



Department of Planning & Community & Economic Development

Planning Division

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October 24, 2022

To: Plan Commission

From: Shady Wood Neighborhood Development Plan Team – Kirstie Laatsch and Jeff Greger

RE: Draft Shady Wood Neighborhood Development Plan

Project Background

In 2009, the City developed a draft Neighborhood Development Plan (NDP) for this same general area west of Woods Road and south of Mid-Town Road. However, the process resulted in only a small portion of the NDP being adopted—the 40-acre “Phase 1” area at the southwest corner of Mid-Town Road and Woods Road ([Legistar # 13482](#)). The remainder of that draft NDP, including recommendations for the remaining approximately 600 acres of land, was never adopted.

In early 2022, Planning staff restarted work on the Shady Wood NDP. Major topics of interest in this project include preserving a corridor for Ice Age National Scenic Trail, addressing issues with stormwater, as well as making detailed recommendations for land use and transportation.

An initial public meeting was held in March 2022. Staff also had one-on-one meetings with property owners and other stakeholders such as the Madison Area School District, Town of Verona, and City of Verona. Several meetings with the project’s interagency team were also held to learn about issues in the planning area and refine the draft Plan.

A second public meeting was held on September 22, 2022 to review the draft Plan, solicit feedback, and answer questions. Following the public meeting, larger property owners were contacted again to offer to meet a second time now that the draft Plan is available.

Summary of Feedback from the 1st and 2nd Public Meetings

- Strong support for preservation of a portion of the planning area for the Ice Age National Scenic Trail corridor
- Support for future study of speed limit on Woods Road as well as concerns about increased traffic impacts on safety, particularly of bicyclists and pedestrians/hikers crossing to access the Ice Age Trail
- Questions and concerns about future stormwater management in the area as well as impacts on groundwater/private wells
- Suggestion to convert existing cleared lands in the open space corridor back to woodlands or other natural land cover
- Questions about boundary agreements with neighboring municipalities
- Question about whether Mid-Town Road will be widened
- Questions and comments about whether the NDP can address light pollution
- Concerns about placing multifamily housing in the neighborhood

- Suggestion to add commercial uses that are within walking distance
- Suggestion to add a dog park in the area

Questions for Plan Commission

Staff is seeking feedback on the following topics prior to finalizing a draft for introduction at Common Council:

1. Do you agree with the changes in minimum density for Housing Mix 1 and Housing Mix 2?
 - Housing Mix 1 has previously been up to 8 du/acre. We are proposing between 6 – 12 du/acre.
 - Housing Mix 2 has previously been between 8 – 20 du/acre. We are proposing between 12 – 20 du/acre.
2. Do you agree with limiting Housing Mix 1 to only the area in the northwestern part of the planning area?
3. Do you agree with the locations recommended for Housing Mix 3?

Attachments:

1. Draft maps ([Legistar # 74067](#))
2. Draft Plan document
3. PDF of October 24, 2022 presentation
4. PDF of compiled written public feedback