



Yahara Hills Neighborhood Development Plan

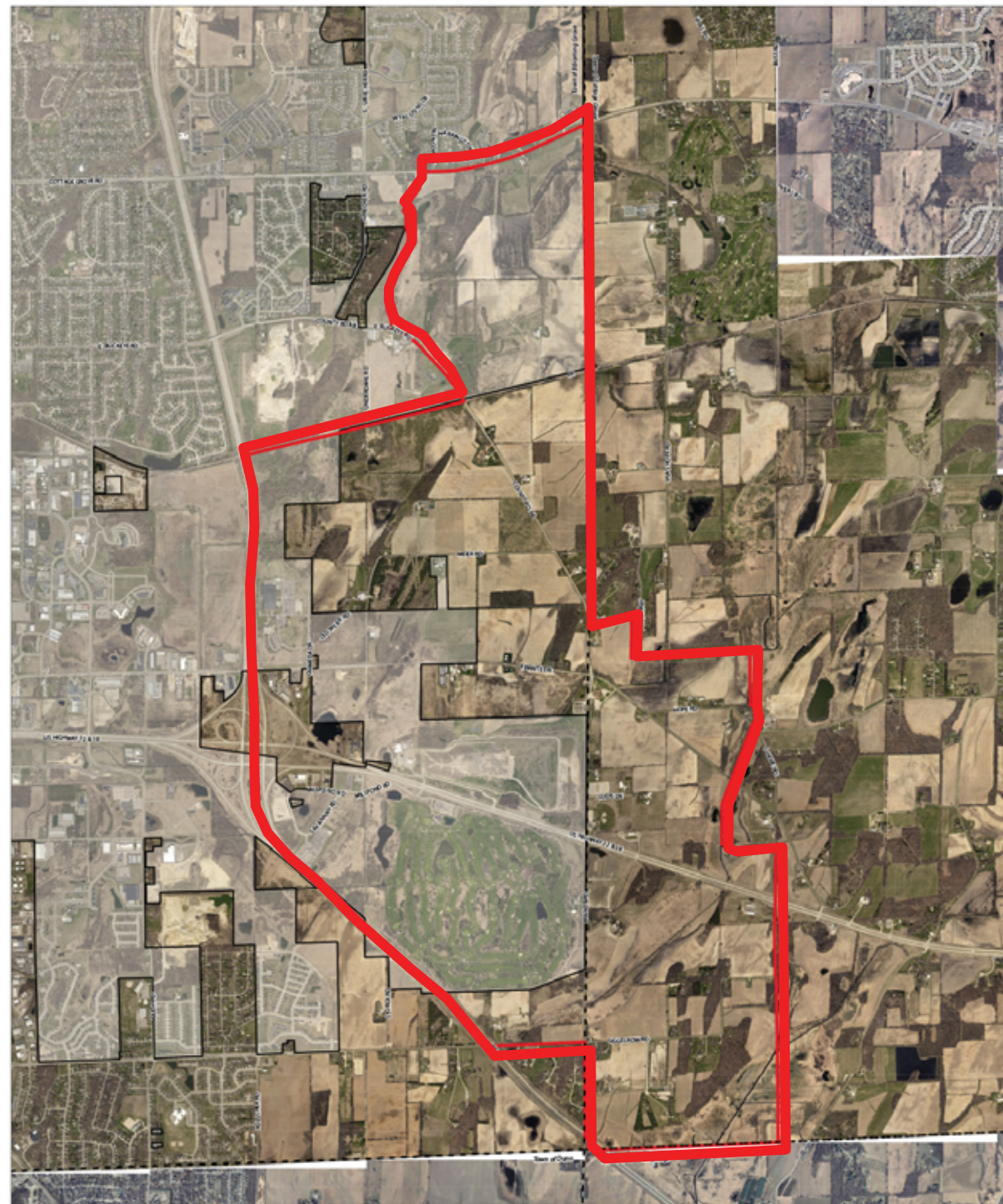
Plan Commission Work Session

September 8, 2016

Meeting Overview

- Background Information, Public Meetings
- Draft Neighborhood Development Plan
- Next Steps
- Questions/Comments

Yahara Hills Neighborhood Development Plan Area



Map 1:
Planning Area

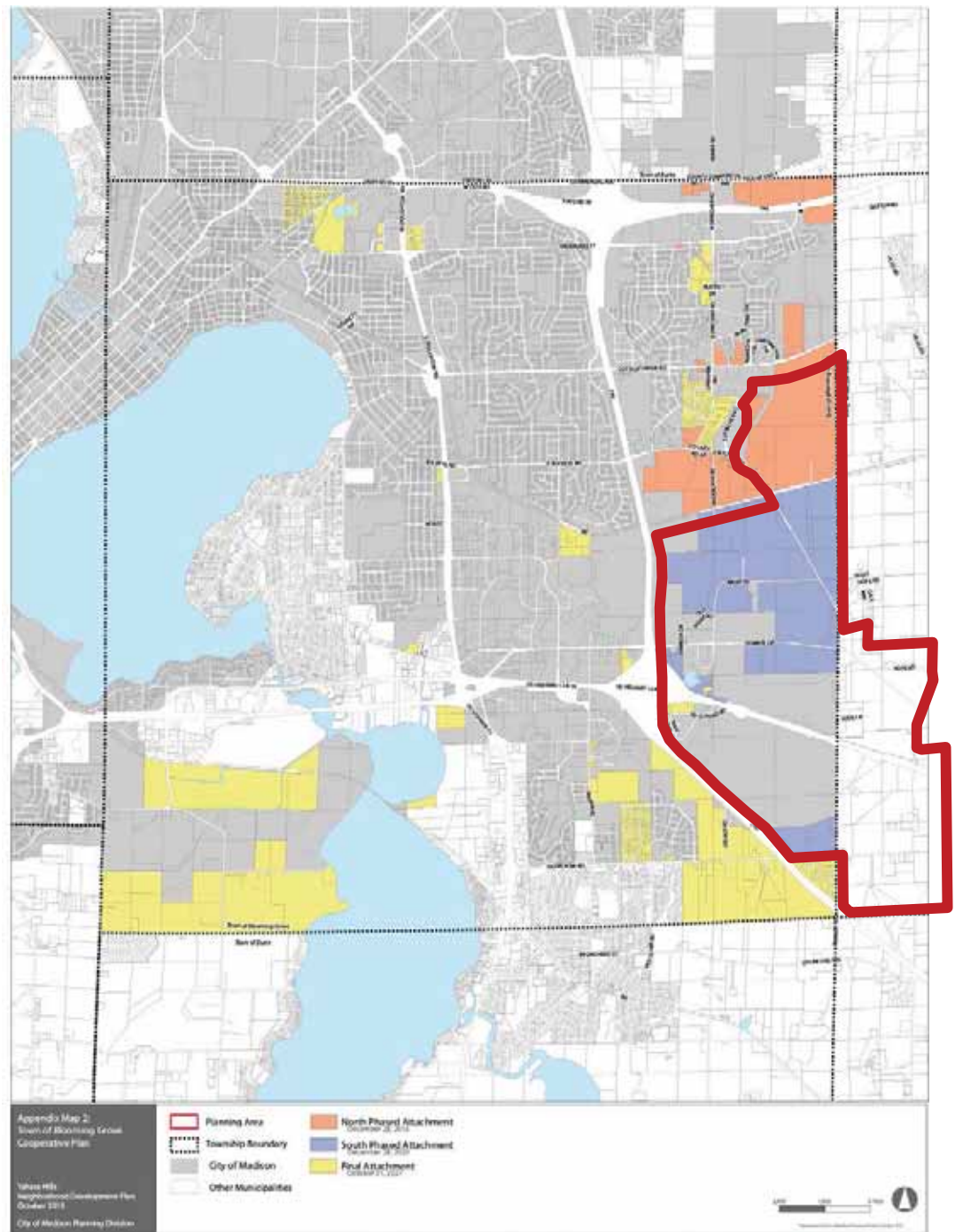
Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

-  Planning Area
-  Township Boundary
-  City of Madison Boundary



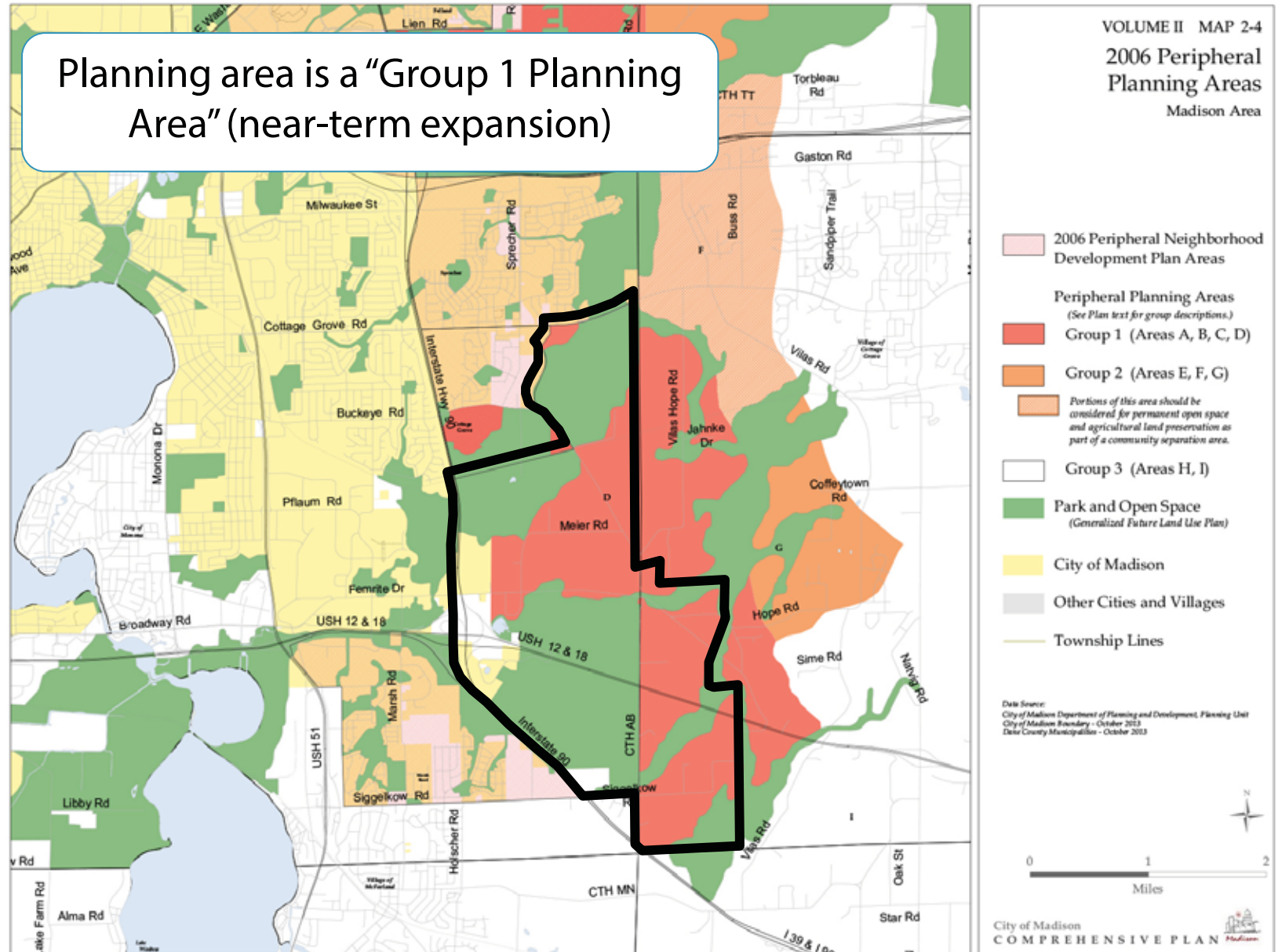
Cooperative Plan

- 2015: North Phased Attachment
- 2020: South Phased Attachment
- 2027: Final Attachment
- Attachment of individual properties



Comprehensive Plan

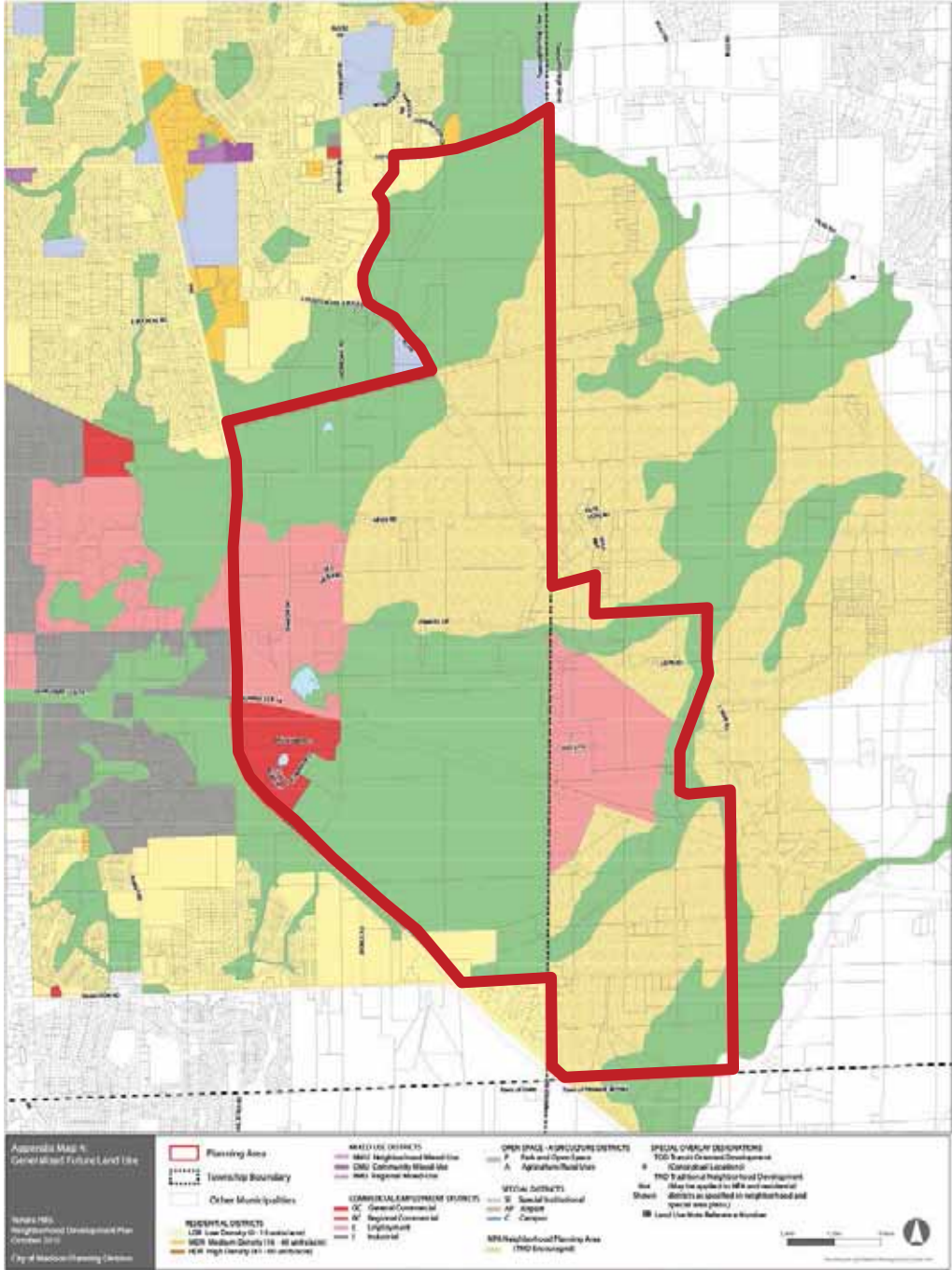
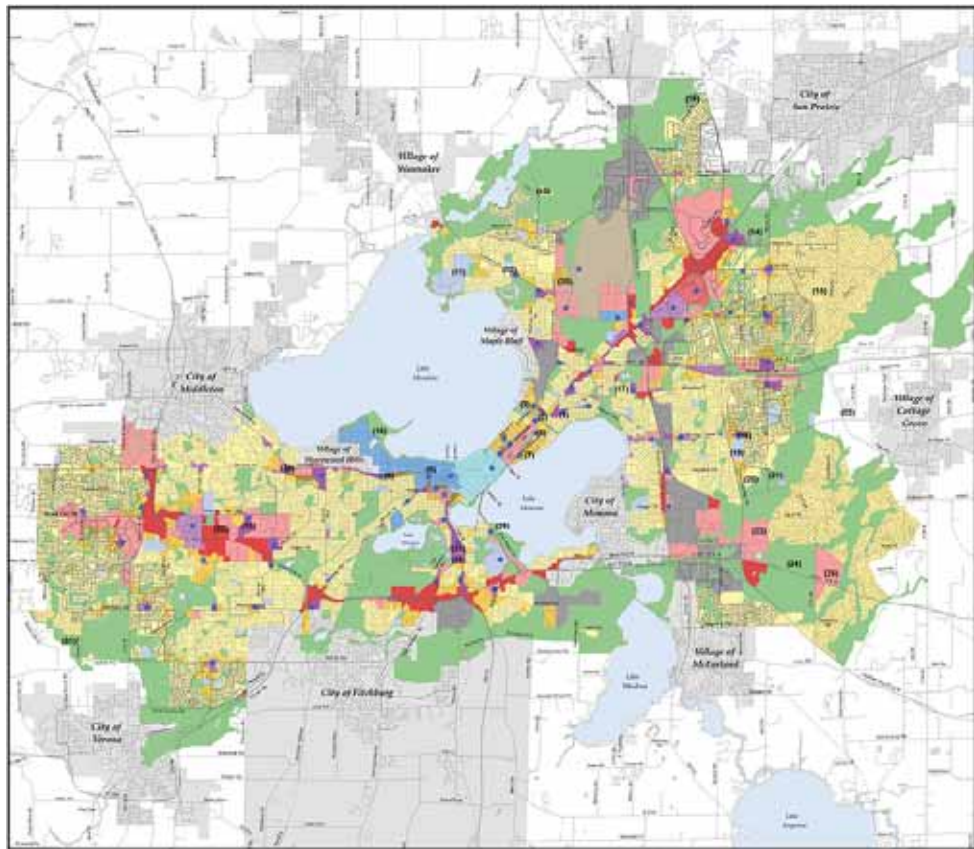
Planning area is a "Group 1 Planning Area" (near-term expansion)



Yahara Hills Neighborhood Development Plan

9.8.16

Generalized Future Land Use Plan



Yahara Hills Neighborhood Development Plan

9.8.16

Yahara Hills NDP Kick-Off Meeting

- October 29, 2015
- Approximately 75 attendees
- Inform residents and property owners about process
- Gain local perspectives about how future growth could happen

Like most about the area as it is now?

- Natural character, open spaces and topography of landscape
- Proximity to Madison, close but not in the city

Like least about the area as it is now?

- Like the area as it is now
- Isolated, not part of city and no transit service

New amenities to be included?

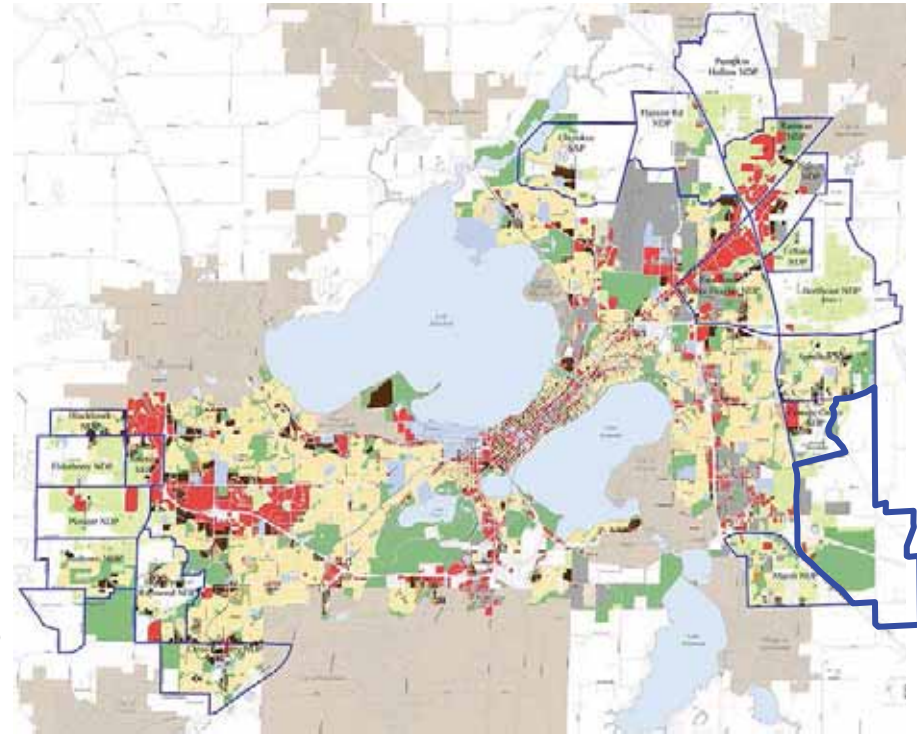
- Preserved natural amenities for public use
- Parks/Community gardens
- Safe roads for cars and bikes
- Sewer and Water

Concerns about development?

- Loss of rural character
- Transportation - transit, bikes, increase in traffic
- Impact on schools

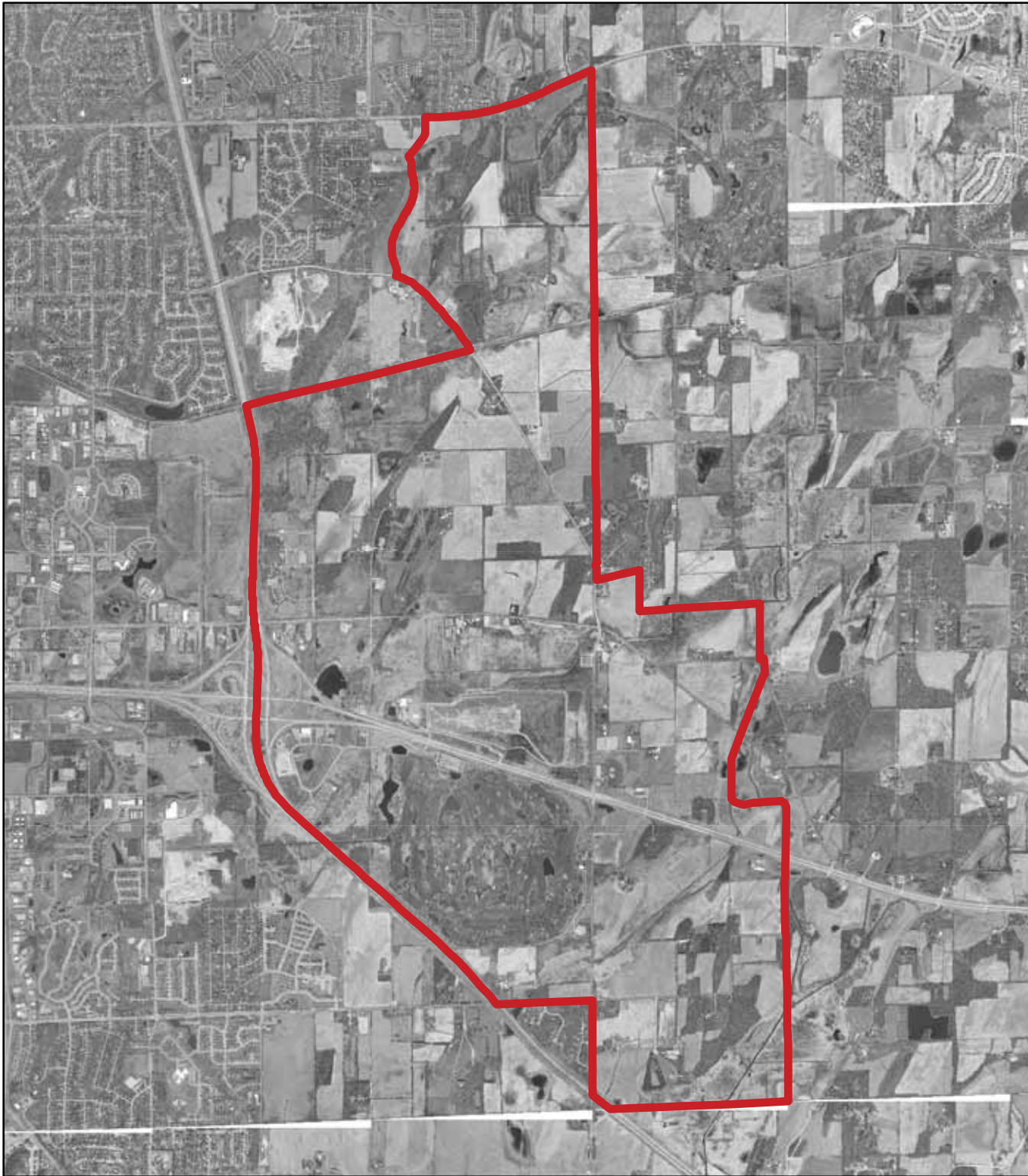
What is a Neighborhood Development Plan (NDP)?

- Created for largely undeveloped areas
- Guide public infrastructure and services
- Guide private development—plan must be adopted before development can occur



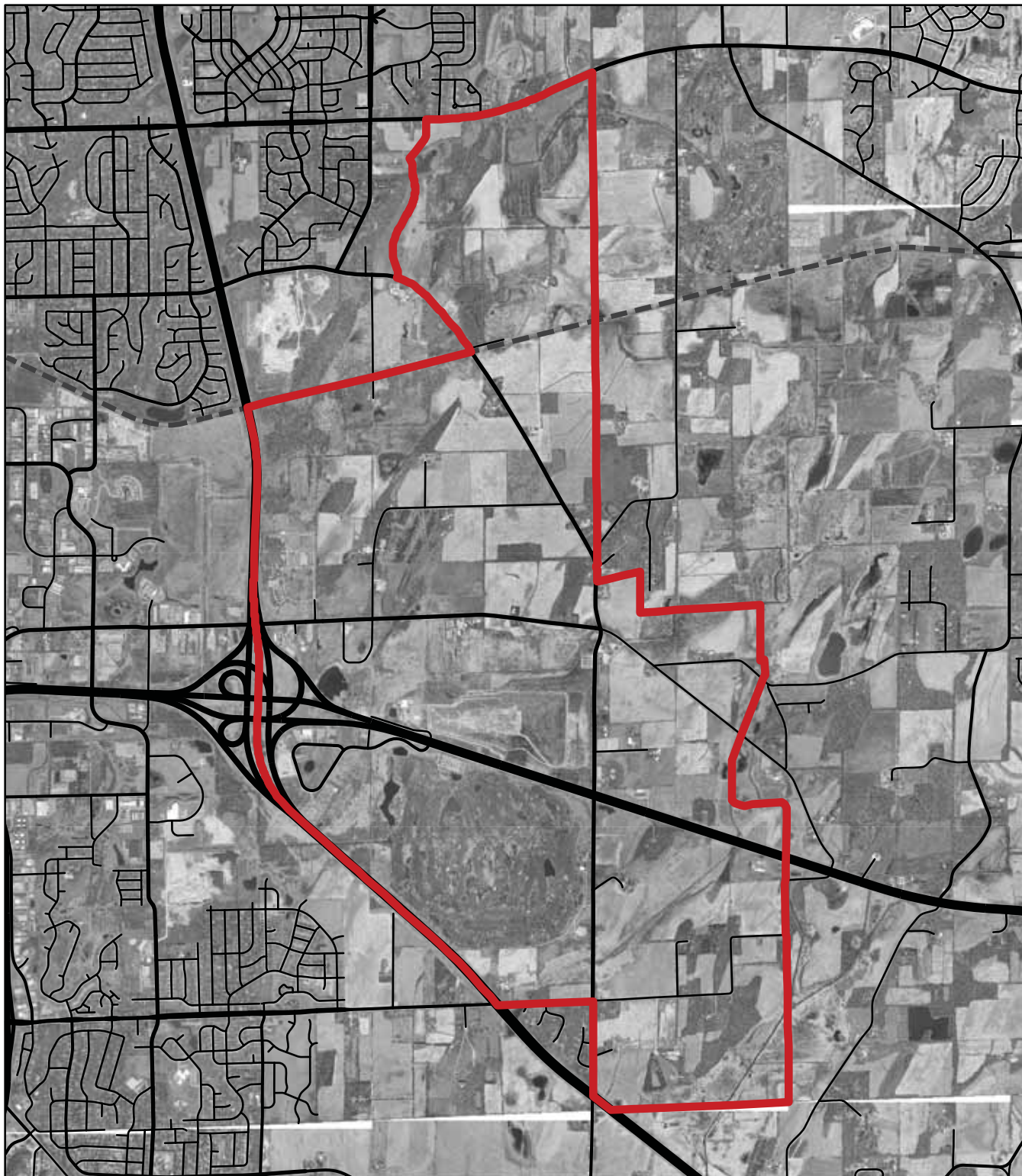
What is a Neighborhood Development Plan (NDP)?

- NDP covers an area that will develop incrementally over decades
- NDP does not force anyone to develop
- Guides development if and when it is proposed



Existing Conditions
Study Area








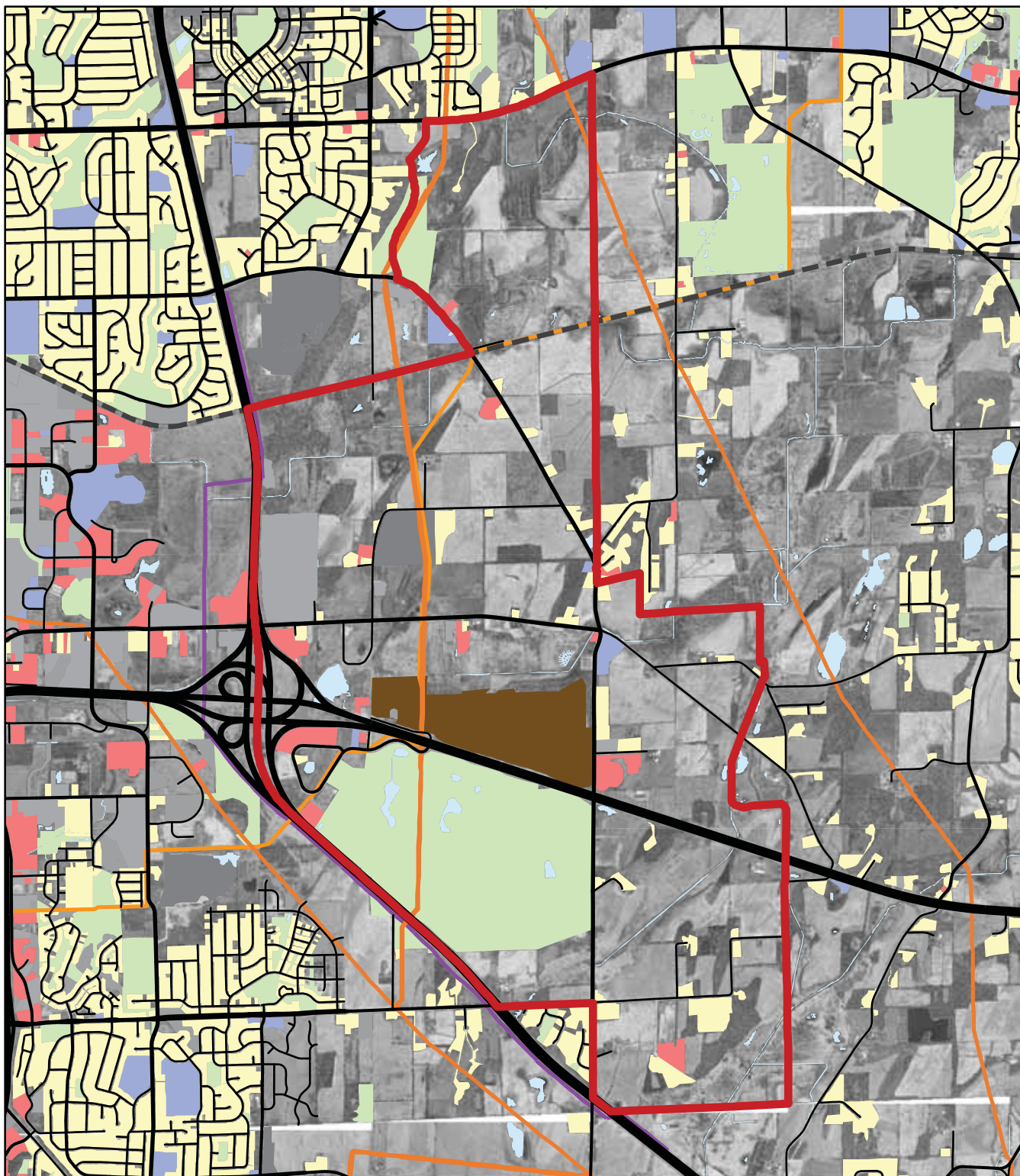
Existing Conditions

Study Area



Transportation

-  Streets
-  Highways
-  Railroad



Existing Conditions

Study Area

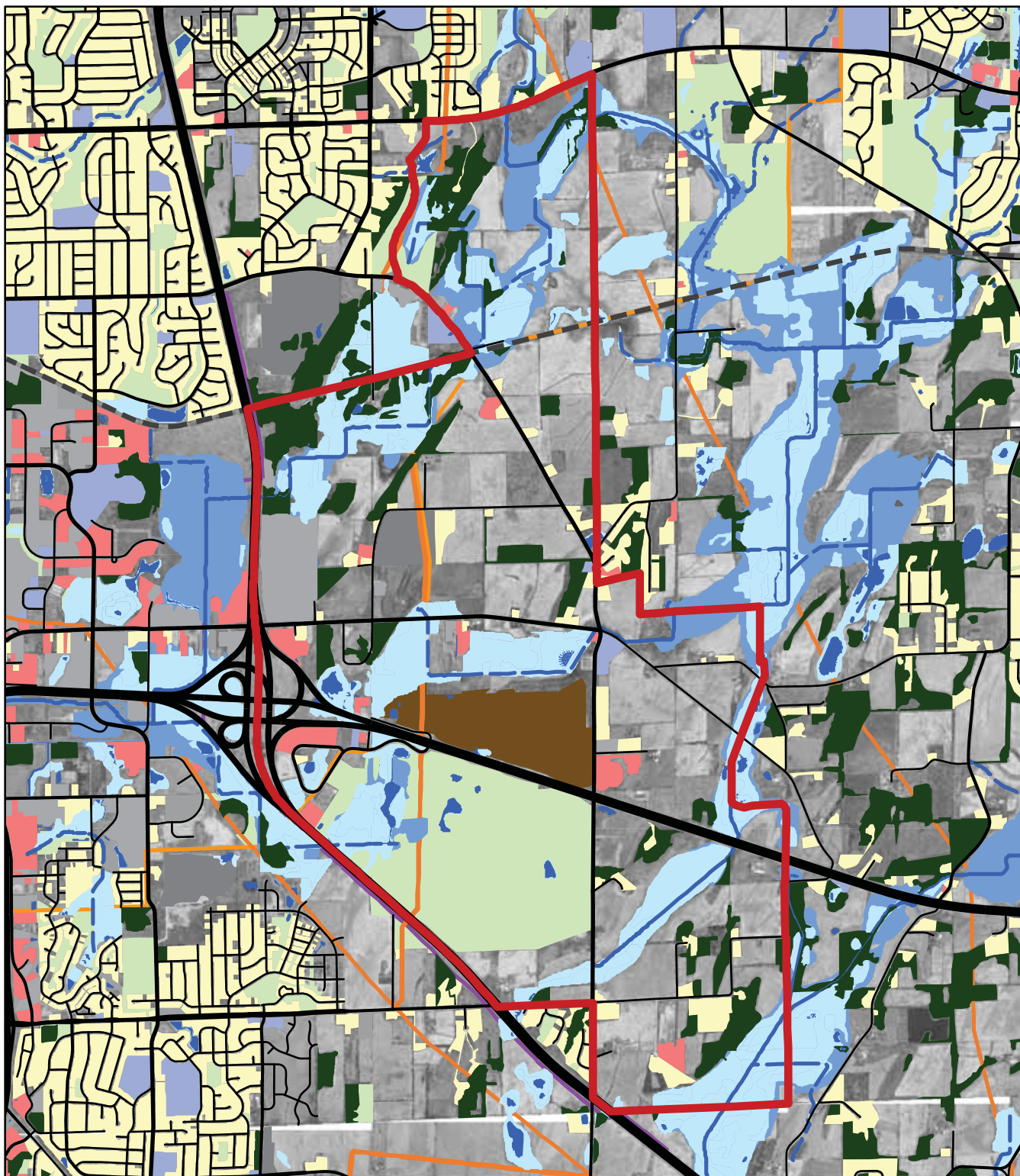


Transportation

- Streets
- Highways
- Railroad

Existing Land Use

- Residential
- Commercial
- Industrial
- Institutional
- Parks and Open Spaces
- Mineral Extraction
- Solid Waste Facility
- Natural Gas\Petroleum Pipeline
- Power Lines






Existing Conditions

Study Area









Transportation

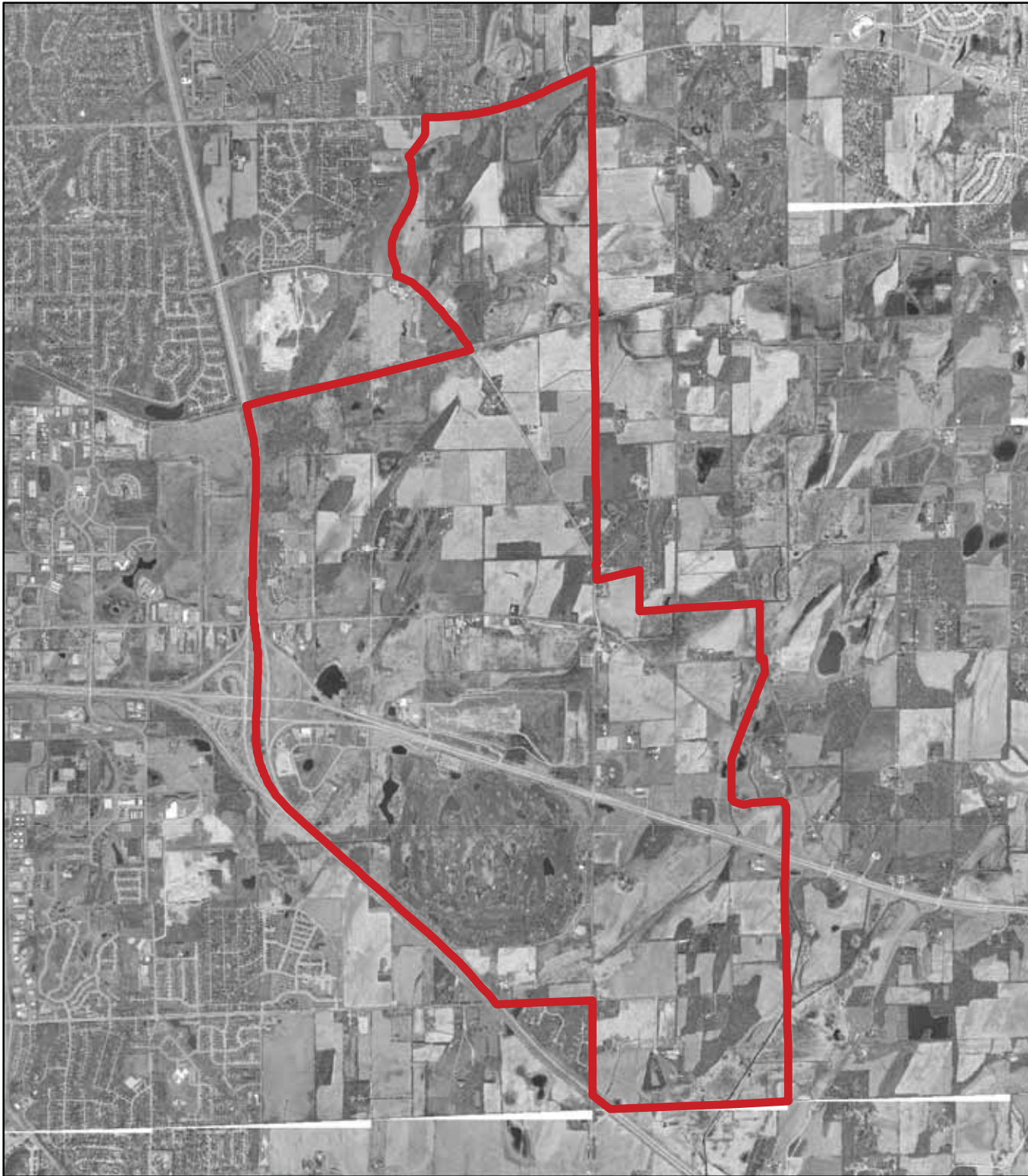
-  Streets
-  Highways
-  Railroad

Existing Land Use

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Parks and Open Spaces
-  Mineral Extraction
-  Solid Waste Facility
-  Natural Gas\Petroleum Pipeline
-  Power Lines

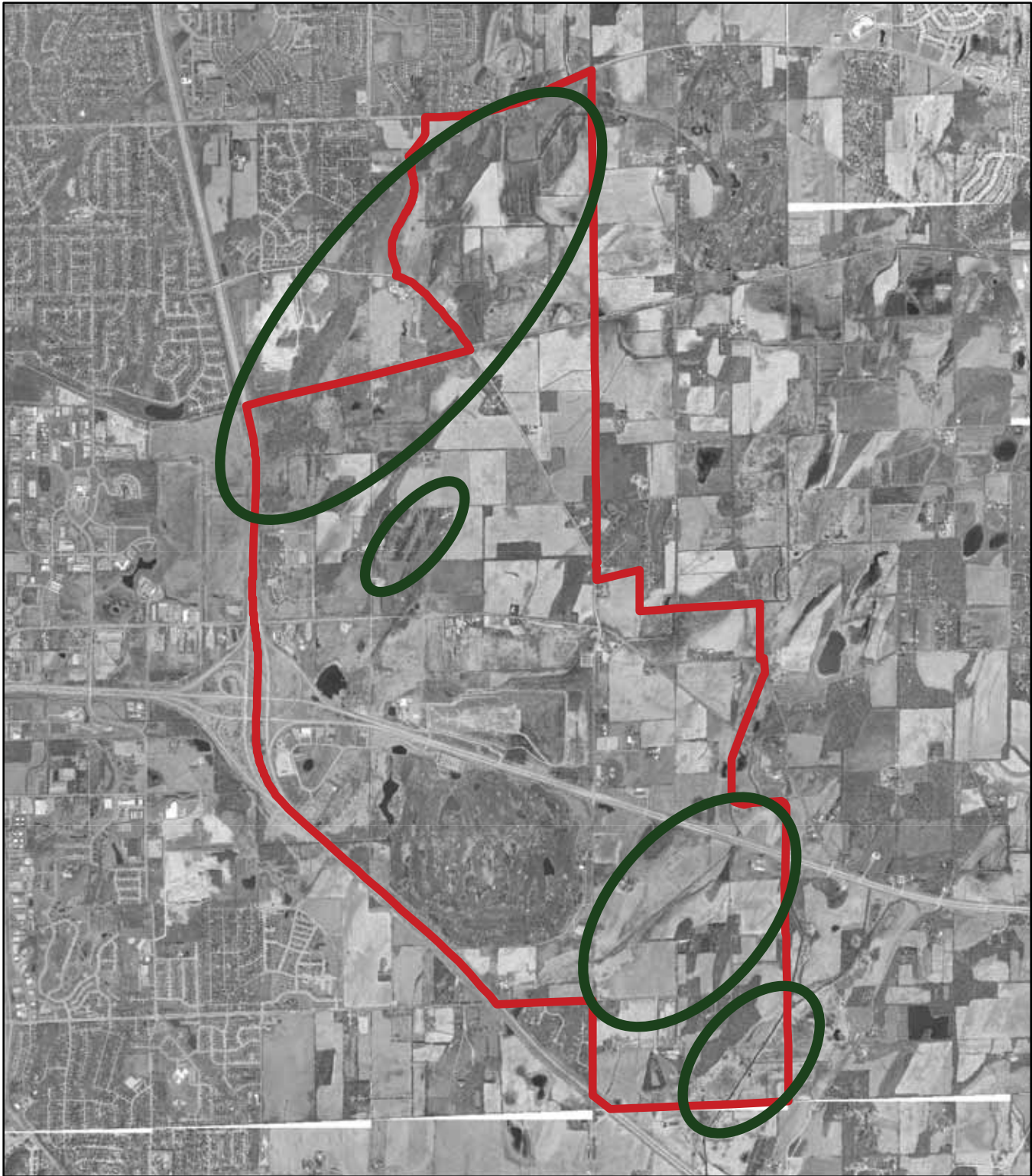
Natural Features

-  Wetland
-  Floodplain
-  Woodland
-  Surface Water
-  Perennial Stream
-  Intermittent Stream



Planning Considerations
Study Area



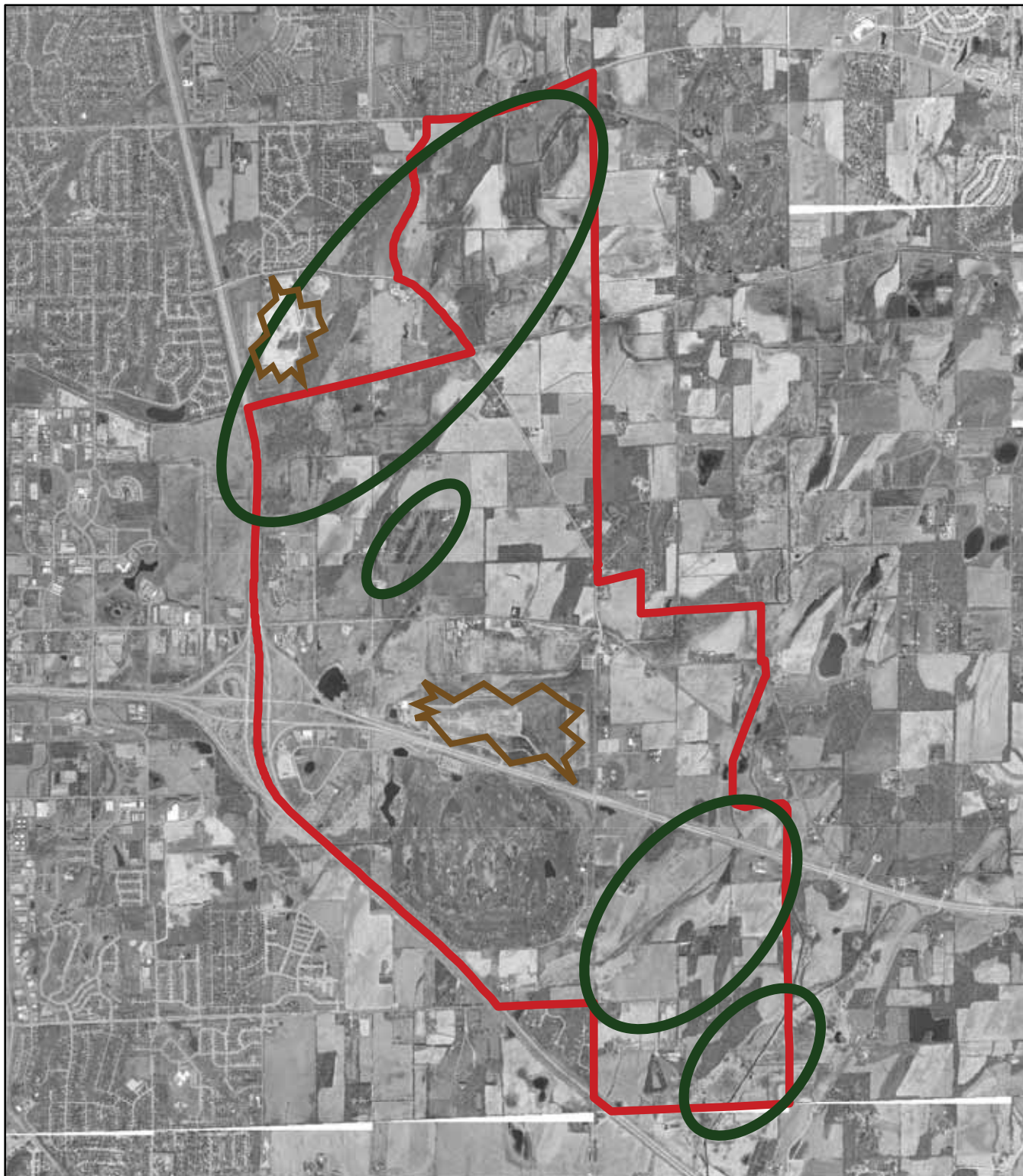


Planning Considerations

Study Area



Natural Features



Planning Considerations

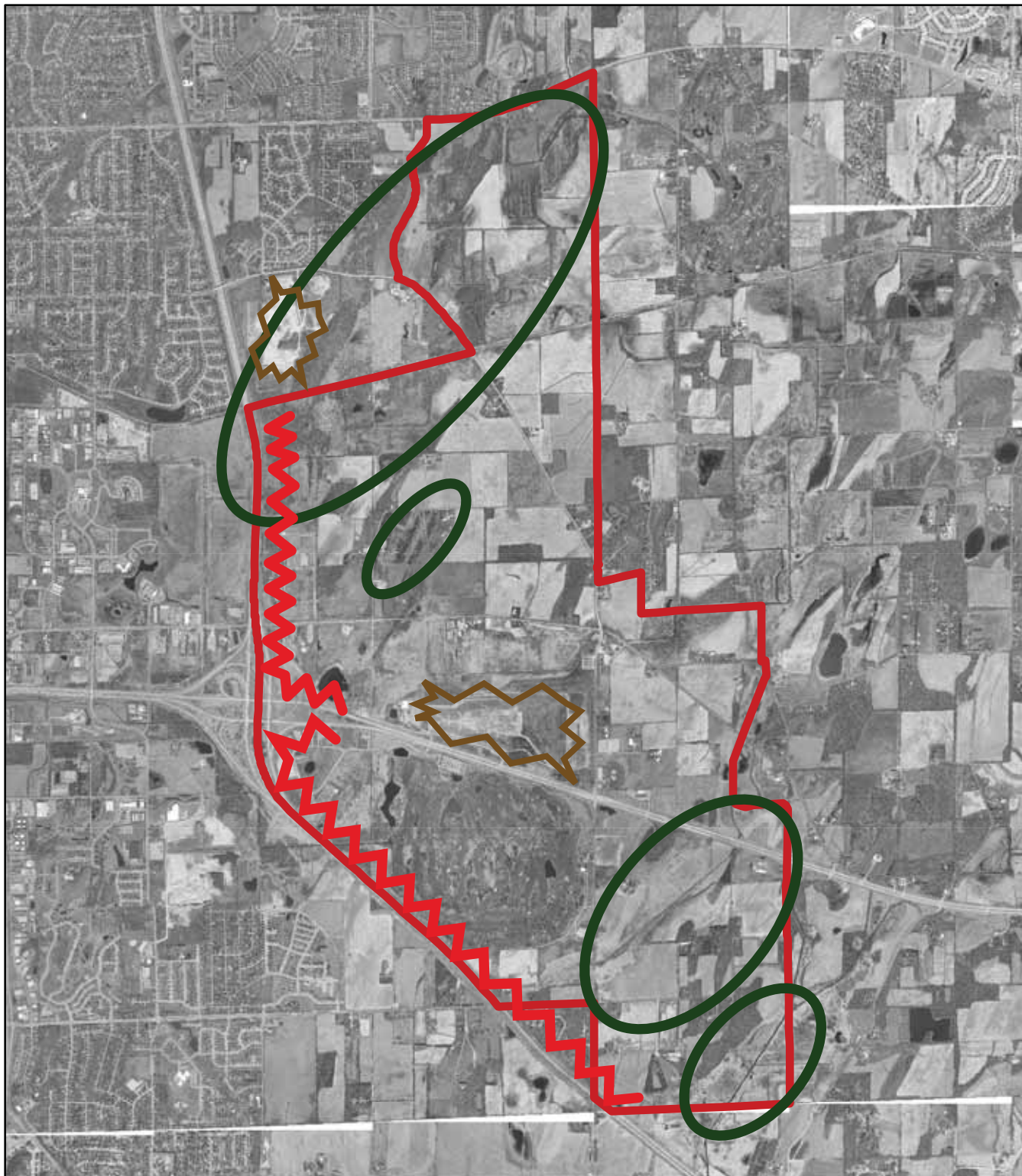
Study Area



Natural Features



Quarry/Landfill



Planning Considerations

Study Area



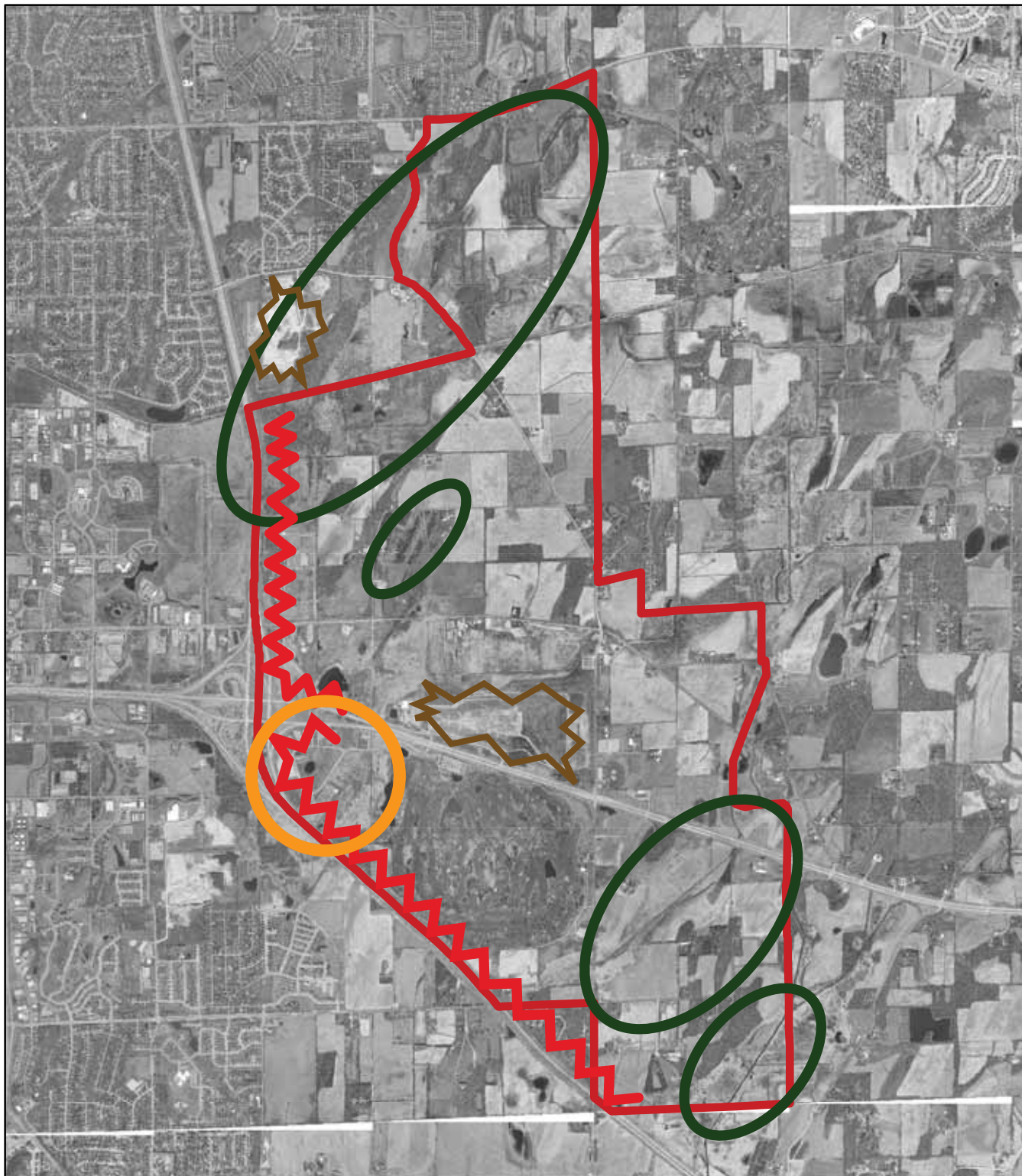
Natural Features



Quarry/Landfill



Highway Noise/Visibility



Planning Considerations

Study Area



Natural Features



Quarry/Landfill



Highway Noise/Visibility



Regional Destinations



Planning Considerations

Study Area



Natural Features



Quarry/Landfill



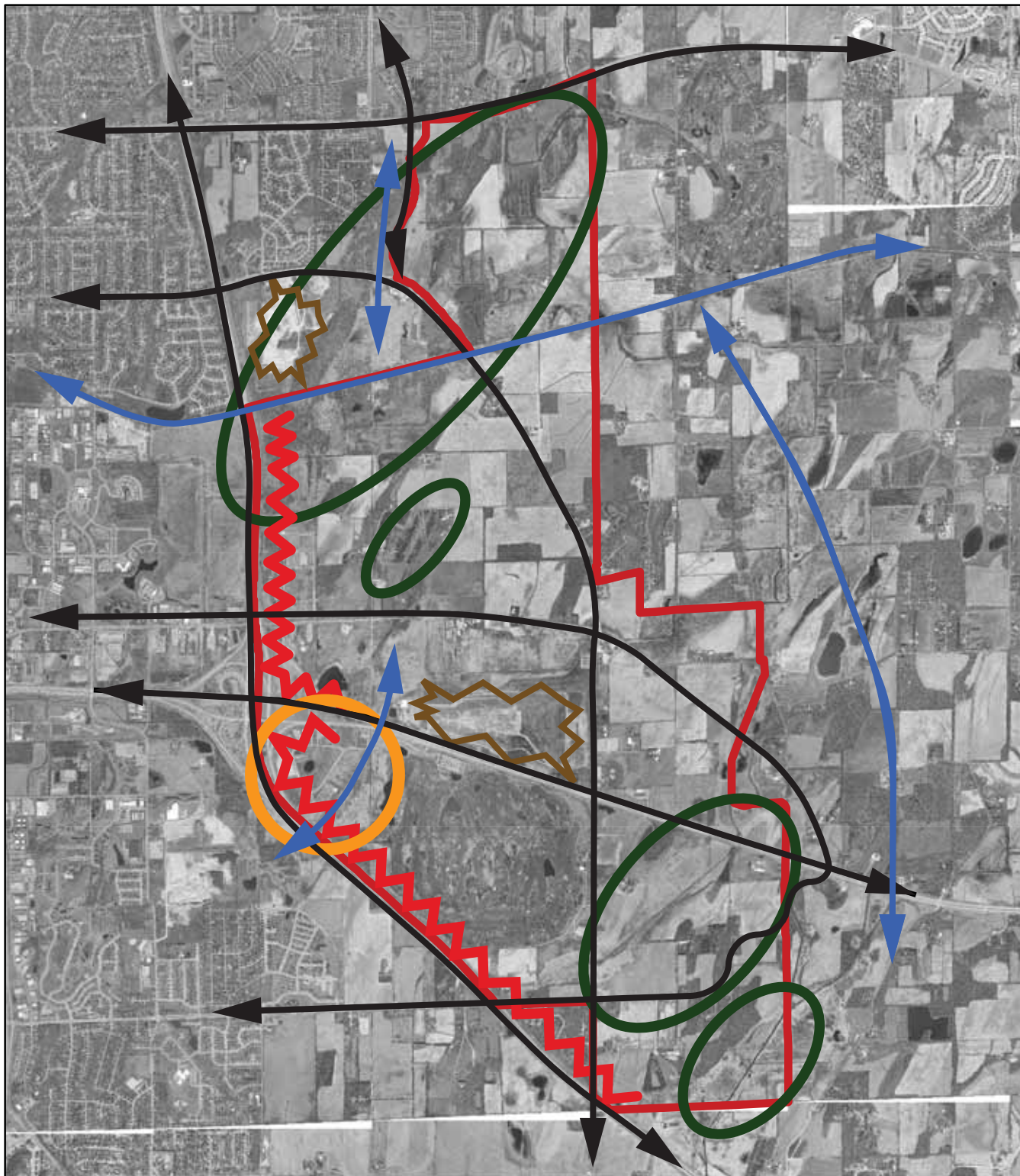
Highway Noise/Visibility



Regional Destinations



Travel Corridors



Planning Considerations

Study Area



Natural Features



Quarry/Landfill



Highway Noise/Visibility



Regional Destinations



Travel Corridors



Regional Trail Connections



Planning Considerations

Study Area



Natural Features



Quarry/Landfill



Highway Noise/Visibility



Regional Destinations



Travel Corridors



Regional Trail Connections

Potential Land Use



Residential



Mixed Use



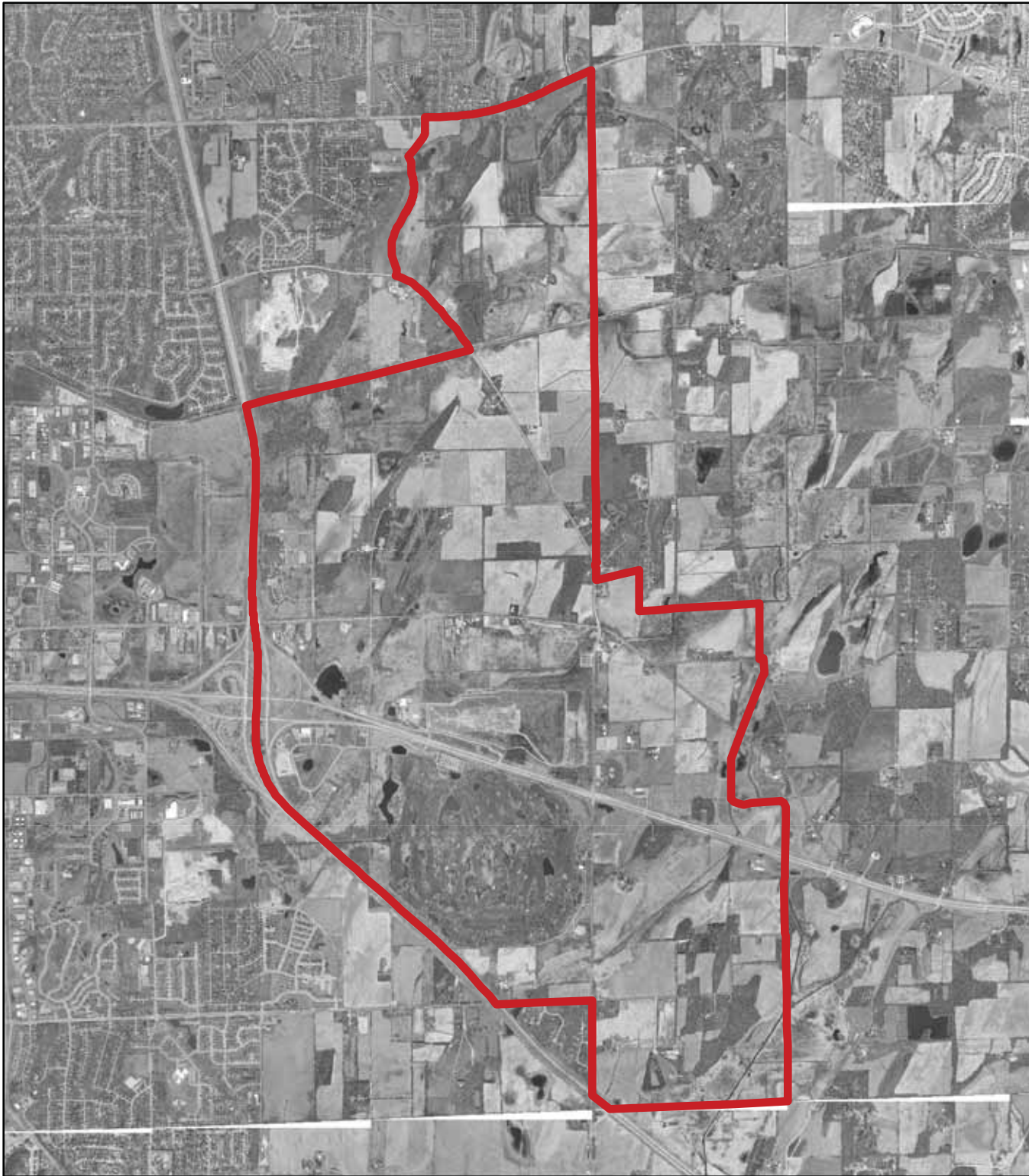
Industrial



Employment

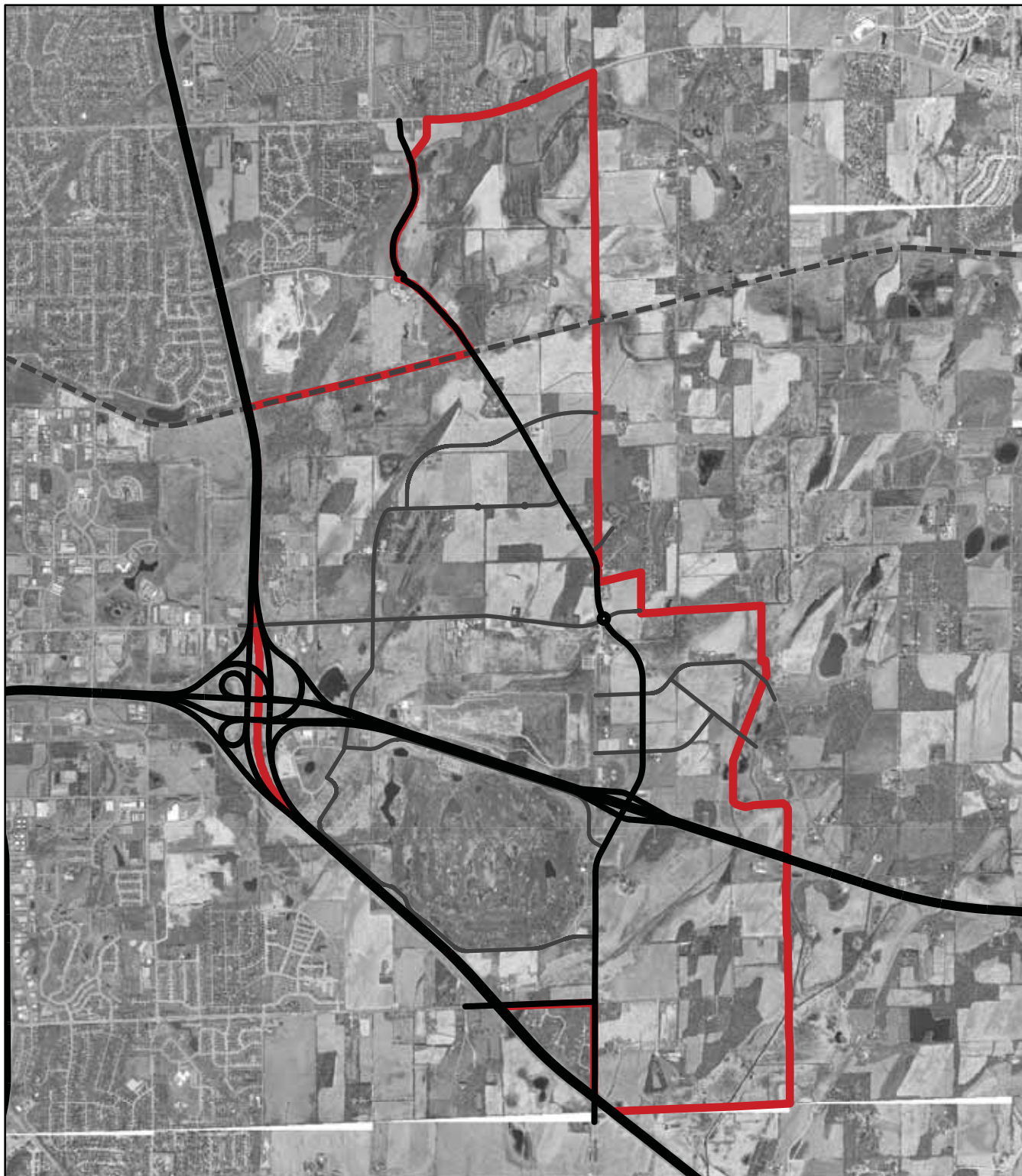


Parks



**Draft Plan
Study Area**



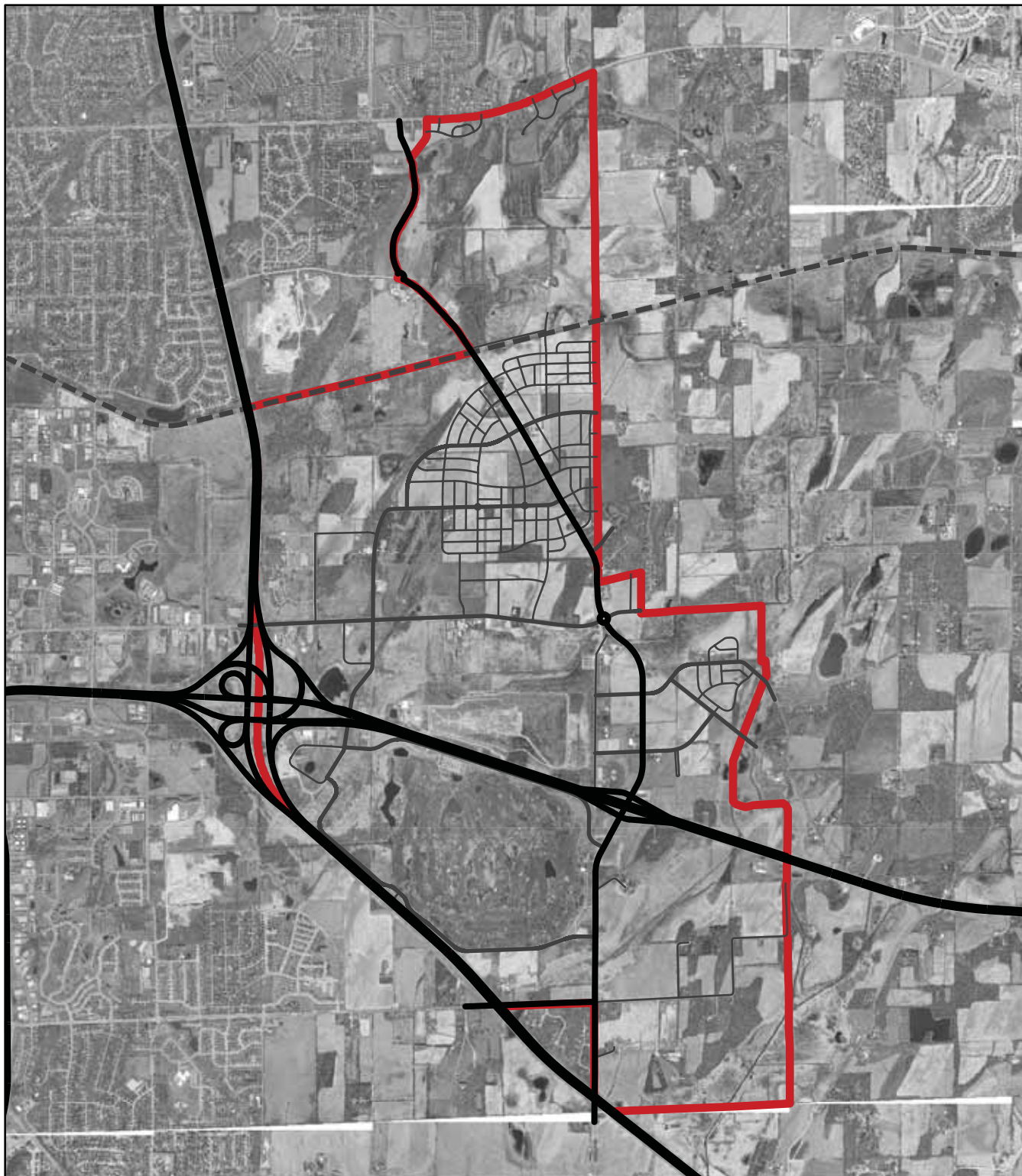


**Draft Plan
Study Area**



Primary Streets

- Arterial
- Collector

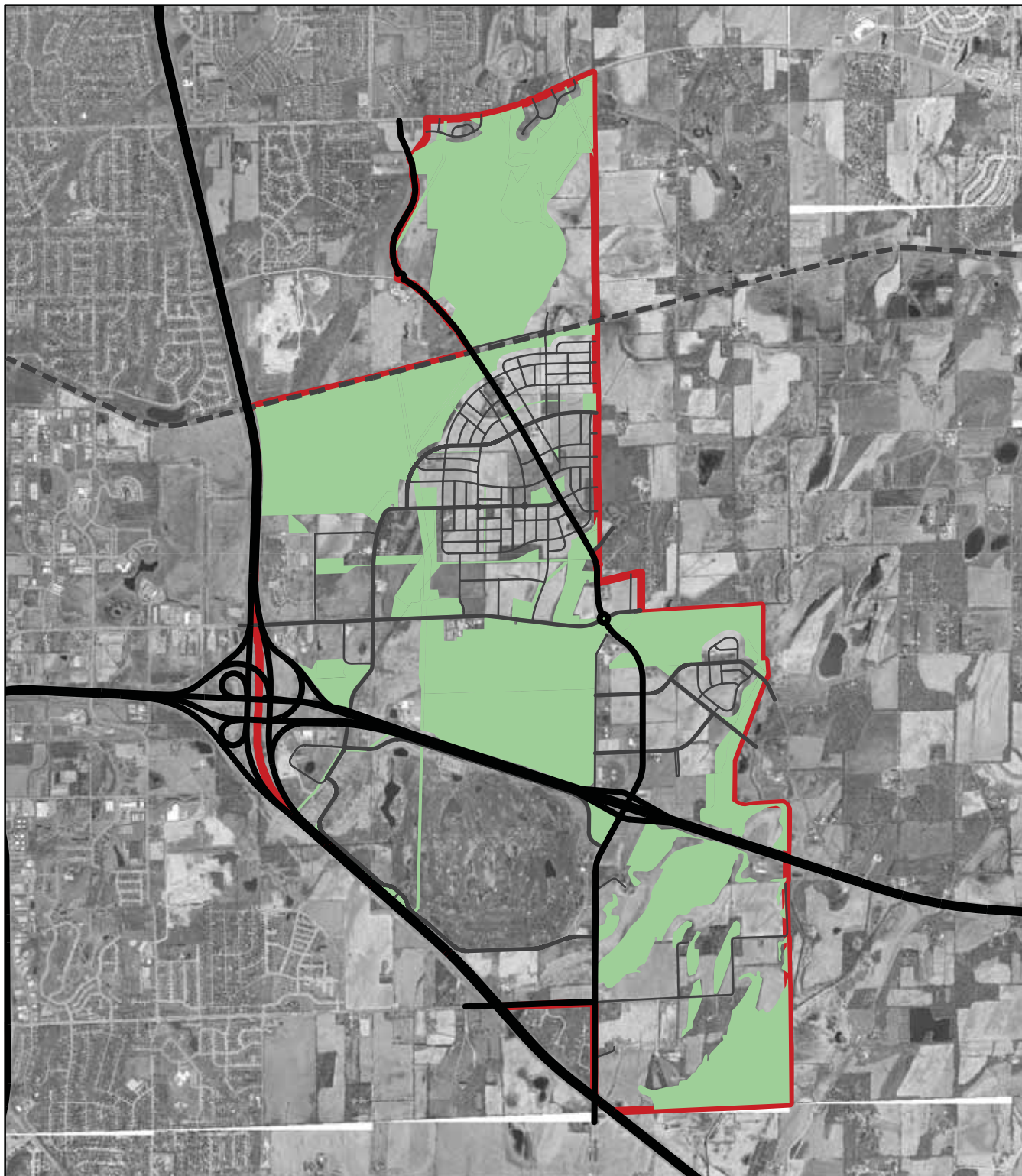


**Draft Plan
Study Area**



Primary Streets

- Arterial
- Collector
- Local street



Draft Plan

Study Area

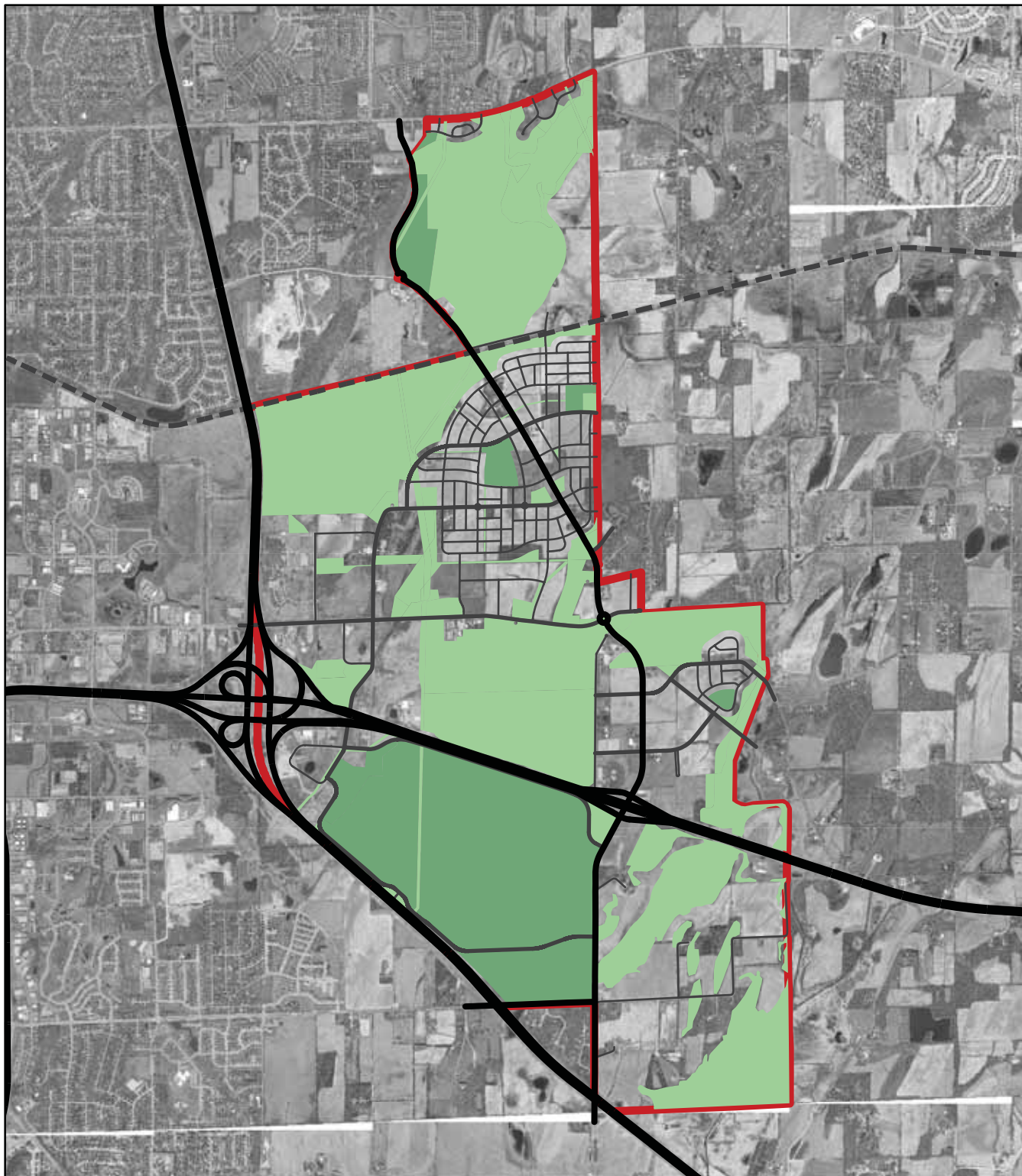


Primary Streets

- Arterial
- Collector
- Local street

Proposed Land Use

- Open space



Draft Plan

Study Area

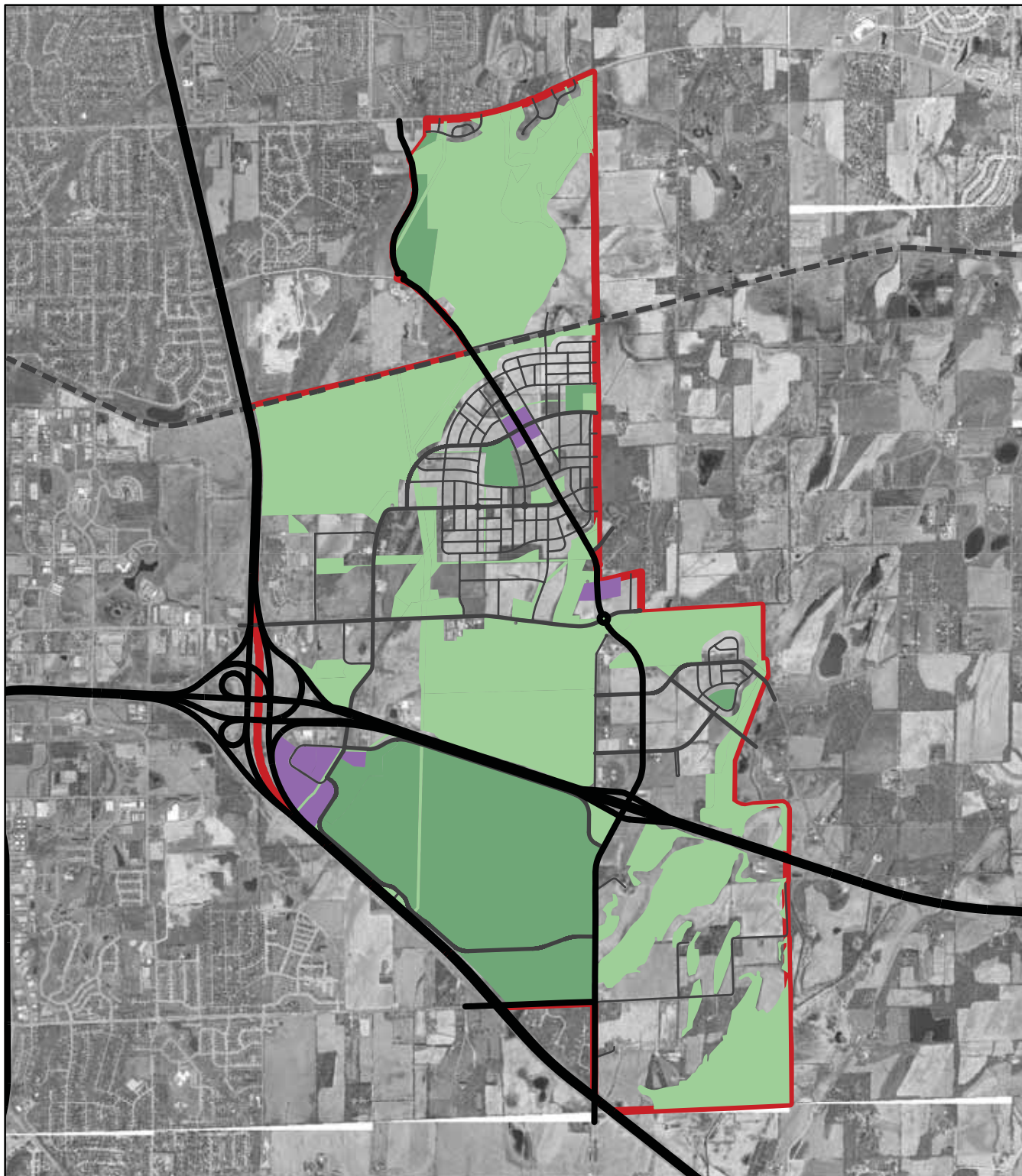


Primary Streets

- Arterial
- Collector
- Local street

Proposed Land Use

- Open space
- Parks 52%



Draft Plan

Study Area

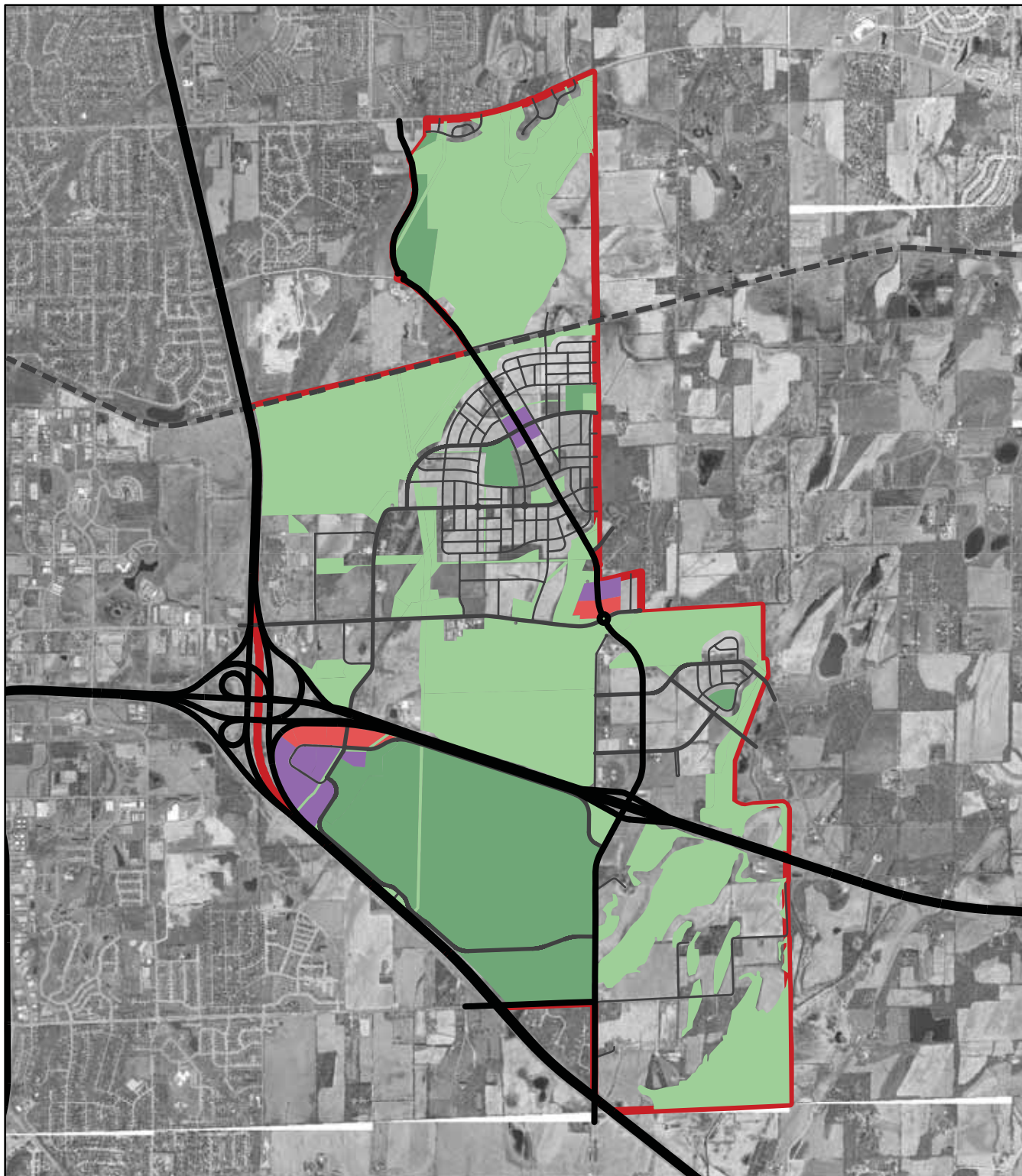


Primary Streets

- Arterial
- Collector
- Local street

Proposed Land Use

- Open space
- Parks 52%
- Mixed use 1%



Draft Plan

Study Area

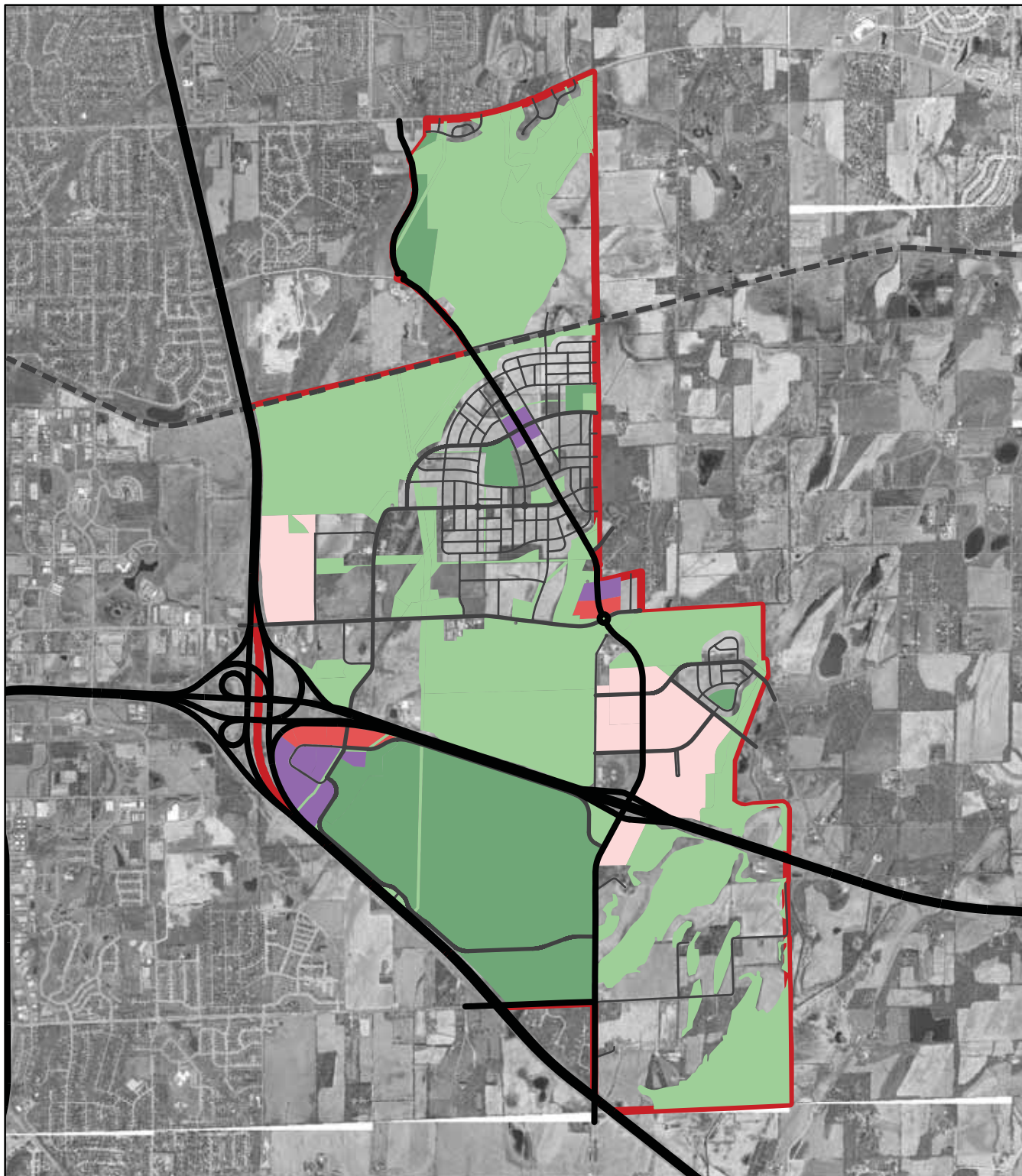


Primary Streets

- Arterial
- Collector
- Local street

Proposed Land Use

- Open space
- Parks 52%
- Mixed use 1%
- Commercial 1%



Draft Plan

Study Area

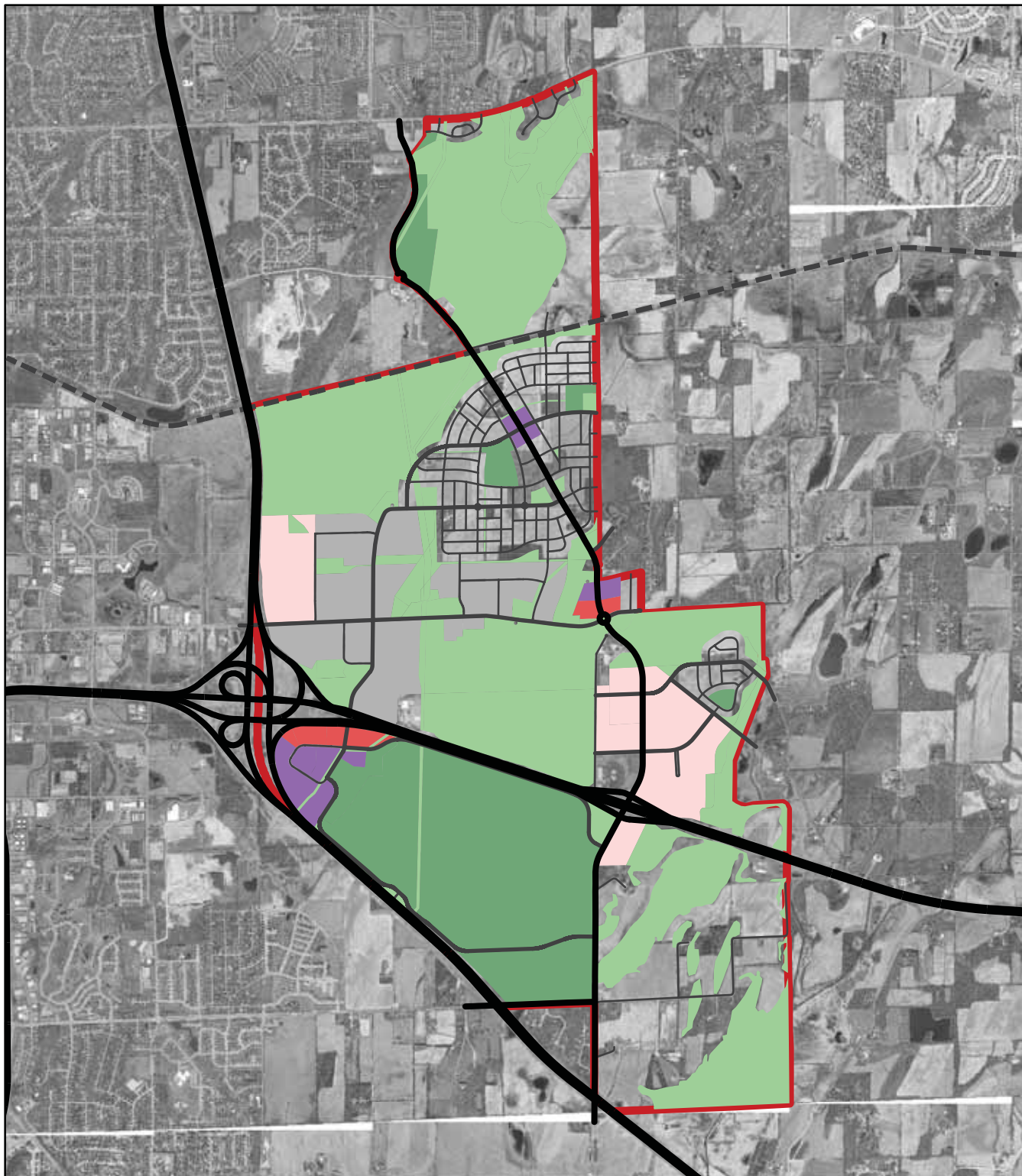


Primary Streets

- Arterial
- Collector
- Local street

Proposed Land Use

- Open space
- Parks 52%
- Mixed use 1%
- Commercial 1%
- Employment 6%






Draft Plan







Study Area

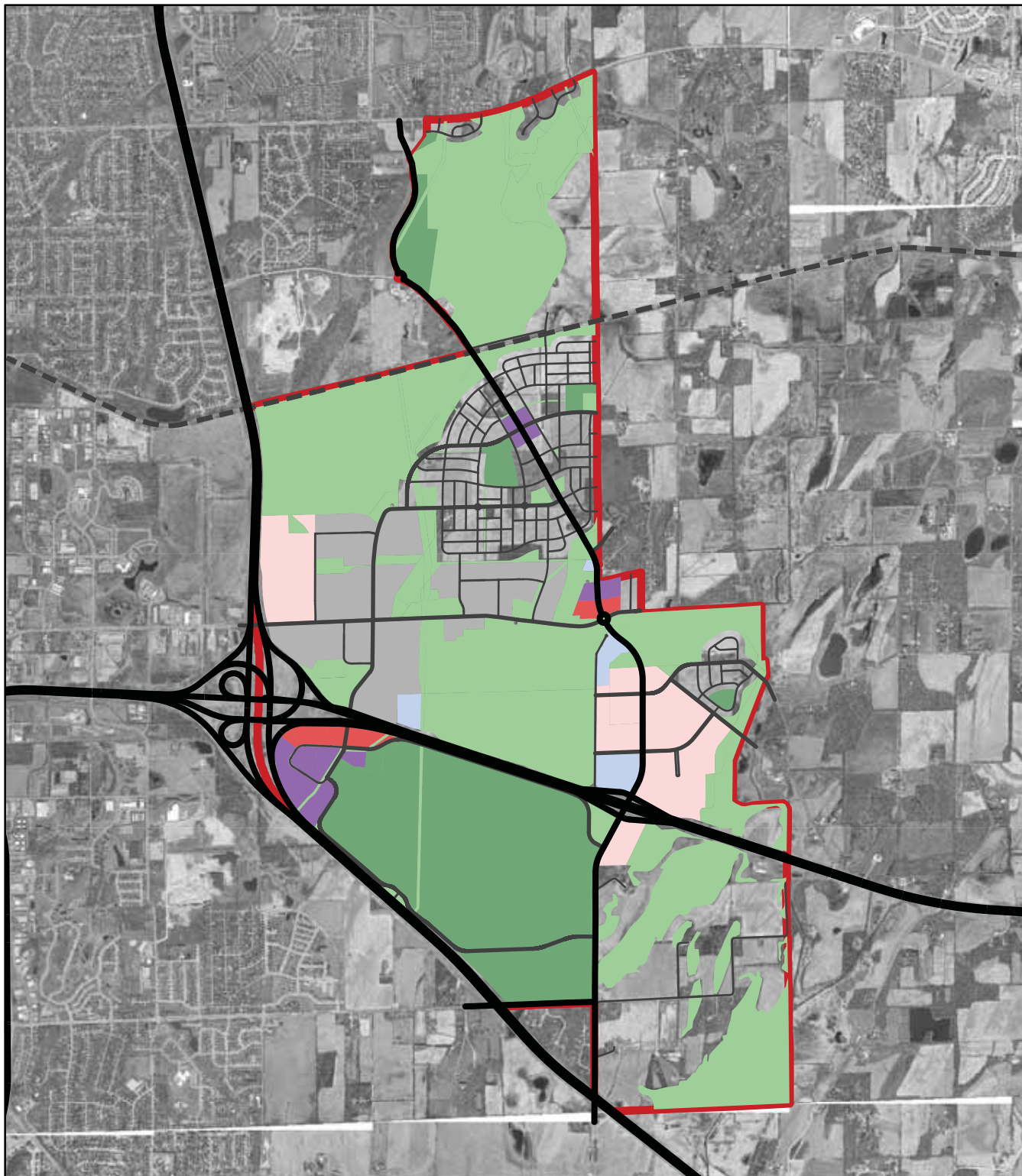


Primary Streets

-  Arterial
-  Collector
-  Local street

Proposed Land Use

-  Open space
-  Parks 52%
-  Mixed use 1%
-  Commercial 1%
-  Employment 6%
-  Industrial 7%



Draft Plan

Study Area

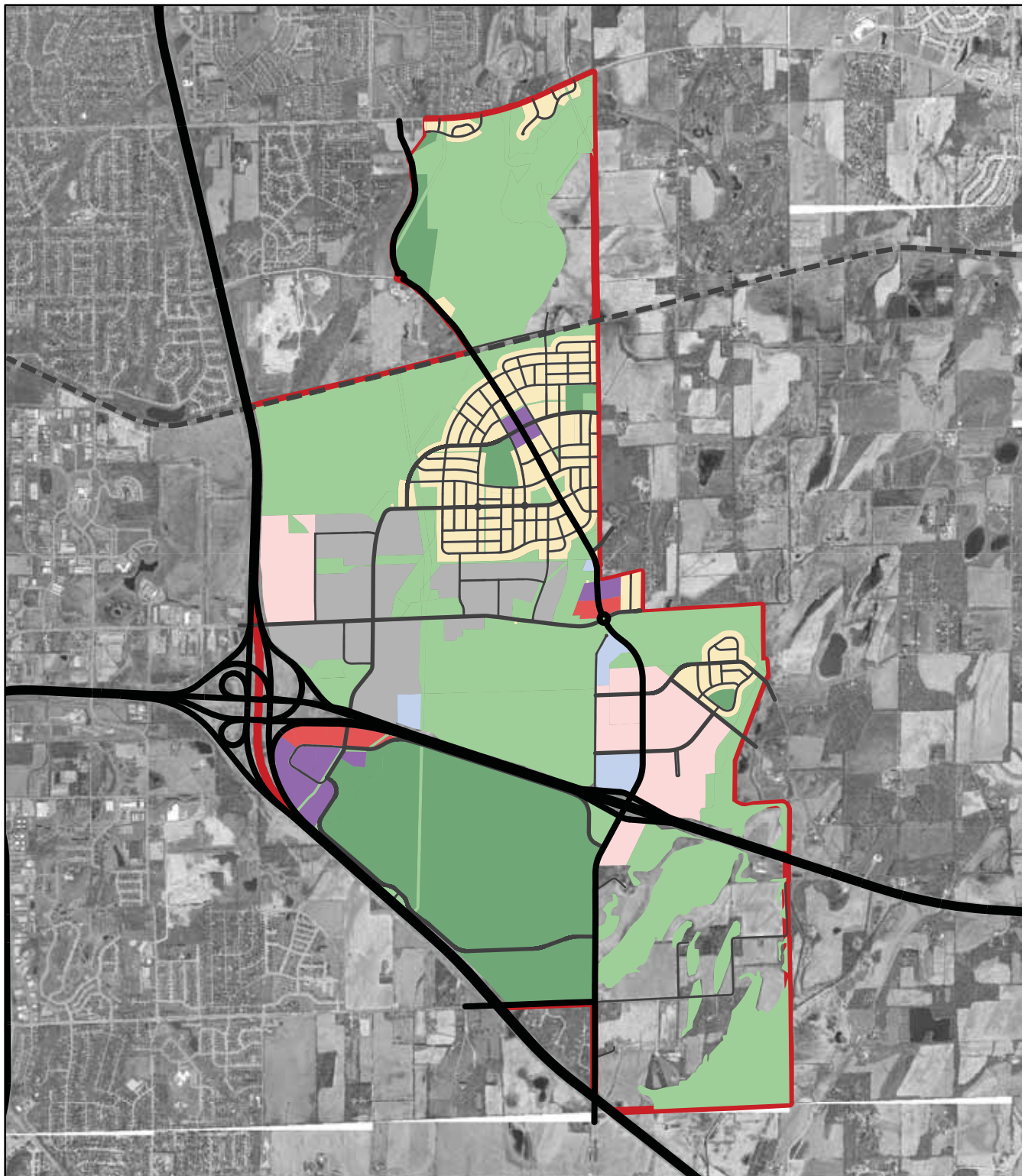


Primary Streets

- Arterial
- Collector
- Local street

Proposed Land Use

Open space	
Parks	52%
Mixed use	1%
Commercial	1%
Employment	6%
Industrial	7%
Institutional	1%



Draft Plan

Study Area

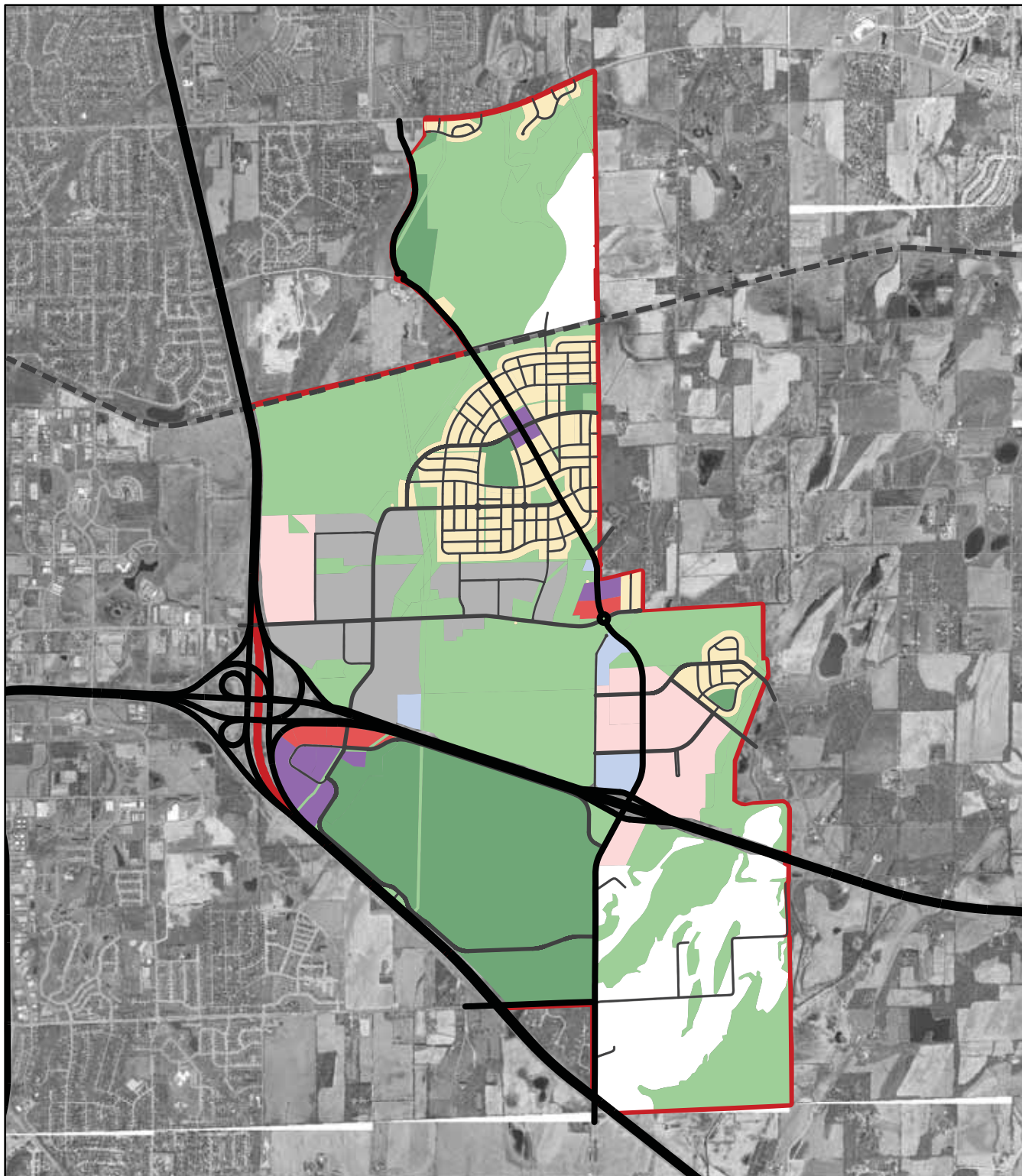


Primary Streets

- Arterial
- Collector
- Local street

Proposed Land Use

Open space	
Parks	52%
Mixed use	1%
Commercial	1%
Employment	6%
Industrial	7%
Institutional	1%
Residential	8%



Draft Plan

Study Area

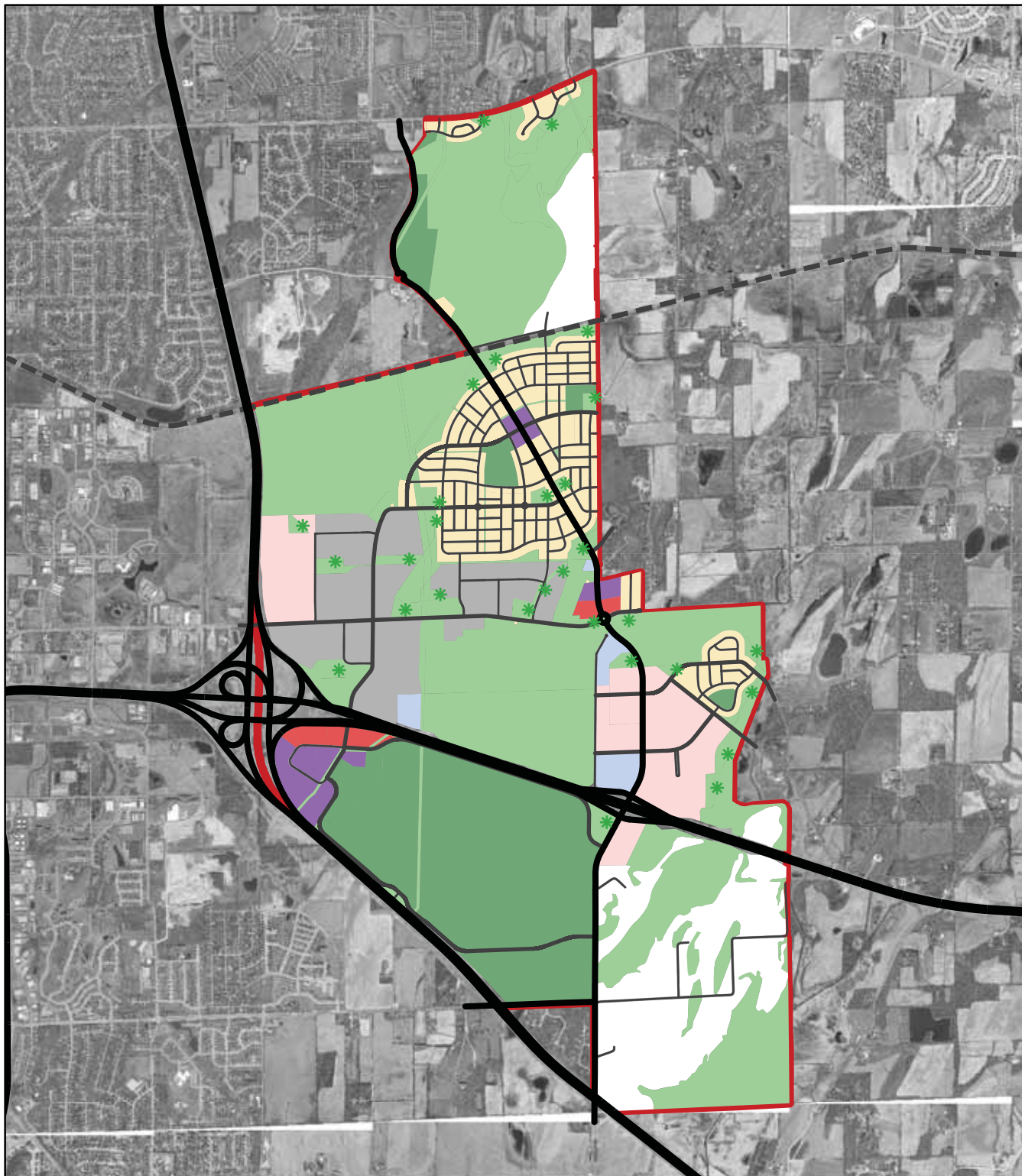


Primary Streets

- Arterial
- Collector
- Local street

Proposed Land Use

Open space	
Parks	52%
Mixed use	1%
Commercial	1%
Employment	6%
Industrial	7%
Institutional	1%
Residential	8%
Ag/Rural	11%



Draft Plan

Study Area

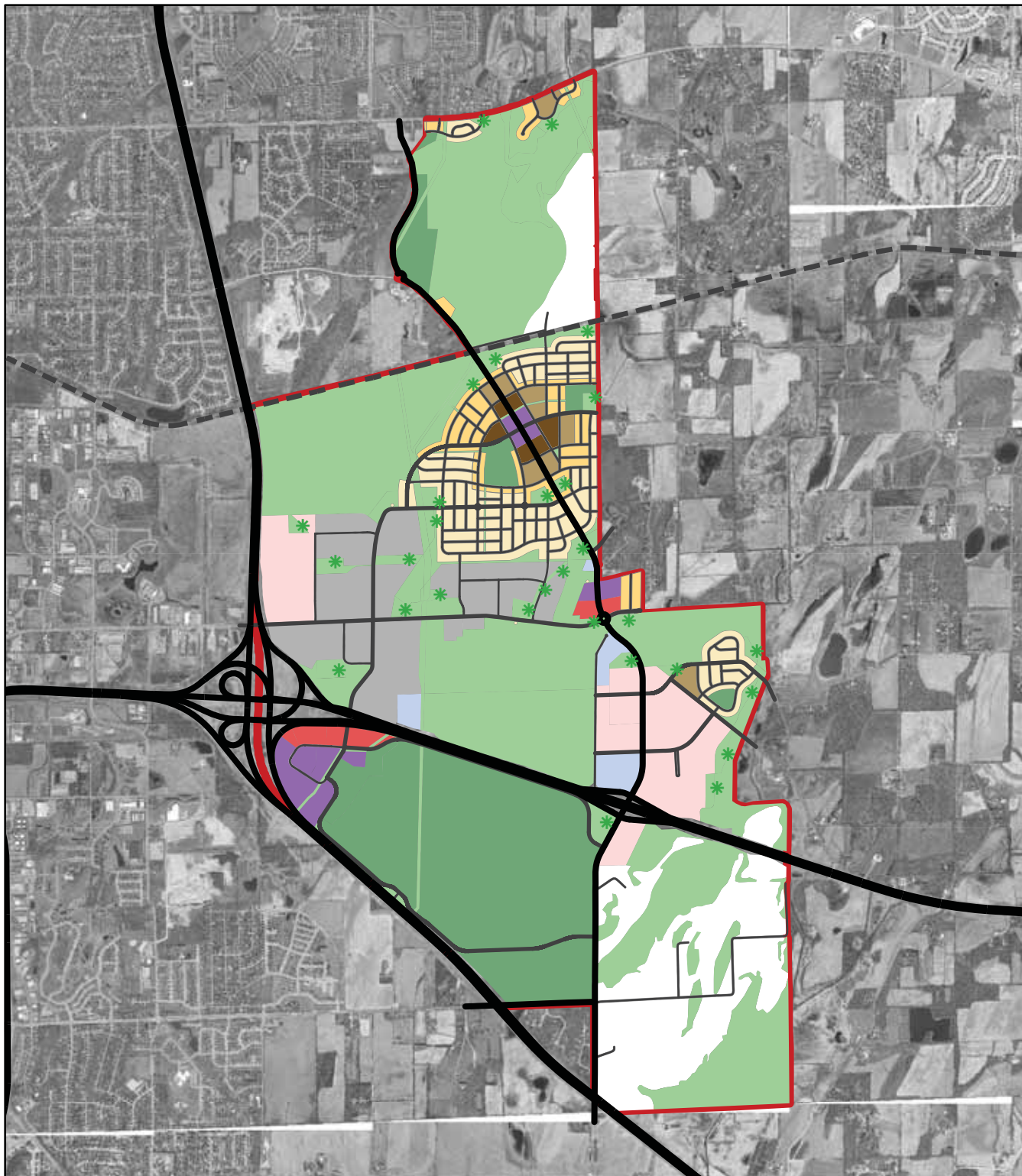


Primary Streets

- Arterial
- Collector
- Local street

Proposed Land Use

- Open space
- Parks 52%
- Mixed use 1%
- Commercial 1%
- Employment 6%
- Industrial 7%
- Institutional 1%
- Residential 8%
- Ag/Rural 11%
- Potential Stormwater






Draft Plan











Study Area



Primary Streets

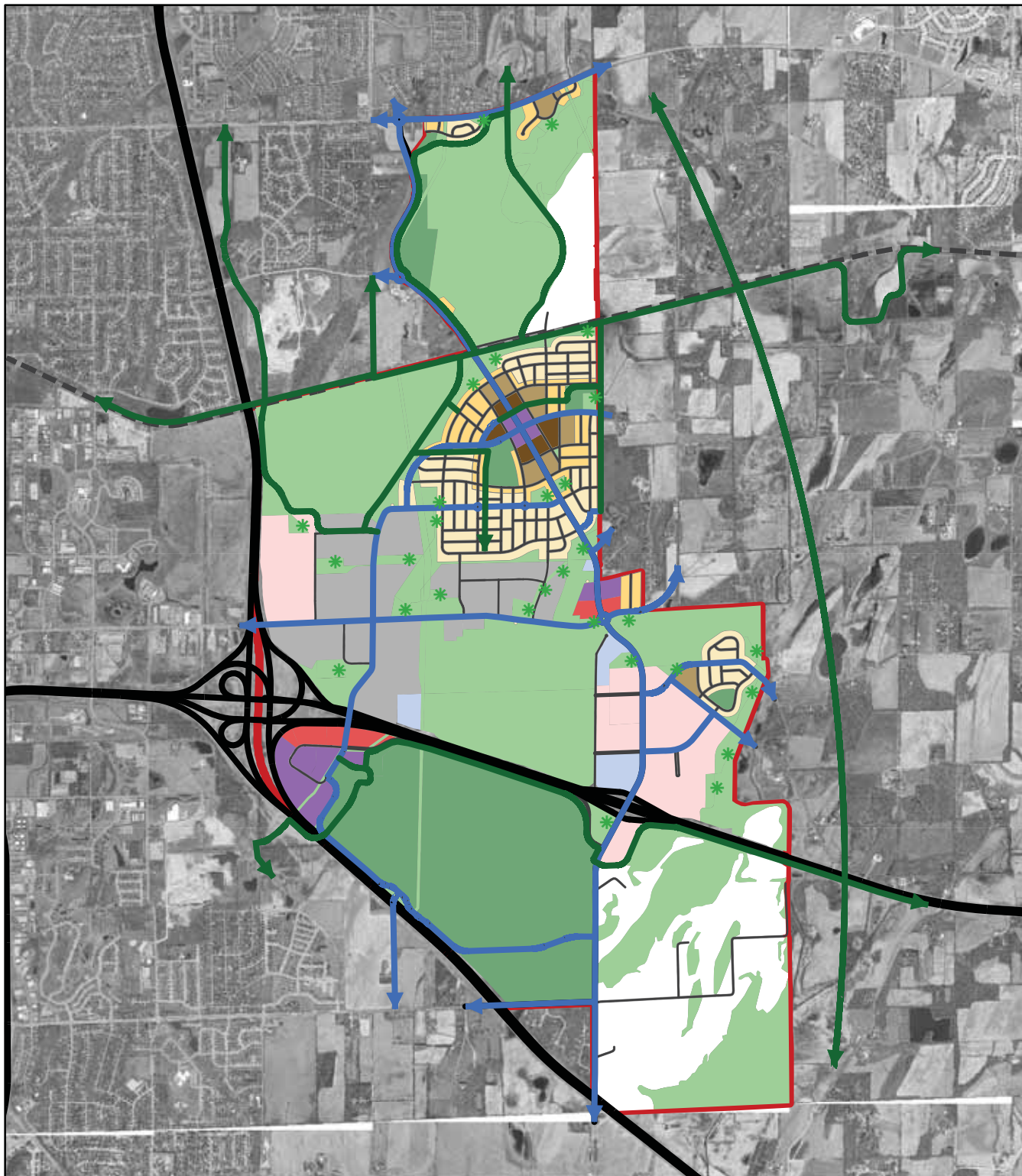
-  Arterial
-  Collector
-  Local street

Proposed Land Use

-  Open space
-  Parks 52%
-  Mixed use 1%
-  Commercial 1%
-  Employment 6%
-  Industrial 7%
-  Institutional 1%
-  Residential 8%
-  Ag/Rural 11%
-  Potential Stormwater

Residential Characters

-  Type 1
-  Type 2
-  Type 3
-  Type 4






Draft Plan











Study Area




Primary Streets

-  Arterial
-  Collector
-  Local street



Proposed Land Use

-  Open space
-  Parks 52%
-  Mixed use 1%
-  Commercial 1%
-  Employment 6%
-  Industrial 7%
-  Institutional 1%
-  Residential 8%
-  Ag/Rural 11%
-  Potential Stormwater

Residential Characters

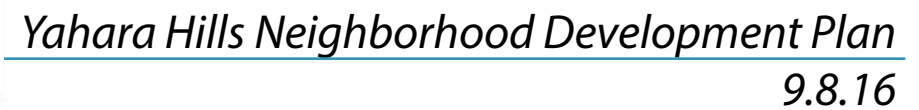
-  Type 1
-  Type 2
-  Type 3
-  Type 4

Bike Network

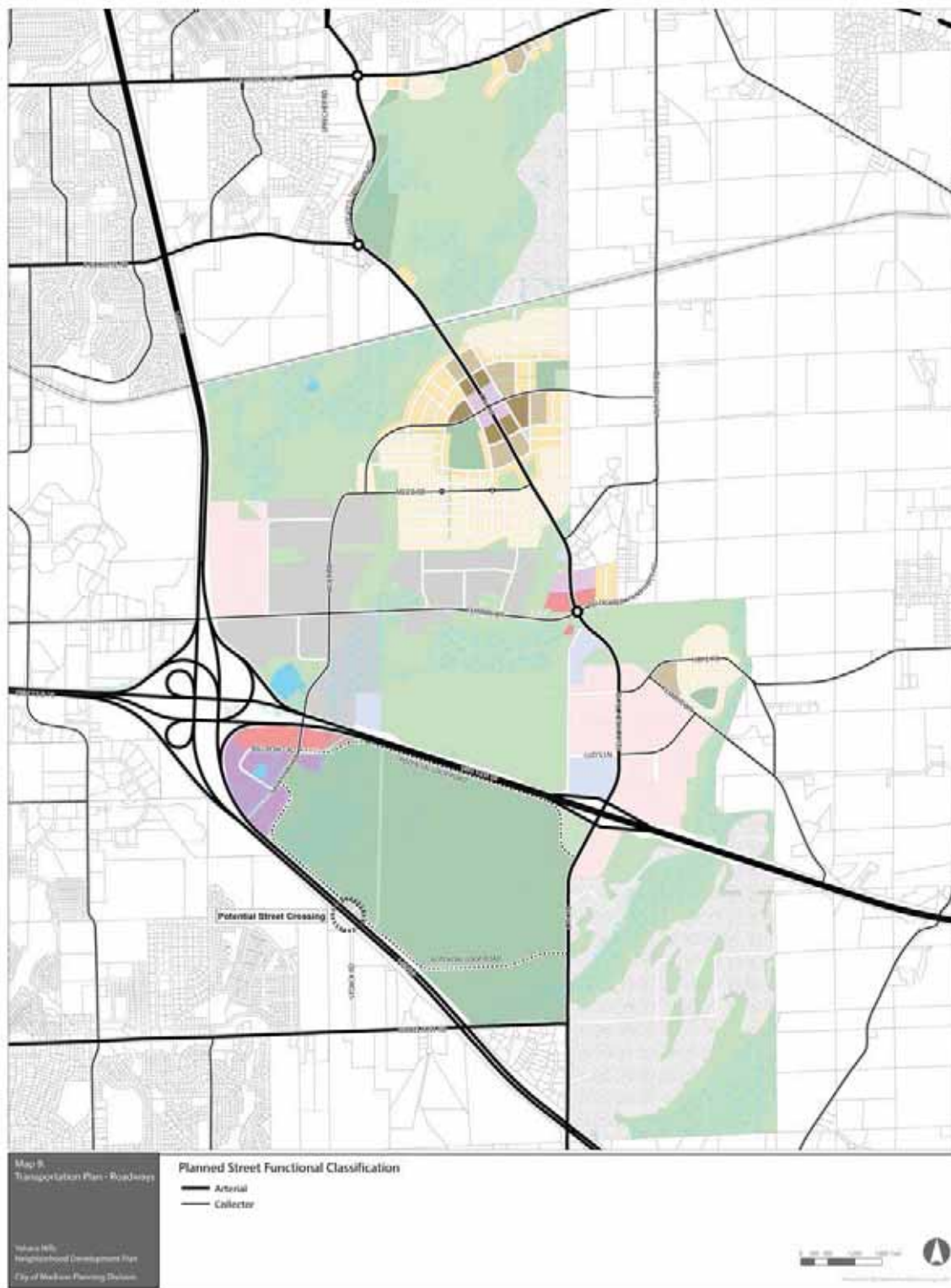
-  On-street bike lane
-  Off-street multi-use path

Yahara Hills Neighborhood Development Plan

9.8.16



Planned Streets

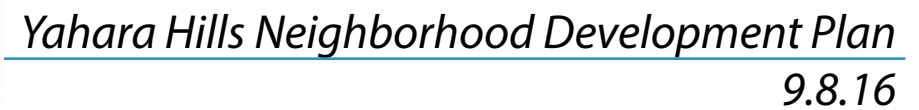


Yahara Hills Neighborhood Development Plan

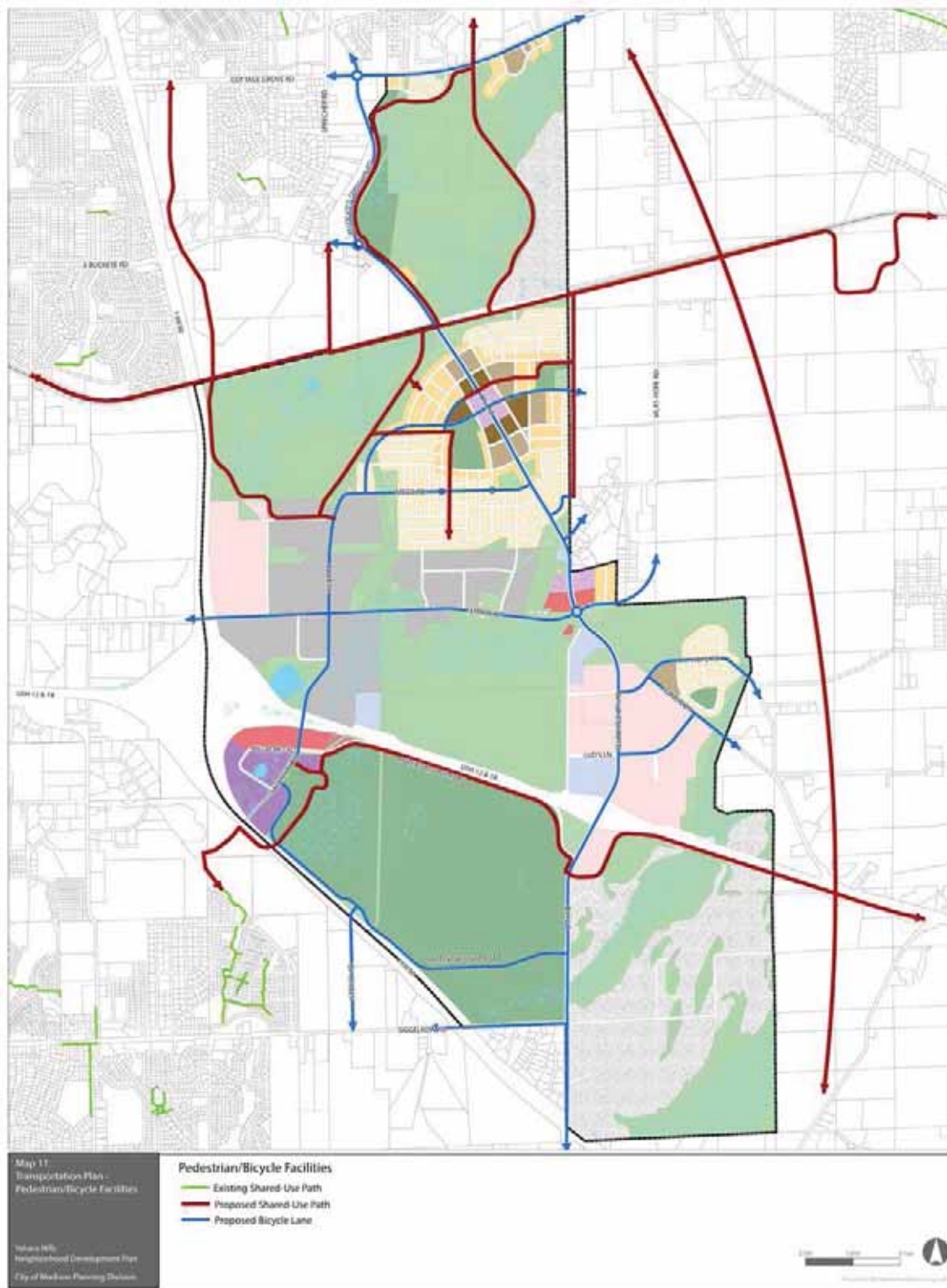
9.8.16

Yahara Hills Neighborhood Development Plan

9.8.16



Planned Bike and Ped Facilities

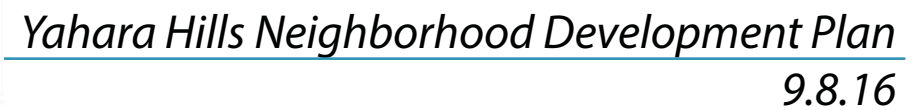


Yahara Hills Neighborhood Development Plan

9.8.16

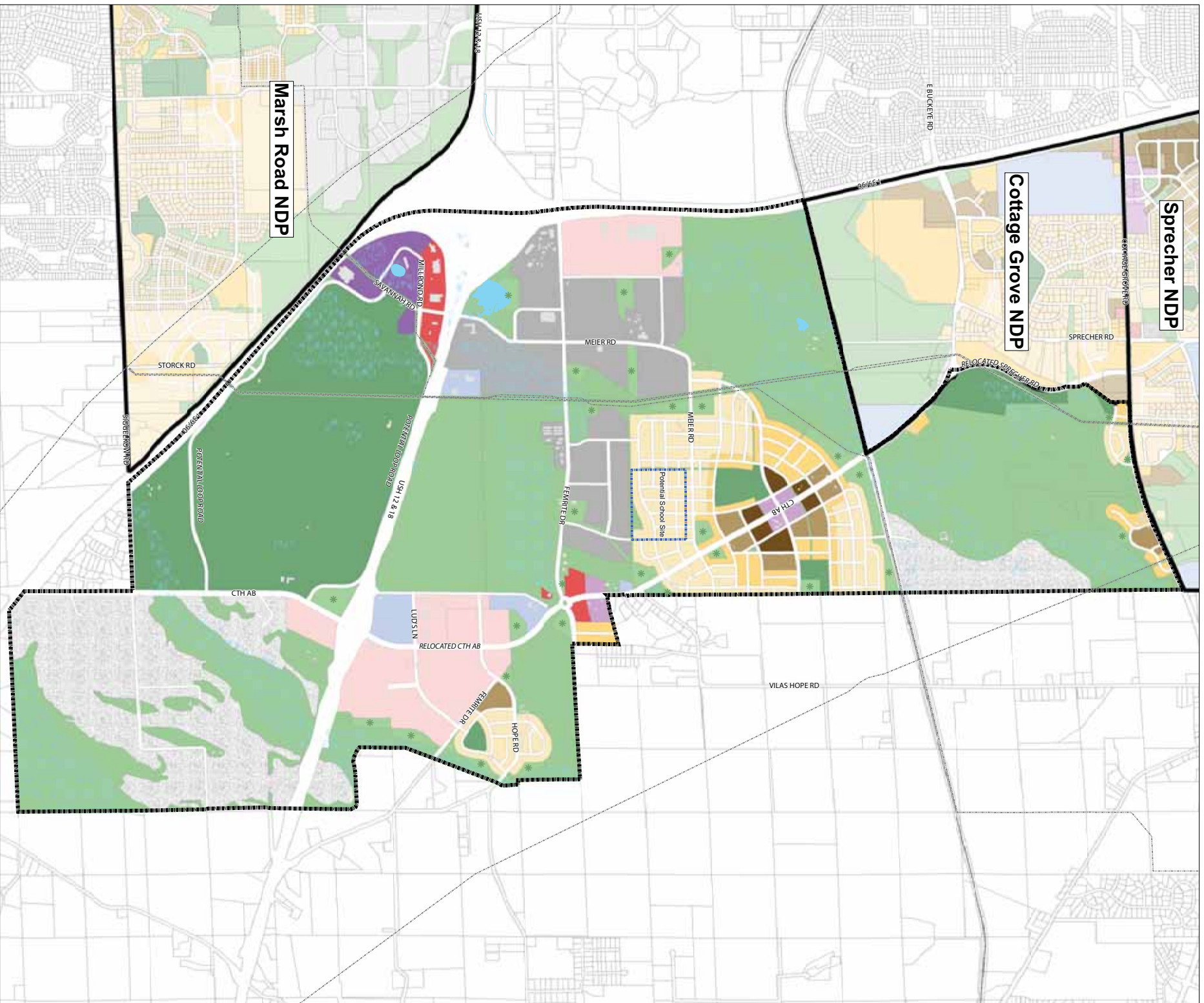
Yahara Hills Neighborhood Development Plan

9.8.16



Next Steps

- **Project kick-off meeting:** **October 2015**
- **Stakeholder interviews:** **October 2015**
- **Public meeting on draft plan:** **July 2016**
- **Plan Commission work session:** **September 2016**
- **Introduce Plan to Common Council:** **September 2016**
- **Board/Commission meetings:** **October-December 2016**
- **Plan Commission meeting:** **December 2016**
- **Common Council meeting (adoption):** **January 2017**





Milwaukee Street

422 Acres

I-90

Cottage Grove Road



Questions/Comments?

Slides with all of the maps...

Planning Area



Yahara Hills Neighborhood Development Plan

9.8.16

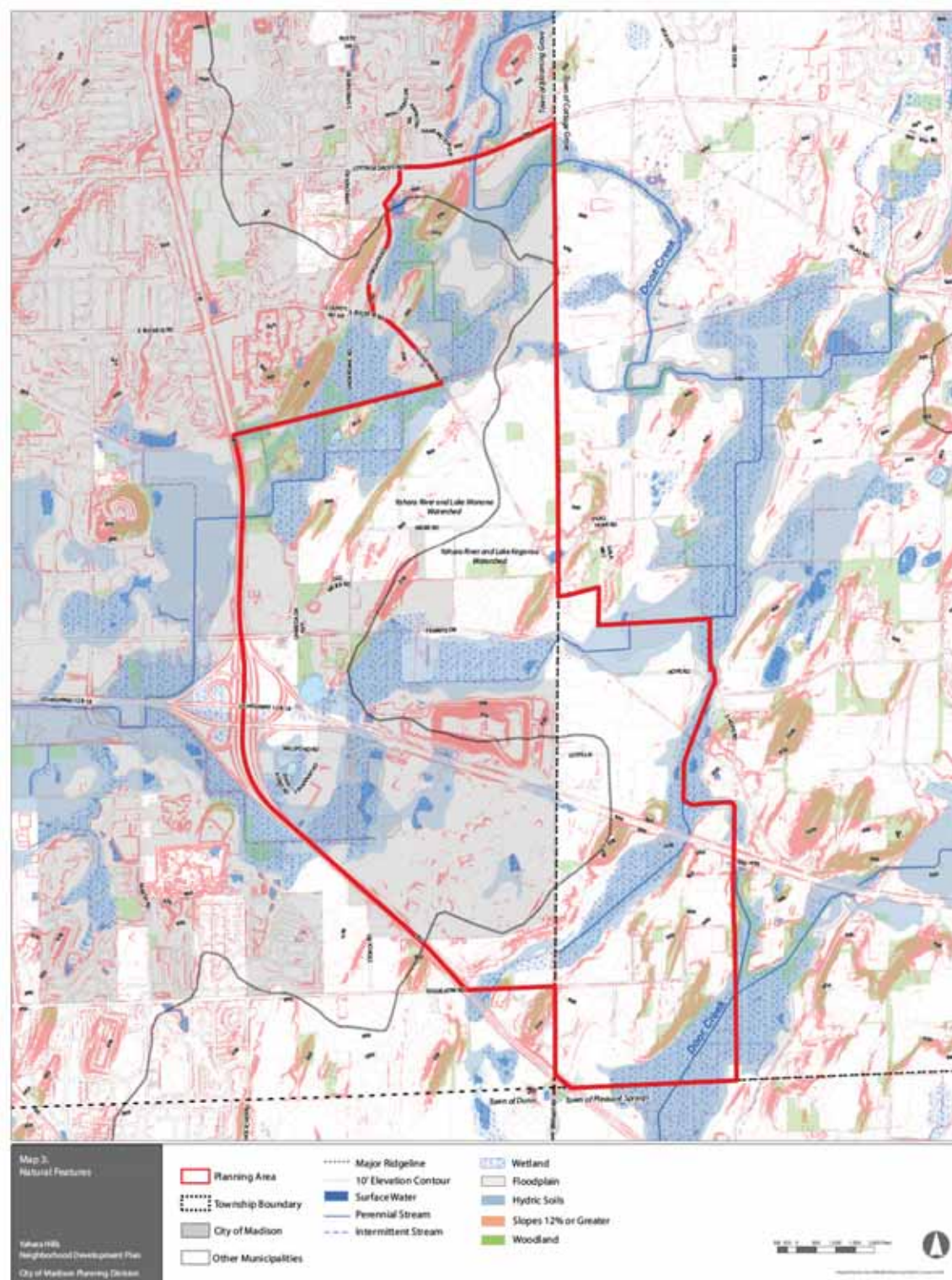
Property Ownership



Yahara Hills Neighborhood Development Plan

9.8.16

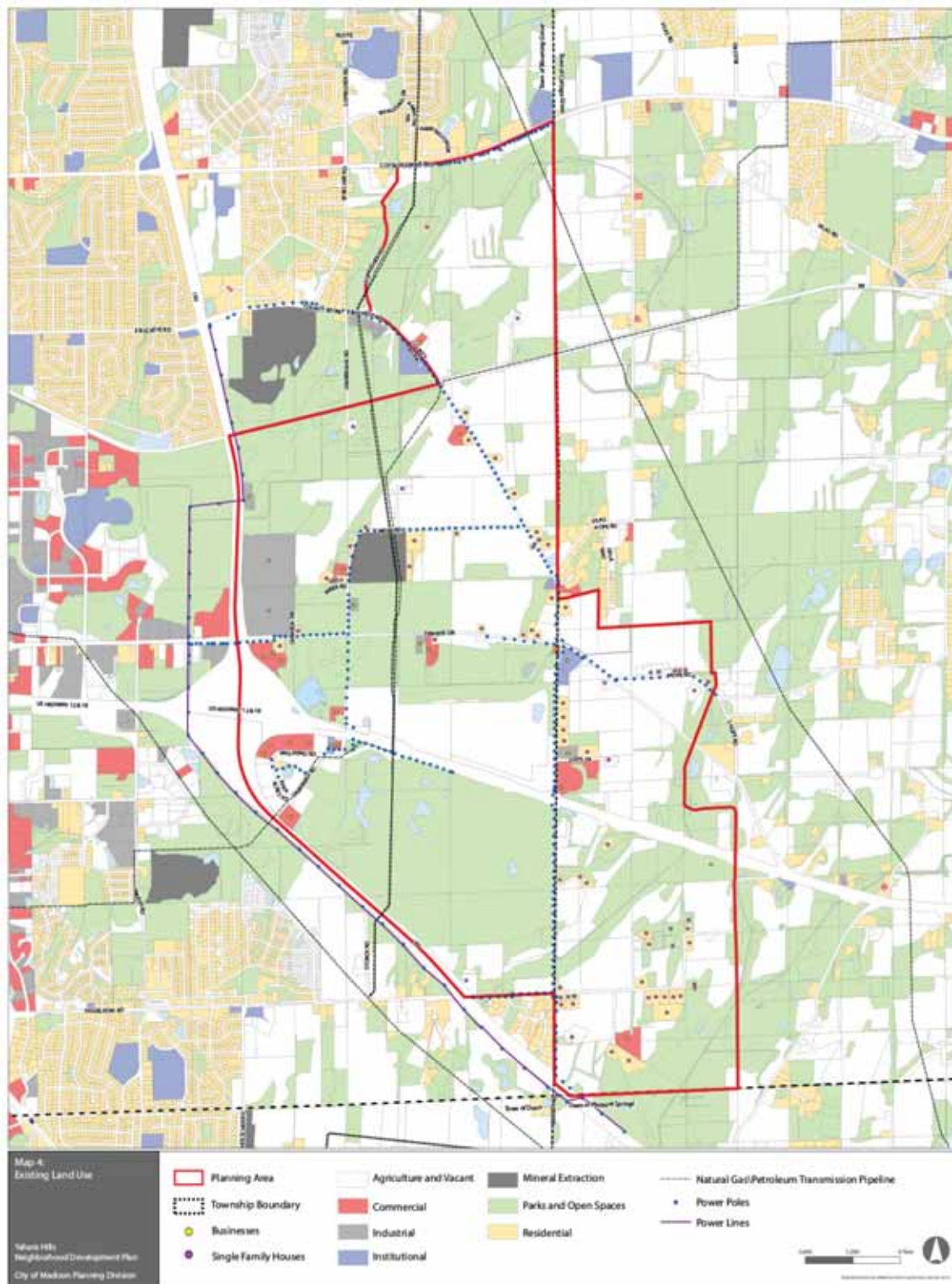
Natural Features



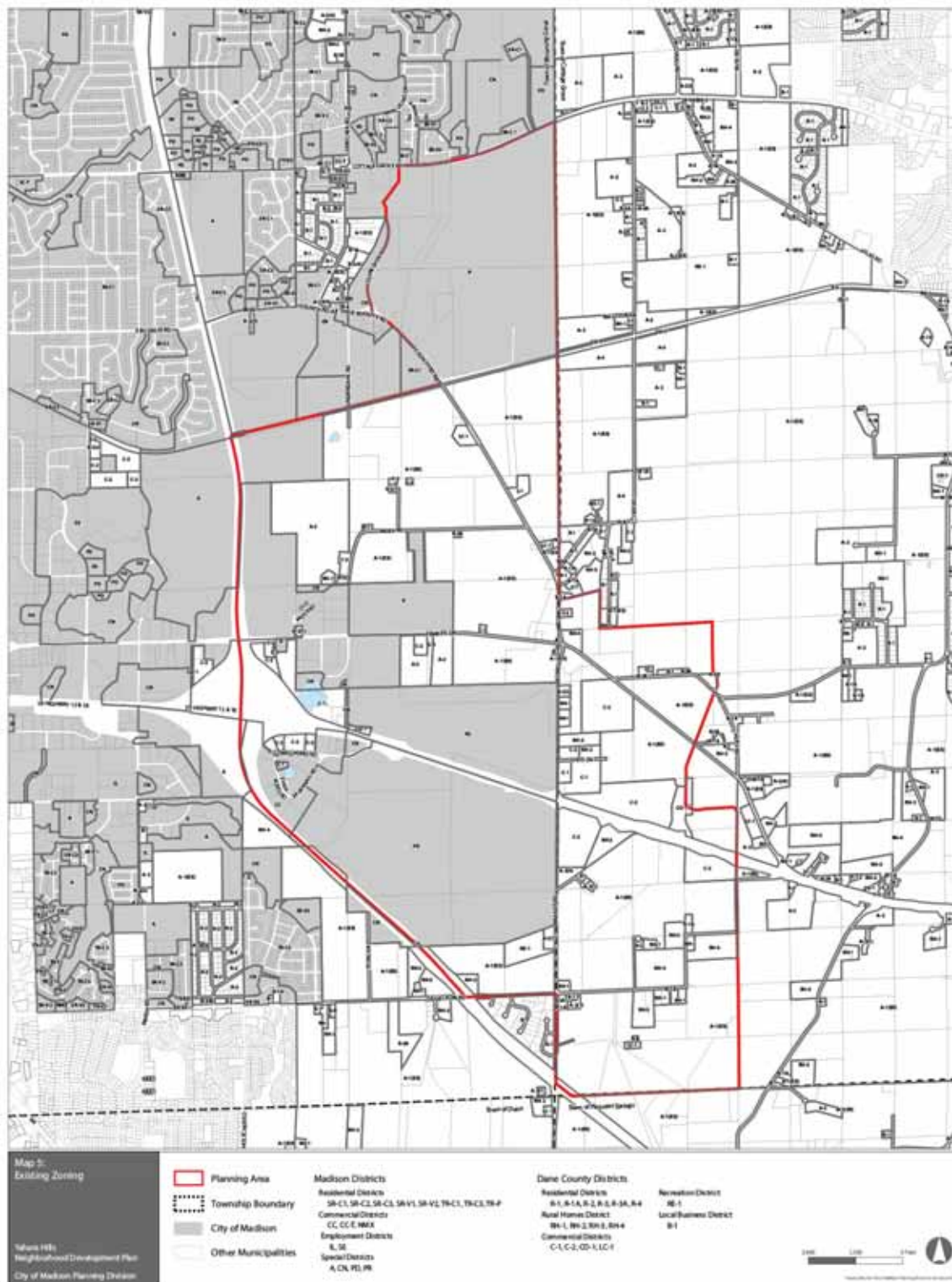
Yahara Hills Neighborhood Development Plan

9.8.16

Existing Land Use



Existing Zoning



Yahara Hills Neighborhood Development Plan

9.8.16

Roadways

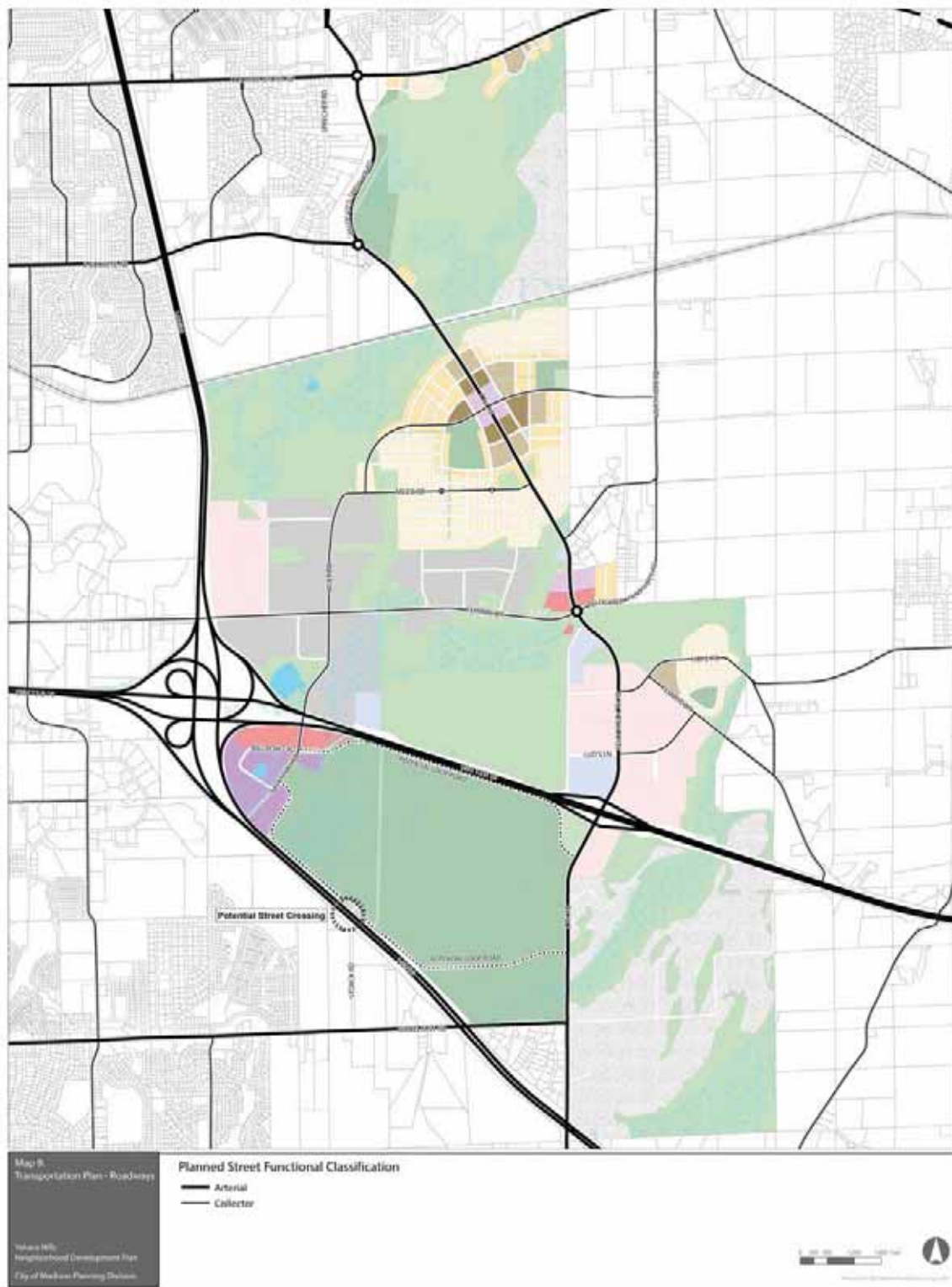


Yahara Hills Neighborhood Development Plan

9.8.16



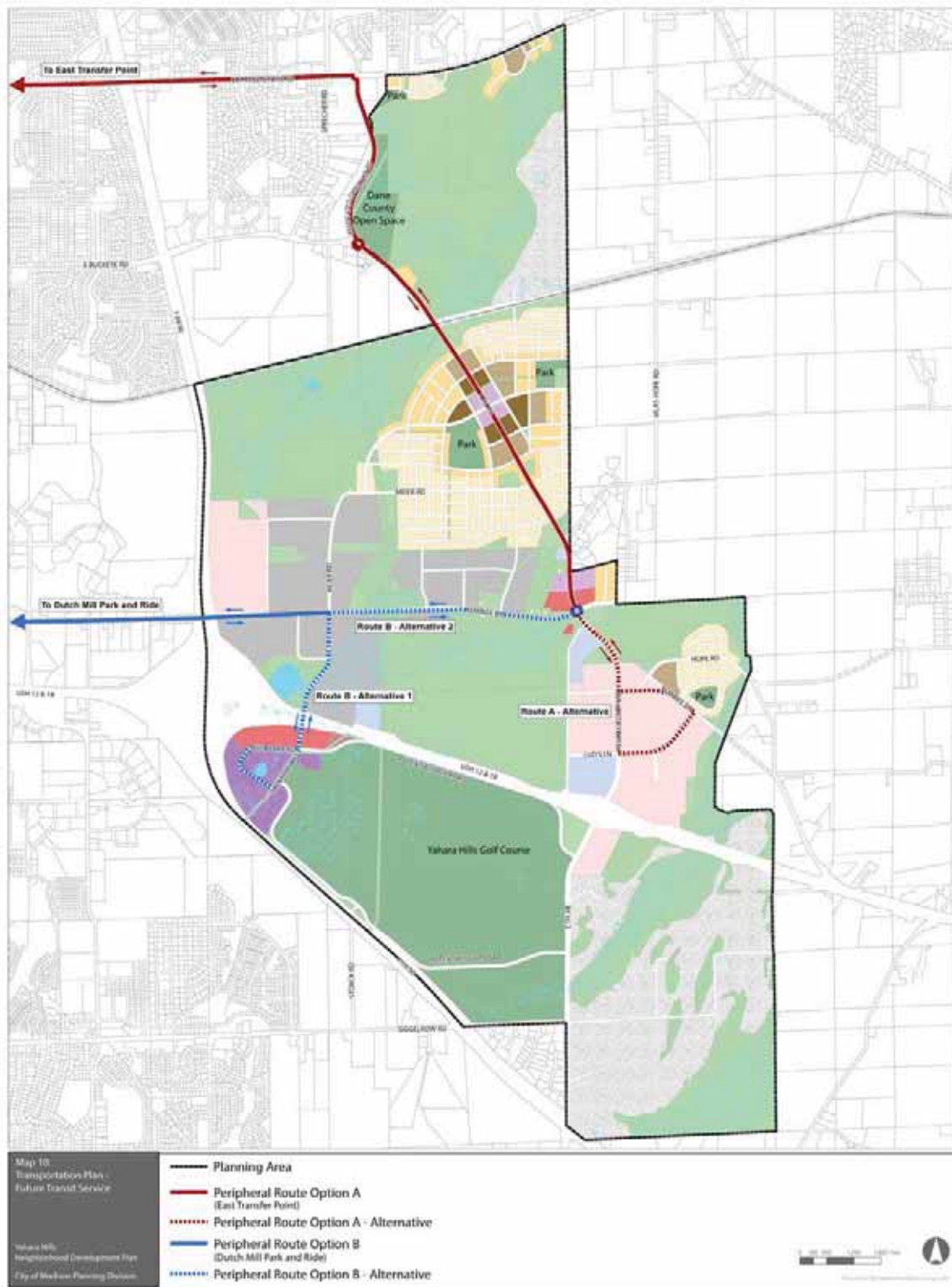
Street Classification



Yahara Hills Neighborhood Development Plan

9.8.16

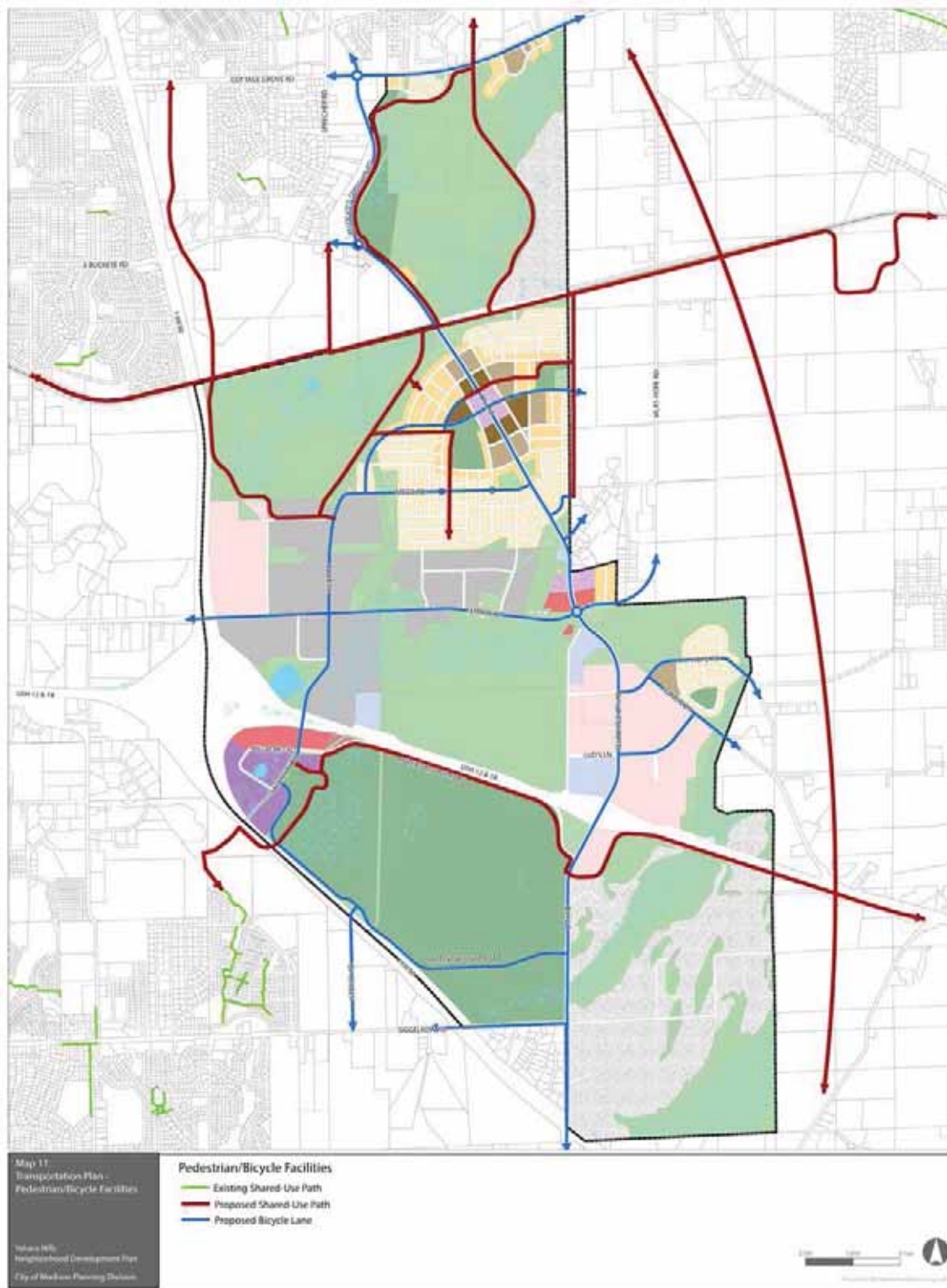
Transit



Yahara Hills Neighborhood Development Plan

9.8.16

Bike and Ped

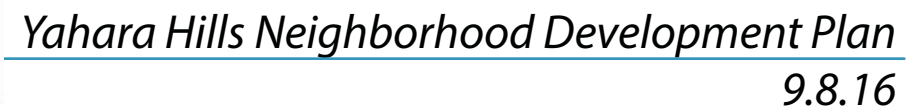


Yahara Hills Neighborhood Development Plan

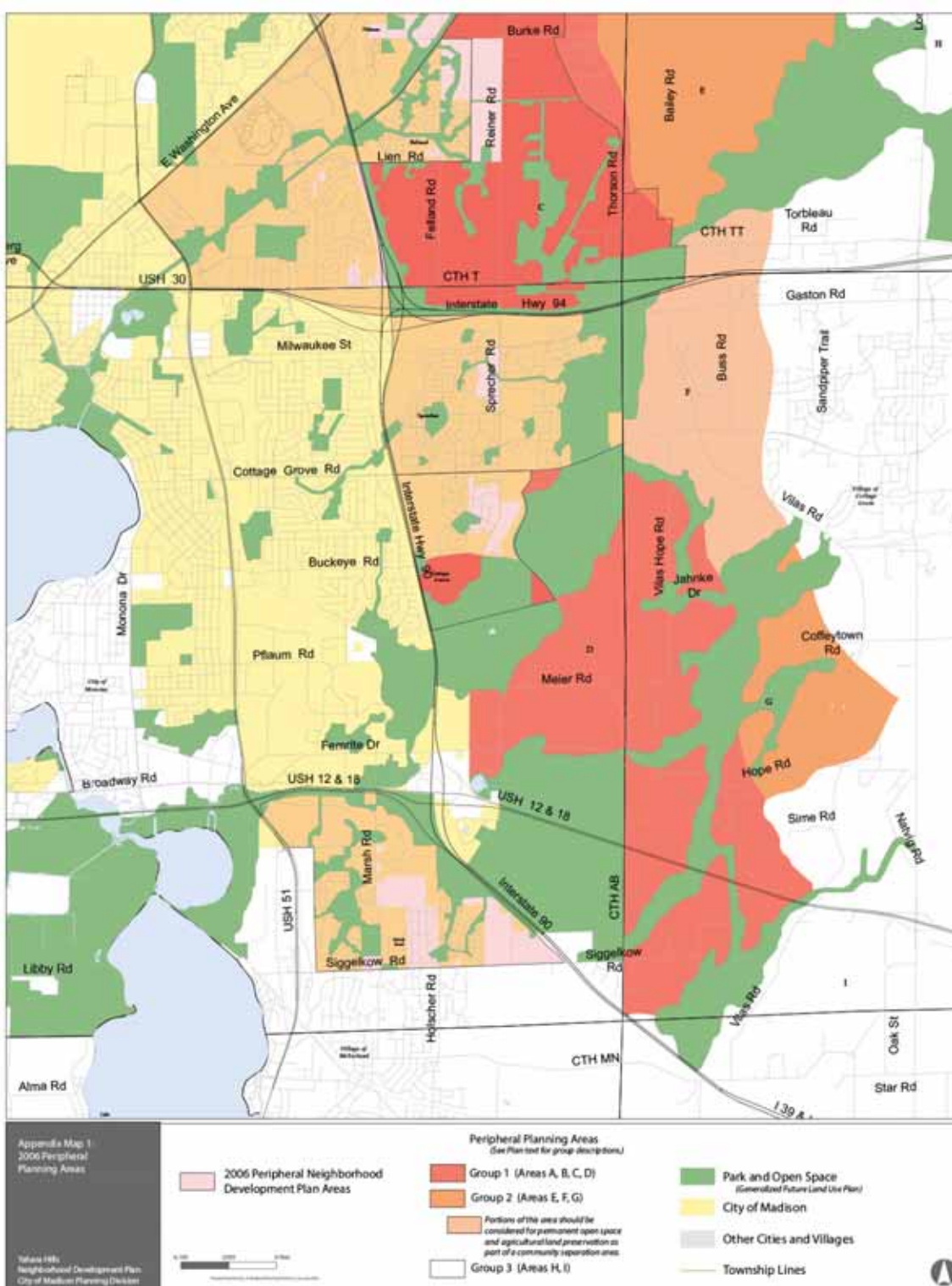
9.8.16

Yahara Hills Neighborhood Development Plan

9.8.16



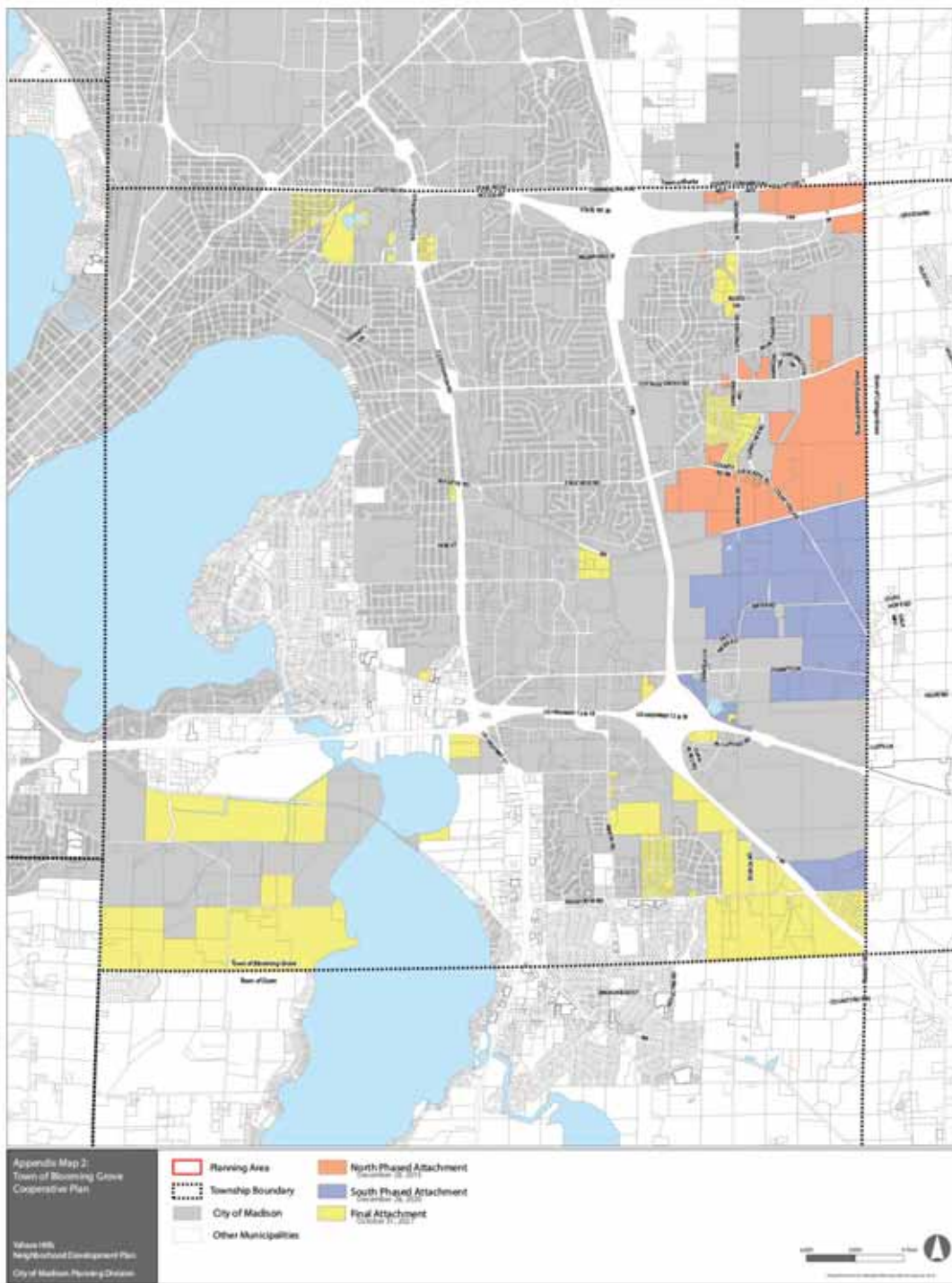
Peripheral Planning Areas



Yahara Hills Neighborhood Development Plan

9.8.16

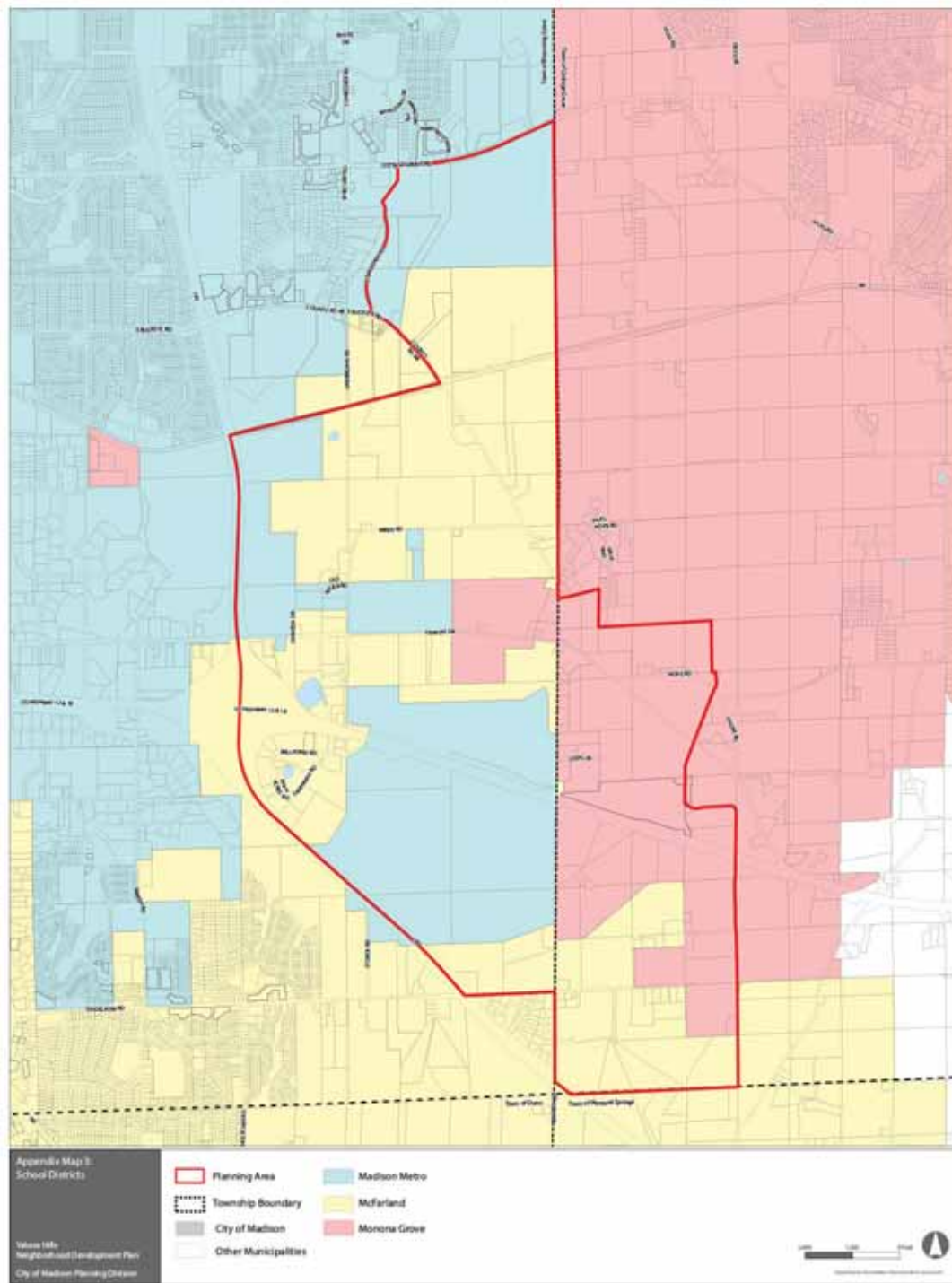
Blooming Grove Cooperative Plan



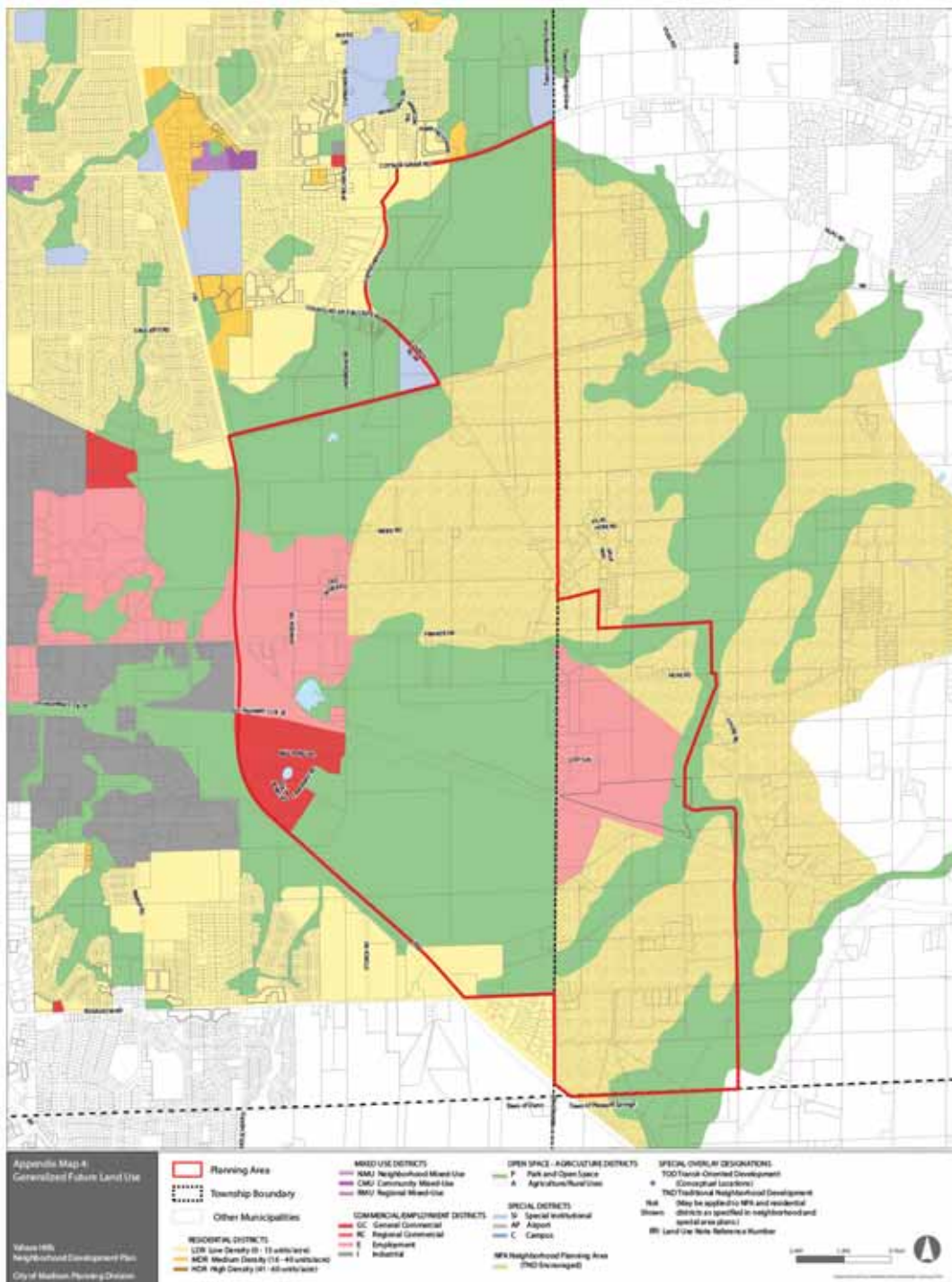
Yahara Hills Neighborhood Development Plan

9.8.16

School Districts



Generalized Future Land Use



Yahara Hills Neighborhood Development Plan

9.8.16