

NORTHEAST NDP AND YAHARA HILLS NDP PROPOSED CUSA EXPANSION AREAS

Central Urban Service Area Expansion (CUSA)

Central Urban Service Area (CUSA) Application

- **Required to serve an area with sanitary sewer**
- **City Ordinance, 16.02 requires draft application be reviewed by:**
 - City Engineering
 - Traffic Engineering
 - Water Utility
 - Metro Transit
 - Parks
 - Police
 - Fire
- **Agencies comment on:**
 - Their ability to serve the area
 - The cost to serve the area

Central Urban Service Area Expansion (CUSA)

Plan Commission review:

- Ability to provide services
- Cost to provide those services
- Consistent with City plans

Common Council review:

- Consistent with health, welfare and best interests of the City
- Planning Division submits application to CARPC
- **CARPC review/potential approval**
- **DNR review/potential concurrence**



Central Urban Service Area Expansion (CUSA)

Comprehensive Plan – Land Use and Transportation Element

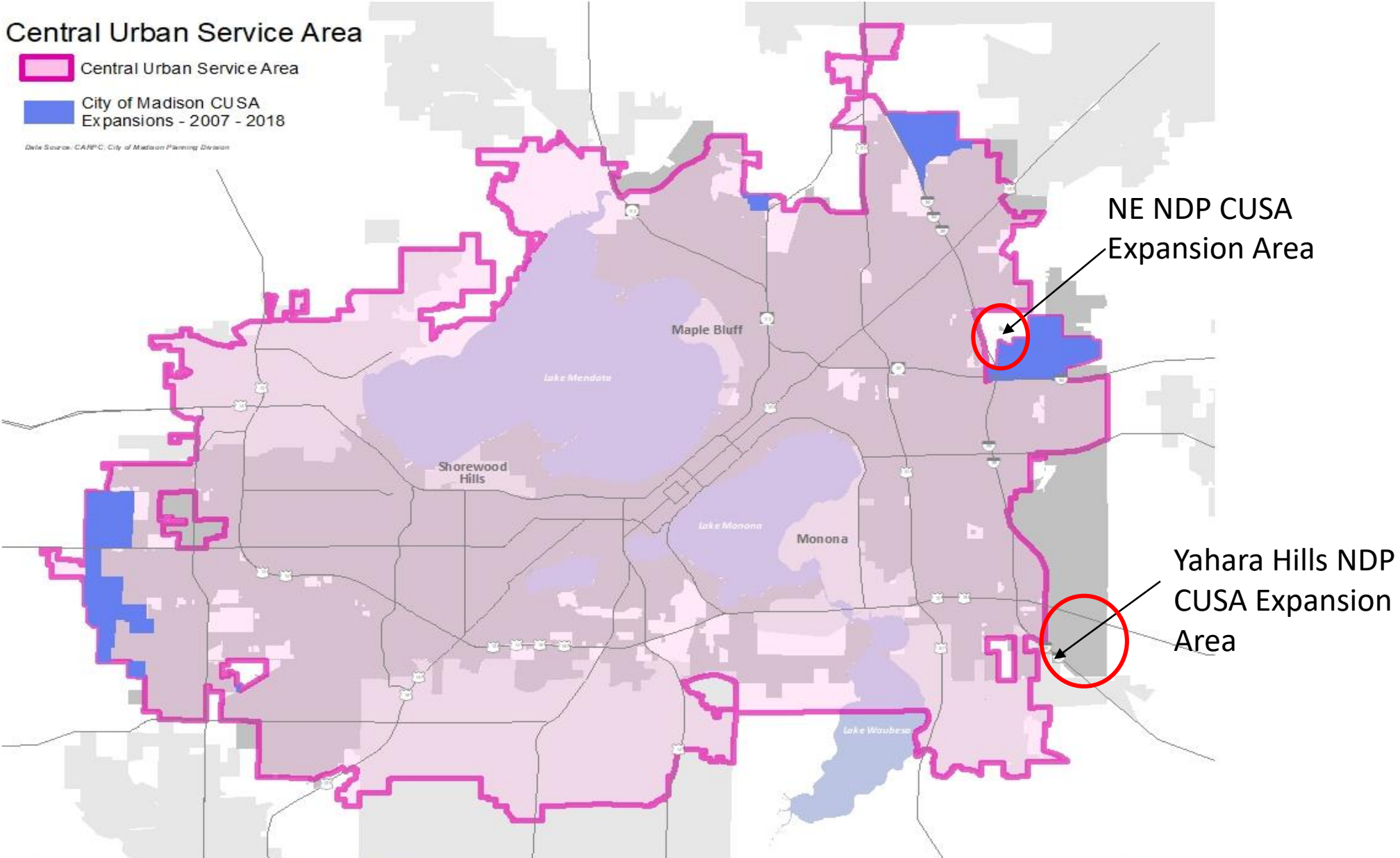
- Strategy 6: Facilitate compact growth to reduce the development of farmland.
- Actions:
 - a) Continue to update peripheral NDPs to increase allowable development intensity and create density minimums.
 - b) **Steer peripheral growth towards mapped priority areas, with a focus on land already served by utilities.**
 - c) Accommodate a majority of growth through infill and redevelopment.

Central Urban Service Area Expansion (CUSA)

Central Urban Service Area

-  Central Urban Service Area
-  City of Madison CUSA Expansions - 2007 - 2018

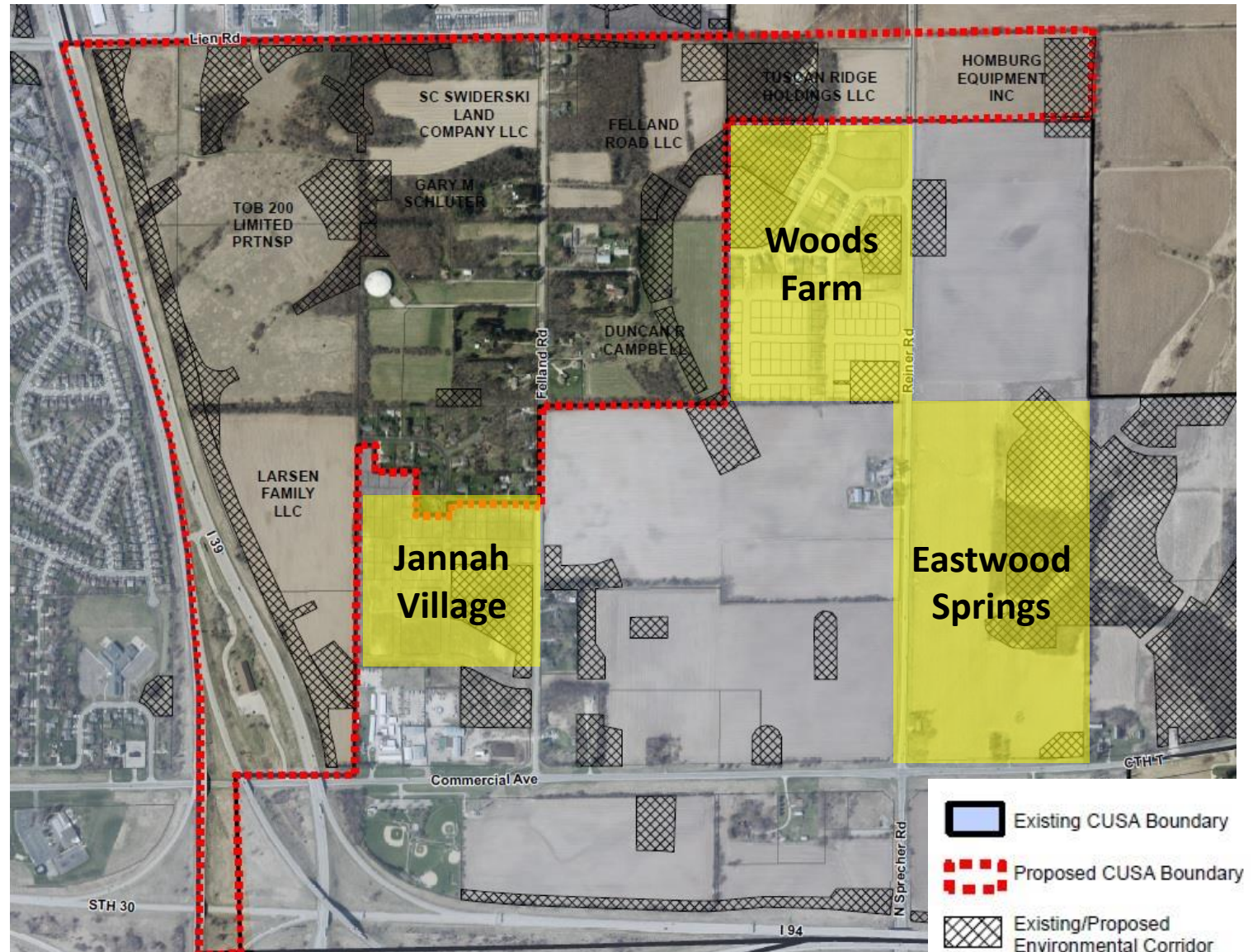
Data Source: CARPC, City of Madison Planning Division



Central Urban Service Area Expansion (CUSA)

Background

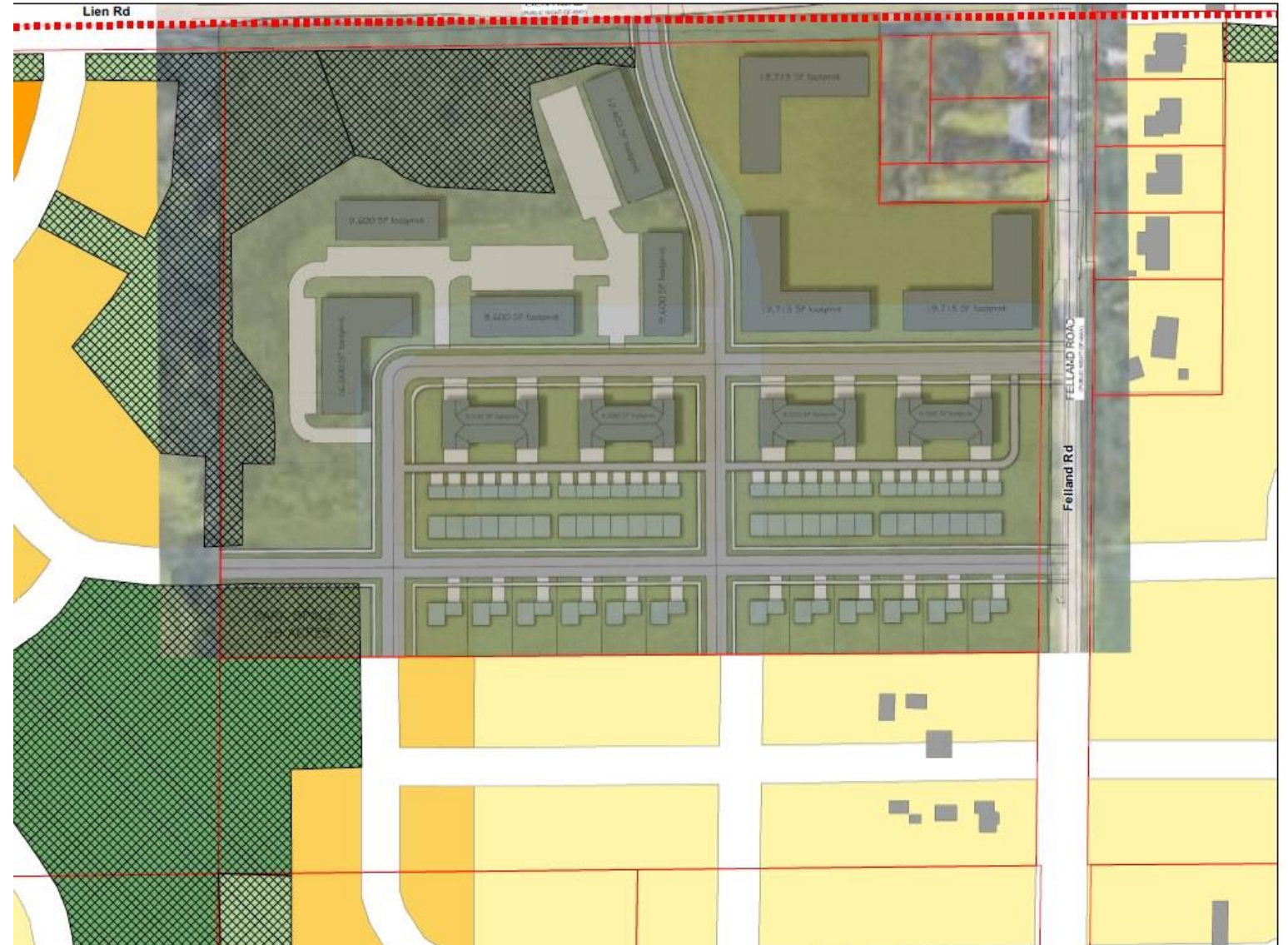
- About 407 acres
- Located in NE NDP planning area
- Almost all lands in Town of Burke
- Slated to come into the City in 2036



Central Urban Service Area Expansion (CUSA)

Need for Expansion

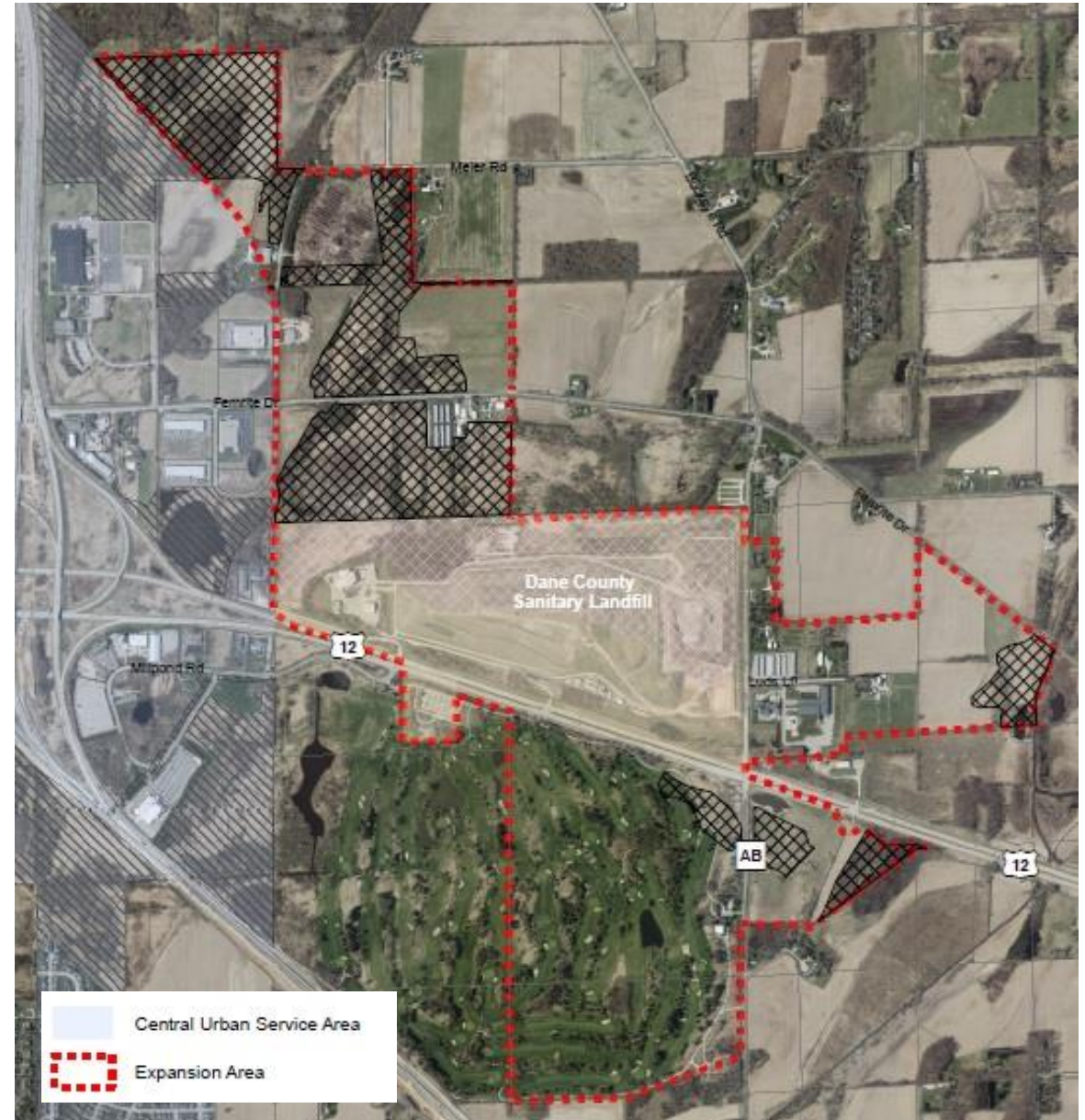
- City received a development proposal for the SC Swiderski Land Company LLC property.
- Proposing 402 units.



Central Urban Service Area Expansion (CUSA)

Background

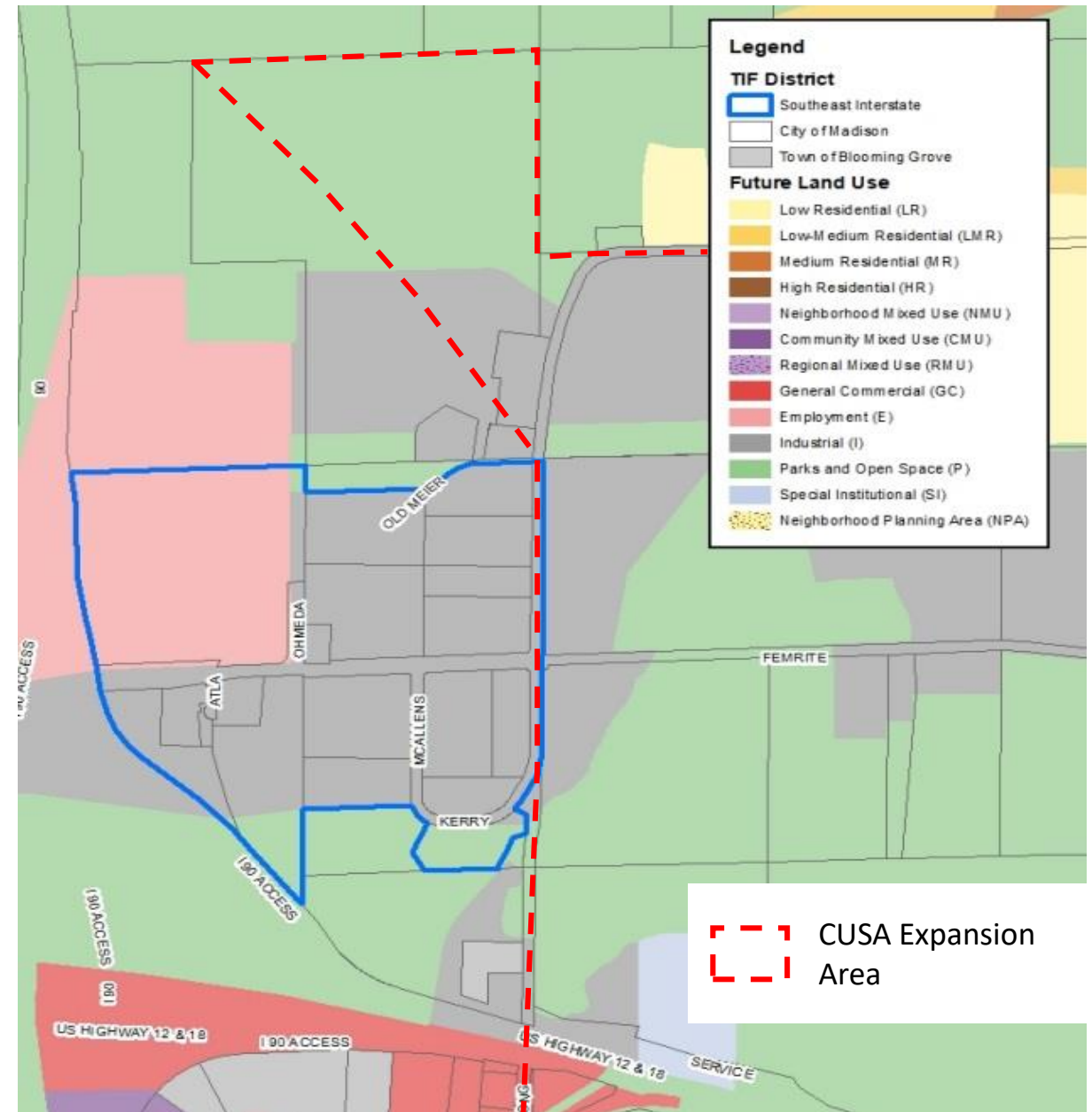
- About 934 acres
- Located in Yahara Hills NDP planning area
- 765 acres located in the City and rest in Town of Cottage Grove
- Developable acreage approx. 156 acres
- Converting 261 acres of limited service area to full service area



Central Urban Service Area Expansion (CUSA)

Need for Expansion

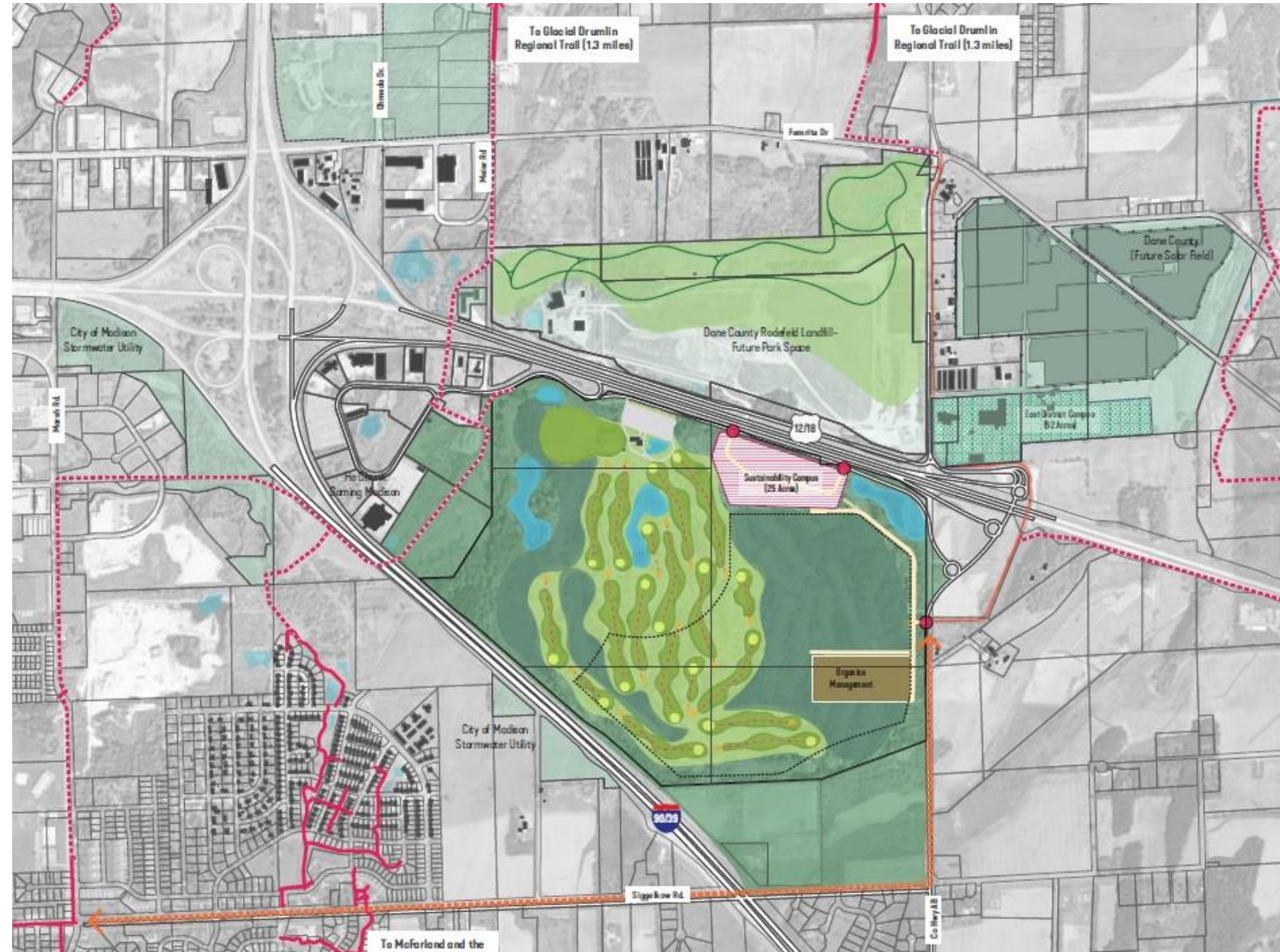
- City has created an Industrial TIF District
- TID 49 – Femrite Dr
- Approved in July, 2021



Central Urban Service Area Expansion (CUSA)

Need for Expansion

- Dane County landfill is proposed on the eastern portion of Yahara Hills Golf Course
- Proposed expansion area includes the proposed landfill, sustainability campus, East District campus and other County facilities



Central Urban Service Area Expansion (CUSA)

Ability to serve the CUSA expansion areas

City Engineering

- Ability to serve /Cost to serve
 - Streets
 - Construction of external border streets will require city cost share
 - \$1,000 - \$1,500/LF – arterials, \$500 - \$800/LF - collectors
 - Local streets and bike paths paid for and constructed by developer
 - Streets and paths will require ongoing maintenance
 - Sanitary
 - NE Neighborhoods has two sanitary sewer impact fee districts that will pay for sewer extensions
 - Northern portion of the Yahara Hills Neighborhoods will need new sewer impact fee district to pay for extensions
 - Southern portion sewer extensions will be paid by Dane County for the landfill project

Central Urban Service Area Expansion (CUSA)

- Stormwater
 - For NE neighborhoods a new stormwater impact fee district will be needed to support development and reconstruction of Felland Rd
 - Starkweather Creek watershed study expected to complete in 2022 will identify additional stormwater improvements needed
 - For Yahara Hills area two drainageways need to be improved along Femrite Dr
 - Door Creek Watershed study expected to complete in 2023 will identify regional improvements

Traffic Engineering

- Ability to serve /Cost to serve
 - Pedestrian and bicycle facilities
 - Arterial streets will be modified as per the adopted plans and will include adequate pedestrian and bicycle facilities
 - Cost of pedestrian bicycle facilities is typically paid for by developers

Central Urban Service Area Expansion (CUSA)

Metro Transit

- Ability to serve /Cost to serve
- Existing Metro Bus Service
 - For both the expansion areas currently there is no Metro Bus service
 - There are no operators of shared-ride taxis known to have a license to serve this area
- Future Bus Service
 - For the NE neighborhoods the initial draft maps of a Transit Network Redesign include new daily, all-day transit service with stops in the Milwaukee Street at Sprecher Road intersection
 - For the Yahara Hills neighborhoods the initial draft maps of a Transit Network Redesign eliminates the daily, all-day transit service with stops in the Agriculture Drive and Femrite Road intersection area and is replaced with just commuter (weekday peak hour) service

Central Urban Service Area Expansion (CUSA)

Police

- Ability to serve /Cost to serve
 - For NE Neighborhoods will need 1.3 patrol officers
 - For Yahara Hills Neighborhoods will need .12 patrol officers

Fire

- Ability to serve /Cost to serve
 - For the NE neighborhoods the closest Madison Fire Station expansion area is Station #11 located at Nelson Road and Morgan Way. This station is approximately 1 ½ to 1 ¾ miles away from the expansion area.
 - Average cost to provide fire and emergency medical services - \$350/ dwelling unit or \$700,000 annually (buildout of projected 2000 dwelling units)
 - For Yahara Hills neighborhoods the closest Madison Fire Station expansion area is Station #14 located at 3201 Dairy Drive. This station is approximately 1.4 miles away from the expansion area
 - Average cost to provide fire and emergency medical services - \$350/ dwelling unit or \$5,250 annually (buildout of projected 15 dwelling units)

Central Urban Service Area Expansion (CUSA)

Parks Department

- Ability to serve /Cost to serve
 - For NE Neighborhoods expansion area includes lands designated for three parks
 - Park land is typically dedicated through a subdivision as development occurs
 - Park improvements - \$1,000,000 – \$1,500,000 (depending on park size and amenities provided)
 - Funded in part by impact fees
 - Operating budget - \$15,000 - \$30,000/ year per park for routine maintenance of a fully improved park (depending on age and condition of amenities)
 - For Yahara Hills Neighborhoods the new landfill will reduce the Yahara Hills golf course maintenance from 2025

Water Utility

- Ability to serve /Cost to serve
 - No additional supply capacity is required

Questions

