



Legislation Text

File #: 61588, **Version:** 1

Fiscal Note

No City appropriation required.

Title

Amending the *Marsh Road Neighborhood Development Plan* and City of Madison Official Map to modify the recommended street network and greenways for the portion of the planning area bounded by Voges Road, S Stoughton Road, Tradewinds Parkway, and Agriculture Drive/ Marsh Road.

Body

PREAMBLE

The Official Map was adopted by the Common Council by Ordinance 2091 on August 11, 1966 to map various future streets, highways, parkways, and greenways necessary for the improvement of the existing and future City of Madison. The Official Map has subsequently been amended by resolutions adopted for specific quarter sections of the City.

The *Marsh Road Neighborhood Development Plan* was adopted by the Common Council by Substitute Resolution 56602 (ID 25062) on October 5, 1999 to guide the future growth and urban development of a neighborhood located on the southeast edge of the City of Madison, between US Highway 12/18 (the Beltline Highway) and the Village of McFarland.

Over the last 10-15 years and subsequent to adoption of the neighborhood development plan and most recent resolutions to amend the relevant sections of the Official Map, access and circulation concerns have emerged in the northern part of the Marsh Road neighborhood in the area bounded by Voges Road on the south, S Stoughton Road (US Highway 51) on the west, Tradewinds Parkway on the north, and Agriculture Drive/ Marsh Road on the east.

The issues between Voges Road and Tradewinds Parkway have impacted two large properties in particular. On the western portion of the area, development of the "Dahl" property at 4800 Voges Road has been impacted by a 66-foot wide reservation on the Official Map that reserves a corridor for a future north-south street within 200 feet of the western edge of the property. That north-south corridor is shown on the neighborhood plan, and is partially established on the Tradewinds Business Centre plat as Galleon Run. Secondly, an east-west section of relocated S Dutch Mill Road is also mapped at the southwestern corner of the Dahl property.

On the other side of the subject area, the Dane County Humane Society (DCHS) property at 5132 Voges Road has expressed a more immediate need to construct additional buildings on its parcel. Like the Dahl property, the DCHS property is impacted by reservations, including a reservation for a 66-foot wide north-south public street right of way to be dedicated within 380 feet of its eastern property line, as well as a substantial part of a planned greenway. A map prepared by DCHS is attached, which shows the impact the existing reservations and mapped wetlands have on their property, as well as the locations of planned new buildings on the site.

Generally speaking, building permits may not be issued for a building within an officially mapped reservation by statute and MGO Section 16.25. Further, approval of any subdivision of property with a planned and/or reserved street, greenway, etc. would be conditioned on the dedication of same to the City and construction of

the improvement(s) to City standards by the subdivider, as outlined in MGO Section 16.23, the Land Subdivision Regulations. There has been at least one approved development of the Dahl property and a handful of other inquiries that did not proceed due to the impact the street network would have on the industrial land uses planned for the site.

At the request of both property owners and their representatives, staff from the Planning Division, City Engineering Division, and Traffic Engineering Division have prepared amendments to both the City's Official Map and the *Marsh Road Neighborhood Development Plan* to address the impact that the reservations have created on the Dahl and DCHS properties while preserving the City's greenway and street connectivity needs in this portion of the Marsh Road planning area. In summary, the proposed amendments:

- Shift the western north-south street on the Dahl property as far east on that property as possible to create the largest possible developable area on that site while ensuring that Galleon Run can be extended to Voges Road as originally planned.
- The State of Wisconsin has medium- to long-term plans to close the intersection of Dutch Mill Road and Voges due to its proximity to the intersection of Voges and US Highway 51, with a planned tie-back of Dutch Mill to the north-south street being relocated on the Dahl property. The proposed map amendments shift that road north on both the Dahl and Crossroads Church parcels to create what staff feels is a more logical street network to serve existing uses and future development in the western portion of the subject area. Both new street re-alignments have been designed to avoid a large wooded wetland located along the northern property line of the Dahl parcel.
- On the DCHS parcel, the greenway reservation would be removed (including the portion on the adjacent Franklin Fueling Systems land), and an alignment identified for the north-south street, which would extend it east of the main DCHS facility from Tormey Lane and Voges Road north to Tradewinds Parkway through the Genesis subdivision. Staff feels that the street alignment would have the least impact on DCHS, including its desired to construct new buildings north of the main facility while ensuring the City's need for two north-south streets to serve existing and future development in the subject area.

WHEREAS the Common Council adopted Ordinance 2091 on August 11, 1966 to establish the Official Map for a part of the City of Madison located in the NE 1/4 of Section 27, T7N R10E to map various future streets, parkways, and greenways in the existing and future City located west of Marsh Road and north of Voges Road, said Official Map section being amended through Resolution 26,466 on June 4, 1974; and

WHEREAS the Common Council adopted Ordinance 2091 on August 11, 1966 to establish the Official Map for a part of the City of Madison located in the NW 1/4 of Section 27, T7N R10E to map various future streets/ highways, parkways, and greenways in the existing and future City located east of US Highway 51 (S Stoughton Road) and north of Voges Road, said Official Map section being amended through Resolution 23,736 on June 27, 1972; and

WHEREAS the *Marsh Road Neighborhood Development Plan* was adopted by the Common Council by Substitute Resolution 56602 (ID 25062) on October 5, 1999 to guide the future growth and urban development of a neighborhood located on the southeast edge of the City of Madison, between US Highway 12/18 (Beltline Highway) and the Village of McFarland; and

WHEREAS, since adoption of the Official Map and neighborhood development plan to guide development of the planning area, access and circulation concerns have emerged over the last 10-15 years in the northern part of the Marsh Road neighborhood, as described in the Preamble of this resolution; and

WHEREAS, the City of Madison Engineer, Director of the Planning Division, and City of Madison Traffic

Engineer have considered the City's needs for Streets, Highways, Parkways, and Greenways within this area of the City and recommend amending the Official Map and *Marsh Road Neighborhood Development Plan* as shown on the attached Exhibit A and Exhibit B;

NOW THEREFORE BE IT RESOLVED, the City Of Madison hereby amends the City of Madison Official map, removing those lands reserved for Proposed Streets, Highways, Greenways, and Parkways under Section 16.25(6) of Madison General Ordinances and under Wis. Stats. ss. 62.23(6)(c), as shown and identified on attached map Exhibit A - Marsh Road Neighborhood Development Plan as Adopted October 1999.

BE IT FURTHER RESOLVED, the City Of Madison hereby amends the City of Madison Official map, establishing the exterior lines of planned new Streets and Highways under Section 16.25(6) of Madison General Ordinances and under Wis. Stats. ss. 62.23(6)(c), as shown and identified on attached map Exhibit A - Marsh Road Neighborhood Development Plan Amendment - Official Map Reservations.

BE IT FURTHER RESOLVED that the City adopt the amendment to the *Marsh Road Neighborhood Development Plan*, a supplement to the *Comprehensive Plan*, as shown on attached Exhibit B, Marsh Road Neighborhood Development Plan Amendment - Land Use and Street Plan.

BE IT FURTHER RESOLVED that notice of this amendment has been provided pursuant to the requirements under Wisconsin Statutes Sec. 62.23(6) and Section 16.25(6) of Madison General Ordinances.