



Department of Planning & Community & Economic Development

Planning Division

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DATE: September 21, 2015

TO: City Plan Commission

FROM: Rick Roll, Planner IV

SUBJECT: Yahara Hills Neighborhood Development Plan Expanded Planning Area Boundary

The Planning Division feels the City of Madison's Yahara Hills Neighborhood Development Plan can best address the City's planning concerns as described below. Therefore, *the Planning Division recommends that the general planning area for the Yahara Hills Neighborhood Development Plan be expanded to include lands in the Town of Cottage Grove as depicted on the attached Map One – Planning Area Boundary.*

Background

On August 4, 2015, the Common Council authorized the Planning Division to prepare the Yahara Hills Neighborhood Development Plan for lands in the City of Madison's southeast planning area. The Yahara Hills Neighborhood Development Plan planning area boundary is consistent with the City's Comprehensive Plan recommendation for that area. Specifically, the Comprehensive Plan identifies the proposed neighborhood planning area as a Group 1 Peripheral Planning Area. Preparation of one or more City of Madison neighborhood development plans is recommended for this area.

The Yahara Hills Neighborhood Development Plan's planning area boundary was proposed to include lands in the City of Madison and in its future growth areas, but not include lands within the Town of Cottage Grove even though the City's Comprehensive Plan identifies those lands as potential City of Madison expansion areas. Since the time that the Common Council authorized the Planning Division to prepare the Yahara Hills Neighborhood Development Plan, the Town of Cottage Grove released a draft of the Town's Comprehensive Plan. The Draft Town of Cottage Grove Comprehensive Plan shows an extensive area of Planned Commercial Development immediately abutting the City's corporate boundary and within the City's planned future growth area.

The City's primary area of concern with the Town of Cottage Grove Comprehensive Plan is the Future Land Use Plan Map and the large "Commercial Development Area" that is proposed for the southwestern part of the Town of Cottage Grove. This area is identified in the City of Madison Comprehensive Plan (2006) as a Group 1 Peripheral Planning Area. This is a planned City growth area where detailed neighborhood development planning should occur in advance of urban development in order to achieve orderly, efficient urban growth.

The Town of Cottage Grove and the Town of Blooming Grove share a corporate boundary line. The Town of Blooming Grove lands immediately west of the Town of Cottage Grove will become part of the City of Madison via a series of attachments starting in 2015, 2020 and ending in 2027 as part of a Cooperative Plan between the two communities. Individual properties within the Town of Blooming Grove may attach to the City in advance of the phased attachments as authorized by the Cooperative Plan. Further, the City of Madison already abuts the Town of Cottage Grove at the eastern edge of the Dane County Landfill and the Yahara Hills Golf Course.

It appears that the "Commercial Development Area" that is recommended in the Town of Cottage Grove's Comprehensive Plan is much larger than is necessary to meet the demand for commercial development in the

