



Department of Planning & Community & Economic Development

Planning Division

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To: City of Madison Boards, Committees and Commissions
From: Madison Planning Division Staff
Date: March 23, 2022
Subject: Proposed Amendment to the Yahara Hills Neighborhood Development Plan

Background

The Yahara Hills Neighborhood Development Plan (NDP) was adopted in January of 2017. It covers primarily existing and planned industrial land with some residential. In addition, open space is recommended for various locations within the NDP planning area, especially those associated with natural features such as wetlands, floodplains and drumlins.

Planning Division staff are currently in the process of drafting an Amendment to the NDP. This proposed amendment is in response to a proposed new Dane County landfill, organics management facility and Sustainable Business Park. The amendment area covers approximately 318 acres south of USH 12/18 and west of CTH AB—generally the eastern one-half of Yahara Hills Golf Course.

Natural Features

The amendment area has some wetlands and hydric soils. There is a small area east of CTH AB and south of USH 12/18 with a small wooded area.

Utilities

Most of the amendment area is currently being requested to be located in the Central Urban Service Area. Planning Division staff are presenting this Central Urban Service Area expansion application at the March 10, CARPC Public Hearing.

The amendment area will be served by sewer and water main extensions. The sanitary sewer extensions will be made as part of the CTH AB Interchange project.

Transportation

The Ho-Chunk Gaming area and the Yahara Hills Golf Course are currently being served by only one access and egress road. This isolates the area from the rest of the City and limits future use of the Ho-Chunk lands. To improve accessibility to the area as part of the CTH AB Interchange project, a full diamond interchange is being constructed just east of the existing CTH AB intersection with a two-way frontage road on the south and north sides of USH-12/18 connecting CTH AB to Millpond Road and Long Drive.

The 2017 NDP recommends a new bridge/overpass across USH 12/18 via Meier Road and a crossing via Storck Road to connect the Marsh Road Neighborhood to this area and then extend north to connect to the Regional Trail network.

The NDP also recommends a southern loop road within the planned industrial area, golf course and Ho-Chunk area. The loop road is recommended as a two lane facility with a 66-foot right of way. The loop road is conceptual and will require in-depth planning to determine project cost/feasibility, the impact on the environmental features in the area.

For this Amendment to the NDP, Planning Division staff met with City staff, MPO, Dane County staff and Village of McFarland staff to review these recommendations.

The Plan Amendment recommends keeping the planned Meier Road pedestrian/bike connection recommendation in the plan but move the location east to the Meier Road dedicated ROW.

The Plan Amendment recommends keeping the planned crossing via Storck Road as a pedestrian/bike connection instead of a street crossing. Storck Road is currently used to access the Interstate by emergency vehicles. This area is within the Village of McFarland, the Village will be updating/developing a neighborhood plan for this area later this year and envisions to see a pedestrian/bike connection.

Staff recommends keeping the southern loop road as recommended by the 2017 NDP as a secondary access to the site. This loop road will provide access to the Ho-Chunk area. The Ho-Chunk nation are in support of this and show it in their General Development Plan for their site that lays out the potential land uses and street layout as approved by the City of Madison in 2019.

Future Landuses

The Amendment proposes changing the future land use recommendation from Parks and Open Space to Industrial use to accommodate the new Dane County Landfill and Sustainability Campus.

The landfill area is expected to be designed with adequate buffer and screening to ensure compatibility with adjacent land uses. A buffer area that is a minimum of 150 ft. wide buffer will be provided around all sides of the landfill. These buffer areas would include a minimum 10 ft. tall berm or solid fencing and will be landscaped with a variety of species of trees that include a minimum of 75 percent evergreen trees. Dane County will need to obtain Wisconsin DNR approval of plans for providing screening.

The three parcels to the southern edge of the amendment area, north of Siggelkow Road are recommended to be changed from Parks and Open Space to Other Open Space.

This plan amendment with the proposed land use change will be followed with a land use application from Dane County to rezone the parcel from PR (Park and Recreation) District to IG (Industrial – General)

District.

March 17 Neighborhood Meeting Summary of Public Comments

- Residents expressed concerns about the impacts on their property values and had questions why this particular location was selected for the landfill. County staff discussed the Property Value Guarantee program that protects the closest neighbors from impacts on their property values. For consideration of this site, County staff explained that there are several criteria for selection and permitting a site for a landfill and there are not many sites in Dane County that meet those criterias.
- Residents asked questions to County staff what measures of air quality controls will be in place. An air quality permit will be required from the Wisconsin DNR for Green House Gas Emissions and for odor control, an odor control system will be in place to monitor and manage odors.
- Residents asked questions if property owner's private wells would be impacted affecting the drinking water. Wisconsin DNR requires setbacks from private wells and they are also monitoring points across the site that monitors ground water which should protect impacts to drinking water for private wells.
- Residents asked questions on how the County will be rolling out the new reporting system to report nuisances such as odors etc. In 2017, there was a major odor issue when Public Health was involved. County staff indicated they are working on a system to collect better data from affected people. They are currently working with IT to set up a better tracking system.