 2 (12-20 du/ac) | 28.1 | -- | 12 | 337 |
| Housing Mix 3 (20-40 du/ac) | 3.4 | -- | 20 | 68 |
| Housing Mix 4 (40-70 du/ac) | 6.1 | -- | 35 | 214 |
| Institutional | 0.5 | -- | -- | -- |
| Park | 2.5 | 2.5 | -- | -- |
| Stormwater and Other Open Space | 26.9 | 26.9 | -- | -- |
| Right of Way | 9.8 | | -- | -- |
| Total | 77.3 | 29.4 | -- | 619 |

3.2 Phasing

The amendment area is located within Phasing Area A in the *Reiner NDP*. Utilities are located adjacent to the amendment area. There is developer interest in the southern portion of the amendment area.

NATURAL RESOURCES

4.1. Natural Resource Areas

A relatively major north-south ridgeline divides the expansion area approximately in half. Grades generally slope to the east and southwest edges of expansion area from this central ridge.

Steep slopes (12% or greater) are located near the center of the expansion area with large sloped areas on the eastern side. Topography and other natural features are shown on **Map 3, Map 6.**

Recommended Environmental Corridors

The size and configuration of the recommended environmental corridors illustrated on the submittal maps will be refined when detailed site plans are developed for the properties in the expansion area. It is recommended that the following areas and facilities, at a minimum, be designated as environmental corridor:

- The proposed park in the northeast corner of the expansion area.
- All stormwater management facilities that will be dedicated to the public.
- Steep wooded slopes

The total acreage for the proposed environmental corridors is 29.4 acres.

UTILITIES AND STORMWATER MANAGEMENT

The full range of City of Madison urban services, including public sewer and water, are provided to the adjacent developed areas and are available for extension into the expansion area. **See Map 5.**

5.1 Sanitary Sewer Service

It is anticipated that development in the expansion area will generate an average of 126,600 gallons of wastewater per day (gpd) or 87.9 gallons per minute (gpm). This estimate is based on the assumptions below. Utilizing a peaking factor of 4, the expansion area would generate a peak of 506,400 gallons per day or 351.7 gpm. Please see the assumptions below.

- Housing Mix 2 Residential: 337 units at 225 gpd
- Housing Mix 3 Residential: 168 units at 200 gpd
- Housing Mix 4 Residential: 212 units at 175 gpd
- Institutional Use: 5 people at 75 gpd totaling 375 gpd

Near term development would be served by the City's 24-inch diameter sanitary sewers located on Autumn Lake Parkway at Golden Duck Parkway and Lien Road in the Village at Autumn Lake subdivision until reaching Interstate 90/94 where it connects to Madison Metropolitan Sewerage District's (MMSD) 24-inch diameter Northeast Interceptor/ Lien Extension. The City 24-inch diameter sewer has a capacity of 6.6 million gallons per day (MGD). The MMSD 24-inch diameter sewer has a capacity of 8.5 MGD.

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).

5.2 Water Service

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.

Pressure Zone 3, currently has an average day demand of approximately 2.6 million gallons per day (gpd). Current peak hourly demand is approximately 380,000 gallons per hour (gpd) with a peaking factor of 3.5.

Based on current water demand projections, annual average daily water demand at full build-out for the estimated 617 housing units within the expansion area – having an estimated residential population of 1,539 – will be approximately 95,000 gpd. Maximum day demand is projected to be 168,000 gpd; the maximum day ratio used is 1.8. Peak hourly demand is projected to be approximately 14,000 gpd with a peaking factor of 3.5. These projections are based on recent system-wide usage analyses over a ten-year period, however it should be considered variable as specific units will have unique needs.

Madison Water Utility currently has a well near this expansion area, and has a future well area sited as demand forecasts are realized. Current booster pumps in this area are at Booster Station 115 (4701 Bunker Hill Lane), which has four booster pumps and a firm pumping capacity of 2,100 gpm.

The current maximum capacity of the Water Utility's total system is 67.5 million gpd, to supply the system-wide average day demand of approximately 31 million gpd. System-wide maximum day demand is currently 55 million gpd. For this application, the Water Utility evaluated the water system in this area and determined that it is capable of providing 2,500 gallons per minute for 3.0 hours for firefighting purposes.

5.3 Stormwater Management

The expansion area is located within the East Branch of the Starkweather Creek Watershed, which encompasses the area east of Interstate 90/94 and southwest of the City of Sun Prairie. This area is within the Starkweather Creek watershed study that is in process now and will be completed in 2024. The watershed is tributary to Lake Monona. The expansion area is located in the Reiner Road Neighborhood area of the Starkweather Creek watershed.

All development in the expansion area will be required to construct public stormwater infrastructure, potentially including infrastructure to address regional needs based on City watershed studies. All development will need to meet Chapter 37 requirements.

Appendices

RESOLUTION



City of Madison

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

Legislation Details (With Text)

| | | | | | |
|------------------------|--|----------------------|---|----------------------|----------------------------------|
| File #: | 81301 | Version: | 1 | Name: | CUSA Expansion - Reiner NDP Area |
| Type: | Resolution | Status: | | Status: | Items Referred |
| File created: | 12/21/2023 | In control: | | In control: | PLAN COMMISSION |
| On agenda: | 1/9/2024 | Final action: | | Final action: | |
| Enactment date: | | Enactment #: | | Enactment #: | |
| 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 to include properties located in the Reiner Neighborhood Development Plan area. | | | | |
| Sponsors: | Sabrina V. Madison, Derek Field | | | | |
| Indexes: | | | | | |
| Code sections: | | | | | |
| Attachments: | 1. Map 1 | | | | |

| Date | Ver. | Action By | Action | Result |
|------------|------|---|---------------------------|--------|
| 1/9/2024 | 1 | COMMON COUNCIL | | |
| 12/21/2023 | 1 | Department of Planning and Community and Economic Development | Referred for Introduction | |

Fiscal Note

The proposed resolution authorizes the submission of an application to expand the Central Urban Service Area in the Reiner Neighborhood Development Plan area. The City will pay a Capital Area Regional Planning Commission review fee of \$3,500, which is included in the Planning Division 2024 Adopted Operating Budget. Additionally, the Madison Metropolitan Sewerage District charges a review fee of \$1,450 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 properties connect to municipal sewer under MGO Sec. 35.02(10). City costs associated with urban development in the proposed expansion area will be included in future operating and capital budgets subject to Common Council approval. No additional City appropriation is required.

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 to include properties located in the Reiner Neighborhood Development Plan area.

Body

PREAMBLE

The City of Madison Planning Division seeks approval to submit to the Capital Area Regional Planning Commission (CARPC) an application to expand the boundary of the Central Urban Service Area (CUSA) in the Reiner Neighborhood Development Plan (NDP) area. The expansion would add 77.3 acres to the CUSA. The proposed expansion is required for the City of Madison to provide sanitary sewer service to these properties.

MGO Sec. 16.02 (Legistar #46730) outlines the process for City applications to CARPC to expand the CUSA. Prior to submitting an application to CARPC, the Planning Division prepares the application and submits it to City 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 and the associated cost.

After receiving input from each of the agencies listed above, the Planning Division submits 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 CARPC.

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 Reiner NDP; the Plan Commission shall advise the Common Council whether the City is able to provide municipal services to the proposed CUSA expansion area and whether the proposed expansion is consistent with the City of Madison Comprehensive Plan and the Reiner NDP.

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

WHEREAS, on June 20, 2023, the City of Madison adopted the Reiner (NDP); and

WHEREAS, development can only be served with sanitary sewer service if the lands are located within the CUSA; and

WHEREAS, the proposed CUSA expansion is consistent with the recommendations of the NDP which recommends Housing Mix 2, Housing Mix 3, Housing Mix 4, park, and institutional uses within the expansion area; and

WHEREAS, the proposed CUSA expansion is consistent with the recommendations of the 2023 City of Madison Comprehensive Plan which recommends Low-Medium Residential, Medium Residential, and Parks and Open Space uses in 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 serve 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 CARPC to expand the CUSA in the Reiner NDP area.

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

NOTIFICATION OF ADJACENT LOCAL GOVERNMENTAL UNITS



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

215 Martin Luther King Jr. Blvd. Ste 017

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 266-6377

www.cityofmadison.com

January 10, 2024

PJ Lentz
Town Administrator
5365 Reiner Road
Madison, WI 53718

Dear PJ,

This letter is intended to notify you that the City of Madison plans to submit an application to the Capital Area Regional Planning Commission to request the addition of approximately 77 acres east of Felland Road, north of County Road T, south of Burke Road and west of Reiner Road.

The City of Madison expects to submit its application to the Capital Area Regional Plan Commission in early 2024. The process for amending the Central Urban Service area takes approximately six months to complete.

I have enclosed a map of the area that is proposed to be added to the Central Urban Service Area. If you have any questions regarding the proposed addition to the Central Urban Service Area, please feel free to call 608-243-0179. You can also reach me by email at bcollins@cityofmadison.com.

Sincerely,

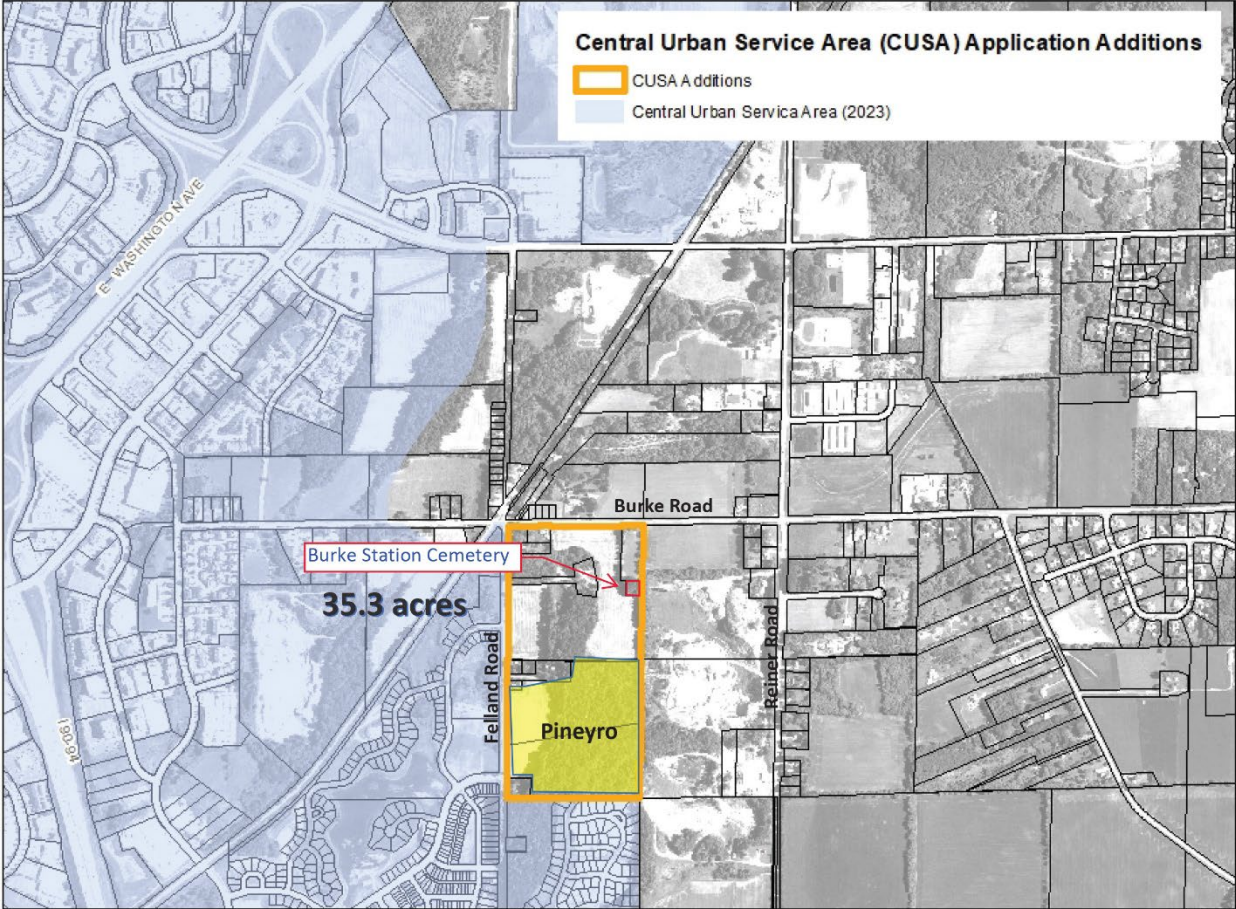
A handwritten signature in cursive script that reads "Breana Collins".

Breana Collins
City of Madison Planning Division

CULTURAL RESOURCE REVIEW

One historical site has been recorded in the expansion area. Parcel number: 081026189405 is the Burke Station Cemetery, also known as the Burke School District Cemetery, is a small rural burial ground, bounded by a wire fence. A 450-foot dirt road that connects to Burke Rd. accesses the property. **See Exhibit 1.**

Exhibit 1



TRANSPORTATION

Roadways

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 an 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 planned Town Center Path, an off-street shared use path, recommended in the [Northeast NDP](#), is recommended to continue through the area between Reiner Road and Felland Road and then cross the railroad tracks to connect to the west. The planned East-West Greenway Path, to the north of the expansion area, is recommended to travel through the greenway area between Nelson Road and Burke Road. The planned East-West Path is located along the southern limits of the expansion area.

Transit Service

The 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.

Transit is currently provided along High Crossing Boulevard, which is approximately 0.7 miles from the northwest corner of the amendment area. In the future, the City envisions transit along Reiner Road.

POLICE PROTECTION

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

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The Madison Fire Department provides fire protection including suppression, inspection, community education and emergency medical services to the expansion area through a contract with the Town of Burke. Fire Station #11 located near Nelson Road and High Crossing Road is approximately 1.1 miles from the expansion area. The estimated travel time to the expansion area is approximately 3 to 4 minutes, depending on weather and traffic conditions. Station #11 currently is staffed with an engine crew of four personnel. Fire Station #8 at Lien Road and Parkside Drive and Fire Station #13 near Sprecher Road and Milwaukee Street are also relatively close to the expansion area.

STREETS AND SANITATION SERVICES

For lands in the city, the Madison Streets Division provides collection of solid waste, large items, recyclable materials, yard waste, brush, and leaf collection as well as street repair, street cleaning and snow and ice control from the Streets East facility.

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

PARKS





There is a Town of Burke park 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.

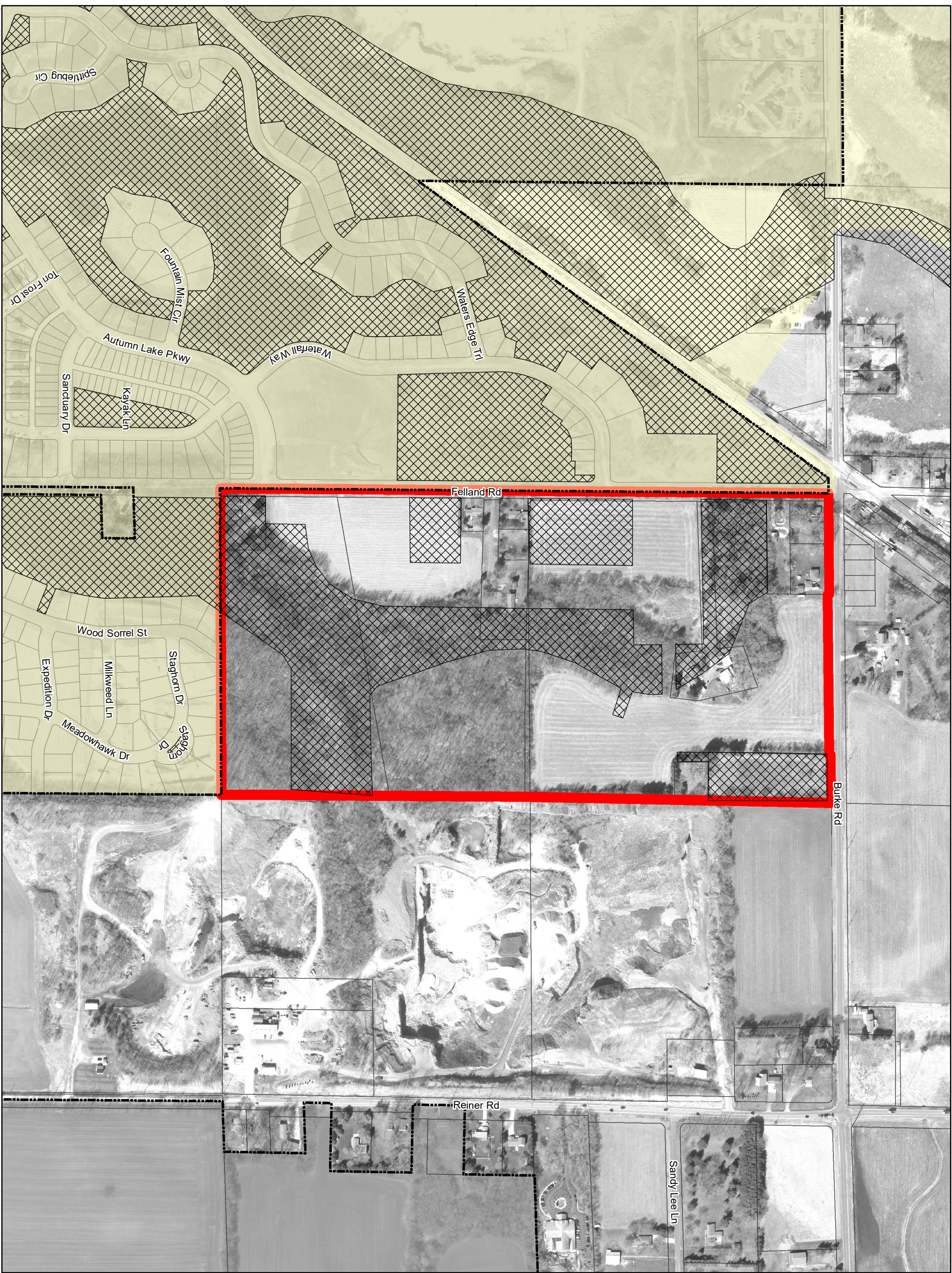
PUBLIC SCHOOLS

The expansion area is in the Sun Prairie Area School District (SPASD). Any children in the area currently attend Meadow View Elementary School, Central Heights Middle School, and Sun Prairie East High School under current attendance area boundaries. SPASD owns a site for a planned elementary school across Felland Road from the expansion area.

MAPS

Map 1 : Expansion Area
 City of Madison CUSA Expansion
 January 2024

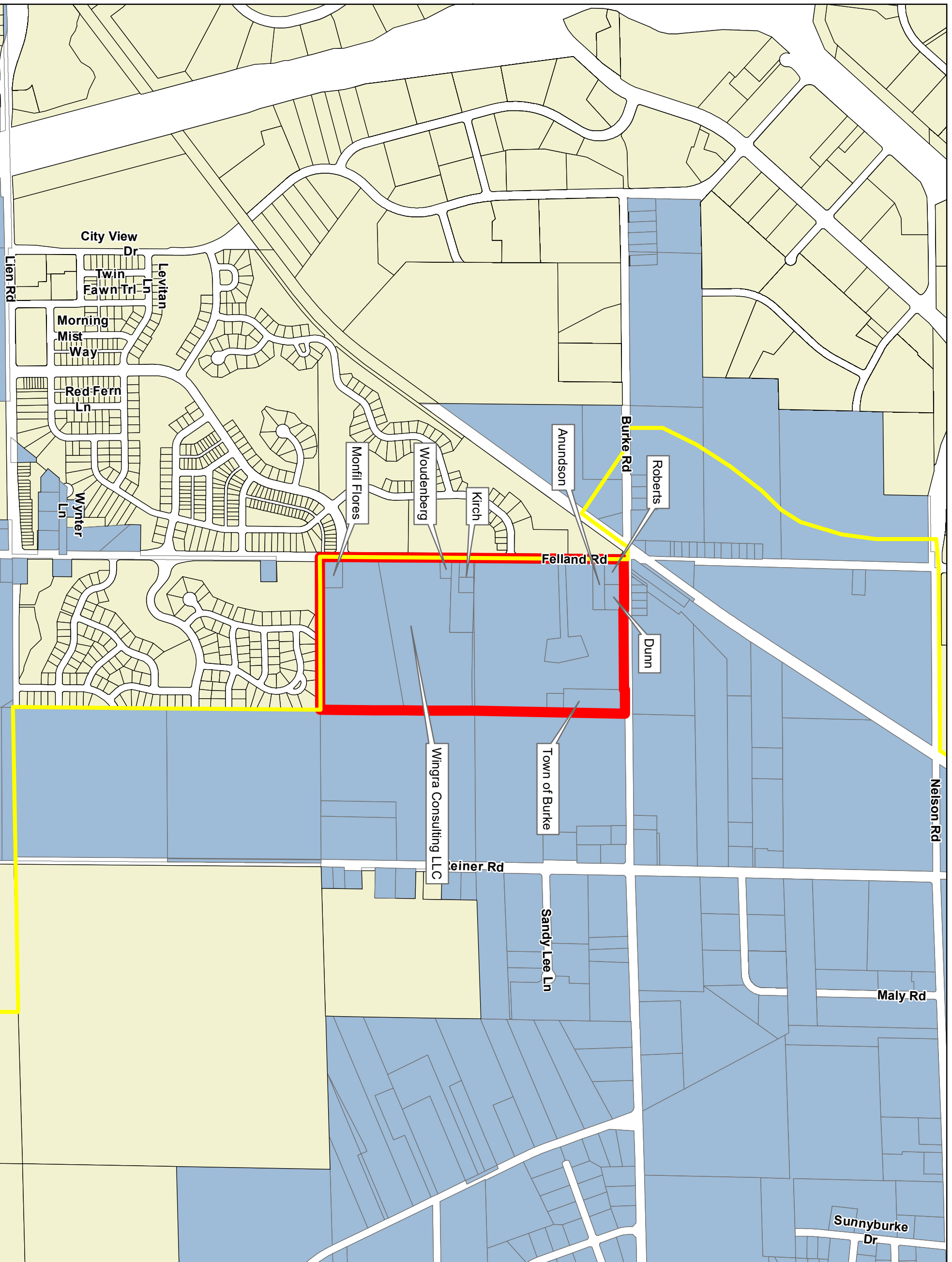
-  Proposed/Existing Environmental Corridor
-  Central Urban Service Area
-  CUSA Amendment Area
-  City of Madison



Map 2: Municipal Jurisdiction and Property Ownership

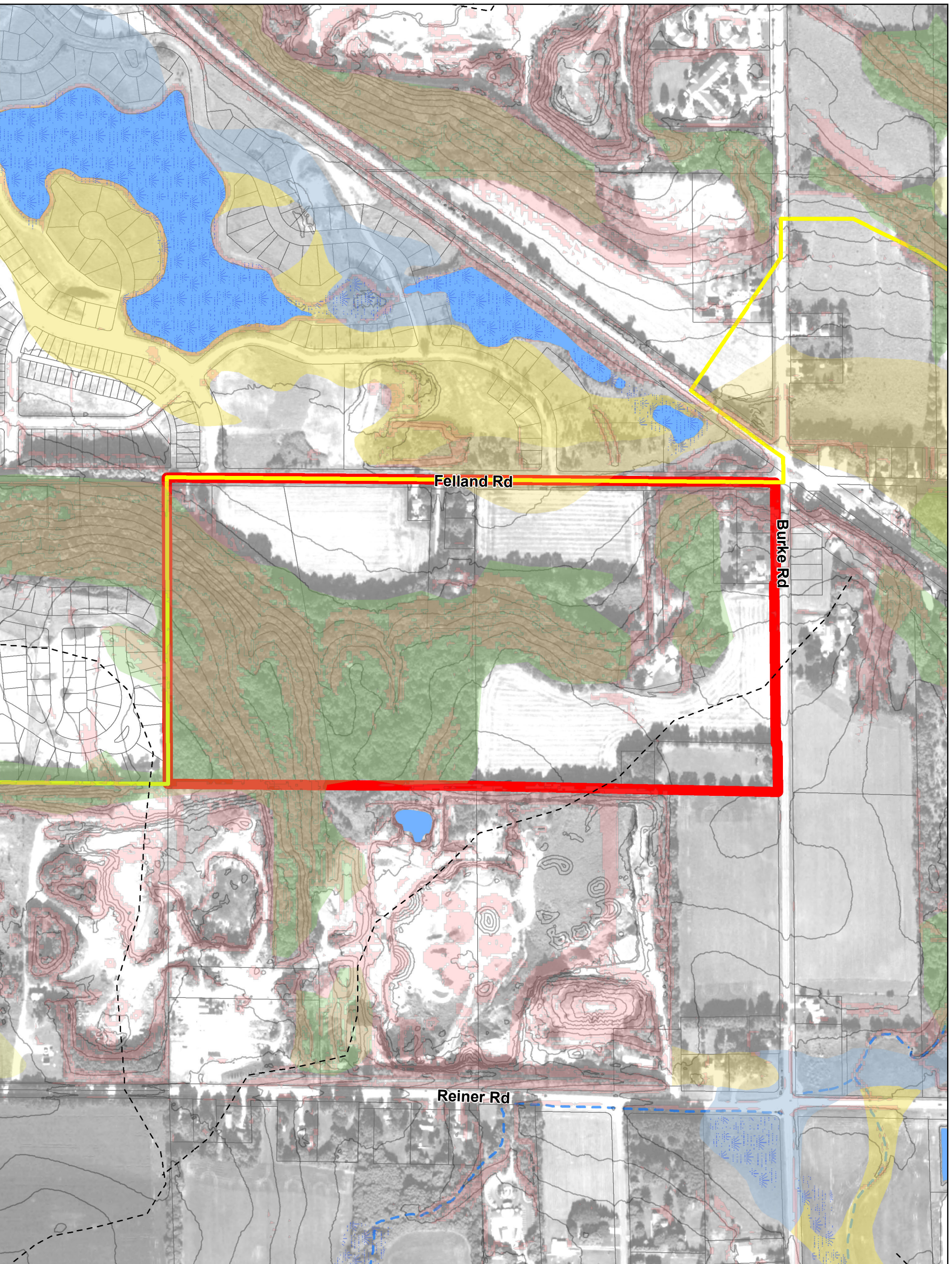
City of Madison CUSA Expansion
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-  City of Madison
-  Town of Burke
-  Central Urban Service Area
-  CUSA Amendment Area



Map 3: Natural Features

City of Madison CUSA Expansion
January 2024



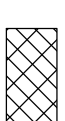










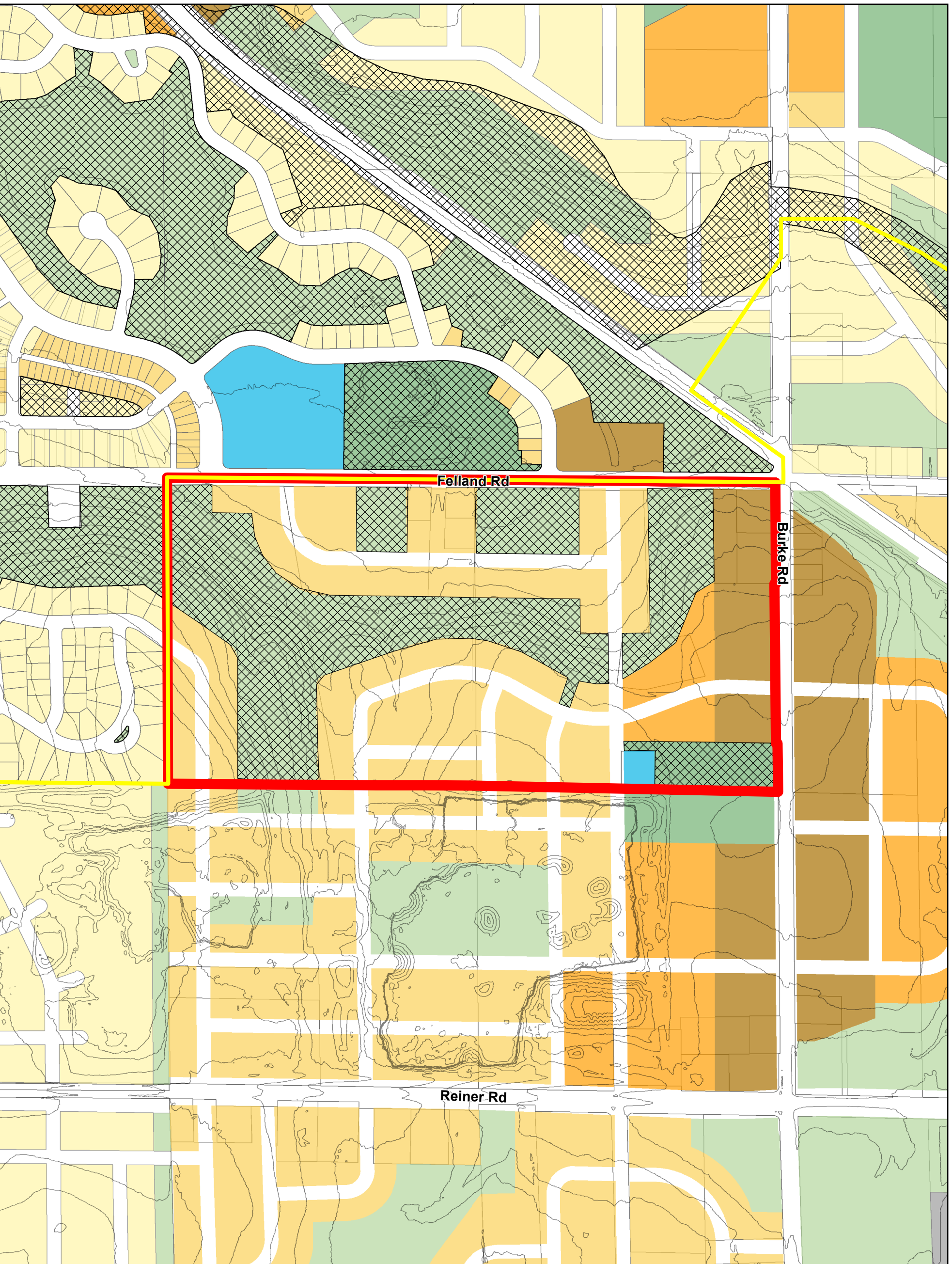
- Central Urban Service Area
- CUSA Amendment Area
- Intermittent Stream
- Minor Ridgeline
- 10' Contours
- Slope 12% or Greater
- Hydric Soils
- Soils with Hydric Inclusions
- Woodland
- Open Water
- Wetland



Map 4: Land Use and Street Plan

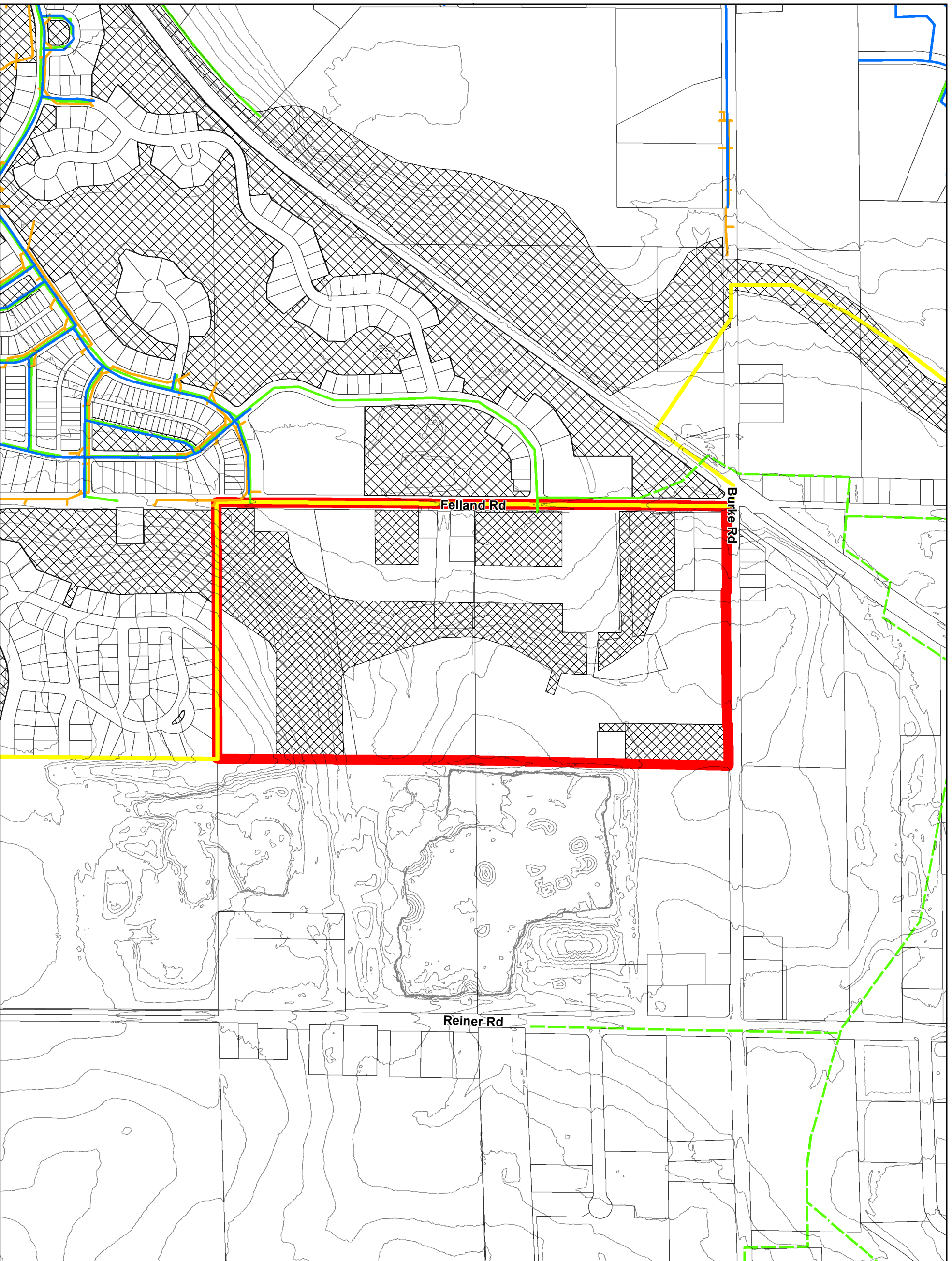
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-  Central Urban Service Area
-  CUSA Amendment Area
-  Existing/Proposed Environmental Corridor
-  10' Contours
-  Housing Mix 1 (6-12 du/ac)
-  Housing Mix 2 (9-20 du/ac)
-  Housing Mix 3 (20-40 du/ac)
-  Housing Mix 4 (40-70 du/ac)
-  Institutional
-  Park
-  Stormwater and Other Open Space



Map 5: Utilities

City of Madison CUSA Expansion
January 2024




 Central Urban Service Area


 CUSA Amendment Area

 Existing/Proposed Environmental Corridor

 10' Contours

 Water Main

 Sanitary Main

 Future Sanitary Interceptor

 Stormwater Main

0 400 800 Feet

