



Legislation Text

File #: 04634, **Version:** 1

Fiscal Note

Local costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title

Amending the Cottage Grove Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to include additional lands located east of Interstate Highway 39-90, between Buckeye Road and the Union Pacific Railroad right-of-way. 16th Ald. Dist.

Body

PREAMBLE

The Cottage Grove Neighborhood Development Plan, adopted by the Common Council on April 7, 1992, made detailed land use and development recommendations for a planning area generally bounded by Interstate Highway 39-90 on west, Cottage Grove Road on the north, the Door Creek open space corridor on the east, and Buckeye Road on the south. The Cottage Grove Neighborhood Plan encompassed the northern portion of Planning Area E4 identified in the 1990 Peripheral Area Development Plan as an Urban Expansion-A district generally as suitable for urban development and City of Madison expansion in the relatively near term. At the time that the Cottage Grove Neighborhood Development Plan was prepared, additional lands within Planning Area E4 located south of Buckeye Road were not included due to uncertainties regarding the future expansion plans of an active quarry operation in the area and the amount of open space that might either be undevelopable or recommended for permanent protection.

Since the neighborhood development plan was adopted, most of the lands within the Cottage Grove Neighborhood west of Sprecher Road have been annexed to the City of Madison and developed with urban uses, except the large Schoenstatt property south of Cottage Grove Road and several pre-existing residential plats that remain in the Town of Blooming Grove. Also since that time, the Buckeye Quarry has prepared a reclamation plan that describes the future extent of quarry operations; and Dane County has acquired several properties for permanent open space protection and has identified an interest in protection of several other areas of open space. In Spring 2006, the City of Madison and the Town of Blooming Grove adopted a Cooperative Plan, which provides for the orderly transition of the remaining town territory to City jurisdiction over the next 20 years. Finally, a residential development has been proposed on recently annexed lands located just east of Interstate Highway 39-90 and south of Buckeye Road, outside the coverage of the current Cottage Grove Neighborhood Development Plan. This amendment to the neighborhood development plan is proposed in order to expand the plan to include adjacent lands located generally between Buckeye Road and the Union Pacific Railroad right-of-way, and to make near and long-term land use recommendation for the future development of these lands.

WHEREAS the lands located generally south of Buckeye Road and the current Cottage Grove Neighborhood boundary and north of the Union Pacific Railroad right-of-way include lands identified in the 1990 Peripheral Area Development Plan both as Urban Expansion-A district, recommended as suitable for future urban development, as well as Permanent Open Space district, recommended for long-term preservation; and

WHEREAS this area is immediately adjacent to the current Cottage Grove Neighborhood boundary on north and relatively isolated from other potentially developable lands located to the south and east by extensive wetlands and other non-developable properties; and

WHEREAS the City of Madison-Town of Blooming Grove Cooperative Plan provides that all of the remaining undeveloped lands within the township located north of the Union Pacific Railroad will become attached to the City of Madison not later than the end of 2015, unless attachment is initiated by a property owner prior to that time, as provided in the Plan; and

WHEREAS a portion of the proposed amendment area located just east of Interstate Highway 39-90 was recently

attached to the City of Madison, and there is active interest in developing the property for residential uses at this time; and

WHEREAS the residential and open space land uses recommended in the proposed amendment to the Cottage Grove Neighborhood Development Plan are consistent with the broad recommendations for the amendment area contained in the adopted City of Madison Comprehensive Plan; and

WHEREAS the proposed amendment has been reviewed by City staff and presented to neighborhood residents at a public meeting held on August 2, 2006.

NOW THEREFORE BE IT RESOLVED that the Cottage Grove Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, is hereby amended to include additional lands located generally south of the current neighborhood boundary and east of Interstate Highway 39-90 between Buckeye Road and Union Pacific Railroad right-of-way, and provide land use recommendations for these lands, as illustrated on the attached map and described in the attached narrative; and

BE IT FURTHER RESOLVED that the City of Madison Plan Commission and Madison Common Council hereby authorize the City's application to amend the Dane County Water Quality Plan to include the western portion of the amendment area, known as the Fobes Property, within the Central Urban Service Area.