

Old Sauk Road

Elderberry CUSA Expansion

NOVEMBER 2017

Pioneer Road

Mineral Point Road



Required prior to development receiving sanitary sewer service

▶ Previous City process

- Plan Commission review: consistent with City plans
- Common Council review: authorize submittal of application
- Planning Division submits application to CARPC

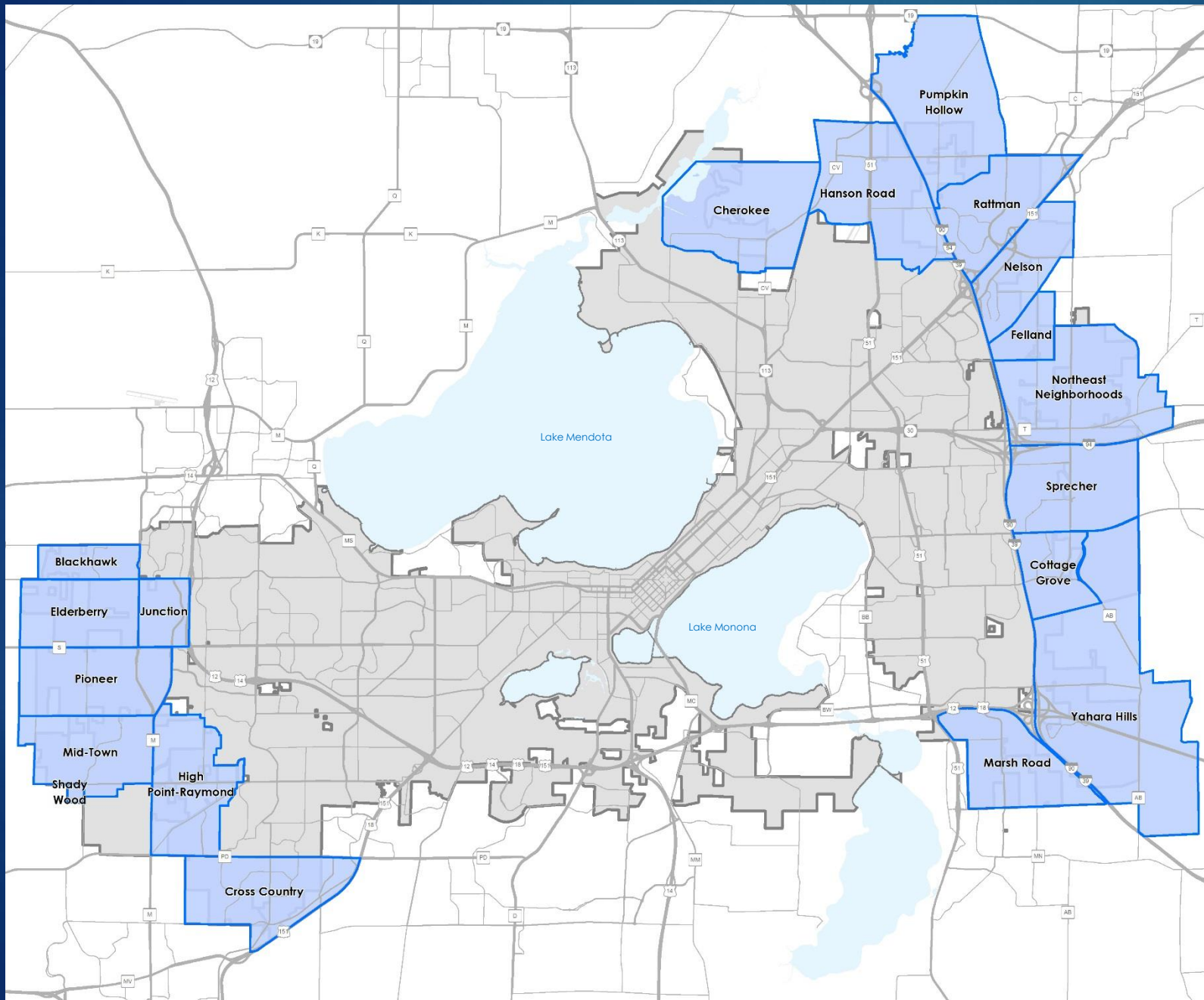
▶ CARPC review

▶ DNR concurrence

- ▶ New City process (16.02 MGO)
- ▶ Draft application must first be reviewed by:
 - City Engineering
 - Traffic Engineering
 - Metro Transit
 - Police
 - Fire
 - Parks
 - Water Utility
- ▶ Agencies comment on:
 - their ability to serve the area
 - the cost to serve the area

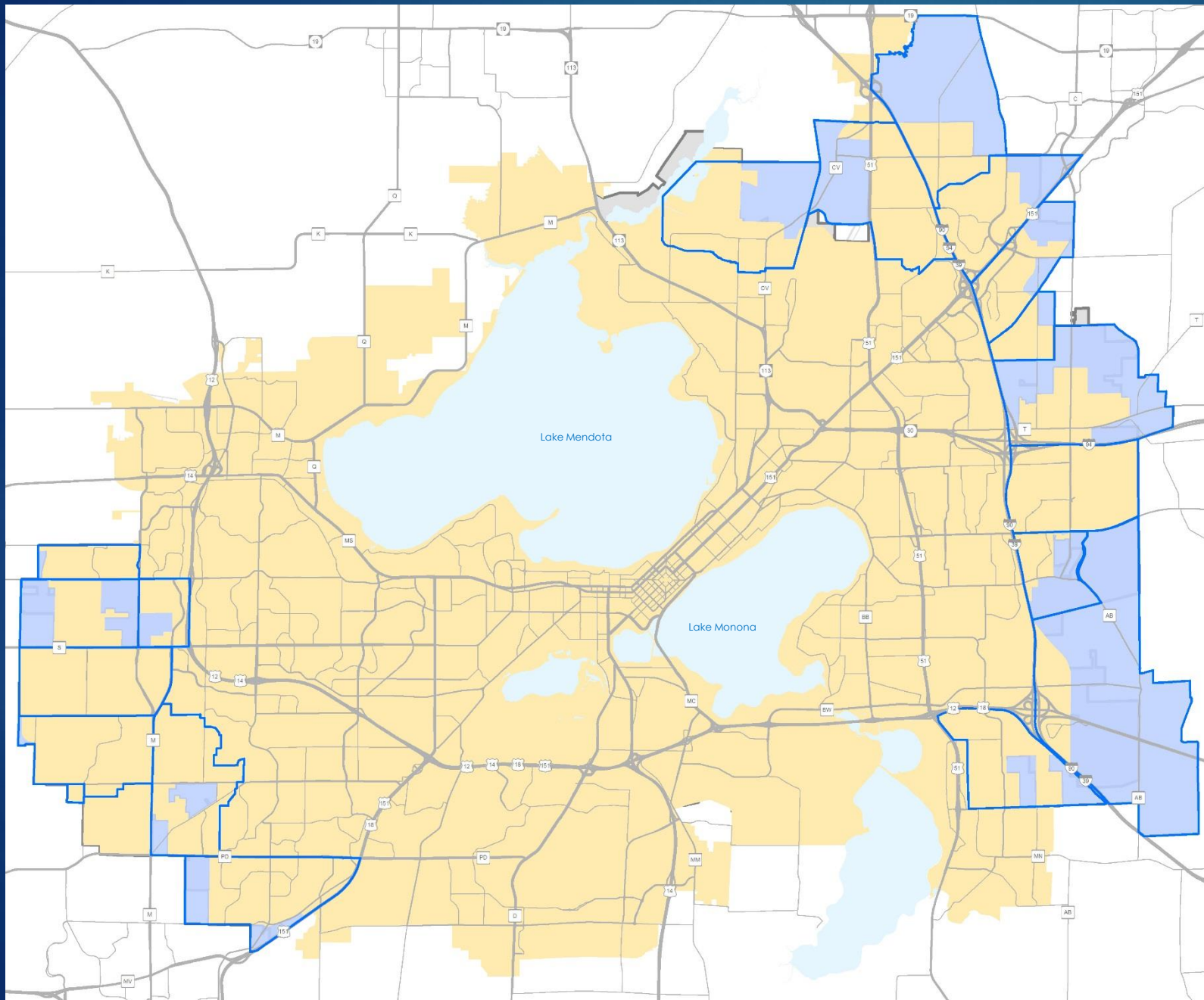
- ▶ Plan Commission review:
 - Ability to provide services
 - Cost to provide those services
 - Consistent with City plans
- ▶ Common Council review:
 - Consistent with health, welfare and best interests of the City
- ▶ Planning Division submits application to CARPC
- ▶ CARPC review
- ▶ DNR concurrence

Elderberry CUSA Expansion



 Neighborhood
Development Plan

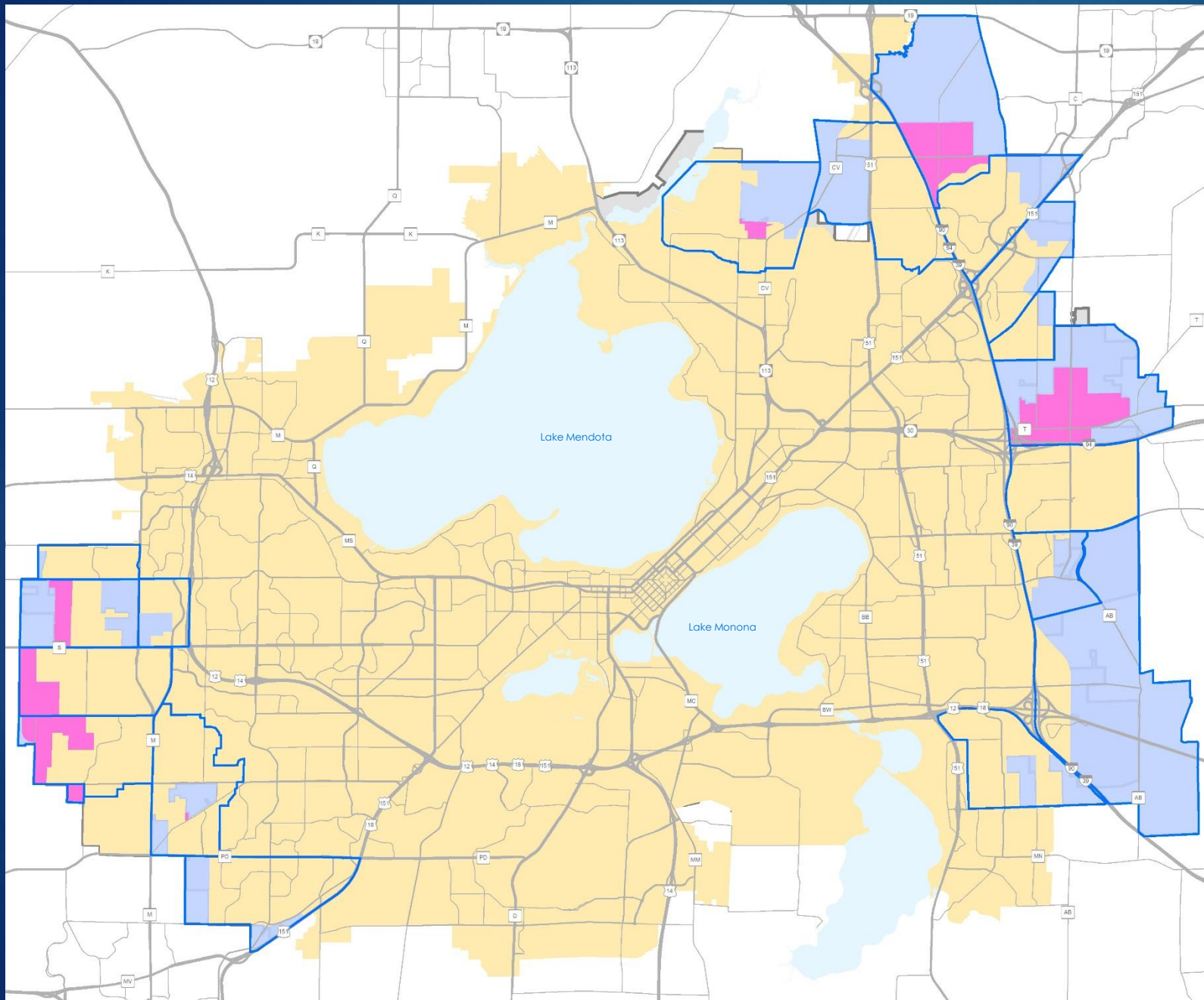
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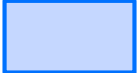




 **Neighborhood Development Plan**

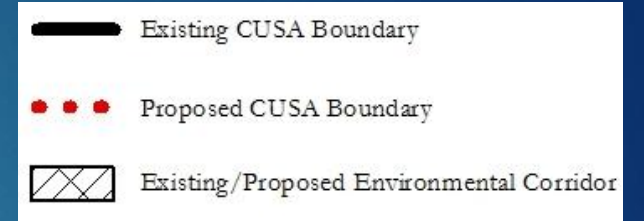
 **Central Urban Service Area**

Elderberry CUSA Expansion



-  Neighborhood Development Plan
-  Central Urban Service Area
-  City of Madison CUSA Expansions – 2007-2017

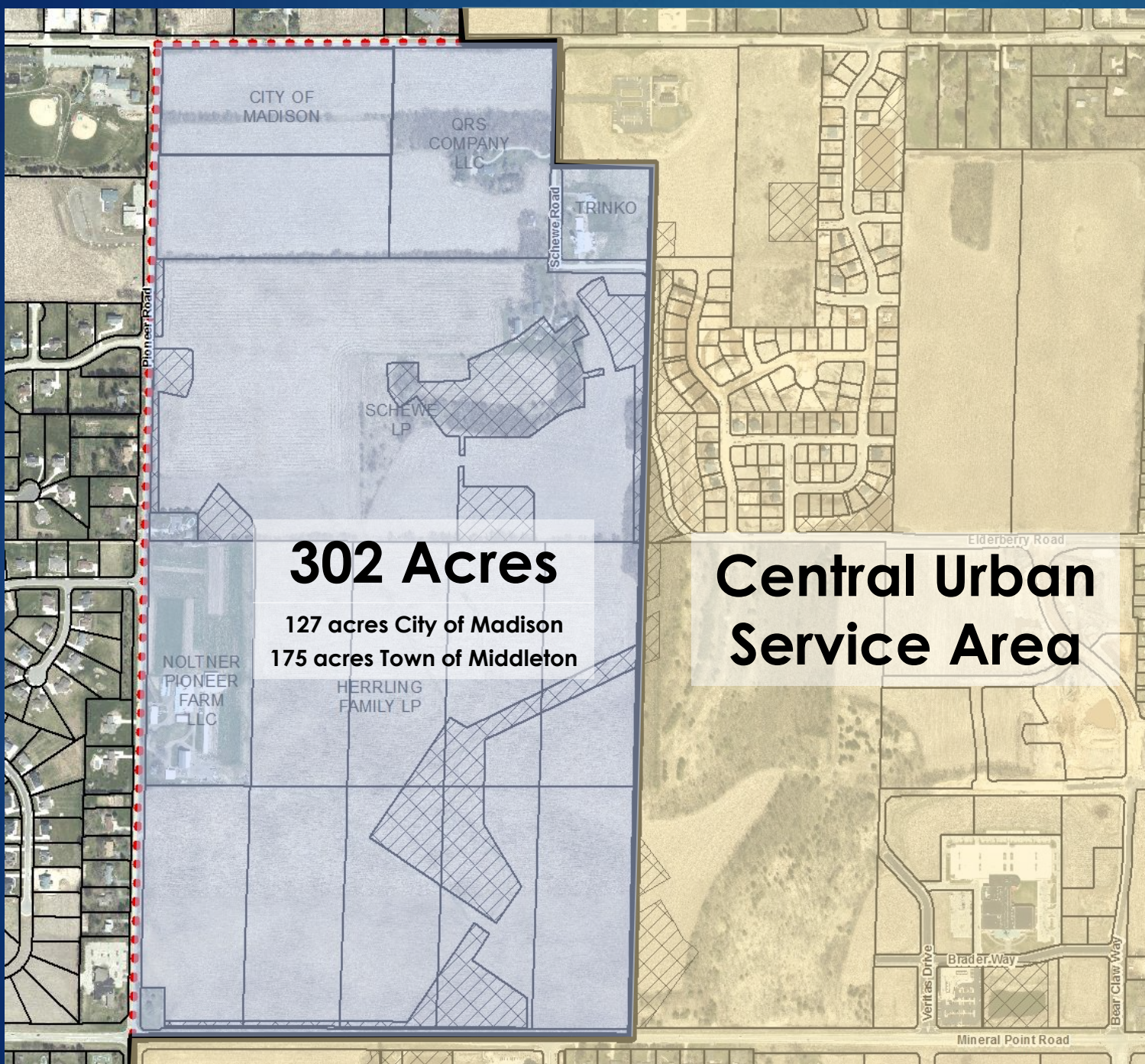
Elderberry CUSA Expansion



302 Acres

127 acres City of Madison
175 acres Town of Middleton

**Central Urban
Service Area**

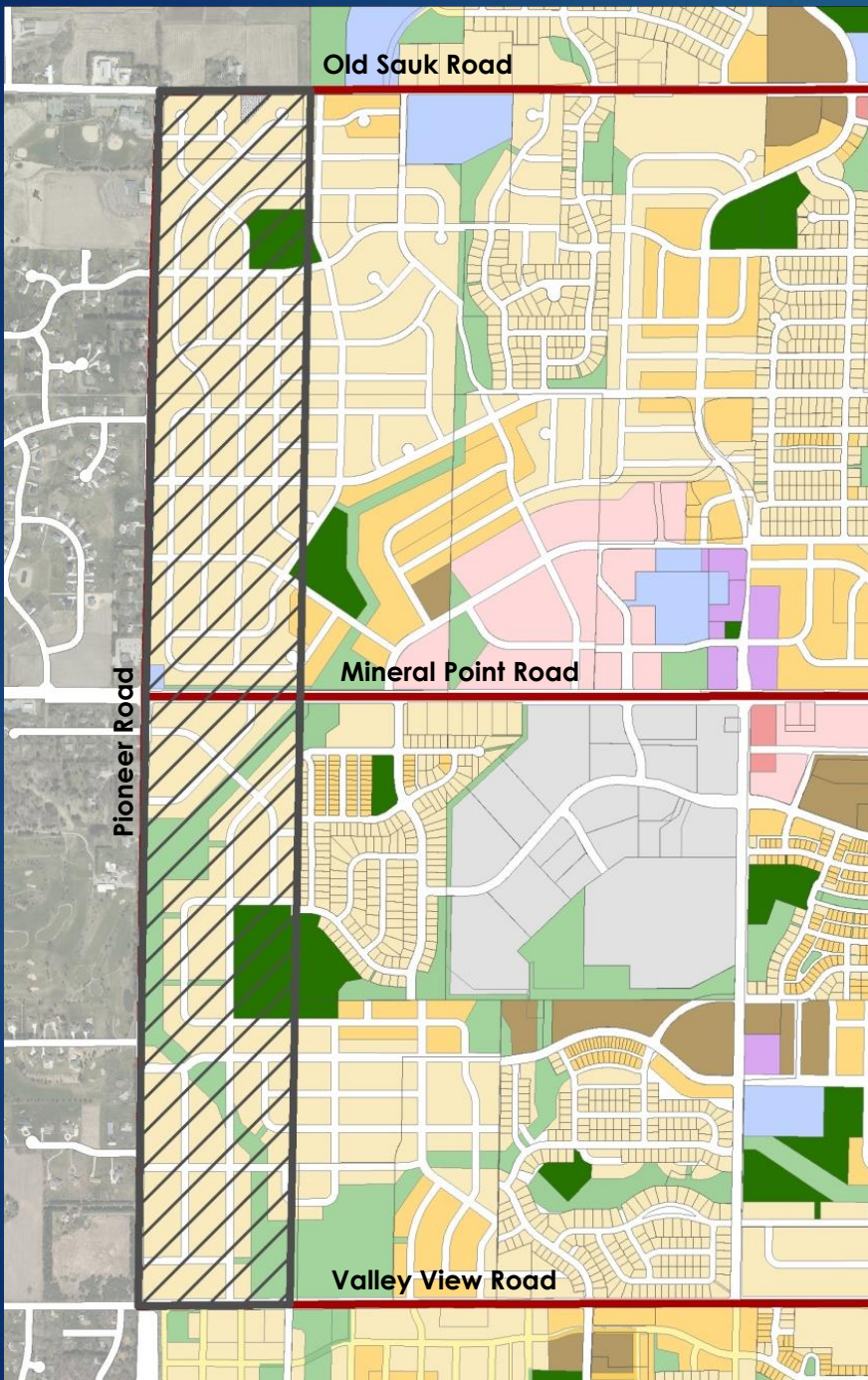


Elderberry CUSA Expansion

Town of Middleton – City of Madison Cooperative Plan

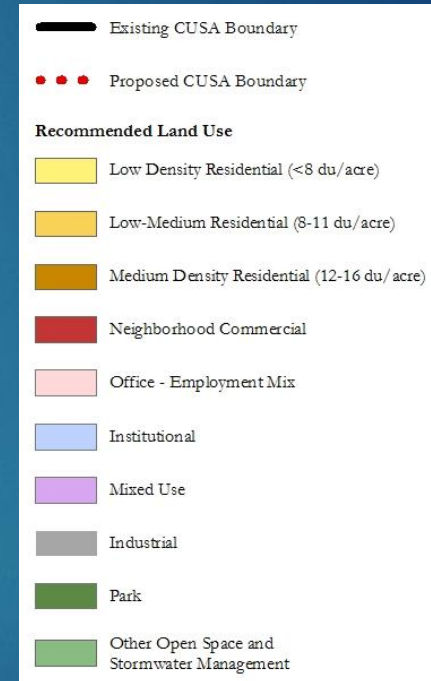
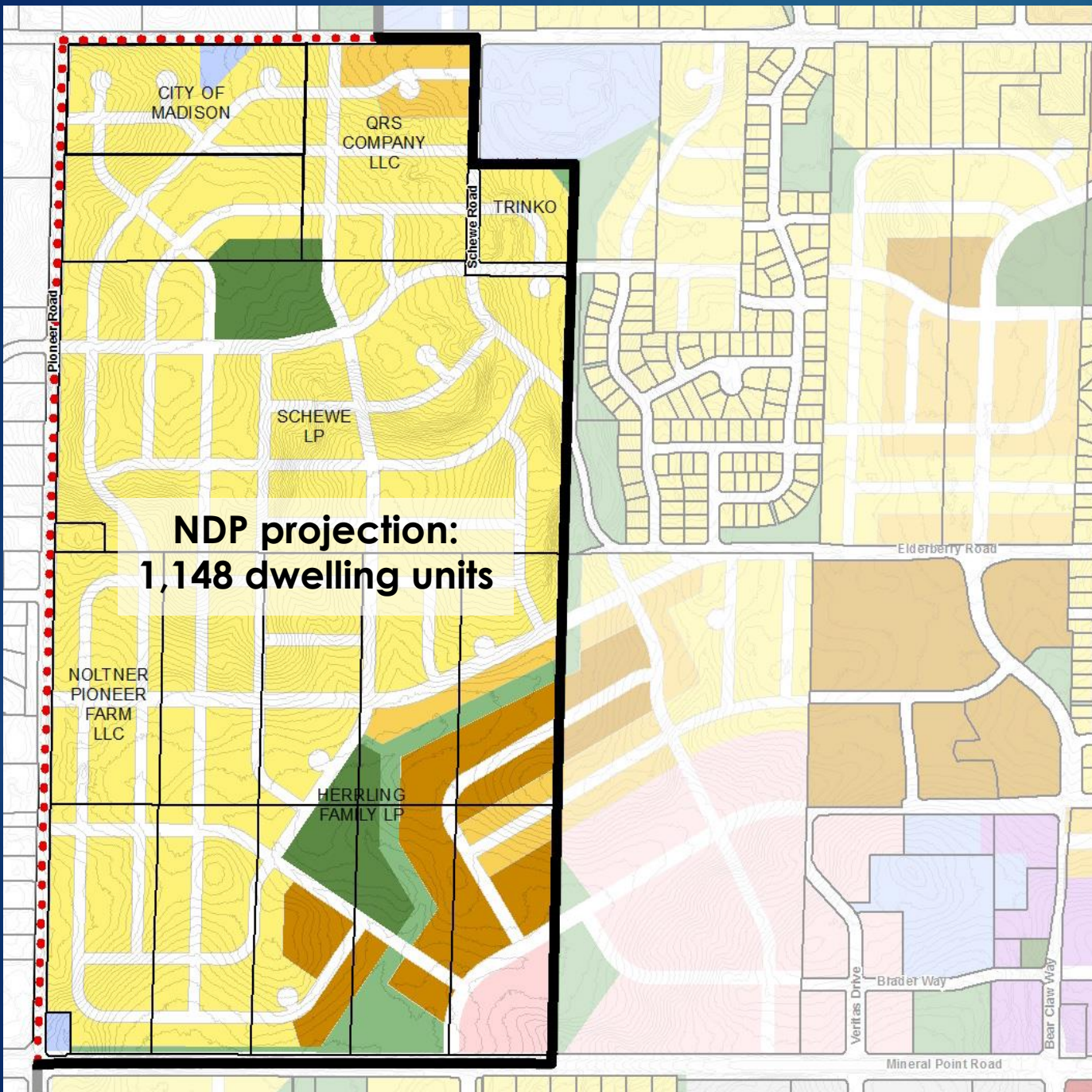
Development within ¼ mile of Pioneer Road

- ≤ 4 dwelling units per net acre
- Multi-family buildings, ≤ 4 units
- 80 foot landscape setback along Pioneer Road



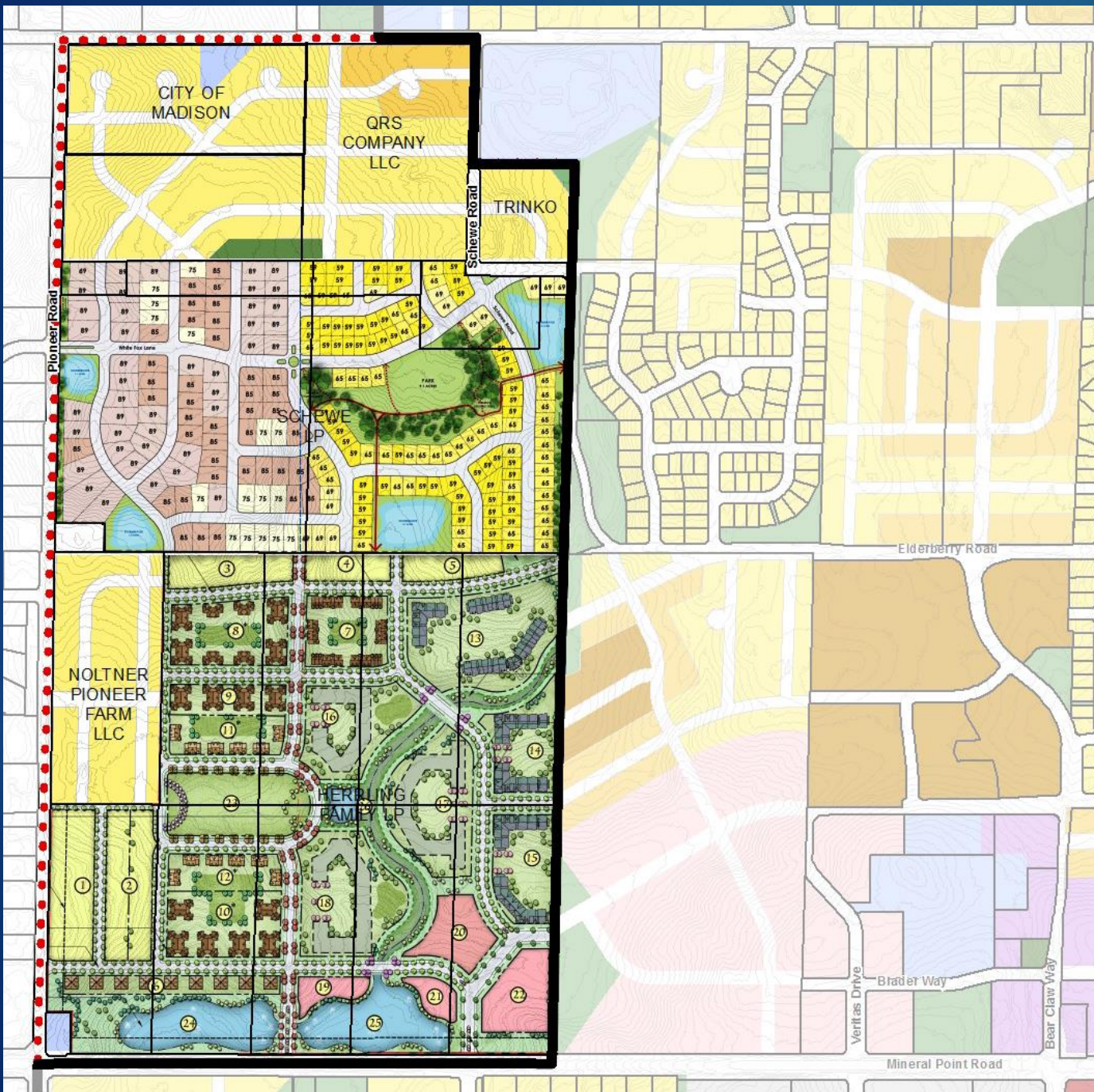
Elderberry CUSA Expansion

Adopted Land Use Plan



Elderberry CUSA Expansion

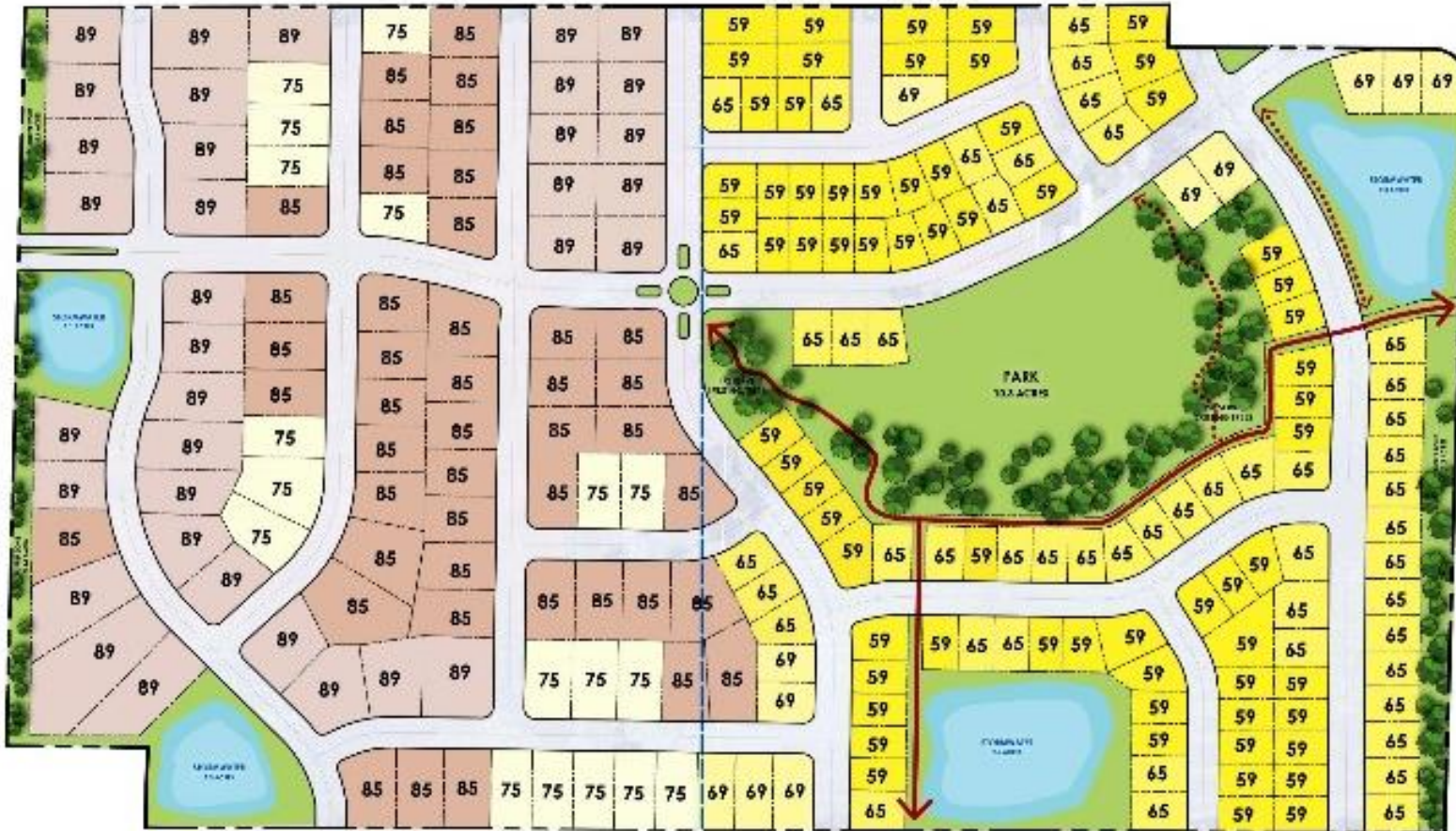
Conceptual Development Plans



Elderberry CUSA Expansion

Conceptual Development Plans

Proposed Schewe
Property Concept



Elderberry CUSA Expansion

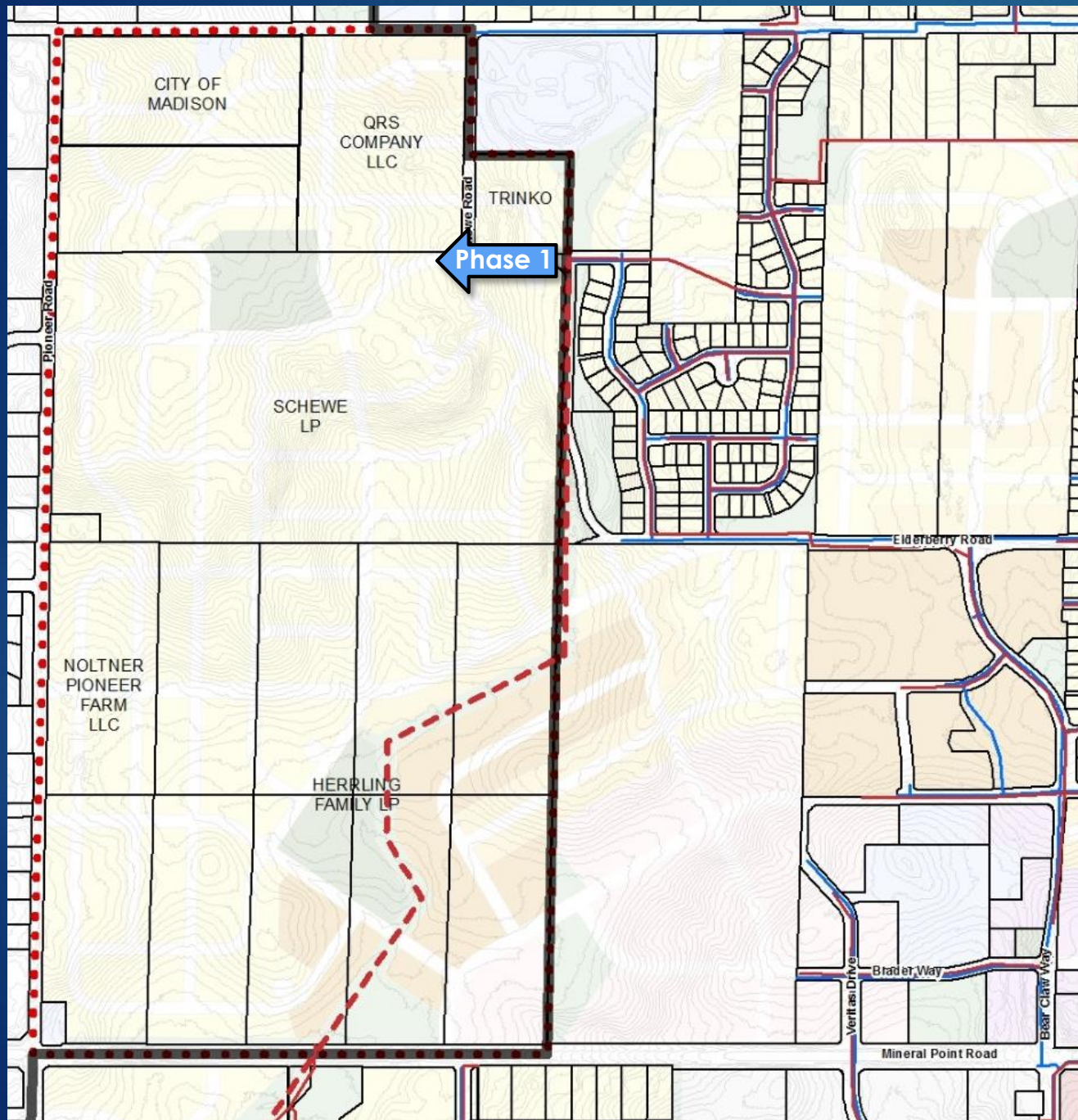
Conceptual Development Plans

Proposed Herrling
Property Concept



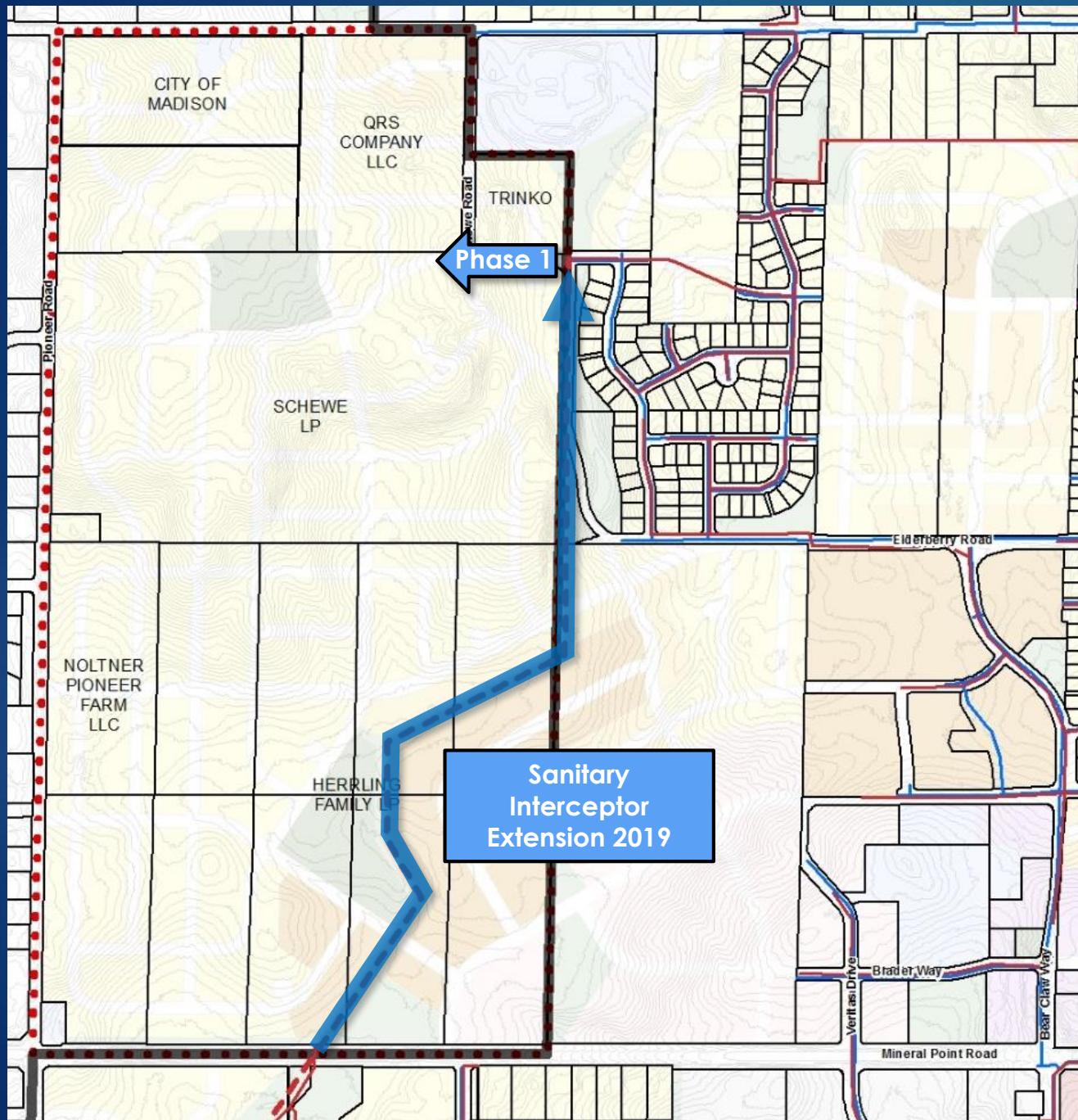
Elderberry CUSA Expansion

Existing and Proposed Utilities



Elderberry CUSA Expansion

Existing and Proposed Utilities



Ability to serve the Elderberry CUSA Expansion Area

City Engineering

Ability to serve / Cost to serve

► Streets

- Construction of external border streets will require city cost share
 - \$1,000 - \$1,500/LF – arterials, \$500 - \$800/LF - collectors
- Local streets and bike paths paid for and constructed by developer
- Streets and paths will require ongoing maintenance

► Sanitary

- Sanitary interceptor extension needed (2019) – estimated cost \$1.25 million
- Additional sewer impact fee district required to pay for extension

► Stormwater

- Need to extend storm sewer and stormwater facilities (funded by LBMC impact fee)
- Additional drainage easements will be required (funded by LBMC impact fee)

Traffic Engineering

Ability to serve / Cost to serve

► Two additional traffic signals may be needed

- Mineral Point Road and Pioneer Road intersection
- Old Sauk Road and Pioneer Road intersection
- Cost for two potential signals approximately \$500,000

Metro Transit

Ability to serve / Cost to serve

► Metro Bus Service

- Currently no Madison Metro Bus service to expansion area
- Future service would come through extension of current service or creation of new routes
- A Regional Transit Authority or other jurisdictional funding source likely needed to provide service

► New Service Financial Impact

- Peak-only service (6:30 am – 9:30 am, 3:30 pm – 6:30 pm) - \$53,550
- All day transit service (Weekday, Weekend, Holiday) - \$361,140
- New service would require acquisition of new buses, additional storage and maintenance facility space

Police Department

Ability to serve / Cost to serve

- Served out of the West District Station – about 4 ½ miles from expansion area
- Need for additional staff dependent on a number of factors
 - Increase in population from expansion area
 - Increase in miles of roadway from expansion area
 - Increase in City's geographic area from expansion area
 - Increase in calls for police service/police workload from expansion area

Fire Department

Ability to serve / Cost to serve

- The closest fire station to the expansion area is Station #12 at 400 South Point Rd, the station is approximately 1 ½ - 2 ½ miles from the expansion area
- Estimated response time is 3 – 4 minutes depending on weather and traffic
- Average cost to provide fire and emergency medical services - \$350/ dwelling unit or \$420,000 annually (buildout of projected 1,200 dwelling units)
- Estimate includes preparation for additional resources needed in future to continue to provide service levels needed

Parks Department

Ability to serve / Cost to serve

- Expansion area includes lands designated for two parks
- Park land is typically dedicated through a subdivision as development occurs
- Park improvements - \$600,000 – \$1,000,000 (depending on park size and amenities provided)
 - Funded in part by impact fees
- Operating budget - \$15,000 - \$30,000/ year per park for routine maintenance of a fully improved park (depending on age and condition of amenities)

Water Utility

Ability to serve / Cost to serve

- No additional supply capacity is required
- A water transmission pipeline will be required along Mineral Point Road, estimated to cost \$1.4 million to construct

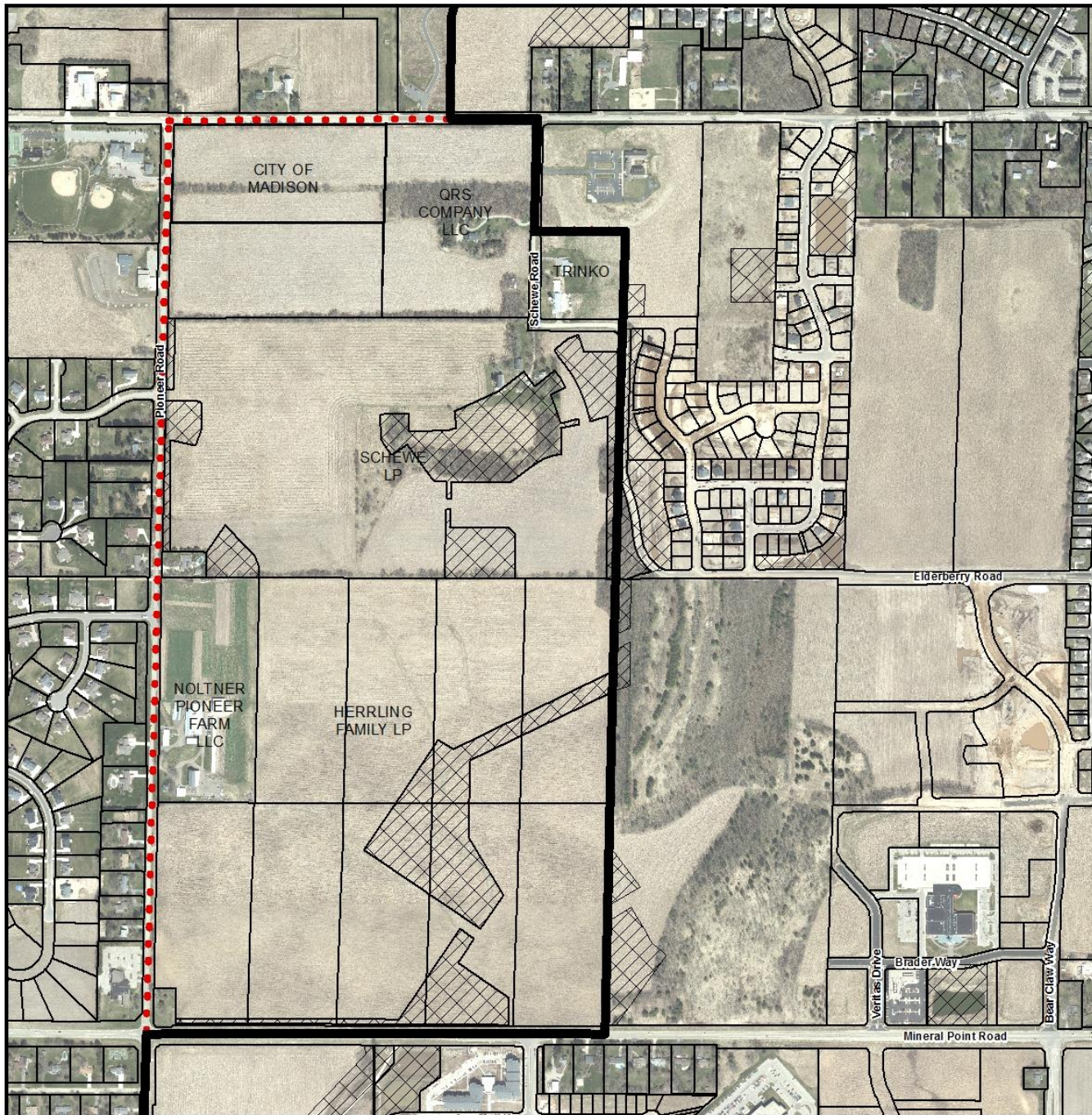
Planning Division

► Findings

- City is able to provide services to the expansion area with the exception of Metro Transit
- Expansion is consistent with recommendations of the City of Madison Comprehensive Plan and the Elderberry Neighborhood Development Plan
- Planning Division recommends that Plan Commission recommend that the Common Council authorize submittal of the CUSA application to the Capital Area Regional Planning Commission

Questions



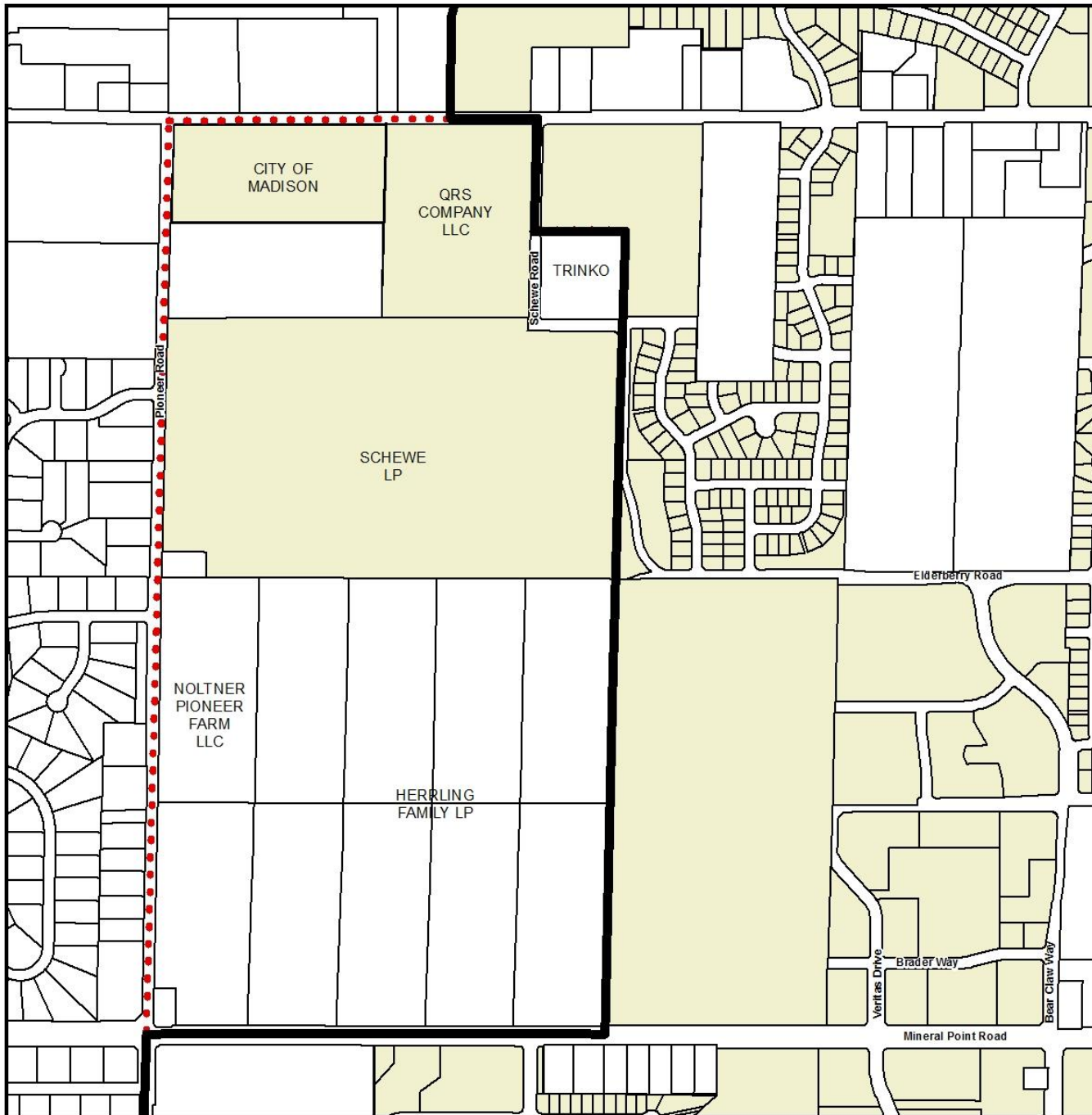


Map 1: Expansion Area

City of Madison CUSA Expansion
October 2017

- Existing CUSA Boundary
- Proposed CUSA Boundary
- Existing/Proposed Environmental Corridor

0 400 800 Feet 1" = 800' (8.5x11)



Map 2: Municipal Jurisdiction and Property Ownership

City of Madison CUSA Expansion
October 2017

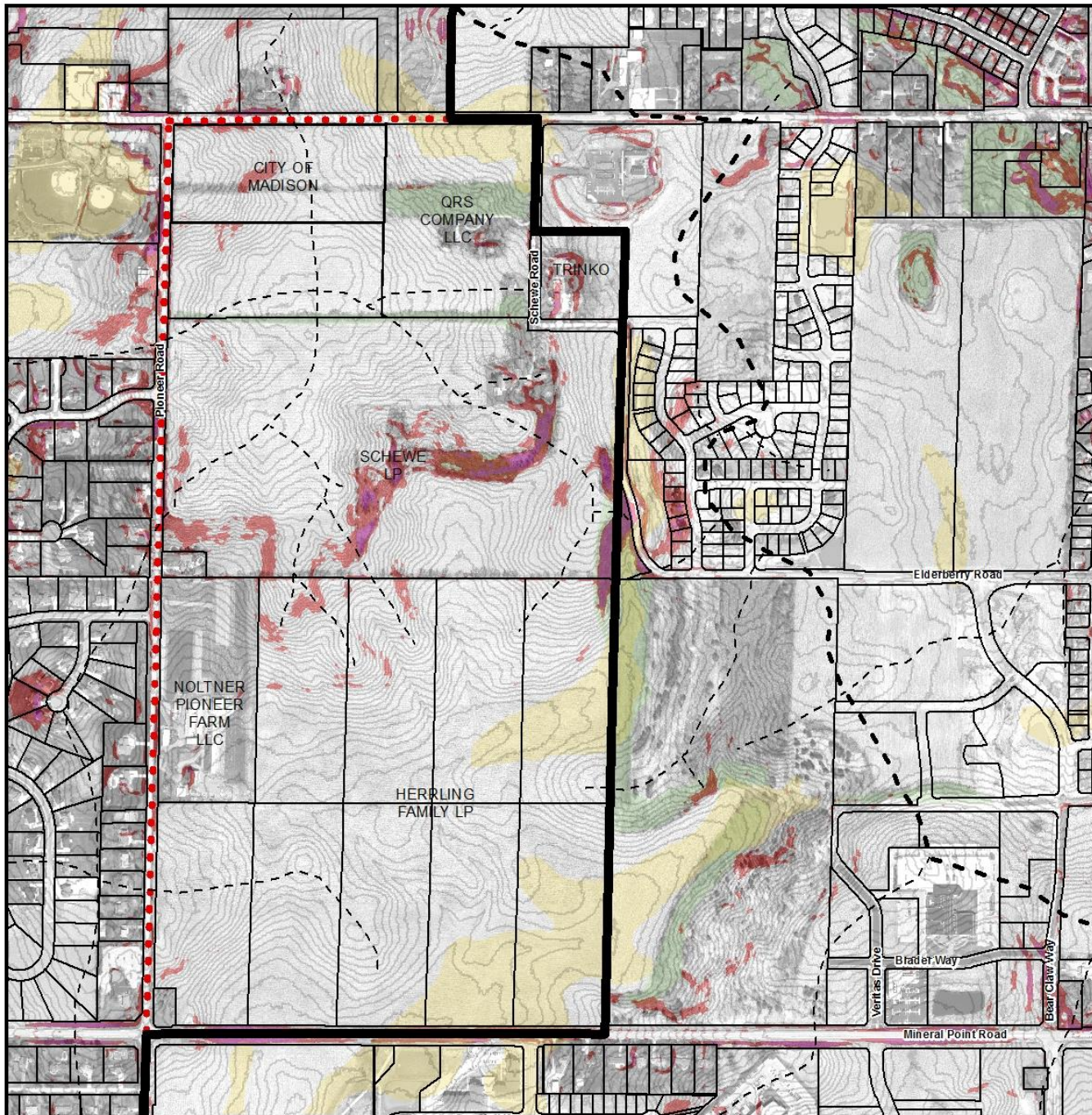
— Existing CUSA Boundary

• • • Proposed CUSA Boundary

City of Madison

Town of Middleton

0 400 800 Feet 1" = 800' (8.5x11)

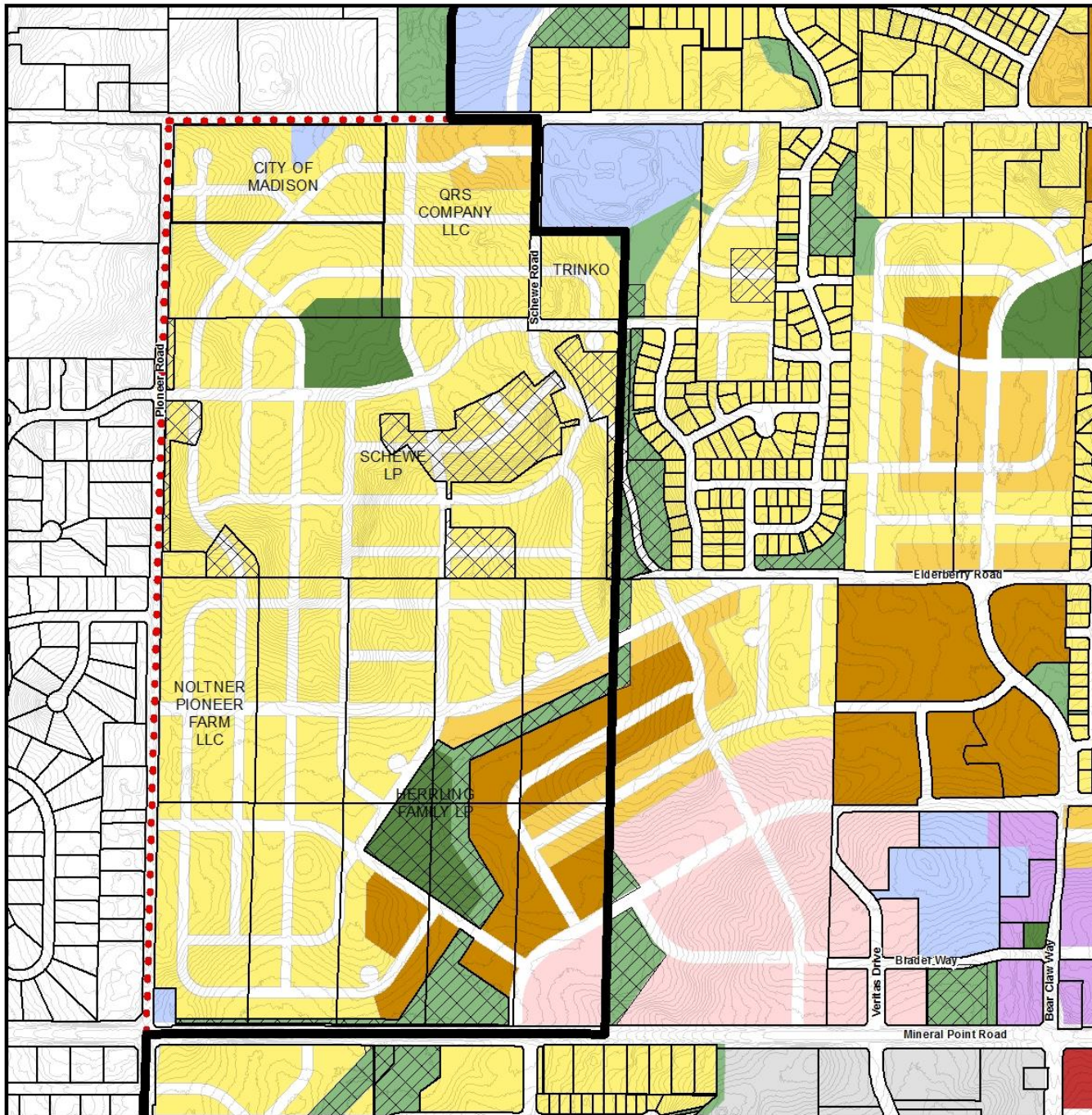


Map 3: Natural Features

City of Madison CUSA Expansion
October 2017

- Existing CUSA Boundary
- Proposed CUSA Boundary
- Watershed Boundary
- Minor Ridgeline
- 2 Foot Contour
- Soils with Hydric Inclusions
- Slope 12% - 20%
- Slope 20% or Greater
- Woodland

0 400 800 Feet 1" = 800' (8.5x11)

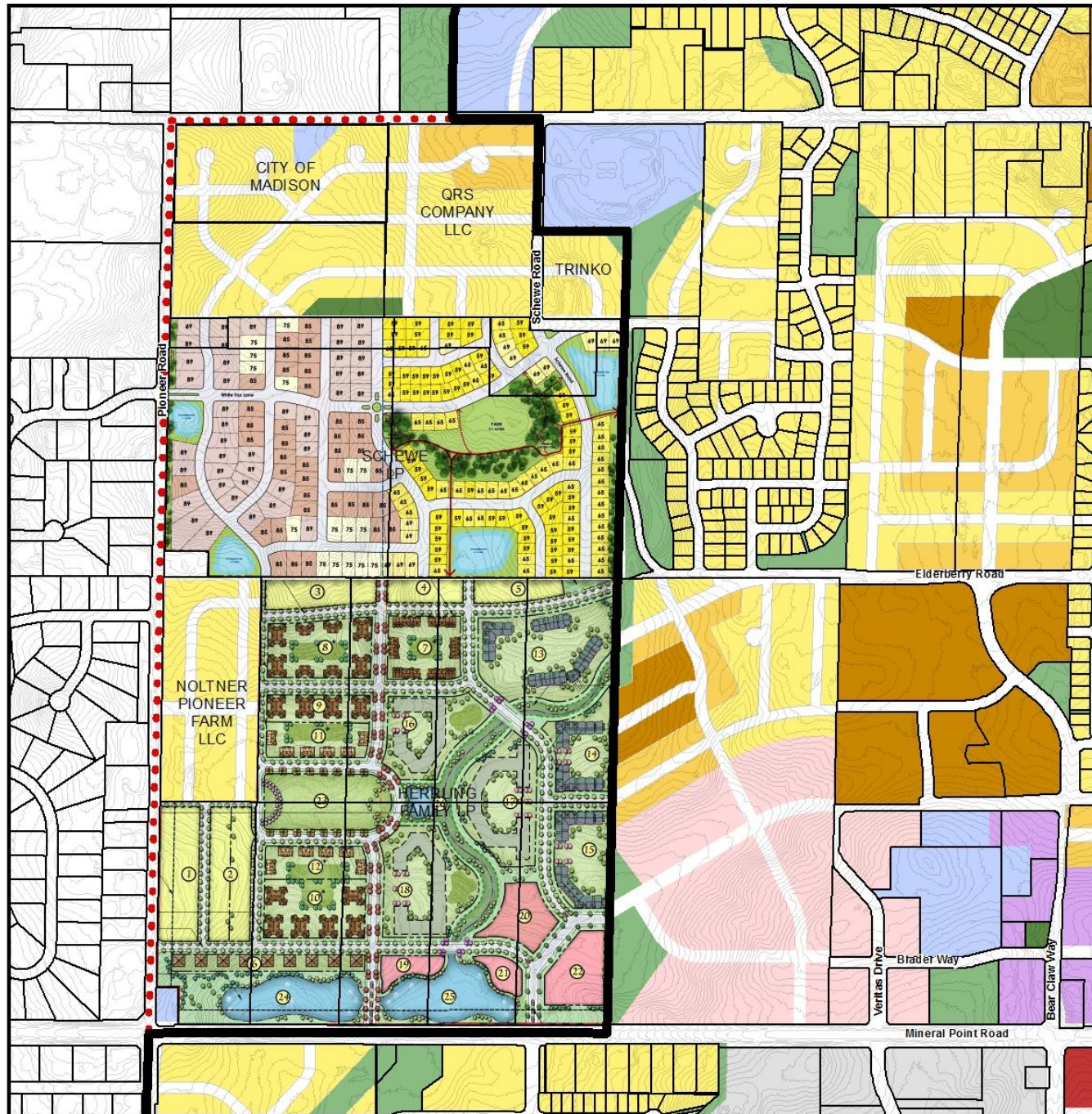


Map 4: Land Use and Street Plan

City of Madison CUSA Expansion
October 2017

-  Existing CUSA Boundary
 -  Proposed CUSA Boundary
 -  Existing/Proposed Environmental Corridor
- Recommended Land Use**
-  Low Density Residential (<8 du/acre)
 -  Low-Medium Residential (8-11 du/acre)
 -  Medium Density Residential (12-16 du/acre)
 -  Neighborhood Commercial
 -  Office - Employment Mix
 -  Institutional
 -  Mixed Use
 -  Industrial
 -  Park
 -  Other Open Space and Stormwater Management

0 400 800 Feet
1" = 800' (8.5x11)



Map 5: Concept Plans

City of Madison CUSA Expansion
October 2017

Existing CUSA Boundary

Proposed CUSA Boundary

Recommended Land Use

- Low Density Residential (<8 du/acre)
- Low-Medium Residential (8-11 du/acre)
- Medium Density Residential (12-16 du/acre)
- Neighborhood Commercial
- Office - Employment Mix
- Institutional
- Mixed Use
- Industrial
- Park
- Other Open Space and Stormwater Management

0 400 800 Feet 1" = 800' (8.5x11)

City of Madison

August 24, 2017

- City of Madison
- Parks and Open Space
- Aldermanic Districts
- Regularly scheduled transit
- Paratransit service boundary
- Central Urban Service Area

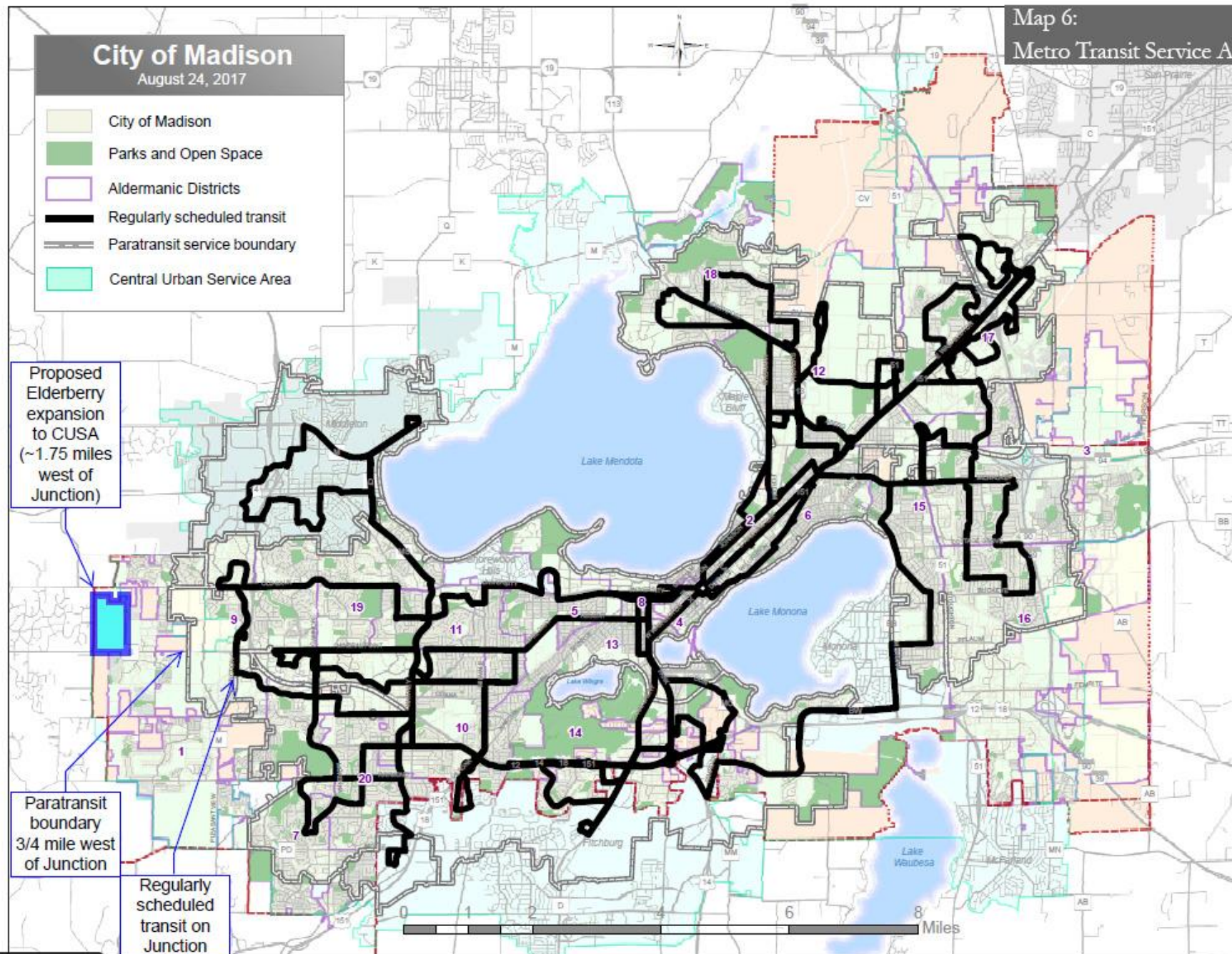
Map 6:
Metro Transit Service Area

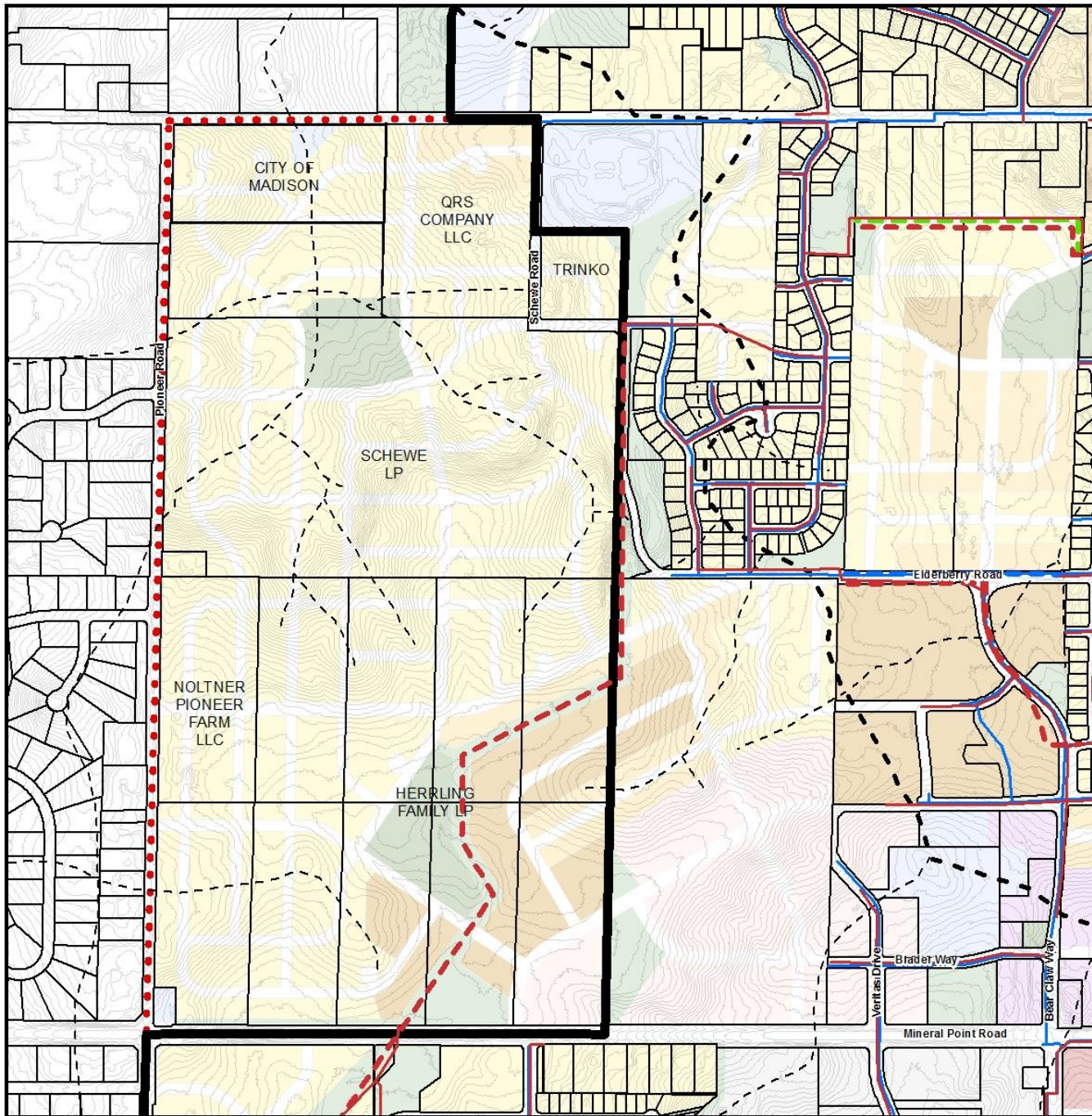
Proposed Elderberry expansion to CUSA (~1.75 miles west of Junction)

Paratransit boundary 3/4 mile west of Junction

Regularly scheduled transit on Junction

11.00 x 8.50 in





Map 7: Utilities

City of Madison CUSA Expansion
October 2017

- Existing CUSA Boundary
- Proposed CUSA Boundary
- Watershed Boundary
- Minor Ridgeline
- 2 Foot Contour

Existing Public Utilities

- Sanitary Main
- Water Main

Proposed Public Utilities

- Sanitary Main
- Water Main
- Storm Sewer

