



Department of Planning & Community & Economic Development

Planning Division

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Date: January 9, 2017

To: Plan Commission

From: Planning Division Staff

Subject: Staff responses and recommendations regarding board and commission actions as well as comments received on the draft Yahara Hills Neighborhood Development Plan.

The draft Yahara Hills Neighborhood Development Plan was introduced to the Common Council on October 4th, 2016. The Plan was referred to the Plan Commission, Long Range Transportation Planning Committee (October 27, 2016) and the Board of Park Commissioners (November 16th, 2016).

The purpose of this memorandum is to summarize and respond to the recommendations and comments of the Long Range Transportation Planning Committee (LRTPC), Board of Park Commissioners (BOPC) as well as general comments from the public. Further comments on staff-proposed revisions are also provided. *On October 27, 2016, the LRTPC voted to approve the Plan with several comments and recommendations. On November 16, 2016 the Board of Park Commissioners voted unanimously to approve the Yahara Hills Neighborhood Development Plan with no recommended changes to the plan text and maps.*

ACTION BY LONG RANGE TRANSPORTATION PLANNING COMMITTEE (October 27, 2016)

LRTPC Recommendation: Mark Shahan/Susan DeVos then submitted a motion to recommend adoption of Resolution ID 44402, and forward LRTPC comments to the lead referral committee (Plan Commission) for their consideration. That motion passed unanimously.

Comments/Recommendations

1. LRTPC recommends adding Map 7A to the Plan Document.

A. Planning Staff Response: Map 7A is an alternative land use and transportation map for the north east part of the neighborhood. The final plan will include Map 7, which may or may not include the Map 7A alternative. The intent is for the Plan Commission to make a

determination between Map 7 as is in the draft plan document or amend it to incorporate the recommendations on Map 7A.

2. The LRTPC noted that north-south bicycle travel along CTH AB would be a challenge in the future, especially if an interchange and bridge over USH 12/18 is built. The LRTPC pointed out that heavy auto turning movements at on and off ramps are especially hazardous to cyclists.. It was further recommended that that the Plan incorporate a grade-separated bicycle-pedestrian crossing at that location for consideration by WisDOT.

B. Planning Staff Response: Staff recommends further study of this concept prior to the time that any CTH AB improvements are constructed.

3. LRTPC said public transit service in this area needs to be established, and improved to a high level of service. This service should not only be oriented to peak-period commuter travelers, but also people traveling during the off-peak, especially if senior-oriented housing is developed in this area.

C. Planning Staff Response: Staff agrees with this comment and recommends that a variety of transit services be evaluated for this area, as a component of the Bus Rapid Transit (BRT) system implementation process (of which a Metro route restructure evaluation and potential new complementary transit services will be considered).

4. LRTPC hopes that WisDOT could be persuaded to consider additional crossing of the Interstate (street or bicycle/pedestrian) as they design the major interchange in that area.

D. Planning Staff Response: Staff agrees with this comment. The draft plan shows a conceptual crossing of IH 39/90 at Storck Rd as well as the crossing at Meier Rd. Staff also feels that a range of additional local street connections and other transportation system improvements should be considered in this area, in order to improve traffic safety, access and circulation. These additional improvements will be critical to ensure not only safe and convenient transportation functionality, but also to ensure orderly growth and implementation of the Yahara Hills Neighborhood Development Plan.

5. LRTPC supported better bicycle circulation in the IH-39 and USH 12/18 interchange area. They added that roundabouts have their benefits (particularly traffic safety), but that bicycle and pedestrian movement can be challenging. LRTPC recommended that future roundabouts be designed to better accommodate bicycle traffic.

E. Planning Staff Response: This issue requires additional study of best practices for roundabout designs that accommodate bicyclists and pedestrians. This should occur prior to construction of the proposed roundabouts.

6. LRTPC supports a cycle track along the realigned section of Sprecher Road, where few driveway conflicts would exist.

F. Planning Staff Response: Staff agrees with this recommendation.

7. LRTPC supports the grid street system that is recommended in the plan.

G. Planning Staff Response: Staff agrees with this comment. A modified grid street system forms the basis of the plan's street network.

ACTION BY BOARD OF PARKS COMMISSIONERS ON NOVEMBER 16, 2016

The Board of Park Commissioners voted unanimously to approve the Yahara Hills Neighborhood Development Plan with no recommended changes to the plan text and maps.

GENERAL COMMENTS

From: Tom Walz
Sent: Tuesday, October 25, 2016 8:56 PM
To: Roll, Ricky
Subject: RE: Yahara Hills Neighborhood Development Plan

Hi Rick,

Thank you for the opportunity to review the proposed language. The proposed language is actually quite a bit broader than I had requested, because it might allow the division of hundreds of parcels of less than 35 acres without an existing farm residence, and that may not be acceptable to others. I therefore am suggesting the following language:

However, a five (5) acre or larger parcel with an existing farm residence on (ADOPTION DATE) may be re-zoned to a single family residential district and divided into only two parcels, and construction of a single family residence on the new parcel without the existing farm residence may be allowed. A parcel is defined as the contiguous lands within the control of a single owner.

Please let me know if I have misinterpreted the intent here, or if you care to discuss this further.

Thanks, Tom

Tom Walz


From: Roll, Ricky [mailto:RRoll@cityofmadison.com]
Sent: Monday, October 24, 2016 8:12 AM
To: 'Tom Walz'
Subject: RE: Yahara Hills Neighborhood Development Plan

Tom,

The proposed text for the Agriculture/Rural District is provided below:

2. Agriculture/Rural District

Rural residential and agricultural uses are recommended for the southeast part of the planning area, as well as a small area in the northeast part of the planning area. These lands are in predominantly agricultural and rural residential uses, with natural resource features including Door Creek, floodplains, wetlands and wooded drumlins. Urban services are not generally available to these areas and are not expected to be there for the foreseeable future. Additional non-farm land divisions and non-farm commercial and industrial development are generally not recommended in this district. The recommended net density for new development in this district is one dwelling unit per 35 acres. However, the division of a five (5) acre or larger parcel existing on (ADOPTION DATE) into only two parcels for residential purposes may be divided and rezoned to a single family residential district, and construction of a single family residence on each parcel may be allowed. A parcel is defined as the contiguous lands within the control of a single owner.

If you have any questions please let me know.

Rick Roll

From: Tom Walz

Sent: Saturday, October 22, 2016 6:36 AM

To: Roll, Ricky

Subject: RE: Yahara Hills Neighborhood Development Plan

Hello Ricky,

Thanks for the update on the meetings. Do you know whether the draft Plan will permit the separation of existing farm houses, and allow one building site on the remaining parcel, as discussed during the recent meeting?

Thanks, Tom

Tom Walz

H. Planning Staff Response: Mr. Walz requested that lands with existing farm houses be allowed to split off one additional parcel for development. The one lot split for parcels five acres or larger provision is included in the City of Madison's Cooperative Plan with the Town of Blooming Grove. The effect of adding this provision to the Yahara Hills Neighborhood Development Plan would be the potential addition of 27 new dwelling units resulting from residential lot splits on parcels five acres or larger in size. Staff believes such a provision is best implemented as part of a cooperative plan or intergovernmental agreement between the City and the Town of Cottage Grove.

I. Planning Staff's Recommended Revisions: Staff recommends the following revisions to correct typos, changes to the table of contents, and changes to clarify plan text, etc. These

recommended revisions are summarized below:

1. Typographical errors.
2. Renumber pages. Table of contents becomes Page 1. Renumber the plan pages accordingly.
3. Addition of Table 4 (Estimated Dwelling Units) to the table of contents. (Also see Page 37).
4. New estimates of dwelling units in Table 4 resulting from the lot split provision (extra split provision = 27 additional units). (Page 37)
5. New total dwelling unit estimates range from 2,937 - 3,455 total units. (Page 37).
6. Addition of the following text in the Community Mixed Use District: “Residential uses are not recommended in this District due to the isolated nature of the area.” (Page 40 first paragraph, third sentence).
7. Delete “Ho-Chunk Gaming is working to determine the specific mix of uses in this area.” This issue is addressed elsewhere in the Mixed Use District text.(Page 40 first paragraph, fourth sentence).
8. Add NRA after Blooming Grove Drumlins (page 45, first paragraph, first sentence).
9. Change “numerous” to “several”. “This results in several parks, including smaller parks that are more costly to maintain on a per acre basis compared to larger parks.” (Page 47 third paragraph, second sentence).
10. Change “approve” to “improve”. (Page 53, fifth paragraph, third sentence).
11. Add “the street” (Page 60, second paragraph, second sentence).
12. Clarification under Phasing Area A by adding “A few areas will be attached to the City in 2027”. (Page 68 first paragraph, new fourth sentence).
13. Correction in Phasing Area C: covers 190 acres. (Page 68 third paragraph, first sentence).
14. Correction in Phasing Area D: covers 1,339 acres. (Page 68 fourth paragraph, first sentence)..
15. Add to D. Zoning Map Amendments: “Town of Cottage Grove lands are under Dane County zoning and will be rezoned to City of Madison zoning districts as they are annexed into the City over time.” (Page 70 third paragraph, new fourth sentence).
16. Change “Future Land Use and Street Plan” to **Future Land Use and Street Plan (Map 7)**. Page 71 sixth paragraph, third sentence).