



Department of Planning & Community & Economic Development

Planning Division

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September 14, 2020

To: Madison Common Council

From: Brian Grady, Principal Planner

RE: TPPB and PC review/recommendation of proposed Yahara Hills Neighborhood Development Plan Amendment

The Transportation Policy and Planning Board (TPPB) and Plan Commission (PC) reviewed the proposed Yahara Hills Neighborhood Development Plan. Below is a brief summary of these meetings.

August 31, 2020 TPPB

- Alder Tierney described his reasoning for the request. Generally, the recommended northerly extension of Ohmeda Drive is preventing this proposed development from happening.
- Staff described that the developer is questioning the value of the planned street extension. They do not want to build it with their project. At a minimum, they would like to defer construction of the road until a later date.
- Staff indicated the City does not have a good way of deferring construction of the street. It is best to have development projects build the infrastructure called for in our plans/policies at the time of development. If they do not, it is uncertain whether the infrastructure will ever get built.
- Alder Kemble indicated she disagreed with amending a 3-year old plan for this request (the Yahara Hills NDP was adopted in 2017). She made a motion to place on file.
- **TPPB voted unanimously to recommend that this proposal be placed on file.**

September 14, 2020 Plan Commission

- Alder Tierney described his reasoning for the request. Generally, the recommended northerly extension of Ohmeda Drive is preventing this proposed development from happening.
- Staff indicated the City does not have a good way of deferring construction of the street. It is best to have development projects build the infrastructure called for in our plans/policies at the time of development. If they do not, it is uncertain whether the infrastructure will ever get built.
- The Commission inquired about the creation of a tax increment financing (TIF) district in this area to pay for the planned Ohmeda Drive extension.
- Staff indicated TIF cannot be used for assessable project costs—which includes the planned the road extension.
- Commissioner Sundquist indicated the planned road extension is important to all modes of travel. Picking and choosing which infrastructure should be required for a project is a slippery slope. He made a motion to place on file without prejudice.
- **PC voted unanimously to recommend that this proposal be placed on file without prejudice.**