



**Office of the Common Council**  
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TO: Members of the Common Council

FROM: Alder Barbara Harrington-McKinney, District 1

RE: **Amendment to Legislative File No. 47681 – High Point-Raymond Neighborhood Development Plan Amendment as a supplement to the City of Madison Comprehensive Plan – Removing the Jeffy Trail Extension from the High Point-Raymond NDP**

Dear Colleagues,

At the August 1, 2017, Common Council meeting, you will have before you Resolution File No. 47681, adoption of an amendment to the High Point-Raymond Neighborhood Development Plan as a supplement to the City of Madison Comprehensive Plan. This amendment to the High Point-Raymond Neighborhood Development Plan recommends Jeffy Trail be extended to Raymond Road.

The Planning Division submitted a High Point-Raymond Neighborhood Development Plan Summary Draft to the "Plan" outlining 10 bullet points. I call your attention to the following four:

- Revised internal street networks to improve connectivity and access to neighborhood destinations.
- Changed the recommended future land use of developable areas at the Five Points intersection and Meriter property to Employment-Office.
- Re-established sections of Raymond and Midtown Roads that were previously planned to be vacated.
- **Maintain the Jeffy Trail extension to Raymond Road.**

The discussion of the Jeffy Trail extension has dominated the important considerations of the High Point-Raymond Neighborhood Development Plan (The Plan).

1. Long Range Transportation Planning Committee – June 22, 2017

"..to recommend adoption of Resolution ID 47681, and to specifically remove the extension of Jeffy Trail." That motion passed 4-2.

2. Pedestrian Bicycle Motor Vehicle Commission – June 26, 2017

Again, discussion centered on the extension of Jeffy Trail. Grant Foster, Susan DeVos and Ald. Skidmore stated their opposition to the extension. No vote taken as this was an informational presentation.

3. Board of Park Commissioners – July 12, 2017

Parks staff offered the following comment: RETURN TO LEAD WITH THE

RECOMMENDATION FOR APPROVAL TO THE PLAN COMMISSION with the following comment: (see Page 9 – Old Mid Town Road. Replace paragraph.)

The board also discussed Jeffy Trail, and voted to amend the recommendation to remove Jeffy Trail.

#### 4. Sustainable Madison Committee – July 16, 2017

The majority of the discussion focused on Jeffy Trail. The Committee voted to recommend approval without the Jeffy Trail extension.

The topic of Jeffy Trail has dominated the discussion of the “Plan.” Staff has repeatedly stated that the “Plan” is about more than Jeffy Trail. However, Jeffy Trail has been the central discussion at every presentation about the “Plan.”

Please consider the following:

#### 1. The fear of setting **A PRECEDENT**:

Cul-de-Sacs shall not be used in any street layout, unless the topography or other unique physical feature of a development makes cul-de-sacs the only, or most logical, street layout.

Where cul-de-sacs are determined to be necessary, a sidewalk, connecting path or multi-use path shall be provided to connect to another public right of way UNLESS TOPOGRAPHY OR OTHER PHYSICAL FEATURES MAKE THIS CONNECTION IMPOSSIBLE.

In 2013, when the Plan Commission and City Council approved the Wolfe Addition to Hawks Creek subdivision, the last parcel to connect Jeffy Trail to Raymond Road, they did not find topography or other unique physical features that would necessitate a cul-de-sac on Jeffy Trail.

However, the City made substantial improvement and investment in this area. Taxpayer dollars were expended for these improvements. Yes, the residents have enjoyed and become accustomed to those amenities.

The residents who live in the area surrounding Jeffy Trail have been consistent in their resolve not to have the Jeffy Trail extension. Yes, there was a very robust community engagement into the overall process of amending the “Plan.”

On December 6, 2016, the Common Council adopted Resolution 16-00923 (File No. 44595), authorizing the Planning Division to amend the High Point-Raymond Neighborhood Development Plan. The amendment to this resolution would adopt the amendment to the High Point-Raymond Neighborhood Plan as a supplement to the City of Madison Comprehensive Plan.

I submit for your consideration the approval of the Amendment to the High Point-Raymond Neighborhood Development Plan **without the Jeffy Trail extension**, for the following reasons:

- The City of Madison Comprehensive Plan was created to guide City planning, and while Planning Staff is basing its recommendation for the extension of Jeffy Trail on one goal in the Comprehensive Plan regarding automobile connectivity, there are multiple other goals in the Comprehensive Plan that, given the unique circumstances and impacts of the proposed Jeffy Trail extension, collectively outweigh the minimum benefit of the automobile connectivity of this local street connection, including: fostering neighborhood

involvement in all development decisions that will impact the neighborhood, preserving natural areas with outstanding ecological and aesthetic qualities, designing neighborhoods to create memorable places for people at a human-scale to create a strong sense of place and community, and fostering the creation of engaging places and physically attractive neighborhoods, each with a distinct sense of place.

- The City's Long Range Transportation Planning Committee, the Board of Park Commissioners and the Sustainable Madison Committee have recommended that the Jeffy Trail extension be removed from the Raymond-High Point Road Neighborhood Development Plan.
- There is overwhelming neighborhood opposition to the extension of Jeffy Trail with 420 residents representing 80% of all single family homes in the District 1 neighborhood intended to be served by the local street extension signing a letter opposing the extension of Jeffy Trail and the extension is opposed by the Madison West Neighborhood Association.
- Traffic projections by the Madison Area Transportation Planning Board (MPO) show that the Jeffy Trail extension is not a priority for the functioning of the neighborhood as it projected traffic counts utilizing Jeffy Trail to be less than 1,000 cars per day including existing and new traffic (which is the smallest MPO measure possible) and projected that only 11% of trips where the neighborhood is an origin or destination would use the Jeffy Trail extension.
- The removal of the Jeffy Trail extension from the High Point-Raymond Neighborhood Development Plan will have minimal, if any, impact on the other transportation, utility, City services including Madison Metro and Police and Fire protection and housing/commercial development and densities presented in the High Point-Raymond Neighborhood Development Plan.
- The neighborhoods dispute the Planning Department conclusion that it could find no routing or potential generators of non-local "cut through" traffic and are concerned about potential "cut through" traffic resulting from the use of Jeffy Trail to avoid the congestion currently occurring (particularly in the morning and evening) when traveling north or south on South High Point Road or East or West on Raymond Road and Mid Town Road as a result of those arterials not being connected.
- The natural area that the extension would traverse was zoned Conservancy by the Common Council in 2013 and the National Ice Age Scenic Trail and the Ice Age Junction and Jeffy Trail bike paths (and the completion of the pedestrian/bicycle bridge over Hwy. PD/McKee Road) provide important walking/biking connections between the adjacent neighborhoods and within the Raymond-High Point Road Neighborhood Plan boundaries and should be sustained to provide a reason and opportunity to live in a neighborhood that values a connectivity that does not include, or for that matter, need the proposed motor vehicle access.
- The removal of the Jeffy Trail extension will eliminate an estimated \$560,000 future capital budget expense for the construction of the extension.