



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

215 Martin Luther King Jr. Blvd. Ste 017

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 266-6377

www.cityofmadison.com

January 9, 2023

To: Plan Commission

From: Kirstie Laatsch, Jeff Greger

Re: Shady Wood Neighborhood Development Plan

Project Background

In 2009, the City developed a draft Neighborhood Development Plan (NDP) for this same general area west of Woods Road and south of Mid-Town Road. However, the process resulted in only a small portion of the NDP being adopted—the 40-acre “Phase 1” area at the southwest corner of Mid-Town Road and Woods Road ([Legistar # 13482](#)). The remainder of that draft NDP, including recommendations for the remaining approximately 600 acres of land, was never adopted.

In early 2022, Planning staff restarted work on the Shady Wood NDP. Major topics of interest in this project include preserving a corridor for Ice Age National Scenic Trail, addressing issues with stormwater, as well as making detailed recommendations for land use and transportation.

An initial public meeting was held in March 2022. Staff also had one-on-one meetings with property owners and other stakeholders such as the Madison Area School District, Town of Verona, and City of Verona. Several meetings with the project’s interagency team were also held to learn about issues in the planning area and refine the draft Plan.

A second public meeting was held on September 22, 2022 to review the draft Plan, solicit feedback, and answer questions. Following the public meeting, larger property owners were contacted again to offer to meet a second time now that the draft Plan is available.

Summary of Feedback from the 1st and 2nd Public Meetings

- Strong support for preservation of a portion of the planning area for the Ice Age National Scenic Trail corridor
- Support for future study of speed limit on Woods Road as well as concerns about increased traffic impacts on safety, particularly of bicyclists and pedestrians/hikers crossing to access the Ice Age Trail
- Questions and concerns about future stormwater management in the area as well as impacts on groundwater/private wells
- Suggestion to convert existing cleared lands in the open space corridor back to woodlands or other natural land cover
- Questions about boundary agreements with neighboring municipalities
- Question about whether Mid-Town Road will be widened
- Questions and comments about whether the NDP can address light pollution
- Concerns about placing multifamily housing in the neighborhood

- Suggestion to add commercial uses that are within walking distance
- Suggestion to add a dog park in the area

At the October 24, 2022 Plan Commission meeting, staff provided an informational presentation on the draft *Shady Wood Neighborhood Plan*. The Plan was introduced to the Common Council for adoption on November 22, 2022 and referred to Board of Park Commissioners (BPC) and Transportation Policy and Planning Board (TPPB). This memo provides a synopsis of the recommendations from those bodies to the Plan Commission.

Changes to the draft Plan since the October 24 informational presentation

- At the direction of the Plan Commission, we made a slight expansion to the amount of Housing Mix 3 included on Map 7: Land Use and Street Plan by showing Housing Mix 3 on one additional half block to the west of Woods Road.
- Minor revisions to Figure 1: Neighborhood Development Concept to better represent the mix of housing types that would be anticipated in Housing Mix 2 areas.
- Detailed street cross sections were removed from the plan document and replaced with references to Street Types within the *Complete and Green Streets Policy Guide*.
- A proposed shared-use path was added along the future route of the Madison Metropolitan Sewerage District (MMSD) sewer interceptor at the request of the TPPB.

BOARD, COMMITTEE, COMMISSION RECOMMENDATIONS

Board of Park Commissioners (BPC) – December 14, 2022

Discussion:

BPC asked if Richardson’s Cave will be open to the public. No other discussion occurred regarding the Plan.

The Board of Park Commissioners offered the following motion:

RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE PLAN COMMISSION.

The motion passed unanimously.

Transportation Policy and Planning Board (TPPB) – December 19, 2022

Discussion:

Based on a public comment inquiry that was submitted, TPPB asked if there was a shared-use path proposed along Woods Road and asked that the Plan text be updated to reflect the proposed shared-use path.

The Transportation Policy and Planning Board offered the following motion:

RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE PLAN COMMISSION with the following comments:

- Clarify in the Plan text that there is a proposed shared-use path planned along the west side of Woods Road.

The motion passed unanimously.

STAFF RECOMMENDATION

Upon further review, the comment from TPPB to clarify in the Plan text that there is a proposed shared-use path along the west side of Woods Road is already addressed in the Plan in the [second paragraph on page 15](#). Additional text about the shared-use path could be added to the Woods Road paragraph on page

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14, but staff's opinion is that it is not necessary.

Staff recommendation:

Plan Commission recommend approval of the *Shady Wood Neighborhood Development Plan* as written.