



## Legislation Text

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File #: 01970, Version: 1

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### Fiscal Note

Local costs associated with urban development in this area will be included in future operating and capital budgets.

### Title

Amending the High Point-Raymond Neighborhood Development Plan, an element of the City of Madison Master Plan, to revise the land use and street plan recommendations for the area located generally south of Mid-Town Road, north of Raymond Road and west of Mica Road. Adjacent to 1st Ald. Dist.

### Body

#### PREAMBLE

The High Point-Raymond Neighborhood Development Plan was initially adopted in November 1997. At the time that the plan was adopted, only about 60 acres of the approximately 1,290 acres within the planning area were within the City of Madison, and virtually all of the lands were undeveloped with urban land uses, with the exception of a scattering of large-lot residential uses served by private water wells and septic systems. As with all neighborhood development plans for the peripheral development areas, the recommended future land uses and recommended future street network were somewhat conceptual and anticipated that these recommendations would be further refined and detailed as part of future planning activities and development reviews.

Since 1997, about 50 percent of the planning area has been annexed to the City and development zoning and subdivision plats have been approved on most of the lands now within the City. As a part of these development approvals, the neighborhood development plan was revised to modify detailed street alignments and land use patterns consistent with the general recommendations of the neighborhood development plan, primarily in the areas located north of Mid-Town Road, south of Raymond Road, and west of Mica Road. In December 2001, a separate amendment to the neighborhood development plan was also formally adopted to substantially change the land use recommendations for the area located south of Raymond Road, including a revision to the recommended alignment for the future extension of High Point Road south from Mid-Town Road to McKee Road.

As a result of these neighborhood plan amendments and development approvals, the conceptual land use and street plan presented in the High Point-Raymond Neighborhood Development Plan, as originally adopted, no longer recommends a land use pattern and street system for the remaining undeveloped lands located generally south of Mid-Town Road, north of Raymond Road and east of Mica Road that would be compatible with the existing and approved developments on surrounding lands. The purpose of the present proposed amendment to the High Point-Raymond Neighborhood Development Plan is to revise the land use and street recommendations for this area to recognize and be more compatible with the cumulative effect of previous plan amendments and specific development projects that have been approved on the surrounding areas, so that the plan will remain useful and effective as a guide for future land use and community development. The revised land use and street plan recommendations for the amendment area should be understood as still somewhat conceptual, and further refinements may be considered a part of future more-detailed development proposals.

**NOW THEREFORE BE IT RESOLVED** that the High Point-Raymond Neighborhood Development Plan, an element of the City of Madison Master Plan, is hereby amended to incorporate revisions to the

recommended future land uses and street system for the area located generally south of Mid-Town Road, north of Raymond Road and east of Mica Road, as illustrated on the attached map.