



Legislation Details (With Text)

**File #:** 81301      **Version:** 1      **Name:** CUSA Expansion - Reiner NDP Area  
**Type:** Resolution      **Status:** Passed  
**File created:** 12/21/2023      **In control:** Department of Planning and Community and Economic Development  
**On agenda:** 2/13/2024      **Final action:** 2/13/2024  
**Enactment date:** 2/16/2024      **Enactment #:** RES-24-00105

**Title:** Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area to include properties located in the Reiner Neighborhood Development Plan area.

**Sponsors:** Sabrina V. Madison, Derek Field

**Indexes:**

**Code sections:**

**Attachments:** 1. Map 1, 2. CUSA\_Memo\_to\_PC\_Felland\_2024.pdf, 3. Application 2024-Felland.pdf, 4. PC\_CUSA\_Presentation.pdf

Date	Ver.	Action By	Action	Result
2/13/2024	1	COMMON COUNCIL	Adopt	Pass
1/22/2024	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
1/9/2024	1	COMMON COUNCIL	Refer	Pass
12/21/2023	1	Department of Planning and Community and Economic Development	Referred for Introduction	

**Fiscal Note**

The proposed resolution authorizes the submission of an application to expand the Central Urban Service Area in the Reiner Neighborhood Development Plan area. The City will pay a Capital Area Regional Planning Commission review fee of \$3,500, which is included in the Planning Division 2024 Adopted Operating Budget. Additionally, the Madison Metropolitan Sewerage District charges a review fee of \$1,450 for each annexation to their service area. The Madison Sewer Utility will pay these fees out of its operating budget and will recover the fees at the time properties connect to municipal sewer under MGO Sec. 35.02(10). City costs associated with urban development in the proposed expansion area will be included in future operating and capital budgets subject to Common Council approval. No additional City appropriation is required.

**Title**

Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area to include properties located in the Reiner Neighborhood Development Plan area.

**Body**

**PREAMBLE**

The City of Madison Planning Division seeks approval to submit to the Capital Area Regional Planning Commission (CARPC) an application to expand the boundary of the Central Urban Service Area (CUSA) in the Reiner Neighborhood Development Plan (NDP) area. The expansion would add 77.3 acres to the CUSA. The proposed expansion is required for the City of Madison to provide sanitary sewer service to these properties.

MGO Sec. 16.02 (Legistar #46730) outlines the process for City applications to CARPC to expand the CUSA. Prior to submitting an application to CARPC, the Planning Division prepares the application and submits it to

City Engineering, Traffic Engineering, Water Utility, Metro Transit, Parks Division, Madison Police Department and Madison Fire Department for input regarding the City's ability to provide services to the proposed expansion area and the associated cost.

After receiving input from each of the agencies listed above, the Planning Division submits to the Plan Commission the proposed application, the input provided by the City agencies and a resolution authorizing the Planning Division to submit the application to CARPC.

Giving due consideration to the input received from the City agencies, the cost of providing services to the proposed expansion area, and recommendations of the City of Madison Comprehensive Plan, and the Reiner NDP; the Plan Commission shall advise the Common Council whether the City is able to provide municipal services to the proposed CUSA expansion area and whether the proposed expansion is consistent with the City of Madison Comprehensive Plan and the Reiner NDP.

Upon receiving a recommendation from the Plan Commission, the Common Council shall consider whether expanding the CUSA is consistent with the health, welfare and the best interests of the City and act on the proposed authorizing resolution. If a majority of the members of the Common Council vote in favor of the proposed authorizing resolution, the Planning Division shall submit to CARPC the application to expand the CUSA.

WHEREAS, on June 20, 2023, the City of Madison adopted the Reiner (NDP); and

WHEREAS, development can only be served with sanitary sewer service if the lands are located within the CUSA; and

WHEREAS, the proposed CUSA expansion is consistent with the recommendations of the NDP which recommends Housing Mix 2, Housing Mix 3, Housing Mix 4, park, and institutional uses within the expansion area; and

WHEREAS, the proposed CUSA expansion is consistent with the recommendations of the 2023 City of Madison Comprehensive Plan which recommends Low-Medium Residential, Medium Residential, and Parks and Open Space uses in the expansion area; and

WHEREAS, the Plan Commission and Common Council have considered input from City Engineering, Traffic Engineering, Water Utility, Metro Transit, Parks Division, Madison Police Department and Madison Fire Department to determine the City's ability to provide municipal services and associated costs to serve the expansion area; and

WHEREAS, the Plan Commission and Common Council find that the City agencies can generally provide services to the expansion area; and

WHEREAS, the Common Council finds the expansion to be consistent with the health, welfare and best interests of the City.

NOW, THEREFORE BE IT RESOLVED, the Planning Division is hereby authorized by the Common Council to submit an application to CARPC to expand the CUSA in the Reiner NDP area.

BE IT FURTHER RESOLVED that the Common Council hereby adopts the boundaries of any wetlands or environmental corridors within the proposed CUSA expansion area.