



## Legislation Text

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**File #: 37652, Version: 1**

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### Fiscal Note

City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval. The City is required to pay a CARPC fee of \$8,180 and a Madison Metropolitan Sewerage District fee of \$1,150 for this application. The Madison Sewer Utility will pay these fees out of its operating budget and will recover the fees at the time the properties within the amendment area connect to municipal sewer under MGO Sec. 35.02(10). Payment of the fees will be authorized by a separate budget amendment.

### Title

Authorizing the Planning Division to submit an application to the Capital Area Regional Planning Commission to amend the Central Urban Service Area to include lands within the Pioneer Neighborhood Development Plan's Development Phasing Area C west of South Point Road.

### Body

#### **Preamble**

The City of Madison Planning Division seeks approval to submit an application to the Capital Area Regional Planning Commission (CARPC) to amend the Central Urban Service Area (CUSA) to include approximately 271.6 acres in the Pioneer Neighborhood, located north of Valley View Road, east of Pioneer Road, south of Mineral Point Road and west of lands currently located within the Central Urban Service Area (see attached Map 1: CUSA Amendment Area). The amendment area is consistent with the Pioneer Neighborhood Development Plan which identifies the subject area as part of "Development Phasing Area C" (see attached Map 4) west of South Point Road. Development Phasing Areas A, B and part of C (east of South Point Road) have previously been added to the CUSA. The proposed amendment is necessary to serve development within the western part of the Pioneer Neighborhood. Staff finds that the proposed amendment is consistent with the Pioneer Neighborhood Development Plan (see attached Map 2) and the City of Madison Comprehensive Plan (see attached Map 3), both of which recommend residential and open space uses for the area.

WHEREAS, on April 20, 2004 the Madison Common Council adopted the Pioneer Neighborhood Development Plan; and

WHEREAS, the Pioneer Neighborhood Development Plan includes a Phasing and Utility Extension Plan; and

WHEREAS, Development Phasing Area C west of South Point Road as defined in the Pioneer Neighborhood Development Plan, is currently not located within the Central Urban Service Area; and

WHEREAS, development has been proposed within Development Phasing Area C west of South Point Road; and

WHEREAS, development can only be served with municipal sewer service if the property is located within the Central Urban Service Area; and

NOW, THEREFORE BE IT RESOLVED that the Planning Division is hereby authorized to request approval from the Capital Area Regional Planning Commission of an amendment to the Central Urban Service Area to

include lands within the Pioneer Neighborhood Development Plan's Development Phasing Area C west of South Point Road.

BE IT FURTHER RESOLVED that the Common Council hereby adopts the boundaries of any wetlands or environmental corridors within said Central Urban Service Area amendment area.

BE IT FURTHER RESOLVED that the proposed uses of the properties within the amendment area are consistent with the Pioneer Neighborhood Development Plan and City of Madison Comprehensive Plan.