



Legislation Text

File #: 15498, **Version:** 1

Fiscal Note

According to the City Planning Department, because this large infill site on Cottage Grove Road includes both a large abandoned industrial facility that needs to be removed and some remaining soil contamination that still needs to be remediated, it is possible, or perhaps likely, that some level of City participation will eventually be required to redevelop the site---through established City assistance programs, including a potential TIF District --beyond the typical City costs associated with extending streets and public utilities and other services into an area. The plan doesn't recommend any specific City role at this time, however, although the potential is noted. Any future expenditures related to development of the site will be included in future City agency budgets, subject to Council approval.

Title

Adopting the Royster-Clark Special Area Plan as a supplement to the City of Madison Comprehensive Plan.

Body

WHEREAS the large Royster-Clark fertilizer plant which operated at Cottage Grove Road and Dempsey Road on Madison's east side since the late 1940's was acquired by new corporate owners in February 2006; and was subsequently determined to be surplus to their needs and closed in August 2006; and

WHEREAS the City of Madison Comprehensive Plan, adopted in January 2006, includes the recommendation that if in the future, the current industrial use no longer operates on Royster-Clark site, alternative residential and mixed use developments are more appropriate uses for the property than another industrial use; and

WHEREAS the Comprehensive Plan also recommends that redevelopment of the Royster-Clark site should be consistent with a City-adopted neighborhood or special area plan which ensures that development on the site is coordinated with uses in the surrounding neighborhood; and

WHEREAS even prior to the acquisition and subsequent closure of the Royster-Clark plant, neighborhood residents and elected officials had been meeting regularly to discuss issues related to plant operations and their impact on the adjacent neighborhoods and business district; and

WHEREAS; in the Fall of 2007, the City of Madison began the process of preparing a Special Area Plan to guide the redevelopment of the former Royster-Clark site and future improvements and redevelopments within portions of the adjacent business district along Cottage Grove Road; and

WHEREAS the planning process was guided by a Neighborhood Planning Team comprised of neighborhood and business representatives and elected officials, and the Planning Team held regular monthly meetings that were noticed and open to the public; and

WHEREAS throughout the planning process, communication with area residents, businesses and property owners was maintained by direct mail and email, through Lake Edge and Eastmorland Neighborhood Association meetings and newsletters, and via a special project webpage; and

WHEREAS during the planning process, three well-attended public meetings were held to present and discuss background information, identify issues and opportunities, explore alternative approaches, and review the draft concept plans; and

WHEREAS the planning process was also informed by a Market Feasibility Study funded by a Dane County

BUILD Grant, a City of Madison Neighborhood Grant, and private contributions; and by a survey of residents conducted by the two neighborhood associations; and

WHEREAS the goals, recommendations and implementation approaches in Royster-Clark Special Area Plan are based on the overall vision that “redevelopment on the Royster-Clark site is an opportunity to create something special that enhances neighborhood identity, brings employment and engaging activities to the area, and acts as a catalyst to encourage additional neighborhood improvements;” and

WHEREAS City agencies, commissions and committees have reviewed the draft Royster-Clark Special Area Plan and provided their comments and recommendations for consideration by the Plan Commission and Common Council; and

WHEREAS the recommendations in the Royster-Clark Special Area Plan are consistent with the general and site-specific recommendations in the City of Madison Comprehensive Plan.

NOW THEREFORE BE IT RESOLVED that the Royster-Clark Special Area Plan is hereby adopted as a supplement to the City of Madison Comprehensive Plan to provide land use, transportation and design recommendations to promote and guide future development and redevelopment within the planning area.