

Shady Wood Neighborhood Development Plan

Plan Commission – October 24, 2022



Shady Wood Neighborhood Development Plan

Agenda

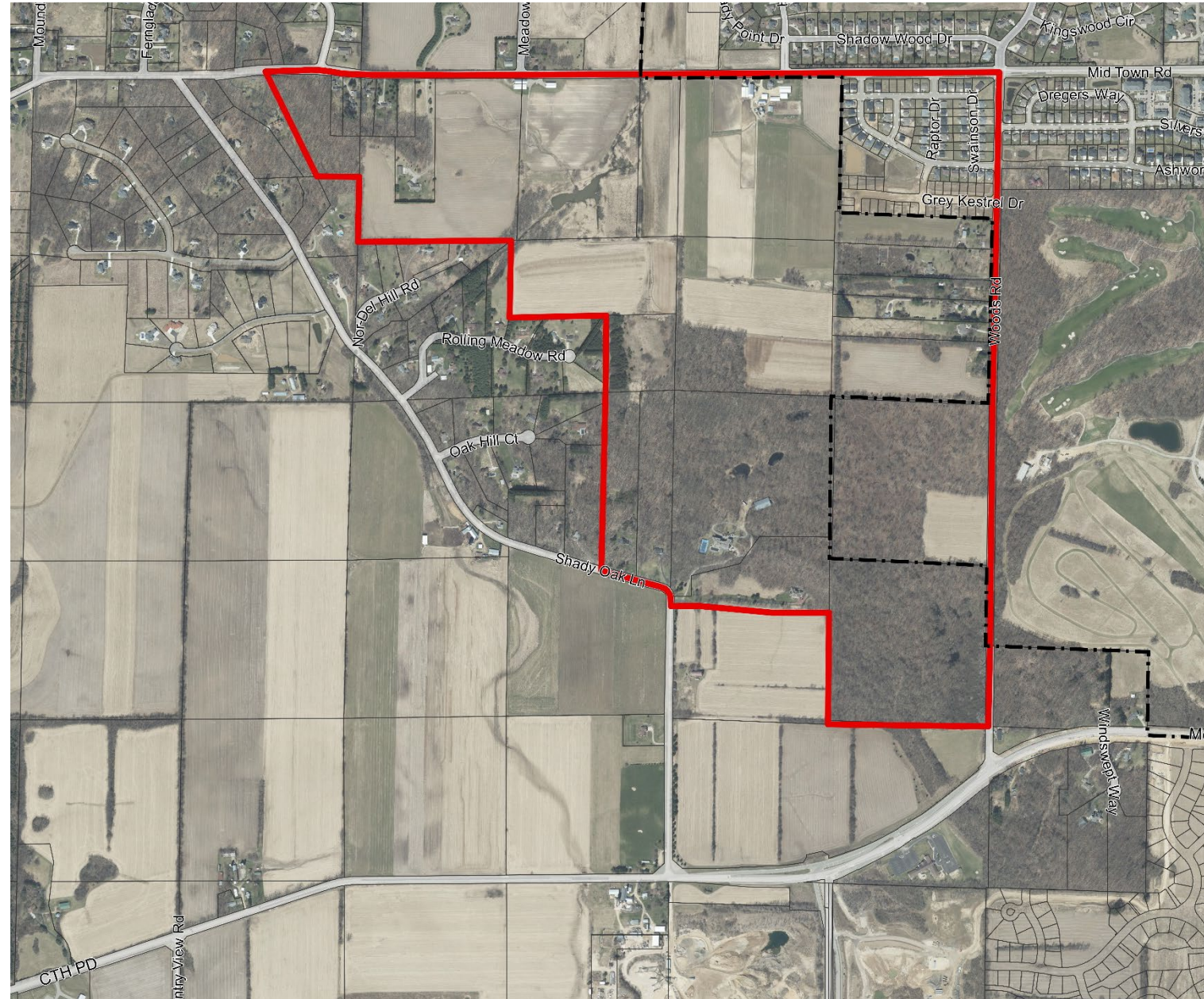
- Background Information
- Draft Plan Recommendations
- Summary of Feedback
- Project Timeline
- Questions/Discussion



Shady Wood Neighborhood Development Plan

Background

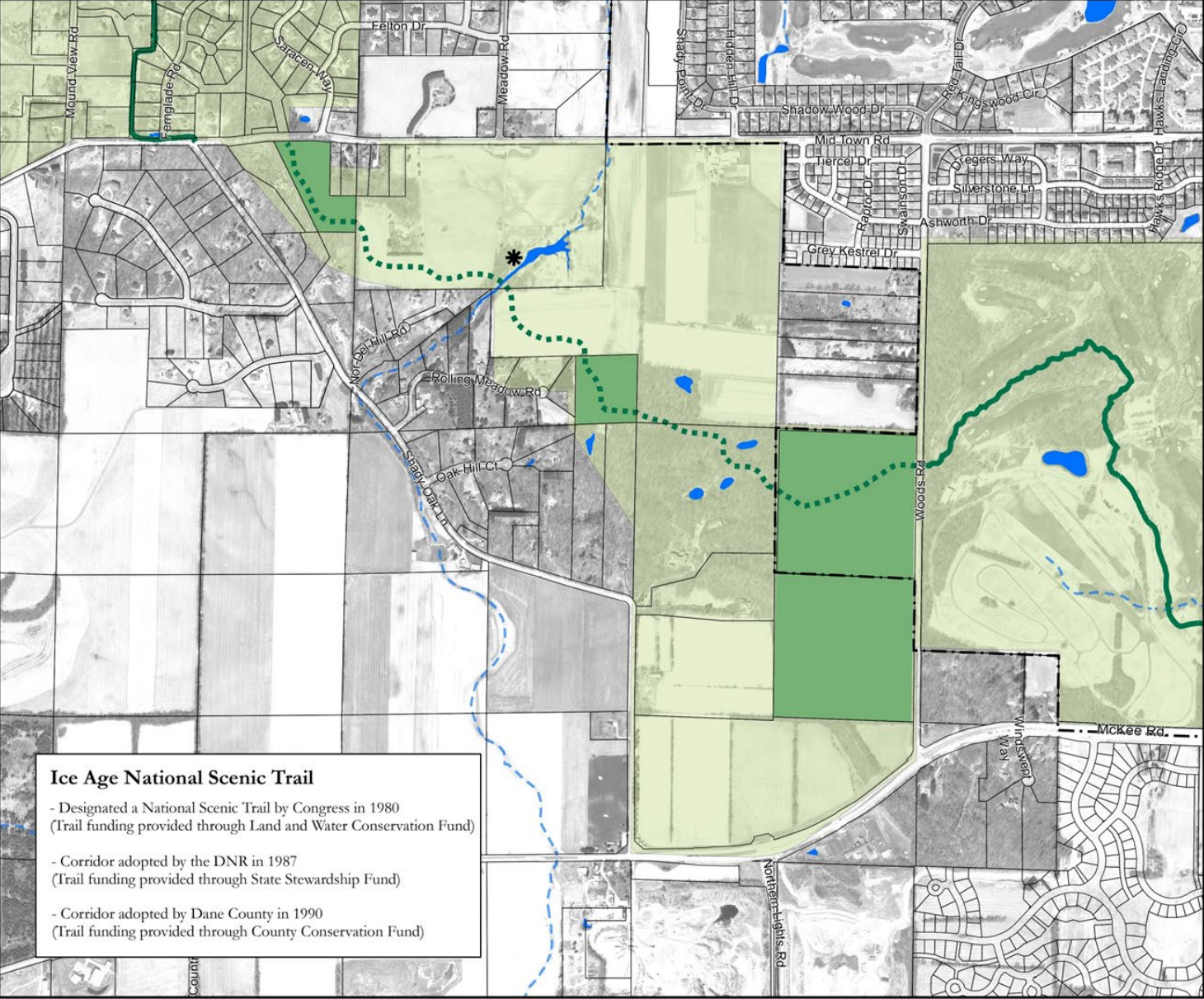
- Approximately 425 acres
- Mid-Town Rd boundary on the north and Woods Rd on east
- Madison Metropolitan School District & Verona Area School District
- Ice Age Trail is planned to run through this area



Shady Wood Neighborhood Development Plan

Ice Age National Scenic Trail

- Authorized in 1980 as a National Scenic Trail by Congress
- The 1,100-mile trail follows the farthest southern extent of the most recent glacial advance
- One of eight National Scenic Trails within the US



Ice Age National Scenic Trail

- Designated a National Scenic Trail by Congress in 1980
(Trail funding provided through Land and Water Conservation Fund)
- Corridor adopted by the DNR in 1987
(Trail funding provided through State Stewardship Fund)
- Corridor adopted by Dane County in 1990
(Trail funding provided through County Conservation Fund)

Map 15:
Preserved Open Space

Shady Wood
Neighborhood Development Plan
August 2022

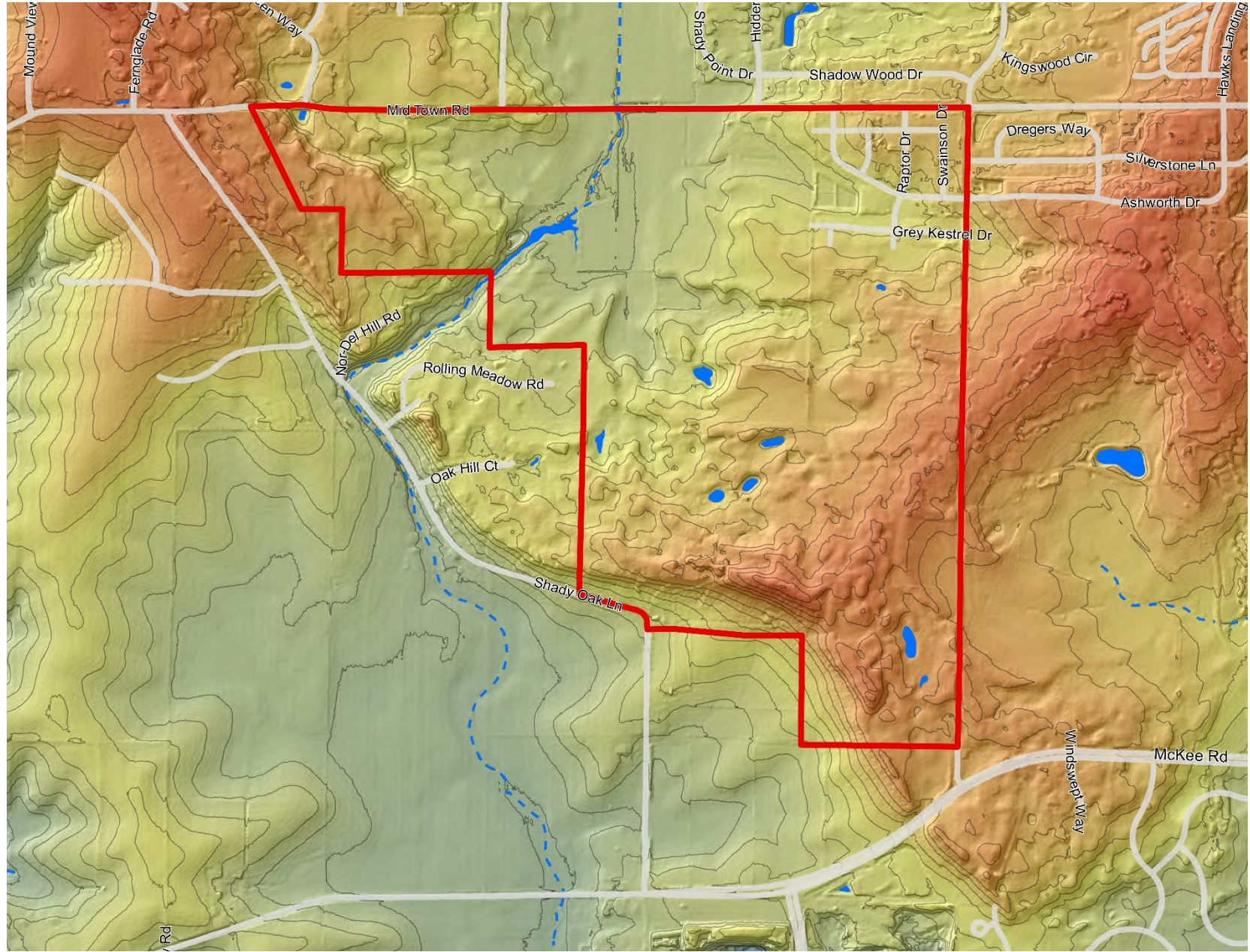
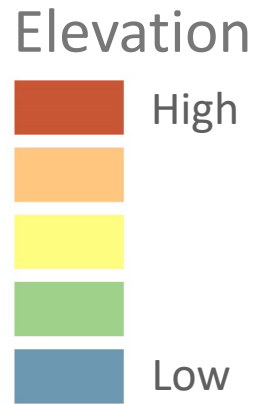
- - - City of Madison Boundary
- Ice Age National Scenic Trail Corridor
- Preserved Open Space
- Existing Ice Age Trail
- Conceptual Ice Age Trail
- - - Intermittent Stream
- Surface Water
- * Richardson's Cave

DRAFT

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Environmental Features

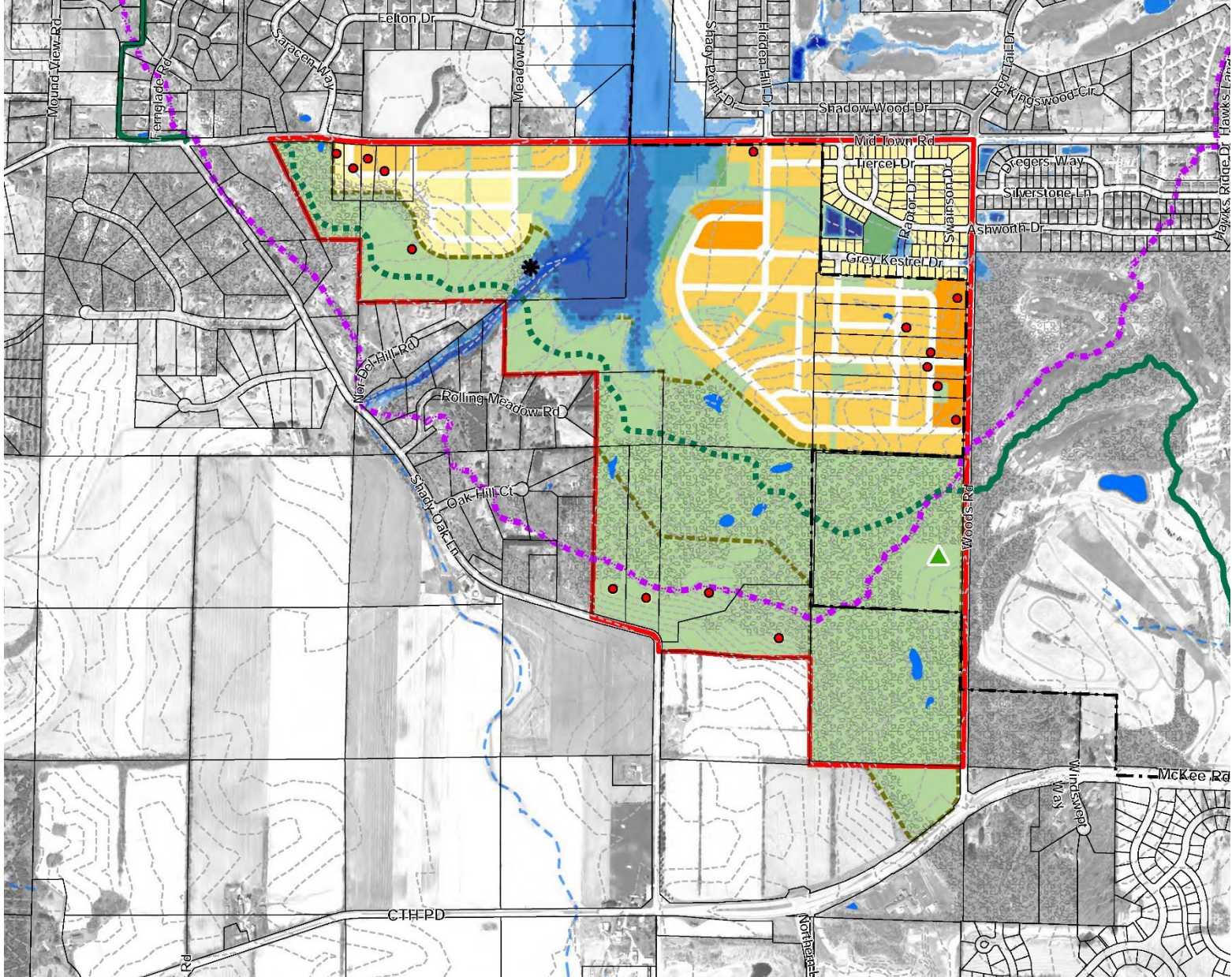
- Topography
 - Rolling Hills
 - Steep Slopes



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Storm Inundation

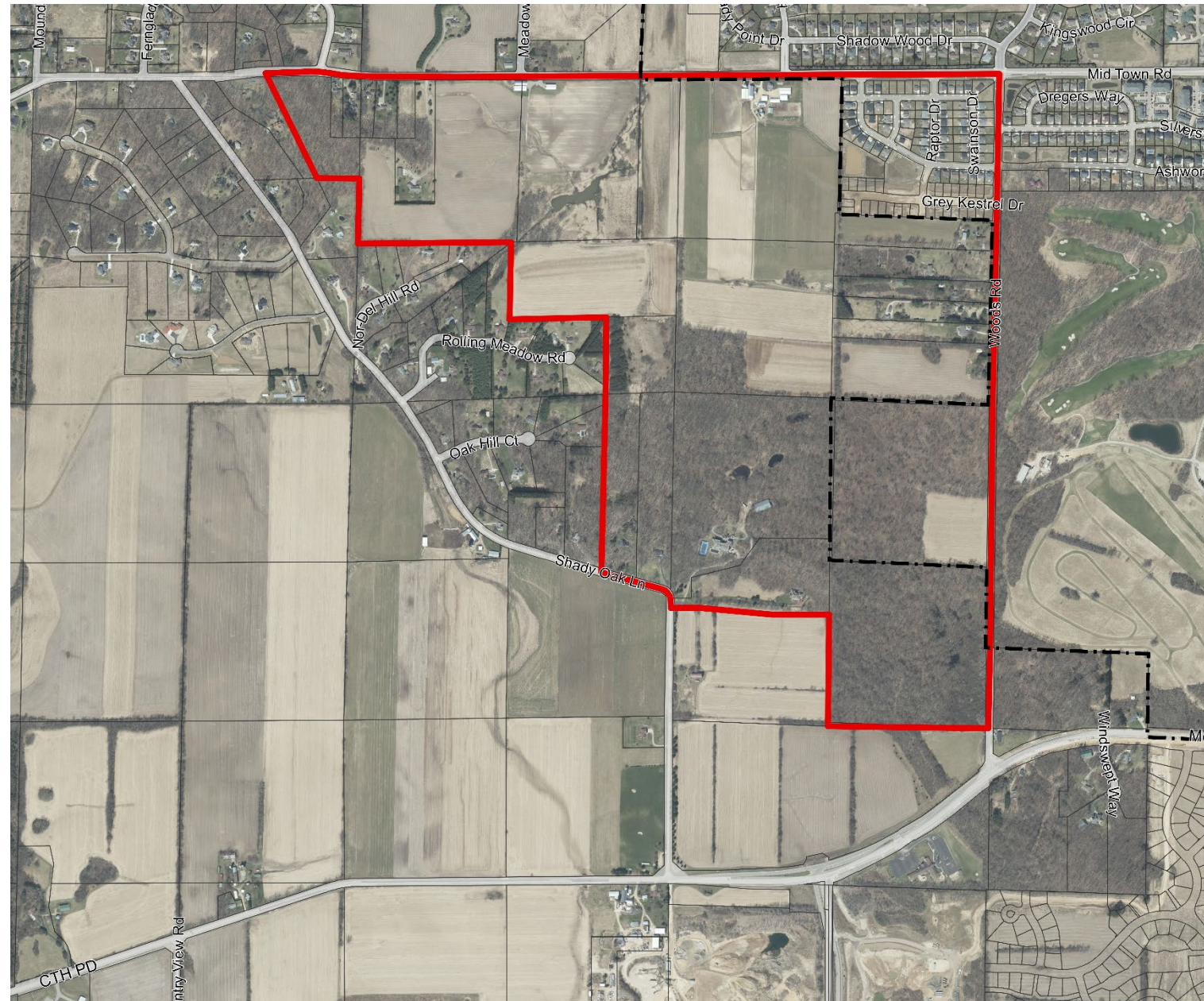
-  Planning Area
- Projected Water Depths for 100 yr Flood
 -  Shallow
 -  Deep
-  Lower Badger Mill Creek Sub-Watershed Boundary
-  Existing Dwelling Units
-  Richardson's Cave
-  Conceptual Ice Age Trail Trailhead
-  Existing Ice Age Trail
-  Conceptual Ice Age Trail
-  10' Contours



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Draft Plan addresses:

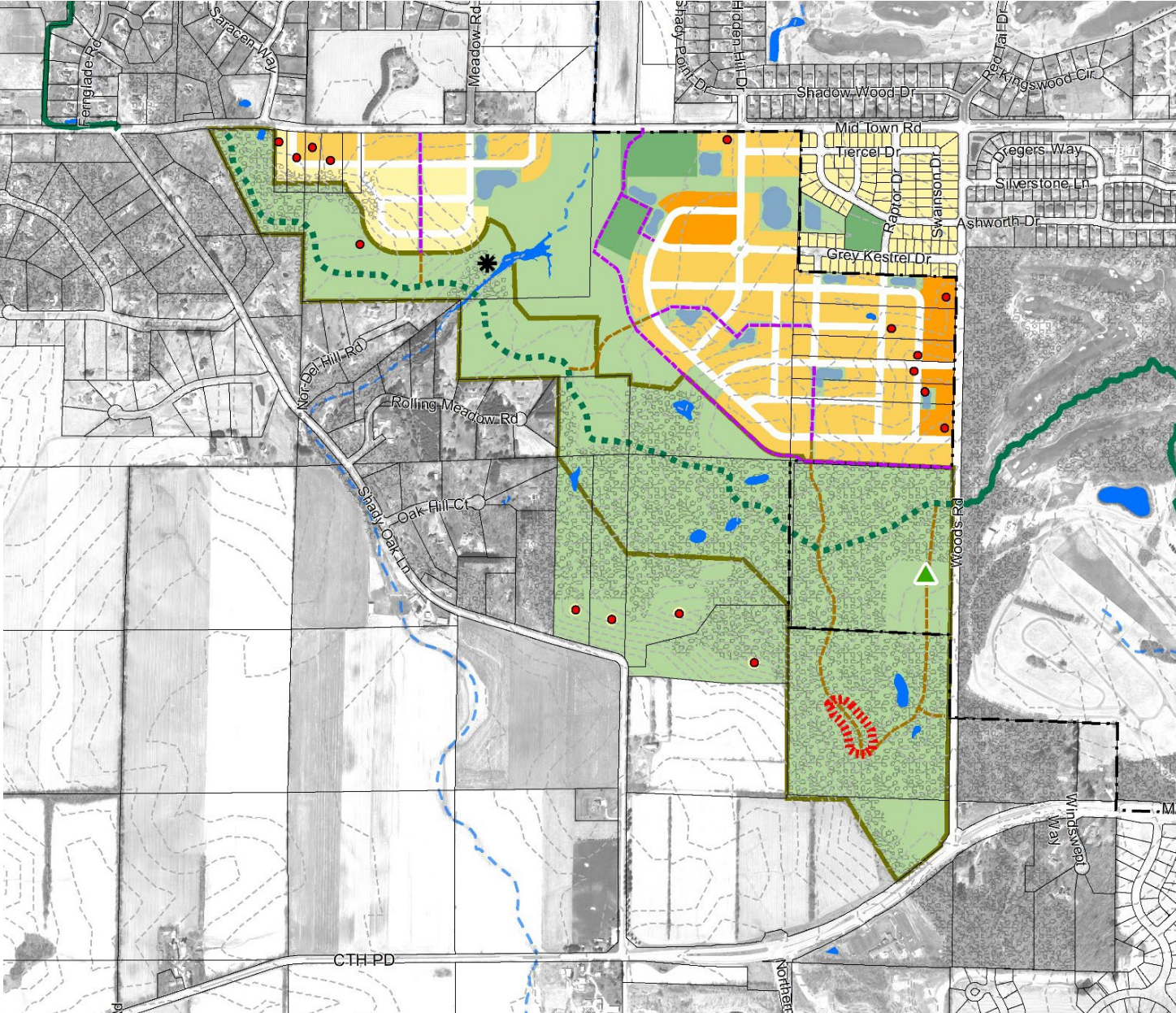
- Land uses and housing types
- Transportation
 - Street layout, pedestrian and bicycle facilities
- Parks, Ice Age Trail Corridor
- Potential stormwater management, drainage locations
- Public utilities and services
- Sustainability



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Draft Land Use Recommendations

-  View Opportunity
 -  Existing Dwelling Units
 -  Richardson's Cave
 -  Conceptual Ice Age Trail Trailhead
 -  Existing Ice Age Trail
 -  Conceptual Ice Age Trail
 -  Proposed Shared-Use Paths
 -  Pedestrian Path
 -  10' Contours
 -  Surface Water
 -  Intermittent Stream
 -  Woodlands
 -  Housing Mix 1 (6-12 du/ac)
 -  Housing Mix 2 (12-20 du/ac)
 -  Housing Mix 3 (20-40 du/ac)
 -  Potential Sports Fields
 -  Stormwater and Other Open Space
 -  Open Space Conservation Corridor
 -  Conceptual Stormwater Pond Location
-  Note: The four properties with existing dwelling units south of the Open Space Conservation Corridor should not be included in CARPC's Environmental Corridor map. Changes to existing land use on these properties is not expected.



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Housing Mix 1

- Single Family, four units, townhomes, duplexes
- Building Height 1-2 Stories
- 6 – 12 du/acre. Previously up to 8 du/acre.



Housing Mix 2

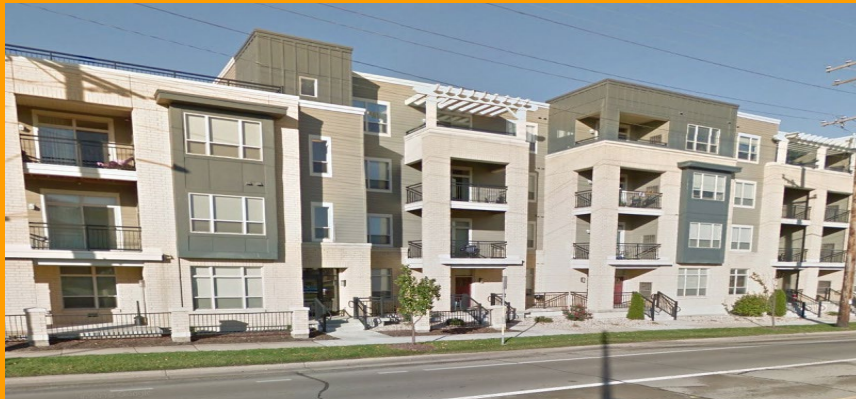
- Single family, four units, townhomes, duplexes, small multi-family
- Building Height 1-3 Stories
- 12 – 20 du/acre. Previously 8 – 12 du/acre.

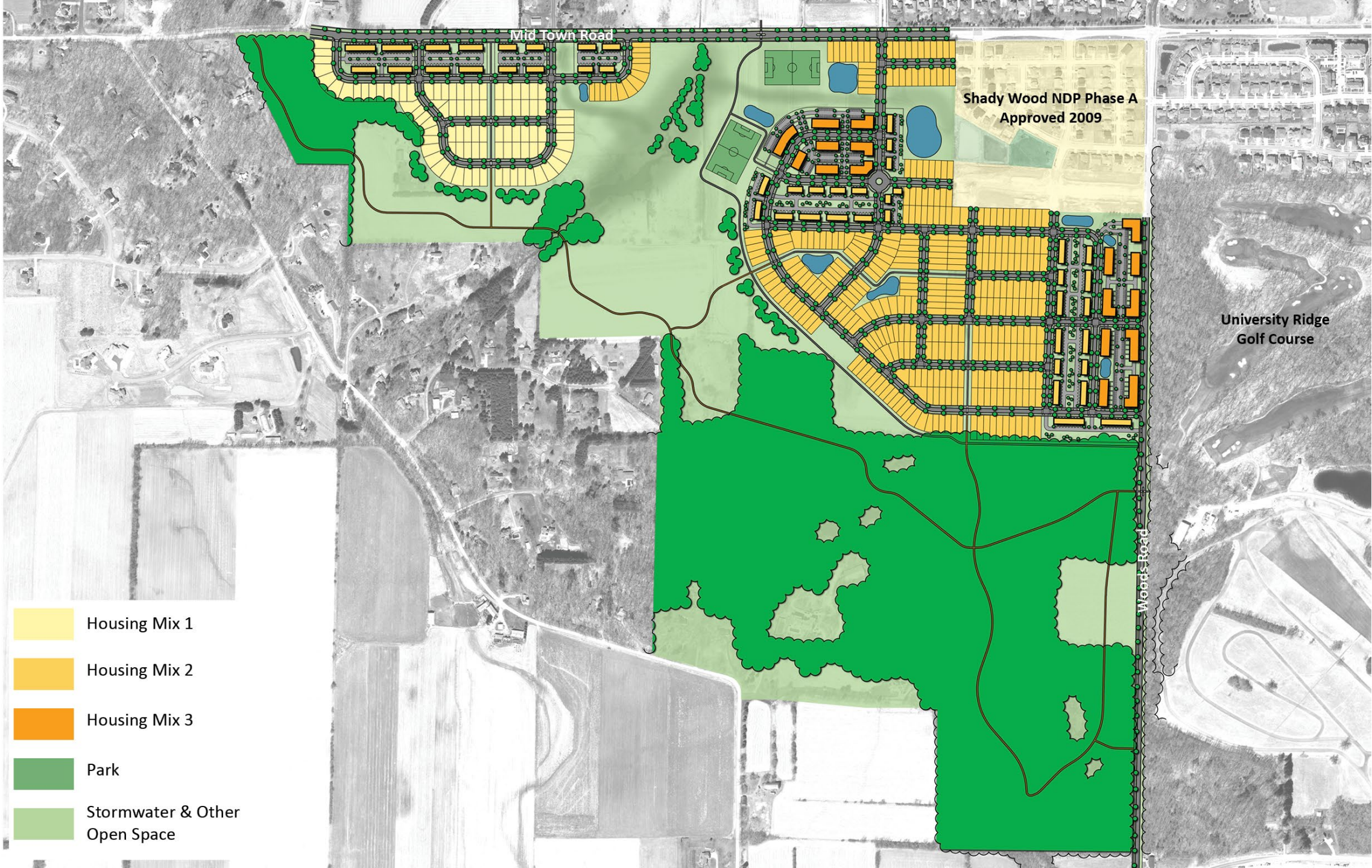


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Housing Mix 3

- Townhomes, duplexes, four units, multifamily
- Building Height 2-4 Stories
- 20 - 40 du/acre






Mid Town Road

Shady Wood NDP Phase A
Approved 2009

University Ridge
Golf Course

Wood Road

-  Housing Mix 1
-  Housing Mix 2
-  Housing Mix 3
-  Park
-  Stormwater & Other Open Space

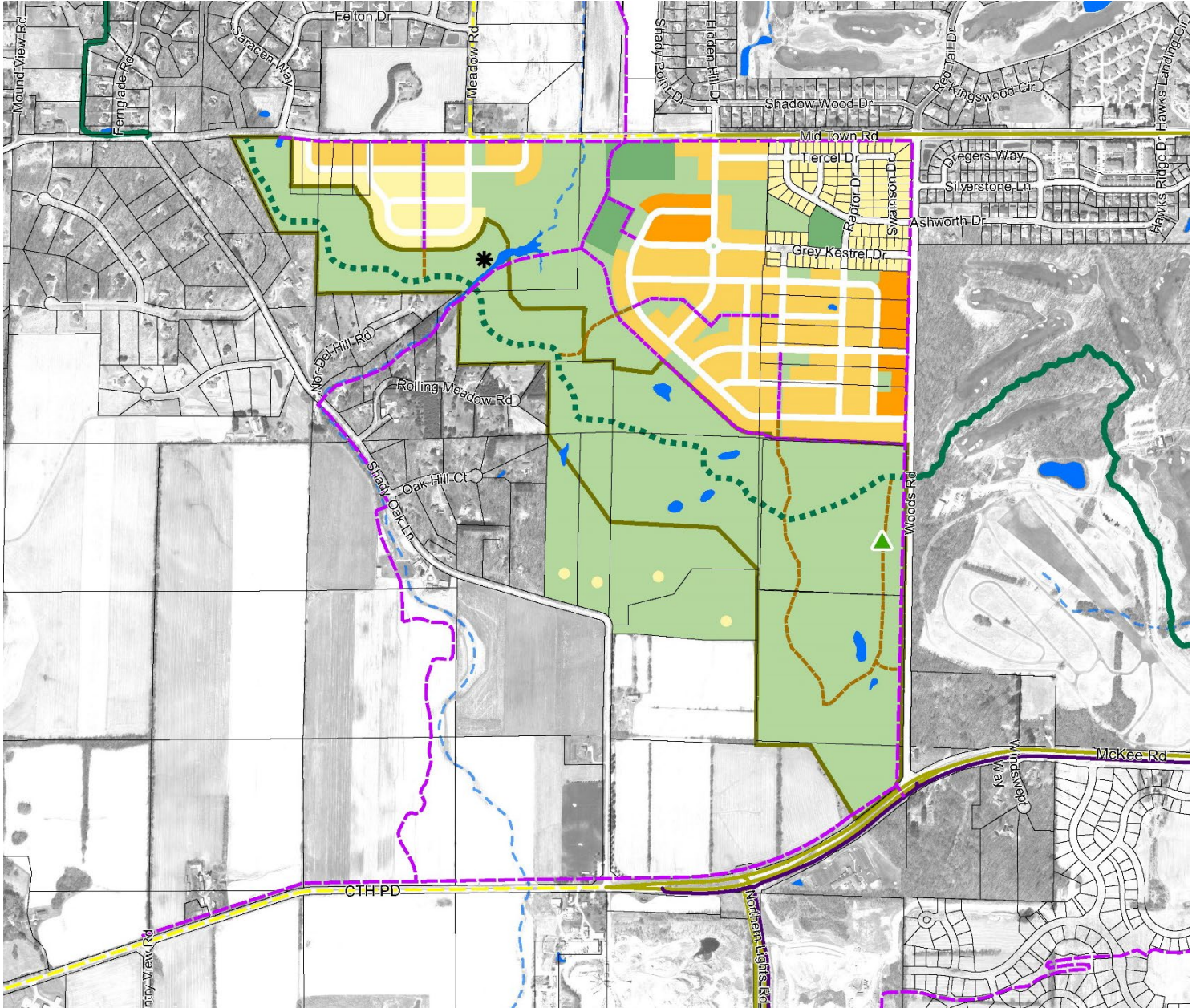
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Draft Transportation Recommendations

Pedestrian and Bicycle Facilities

Updated Map

- Existing Shared-Use Path
- Proposed Shared-Use Path
- Proposed Pedestrian Path
- Existing On-Street Bicycle Facility
- Proposed On-Street Bicycle Facility
- Existing Ice Age Trail
- Conceptual Ice Age Trail
- Trailhead
- Richardson's Cave
- Open Space Conservation Corridor



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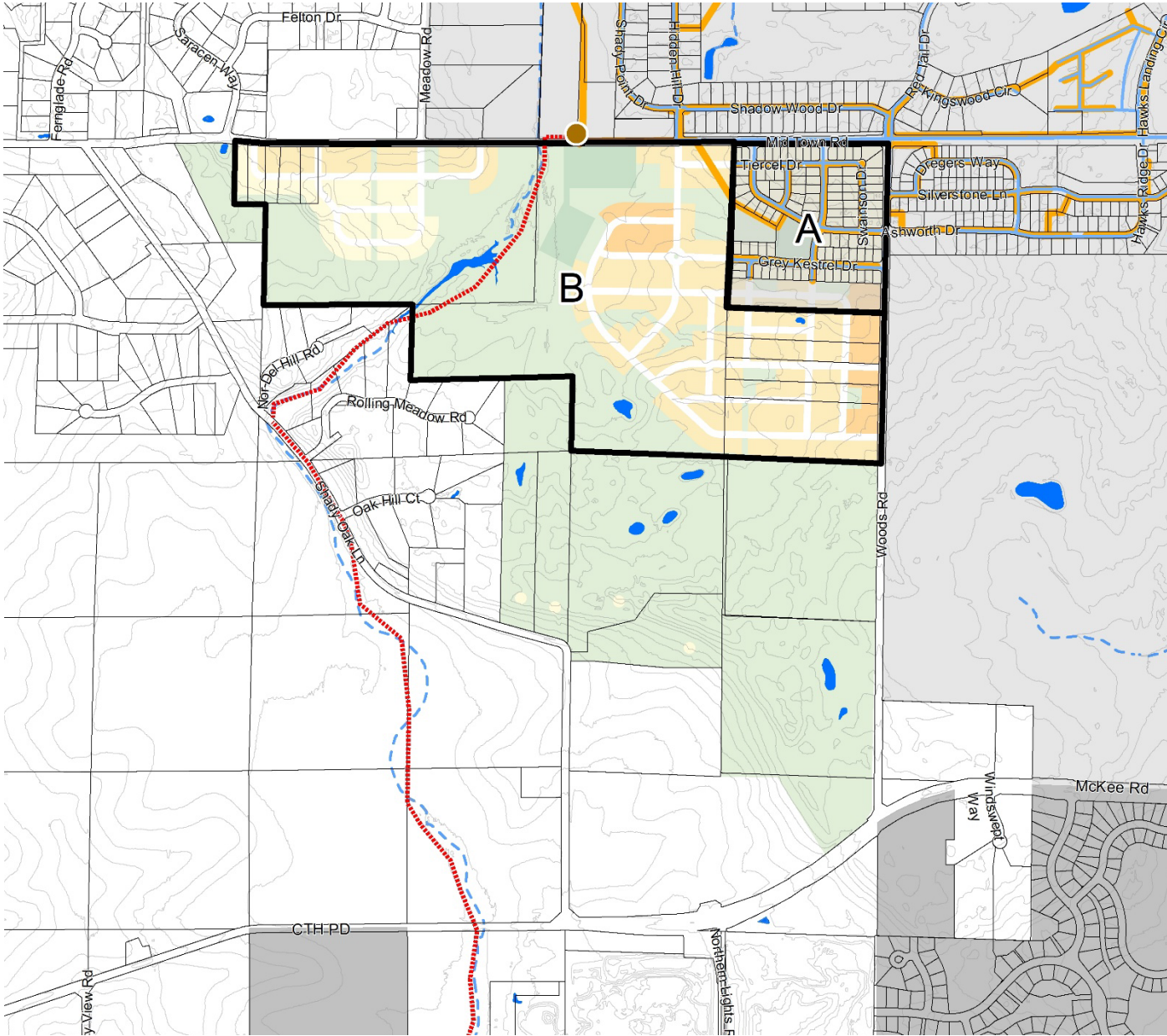
Draft Phasing and Utilities

Existing Utilities

- Existing Water Main
- Existing Sanitary Sewer Main
- Existing Sanitary Lift Station

Proposed Utilities / Phasing

- Planned Lower Badger Mill Creek Interceptor
- Phasing Area
- Central Urban Service Area
- Verona Urban Service Area
- Elevation Contour - 10 foot



Summary of Public Feedback:

- Strong support for Ice Age National Scenic Trail corridor
- Support for future study of speed limit on Woods Road and concerns about increased traffic impacts on safety
- Concerns about stormwater management and future impacts on groundwater/private wells
- Suggestion to convert existing cleared lands in open space corridor back to woodlands
- Questions about boundary agreements with neighboring municipalities
- Questions and comments about addressing light pollution
- Concerns about placing multifamily housing in the neighborhood
- Suggestion to add commercial uses within walking distance

Project Timeline*

- Transportation Policy and Planning Board Update – October 10, 2022
- Plan Commission Update – October 24, 2022
- Complete full draft of text/maps – November 2022
- Introduce Draft Plan to Common Council – November 22, 2022
- Review by various City committees – November and December (likely TPPB, BPC, PC)
- Common Council review and potential adoption – Early 2023

**Schedule subject to change*

Questions for Plan Commission:

1. Do you agree with the changes in minimum density for Housing Mix 1 and Housing Mix 2?
 - Housing Mix 1: previously up to 8 du/acre. We are proposing between 6 – 12 du/acre.
 - Housing Mix 2: previously 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?