



Map 1:
Planning Area

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

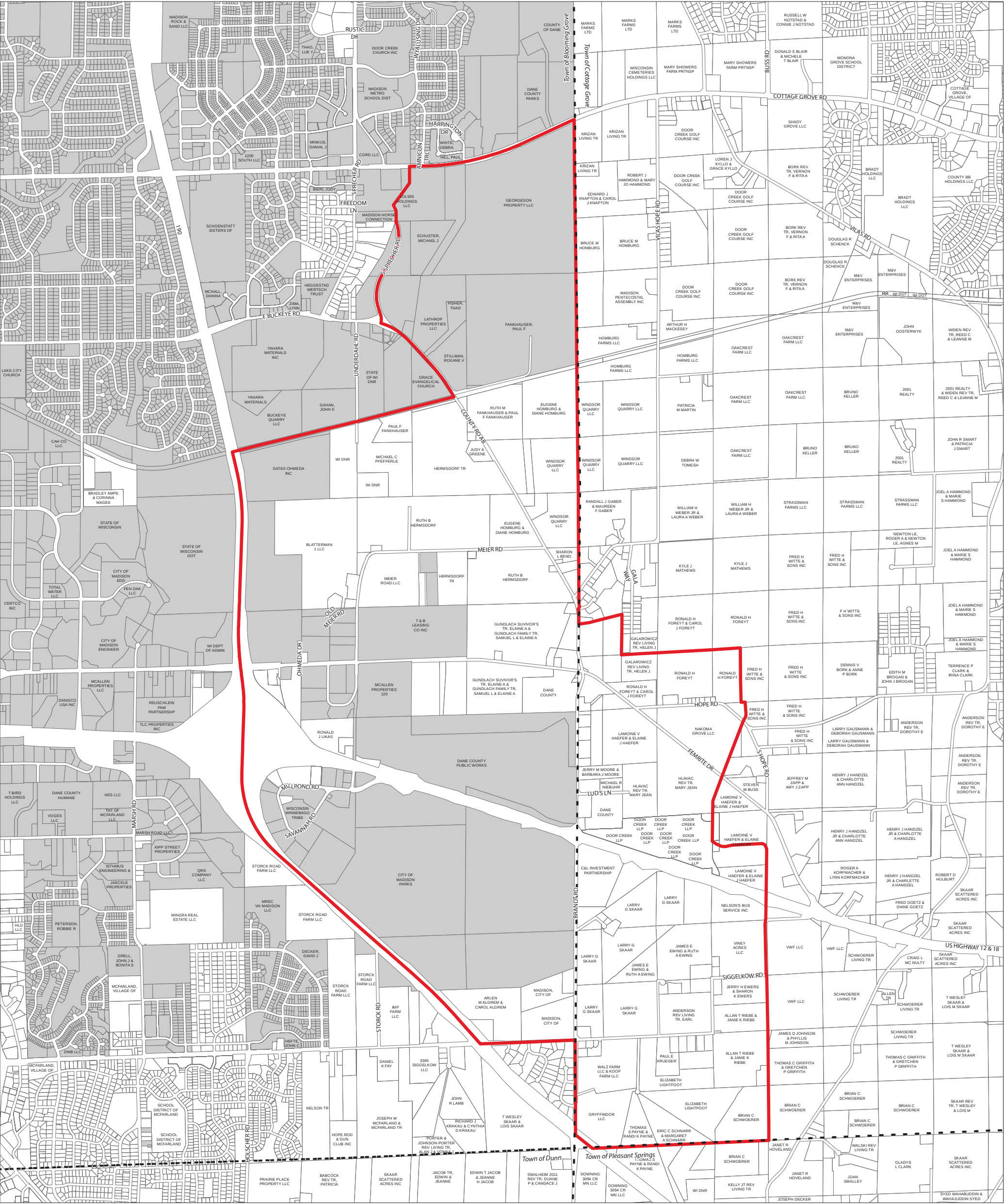
Planning Area

Township Boundary

City of Madison Boundary

2,400 1,200 0 Feet

Prepared by the City of Madison Planning Division | January 2016



Map 2:
Municipal Jurisdiction &
Property Ownership

Planning Area

Township Boundary

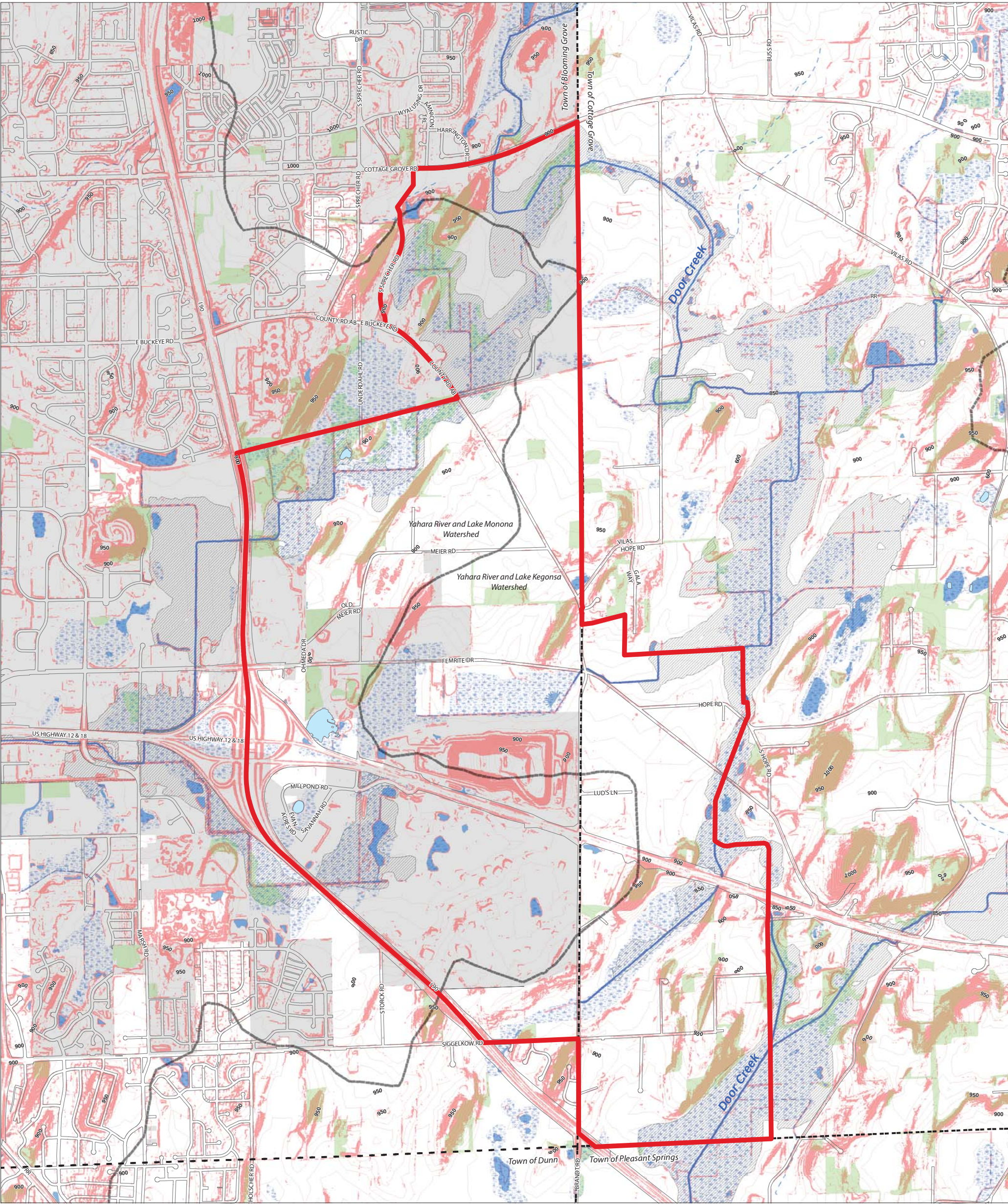
City of Madison

Other Municipalities

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

2,4001,2000 Feet

Prepared by the City of Madison Planning Division | January 2016



Map 3:
Natural Features

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

Planning Area

Township Boundary

City of Madison

Other Municipalities

Major Ridgeline

10' Elevation Contour

Surface Water

Perennial Stream

Intermittent Stream

Wetland

Floodplain

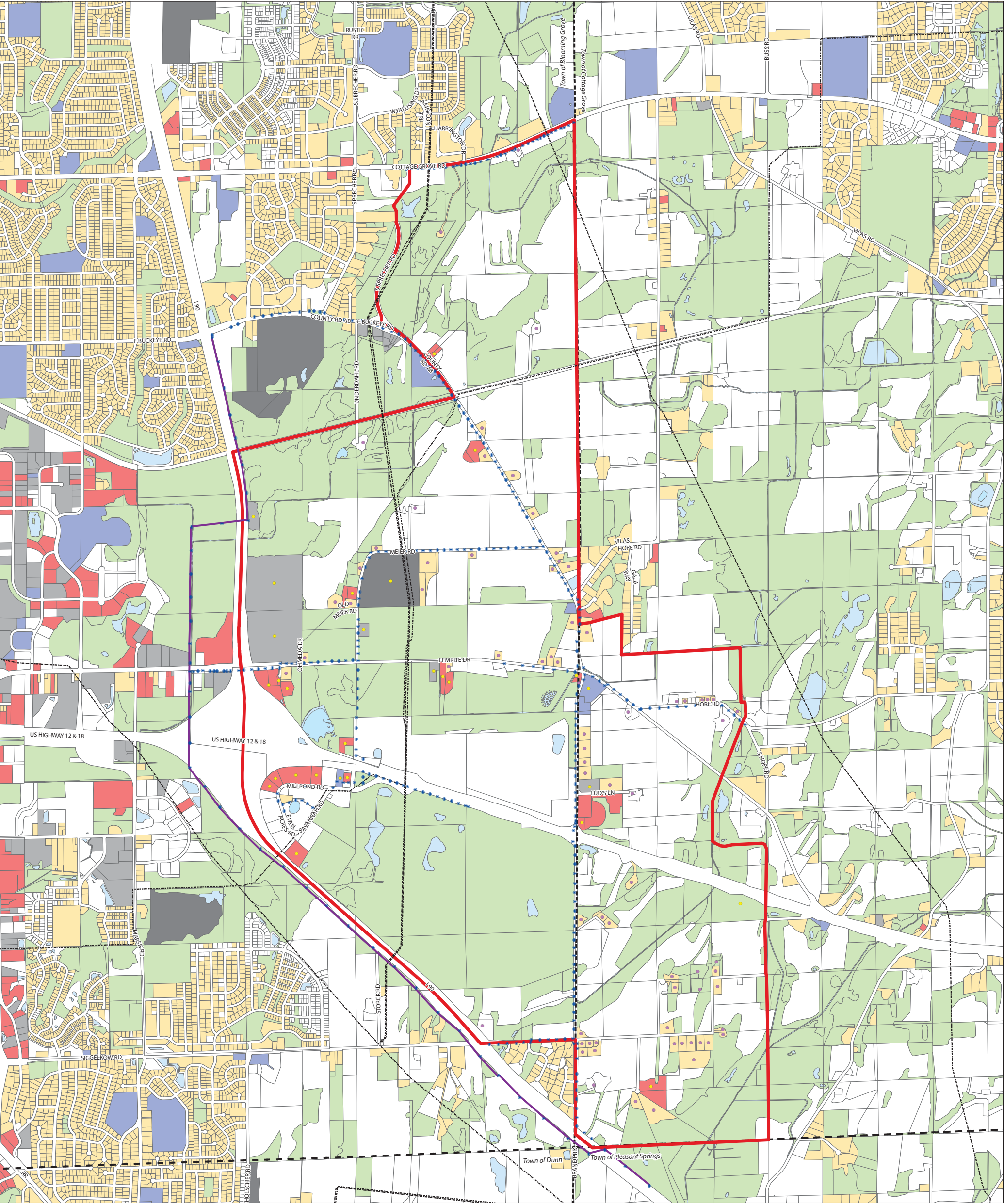
Hydric Soils

Slopes 12% or Greater

Woodland

500 250 0 500 1,000 1,500 2,000 Feet

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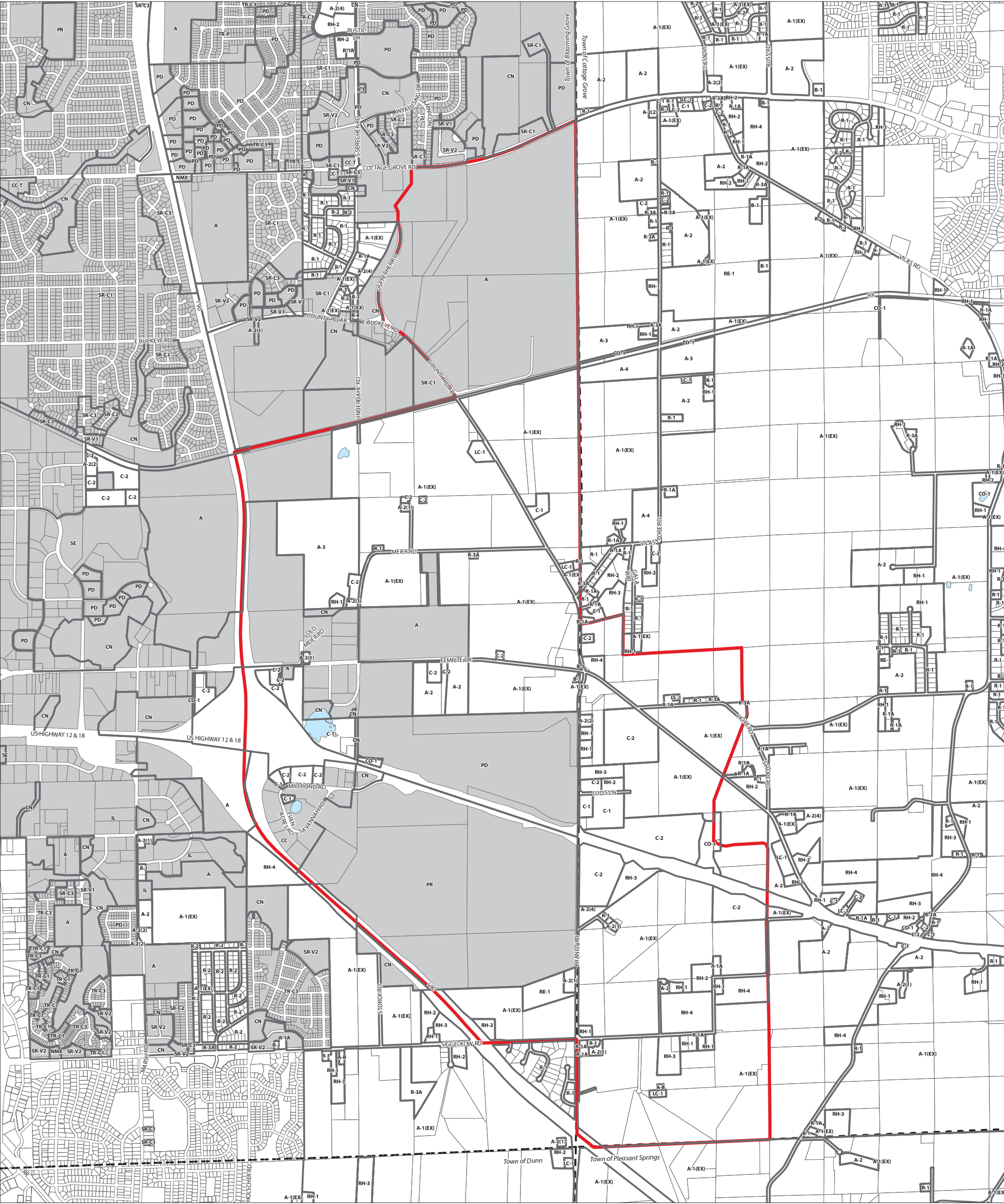
Map 4:
Existing Land Use

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

Planning Area	Agriculture and Vacant	Mineral Extraction	Natural Gas/Petroleum Transmission Pipeline
Township Boundary	Commercial	Parks and Open Spaces	Power Poles
Businesses	Industrial	Residential	Power Lines
Single Family Houses	Institutional		

2,400 1,200 0 Feet

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Map 5:
Existing Zoning

Planning Area

Township Boundary

City of Madison

Other Municipalities

Madison Districts

Residential Districts
SR-C1, SR-C2, SR-C3, SR-V1, SR-V2, TR-C1, TR-C3, TR-P

Commercial Districts
CC, CC-T, NMX

Employment Districts
IL, SE

Special Districts
A, CN, PD, PR

Dane County Districts

Residential Districts
R-1, R-1A, R-2, R-3, R-3A, R-4

Rural Homes District
RH-1, RH-2, RH-3, RH-4

Commercial Districts
C-1, C-2, CO-1, LC-1

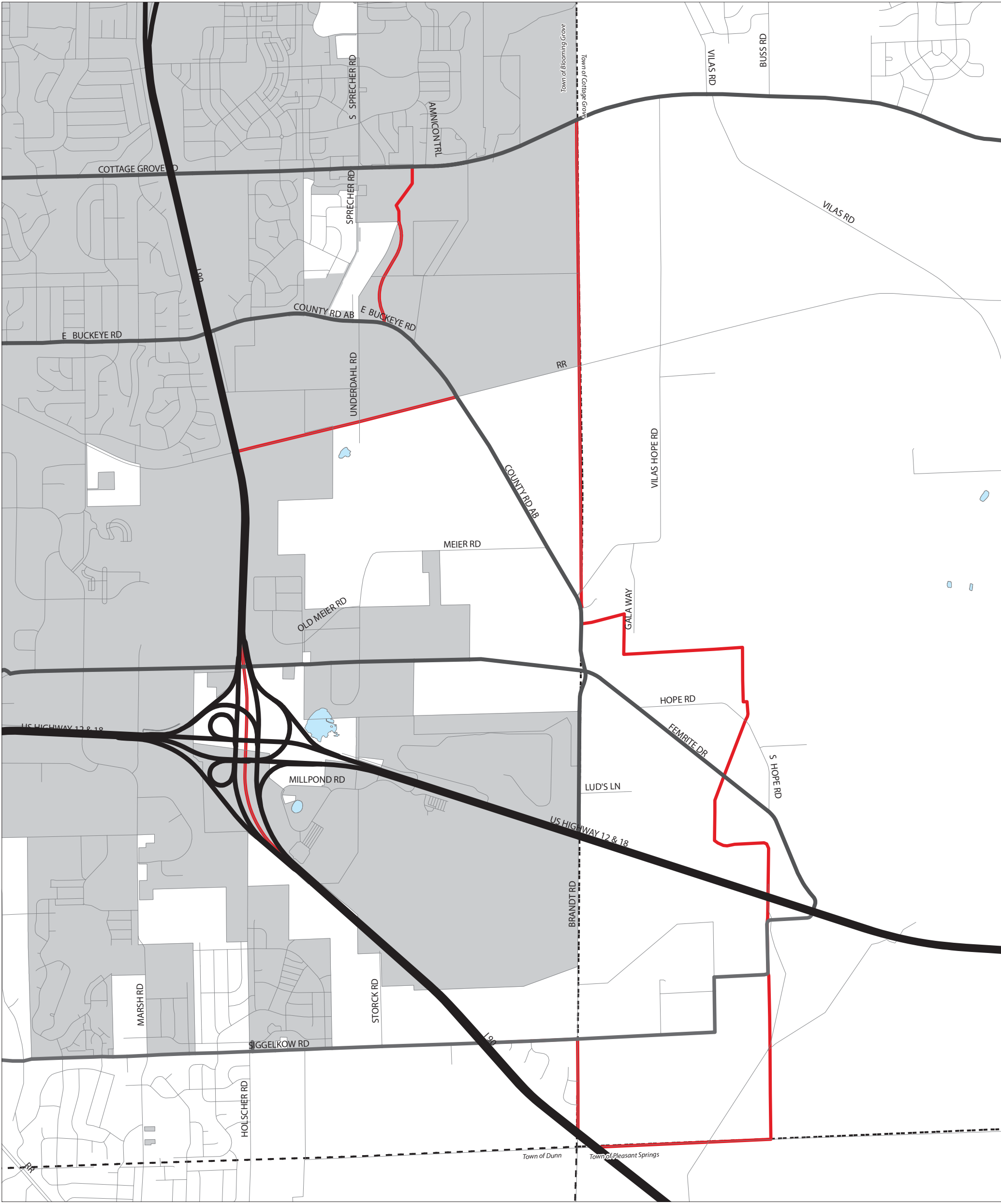
Recreation District
RE-1

Local Business District
B-1

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

2,4001,2000 Feet

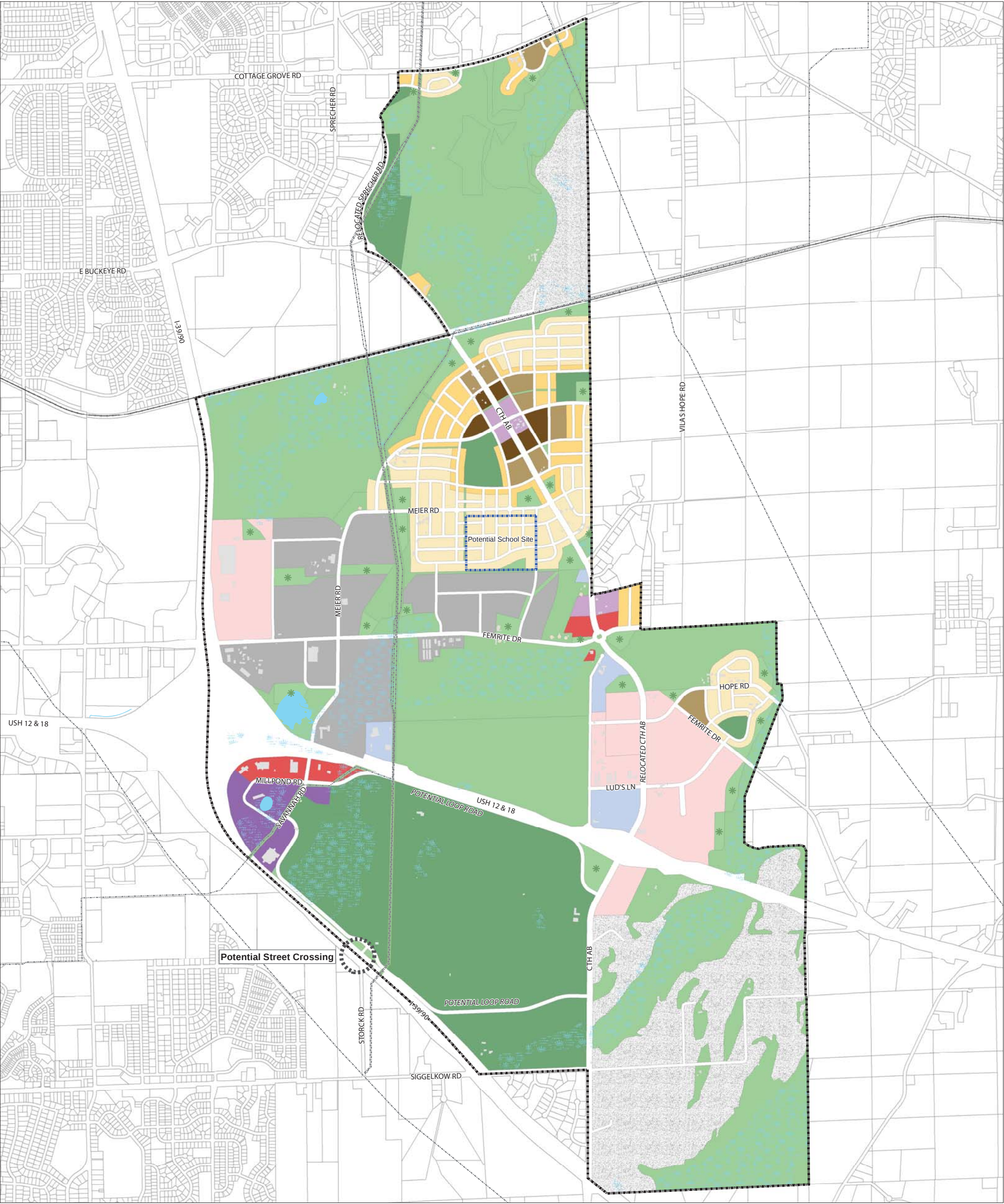
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Map 6:
Roadways

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

- | | | | |
|---|----------------------|---|--------------------|
|  | Planning Area |  | Principal Arterial |
|  | Township Boundary |  | Minor Arterial |
|  | City of Madison |  | Urban Collector |
|  | Other Municipalities |  | Local Streets |



Map 7:
Future Land Use and Street Plan

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

Planning Area

Natural Gas\Petroleum Transmission Pipeline

Street Right-of-Way

Potential Stormwater Location

Housing Mix 1

Housing Mix 2

Housing Mix 3

Housing Mix 4

Agriculture/Rural

Employment

Commercial - General

Mixed Use Neighborhood

Mixed Use Community

Civic & Institutional

Industrial

Parks and Open Space

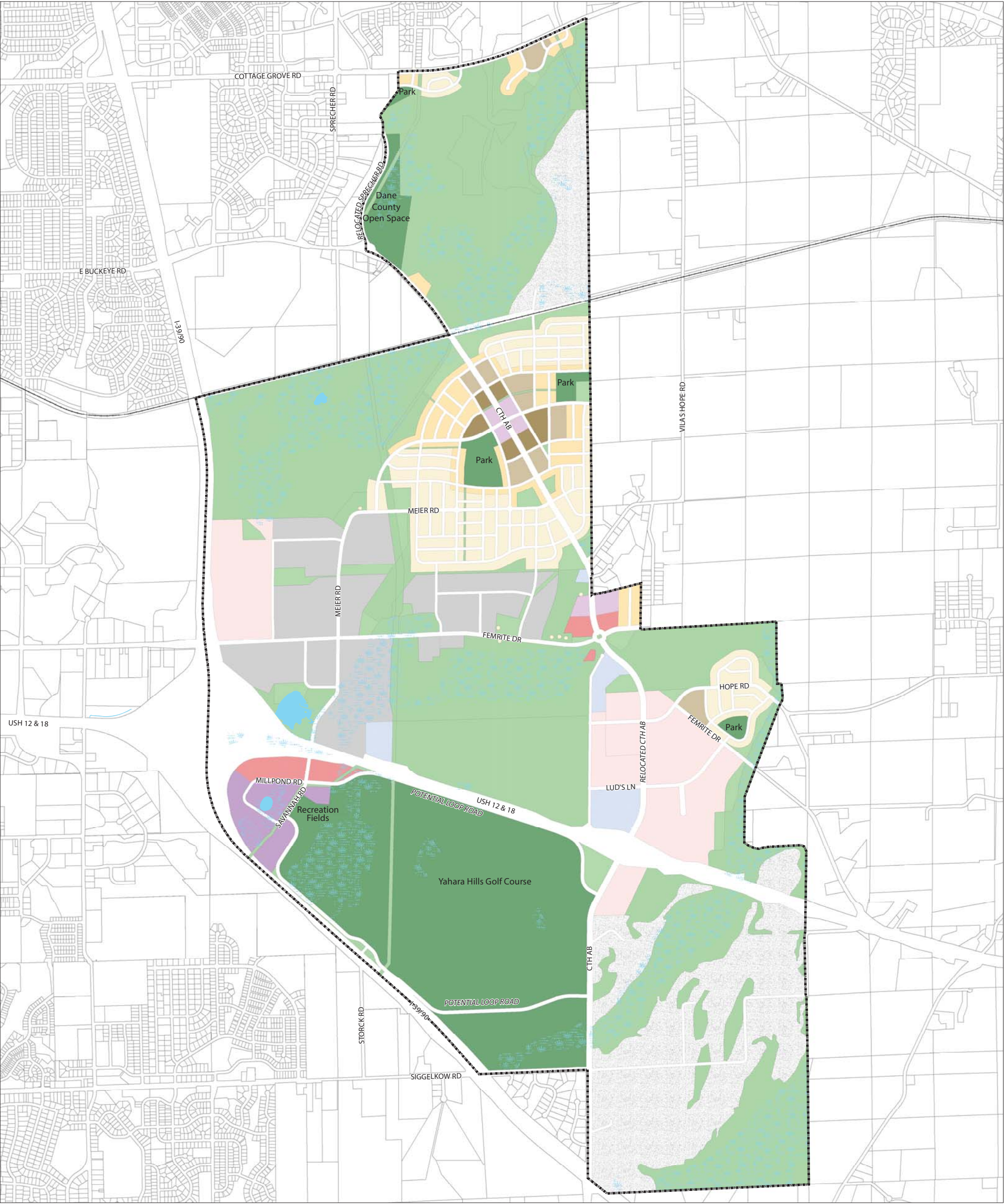
Other Open Space and Stormwater Management

Wetland

03006001,2001,800

Feet

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Map 8:
Parks and Open Space Plan

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

Planning Area

Street Right-of-Way

Wetland

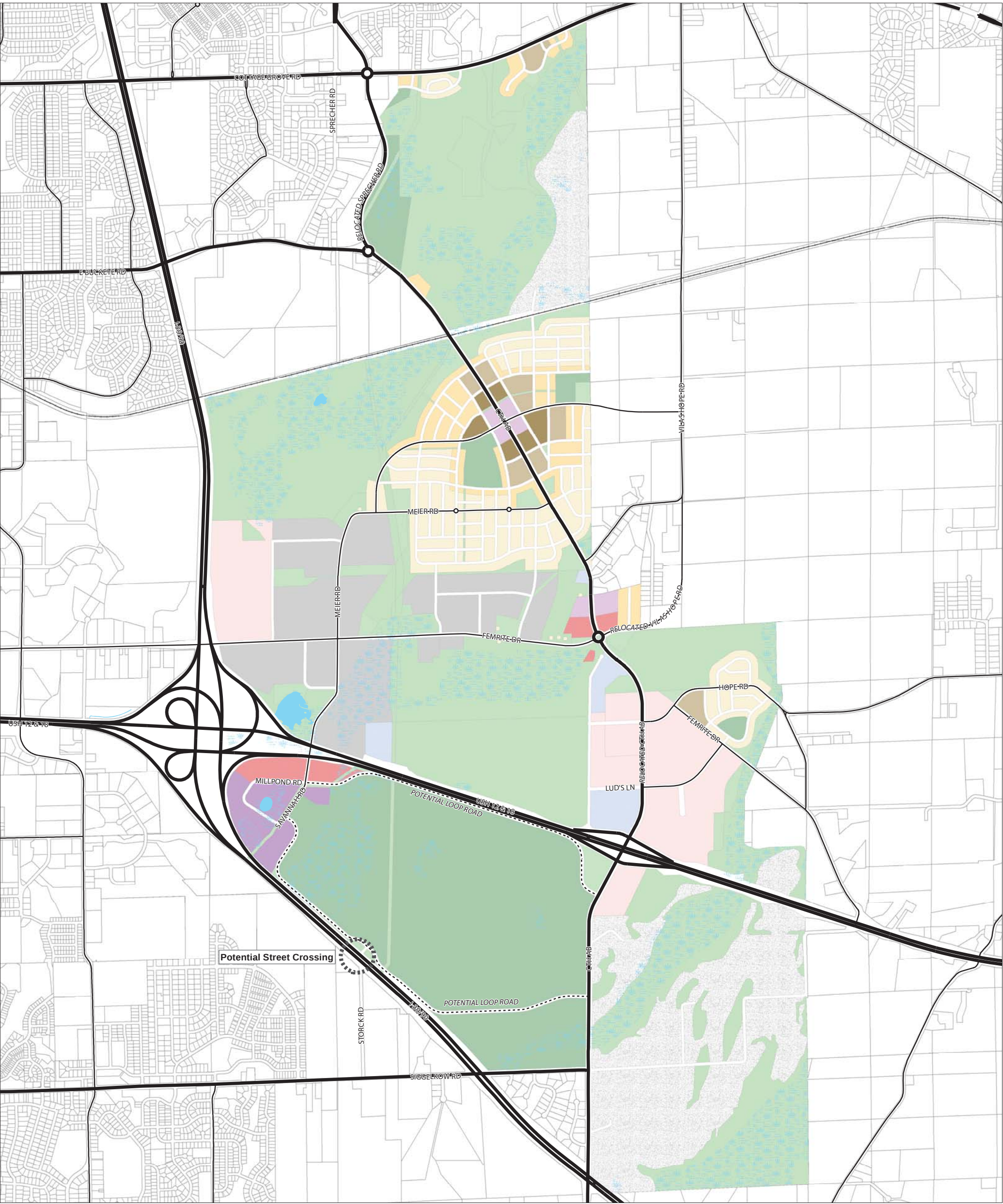
Park*

Other Open Space and Stormwater Management

*Some of the parks may increase in size based on required parkland dedication and desired facilities.

0 300 600 1,200 1,800 Feet

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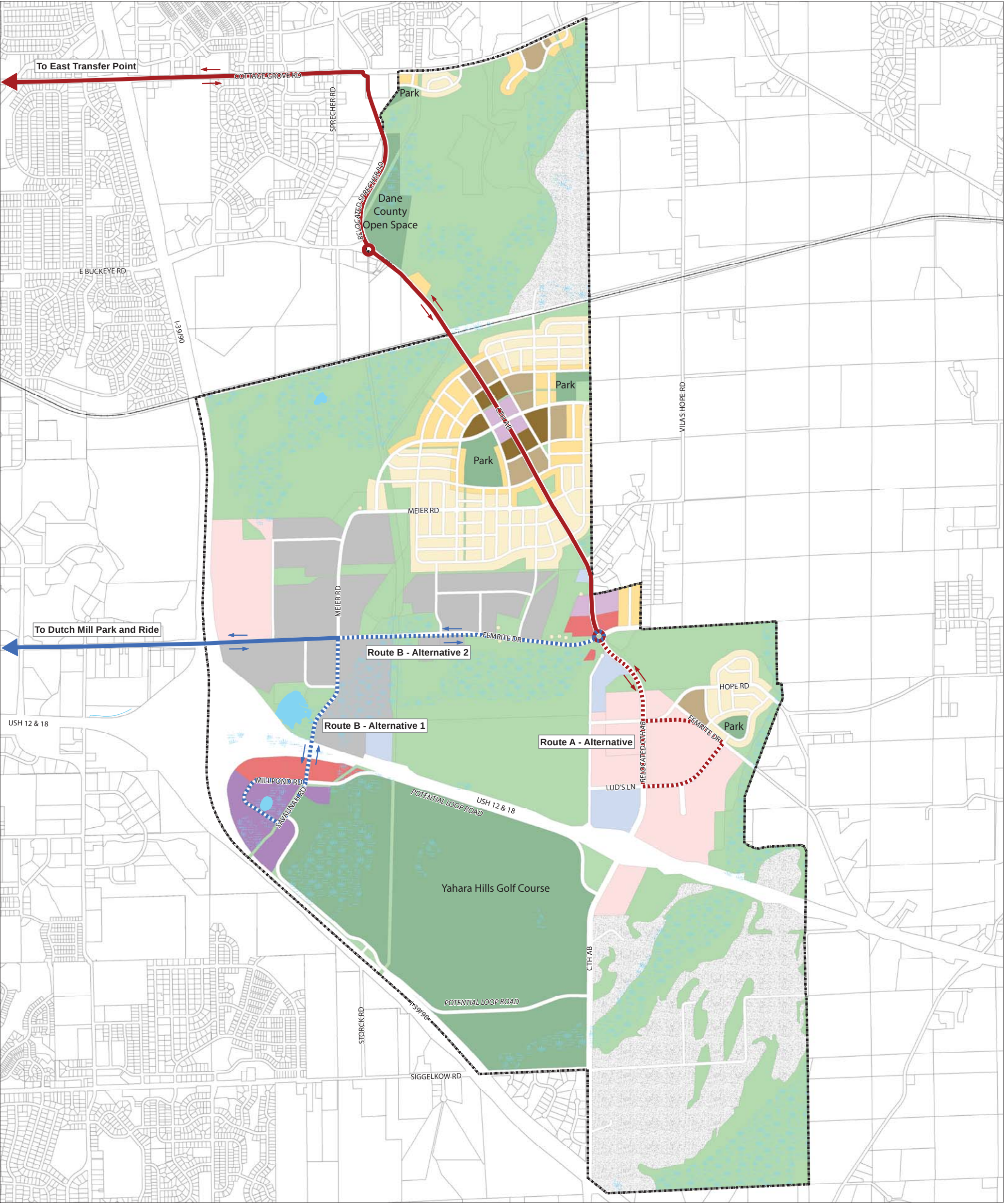


Map 9:
Transportation Plan - Roadways

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

Planned Street Functional Classification

- Arterial
- Collector



Map 10:
Transportation Plan -
Future Transit Service

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

----- Planning Area

— Peripheral Route Option A
(East Transfer Point)

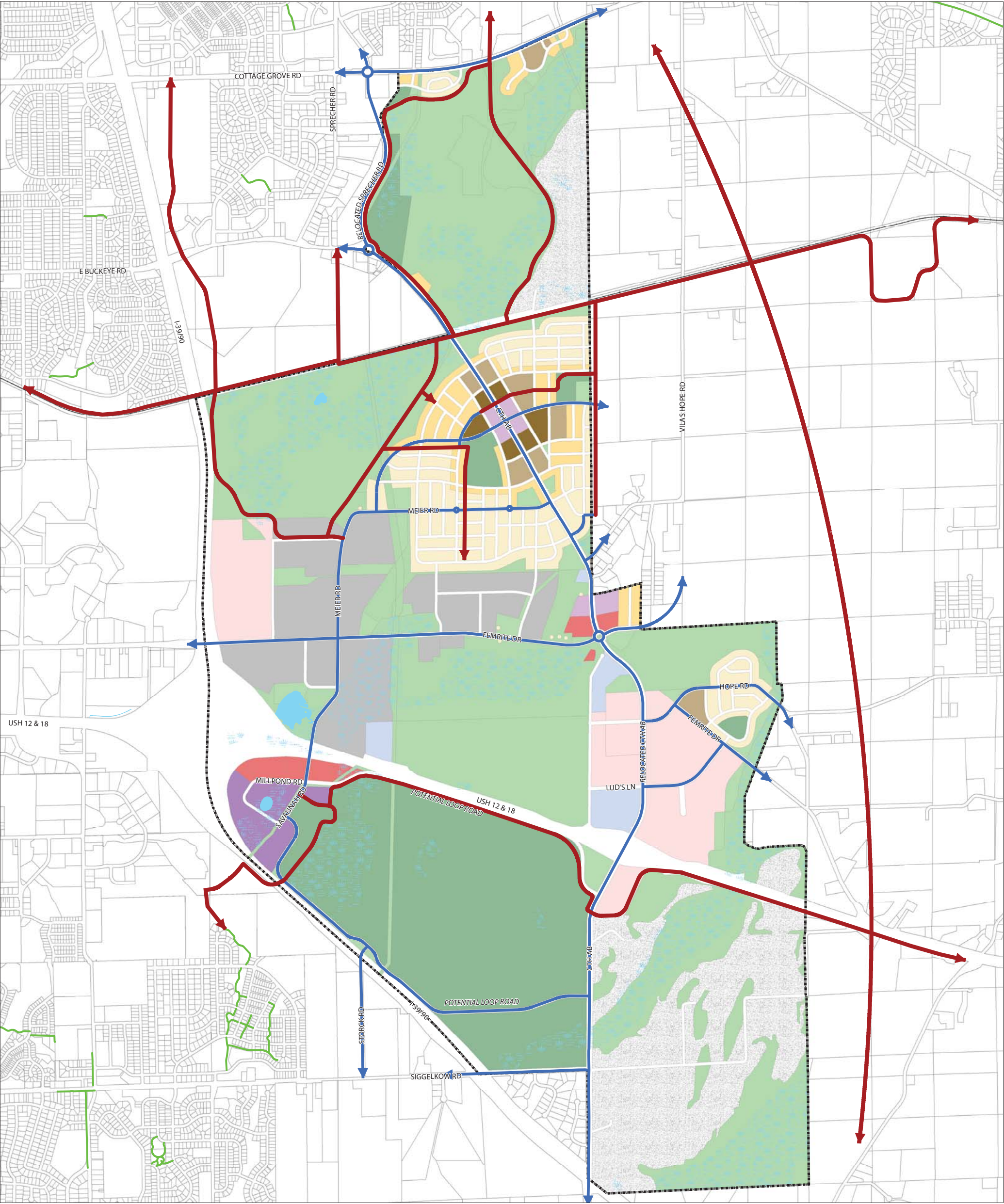
- - - - - Peripheral Route Option A - Alternative

— Peripheral Route Option B
(Dutch Mill Park and Ride)

- - - - - Peripheral Route Option B - Alternative

0 300 600 1,200 1,800 Feet

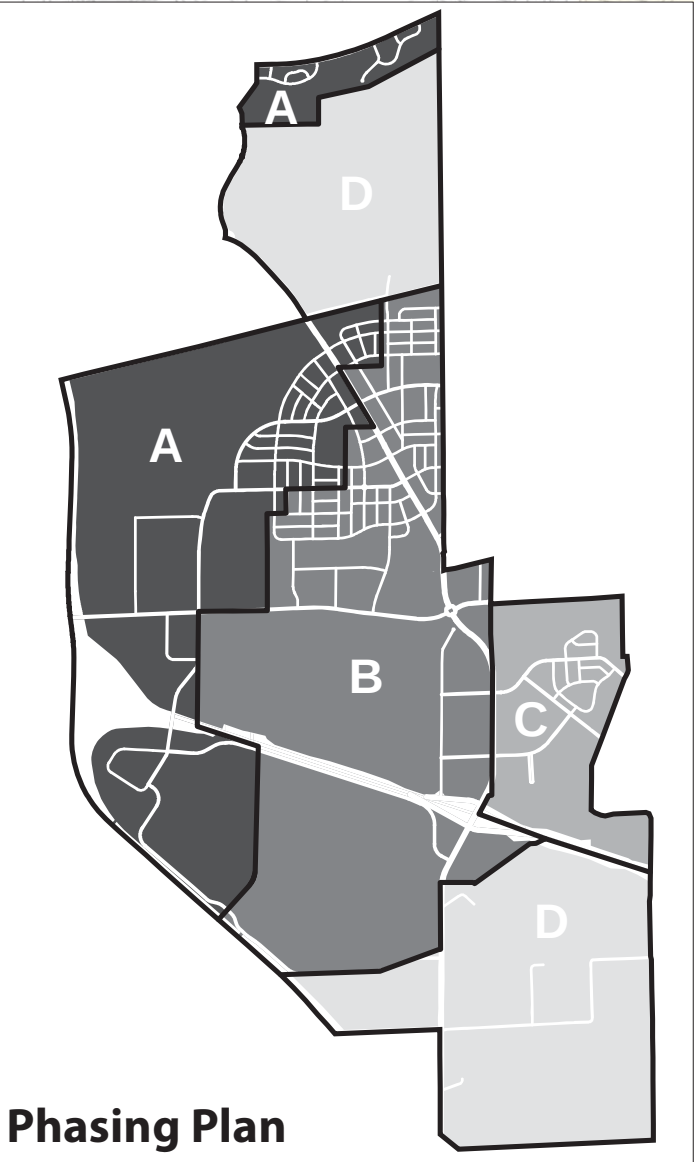
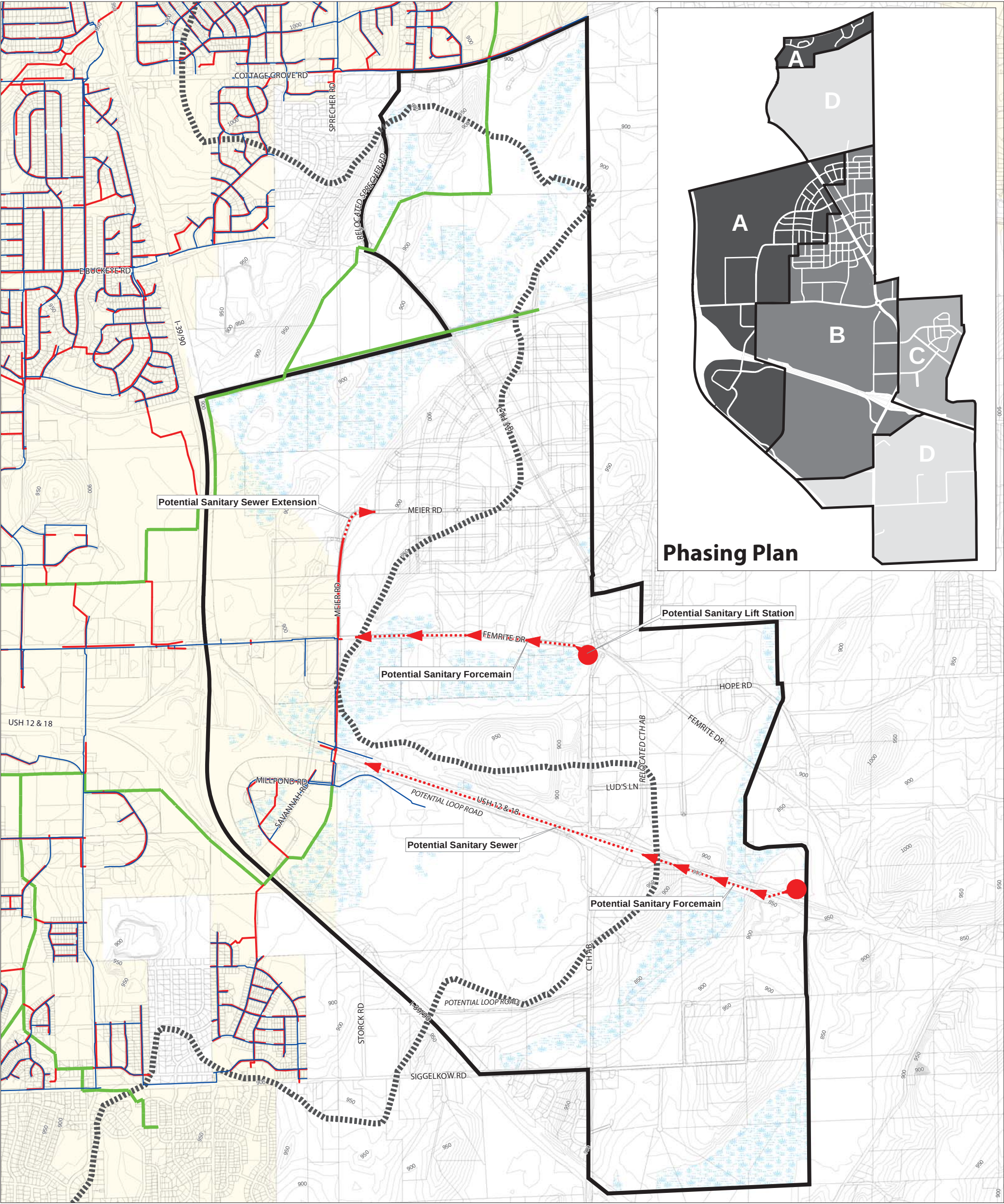
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Map 11:
Transportation Plan -
Pedestrian/Bicycle Facilities

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

- Pedestrian/Bicycle Facilities**
- Existing Shared-Use Path
 - Proposed Shared-Use Path
 - Proposed Bicycle Lane



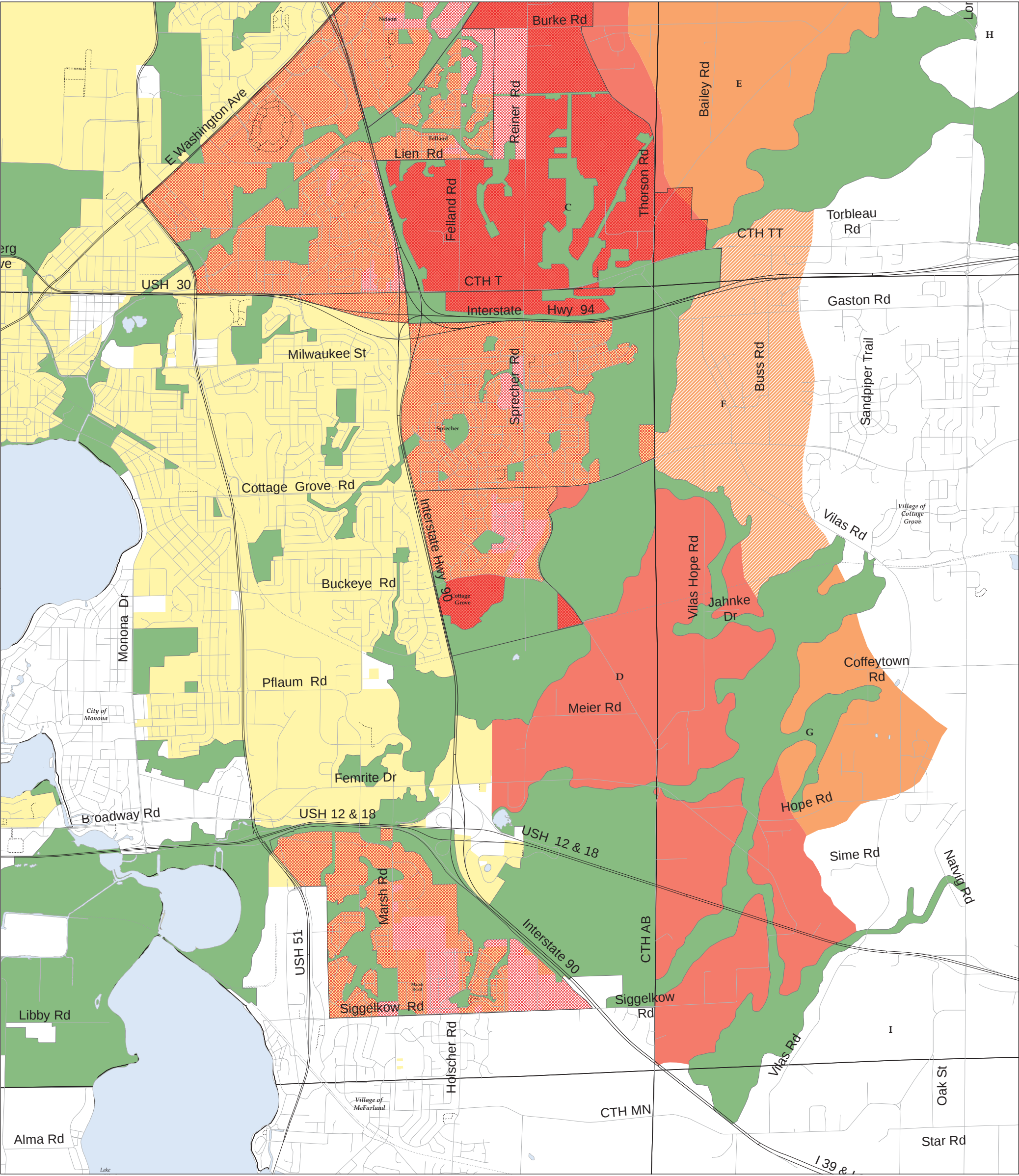
Map 12:
Utilities and
Development Phasing

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

----- Watershed Boundary	— Watermain	● Potential Lift Station
— Planning Area/Phasing Boundary	— Sanitary Sewer Mains	--- Future Sanitary Sewer Gravity Main
Central Urban Service Area	— MMSD Sanitary Sewer	--- Future Sanitary Sewer Forcemain
Wetlands		

0 300 600 1,200 1,800 Feet

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Appendix Map 1:
2006 Peripheral
Planning Areas

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

4,100 2,050 0 Feet

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Peripheral Planning Areas
(See Plan text for group descriptions.)

2006 Peripheral Neighborhood
Development Plan Areas

Group 1 (Areas A, B, C, D)

Group 2 (Areas E, F, G)

Portions of this area should be
considered for permanent open space
and agricultural land preservation as
part of a community separation area.

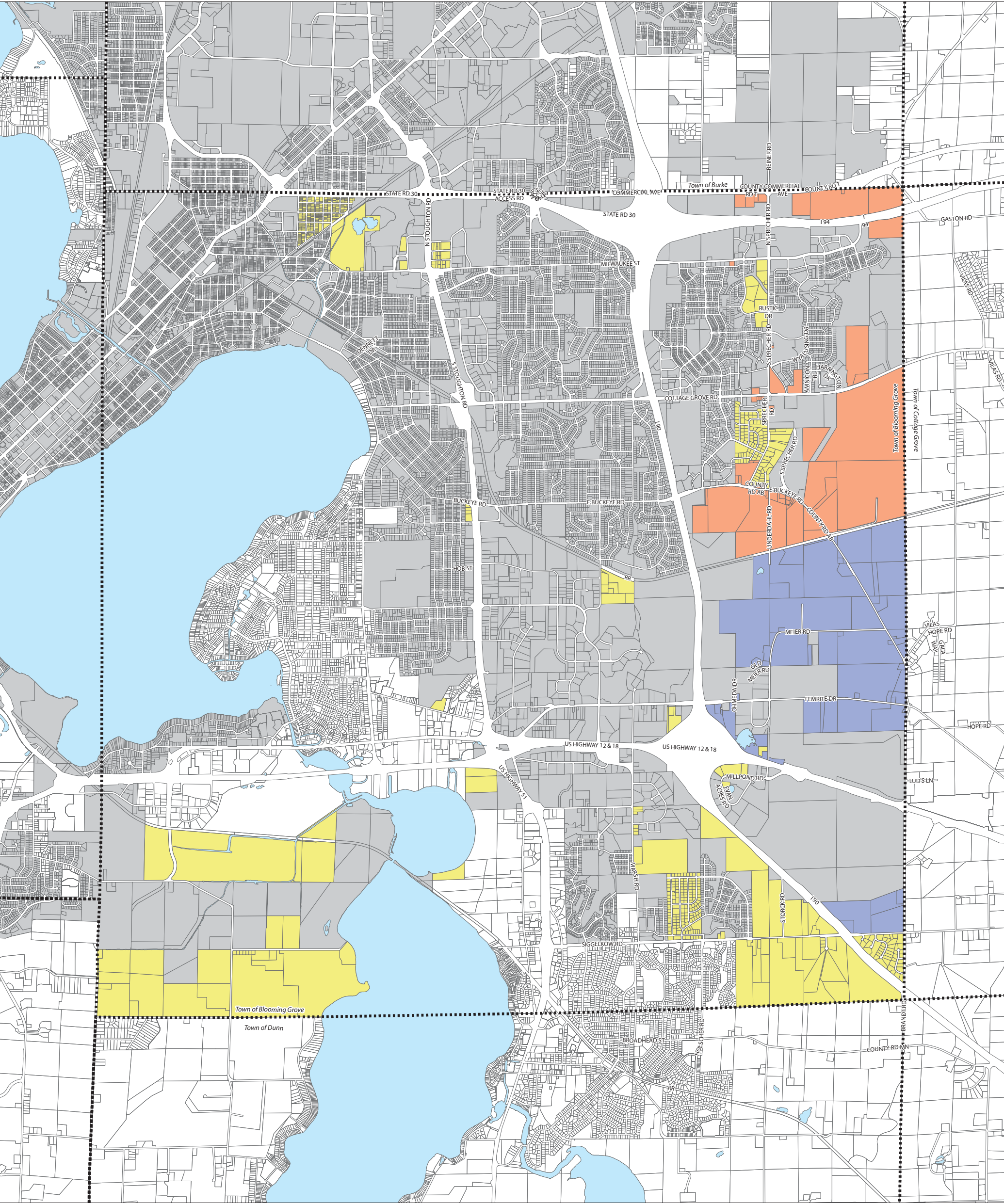
Group 3 (Areas H, I)

Park and Open Space
(Generalized Future Land Use Plan)

City of Madison

Other Cities and Villages

Township Lines



Appendix Map 2:
Town of Blooming Grove
Cooperative Plan

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

Planning Area

Township Boundary

City of Madison

Other Municipalities

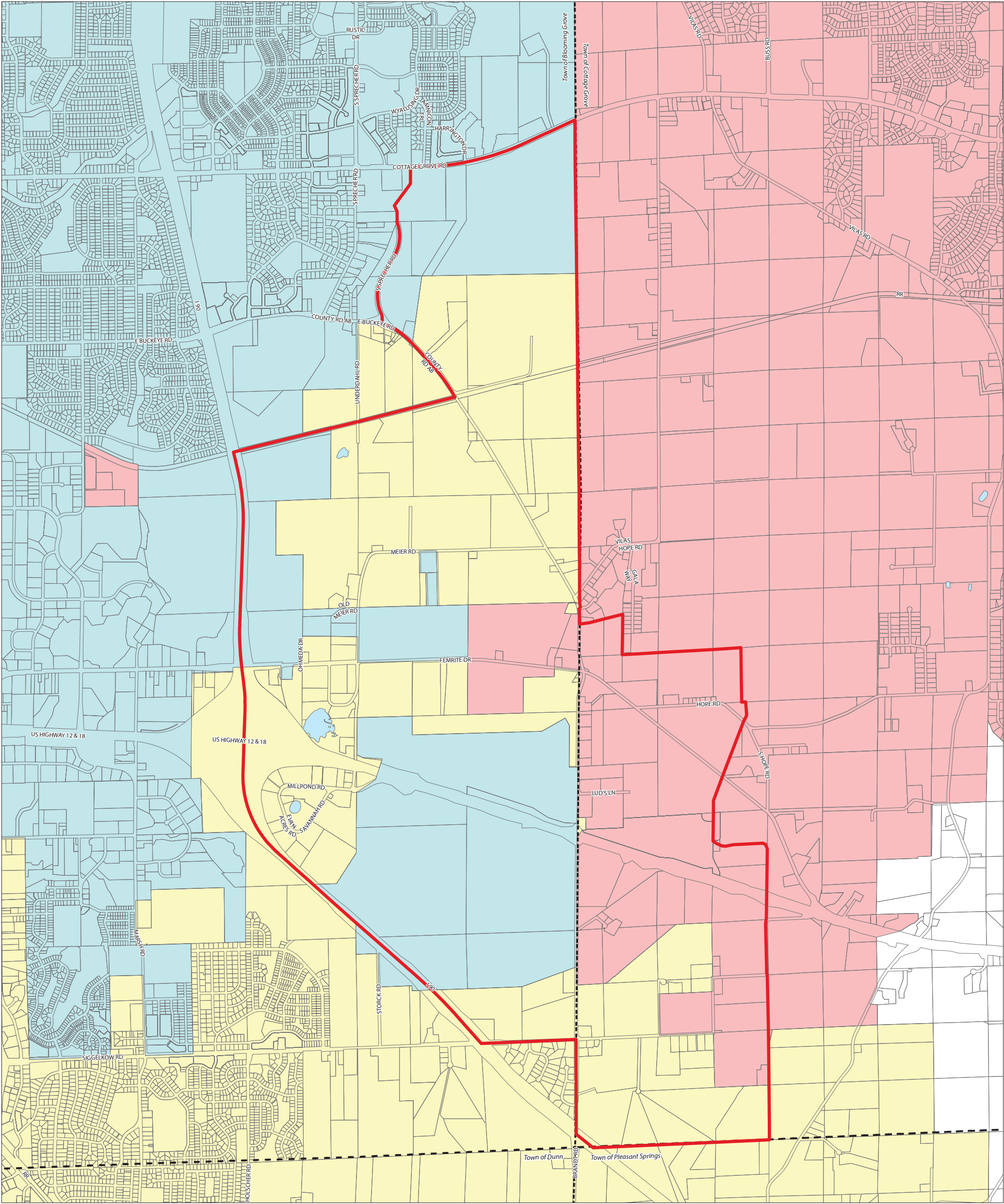
North Phased Attachment
December 28, 2015

South Phased Attachment
December 28, 2020

Final Attachment
October 31, 2027

3,9001,9500 Feet

Prepared by the City of Madison Planning Division | January 2016



Appendix Map 3:
School Districts

Planning Area

Township Boundary

City of Madison

Other Municipalities

Madison Metro

McFarland

Monona Grove

Yahara Hills
Neighborhood Development Plan

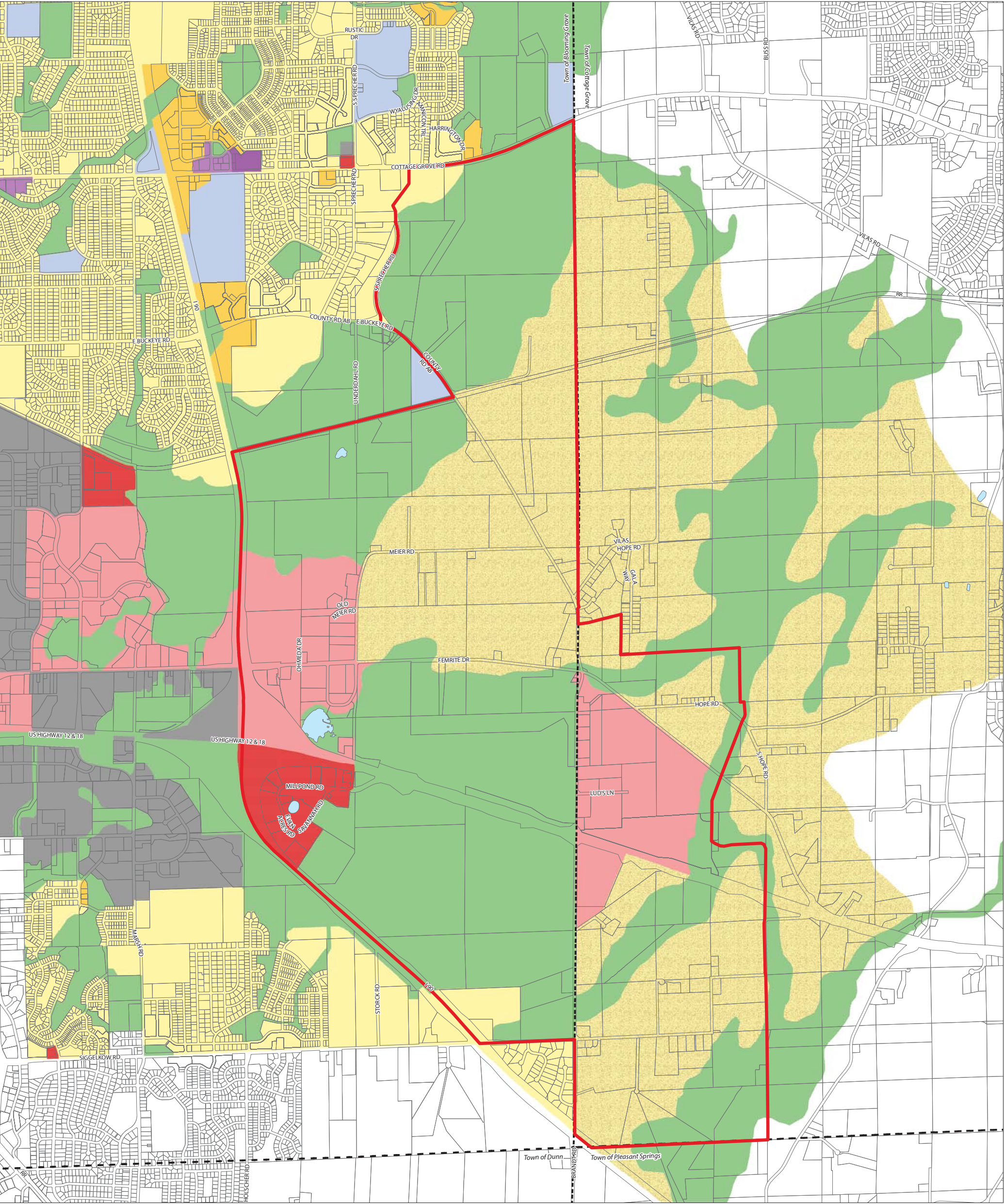
City of Madison Planning Division

2,400

1,200

0 Feet

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Appendix Map 4:
Generalized Future Land Use

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

Planning Area

Township Boundary

Other Municipalities

RESIDENTIAL DISTRICTS

LDR Low Density (0 - 15 units/acre)

MDR Medium Density (16 - 40 units/acre)

HDR High Density (41 - 60 units/acre)

MIXED USE DISTRICTS

NMU Neighborhood Mixed-Use

CMU Community Mixed-Use

RMU Regional Mixed-Use

COMMERCIAL/EMPLOYMENT DISTRICTS

GC General Commercial

RC Regional Commercial

E Employment

I Industrial

OPEN SPACE - AGRICULTURE DISTRICTS

P Park and Open Space

A Agriculture/Rural Uses

SPECIAL DISTRICTS

SI Special Institutional

AP Airport

C Campus

NPA Neighborhood Planning Area
(TND Encouraged)

SPECIAL OVERLAY DESIGNATIONS

TOD Transit-Oriented Development
(Conceptual Locations)

TND Traditional Neighborhood Development
(May be applied to NPA and residential
districts as specified in neighborhood and
special area plans.)

(0)

Land Use Note Reference Number

2,4001,2000 Feet

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