

SUMMARY INFORMATION

This information is provided to support the City of Madison's request to amend the Central Urban Service Area to include approximately 2.03 acres located at 6401 - 6417 Cottage Grove Road.

Prepared by:

City of Madison
Department of Planning & Community & Economic Development
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DESCRIPTION OF THE PROPOSED AMENDMENT AREA

The proposed 2.03 acre amendment area is located at 6401 - 6417 Cottage Grove Road. The properties contain a commercial building and three single-family residences. The amendment area is located within the City of Madison and is contiguous to the current Central Urban Service Area (CUSA) on all sides. **See Map 1.**

The properties in the proposed amendment area are served by private septic systems and wells. The property at 6401 is currently undergoing renovations from a bank to office space. City staff does not see this as a substantial change to the building use and therefore there would not be a substantial change in sewer capacity needs. As a condition of approval, the property must connect to sewer and water before occupancy of the building.

Notifications

Madison Metropolitan Sewerage District (MMSD) has been made aware of the proposed CUSA amendment and has indicated they are supportive of the proposed amendment.

Notification letters were sent to the Town of Blooming Grove and the four properties within the proposed amendment area. Copies of the letters are attached to this document.

PROPOSED LAND USES

The current uses will continue for the near future, further redevelopment of these properties is not anticipated. If any of the properties were proposed for redevelopment, the City's *Cottage Grove Neighborhood Development Plan* would guide consideration of the future land use. The *Plan* recommends Neighborhood Commercial and Low-Medium Density Residential uses for the amendment area.

Table 1: Amendment Area Data

Land Use	Existing Development (acres)	Existing Units	Proposed Land Use (acres)	Environmental Corridor (acres)	Estimated Avg. Units per Acre	Estimated Housing Units
Neighborhood Commercial	1.03	--	1.03	--	--	--
Low-Medium Density Residential	1.00	3	1.00	--	10	10
Total	2.03	3	2.03	--	10	10

TRANSPORTATION RECOMMENDATIONS

This segment of Cottage Grove Road was recently reconstructed and is a four-lane divided roadway with marked bicycle lanes and sidewalks.

DESCRIPTION OF PROPOSED FUTURE URBAN SERVICES DELIVERY

The full range of City of Madison urban services, except public water and sanitary sewer, are provided to the expansion area. Both water and sanitary sewer are located adjacent to the proposed amendment area. **See Map 1.**

Sanitary Sewer Service

Sanitary sewer service will be provided through lateral connection to the 10-inch main that is located approximately 85 feet north of the amendment area in the Cottage Grove Road right-of-way. This 10" main has a design capacity of 1.39 cubic foot per second or 902,597 gallons per day. It is anticipated that the existing commercial property and three single-family homes in the amendment area will generate approximately 5,194 gallons of wastewater per day. These four properties can also be served by extending a City of Madison sewer west from Sprecher Road along the south side of the four lots (112' of sewer already built). This sewer design capacity typical of an 8" main at minimum grade is 0.76 cubic foot per second or 493,506 gallons per day. No additional development is planned or proposed at this time.

Water Service

Water service will be provided through lateral connection to the 12-inch main that is located approximately 95 feet north of the amendment area in the Cottage Grove Road right-of-way. Laterals were stubbed out to each of the properties to the edge of the right-of-way during the recent reconstruction of Cottage Grove Road. The property owners applied for and were granted a delayed connection with an expiration date of 12/30/2025.

The Madison Water Utility has confirmed that there is capacity in the system to serve these properties and for fire protection.

Environmental Corridors

The proposed amendment area does not contain any environmentally sensitive areas that require designation in environmental corridors. **See Map 2.**

Stormwater Management

Currently there are no stormwater management facilities in the proposed amendment area. If the amendment area were to have additional development, which is not currently anticipated, stormwater treatment would be required.

Police Protection Services

The City of Madison Police Department East District provides police protection services to the proposed amendment area. The East District operates out of a station located at the intersection of South Thompson Drive and Cottage Grove Road. This station is less than one mile from the proposed amendment area.

Fire Protection and Emergency Medical Services

The City of Madison Fire Department provides fire protection and emergency medical services to the proposed amendment area. The proposed amendment area is 1.3 miles from Station 13 located at 6350 Town Center Drive and 2 miles from Station 5 located at 4418 Cottage Grove Road.

Streets and Sanitation Services

The Madison Streets Division provides collection of solid waste, large items and recyclable materials on a year-round basis, collection of yard waste and brush on a monthly basis and leaf collection in the spring and fall. The Streets Division also provides street repair, street cleaning and snow and ice control. These services are provided to the proposed amendment area through the East Side Public Works Facility located on Sycamore Avenue.

Public Schools

The proposed amendment area is in the Madison Metropolitan School District (MMSD). Under MMSD's current configuration of school attendance areas, students residing in the proposed amendment area would attend Elvehjem Elementary School, Sennett Middle School and La Follette High School.