

DRAFT 8-26-09

Outline for Revisiting Shady Wood NDP Recommendations for the Phase B and C Staging Areas

The following process is proposed to determine what, if any, changes might be made to the recommendations in the draft Shady Wood NDP as applied to Phase B and C staging areas that would be considered acceptable both to the affected property owners who have been opposed to the current draft plan and to those who support creation of a meaningful open space conservation corridor here.

Early to Mid-September:

- A. Staff meetings with individual property owners to find out specifically how they would like to see the draft plan maps and/or text changed to address their concerns. (Note that to date, some owners opposed to the draft plan have only expressed a desire not to be included in the plan at all and/or have asked for more time to respond). This would include seeking additional clarification regarding the underlying reasons or assumptions that are the basis for wanting these changes, and possibly identifying other strategies (or additional strategies) that also might help address their concerns.

It is possible, perhaps likely, that some owners may have more specific thoughts about acceptable (to them) alternative land use recommendations than others.

- B. Staff meetings with the Ice Age Trail Alliance (formerly known as the Ice Age Park & Trail Foundation), US National Park Service, Wisconsin Department of Natural Resources, Dane County Parks Department, City of Madison Parks Division to consider and discuss:

A review of potential funding sources for acquisition of land or appropriate easements to implement the open space recommendations to preserve natural areas characterized by significant ice glacial features, both in the near and longer term, and the possibilities for creating a more specific long-term timetable for implementation.

Discussion of potential revisions to the recommended open space corridor and the effect these might have on the educational and recreational value of the corridor, cost and difficulty of implementation and other factors, and/or other potential changes to the open space recommendations in the draft Shady Wood NDP.. (Note that open space preservation supporters also suggested revisions to the draft plan, and some property owners had concerns about open space recommendations other than the Ice Age Trail corridor, including proposed parks and proposed stormwater management corridors.)

Depending on the scope of the discussions, more than one meeting might be held with particular owners, and some meetings might beneficially include both owner(s) and members of the Group B discussions, such as staff from potential implementation agencies. This process is seen as iterative, depending on how the discussions go.

Late September to Mid- October:

- A. Based on discussions with individual property-owners and agency staffs, Planning staff prepare draft outline of issues, choices, and possible alternatives that might be considered in addition to the current draft recommendations for the Phase B and C staging areas, along with some of the likely key implications of each alternative.
- B. Internal discussion and refinement of the alternatives outline.
- C. Group meetings with all or sub-groups of property owners and appropriate others as appears useful to seek to identify potential common understanding of the choices and alternatives, and, perhaps, move toward a common recommended alternative.
- D. Possible informal report to the Plan Commission on the discussions to date and the apparent evolving choices. Possible request for Plan Commission comment and direction on emerging issues.

Late October to Mid-November:

- A. Planning staff prepare one or more draft alternatives to the current recommendations for Phasing Areas B and C for potential Plan Commission consideration. These could be alternatives that reflect proposed revisions created by staff and/or alternatives created by individual or groups of property owners. They might include alternatives that staff could recommend, but might also include alternatives that staff would not recommend.
- B. Meetings with owners of affected properties on potential draft plan alternatives.
- C. Meetings with staffs and open space supporters on potential draft plan alternatives.
- D. Possible neighborhood meeting, depending on the extent of differences between the proposed alternative(s) and the current draft plan, and the potential impacts of the alternative proposal(s) on the larger neighborhood.

December-January:

- A. Formal report back to the Plan Commission and request for direction regarding introduction of current or alternative draft Shady Wood plan for Phase B and C staging areas for adoption, or alternative strategy.