



Legislation Details (With Text)

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Title: Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area to include the properties located at 6401-6417 Cottage Grove Road (District 16)

Sponsors: Jael Currie

Indexes:

Code sections:

Attachments: 1. 6401_6417_Cottage Grove_Road_CUSA Application Summary Information.pdf, 2. Map1.pdf, 3. Map2.pdf, 4. PC_Memo_7_24_2023_revised.pdf, 5. CUSA_PC_presentation.pdf

Date	Ver.	Action By	Action	Result
8/1/2023	1	COMMON COUNCIL	Adopt Unanimously	Pass
7/24/2023	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
7/11/2023	1	COMMON COUNCIL	Refer	Pass
6/26/2023	1	Department of Planning and Community and Economic Development	Referred for Introduction	

Fiscal Note

City costs associated with urban development in the proposed expansion to the Central Urban Service Area will be included in future operating and capital budgets subject to Common Council approval. The City will pay a Capital Area Regional Planning Commission review fee of \$3,500 and a Madison Metropolitan Sewerage District review fee of \$1,450 for each annexation to their service area. The Madison Sewer Utility will pay these fees out of its operating budget and will recover the fees at the time the properties connect to municipal sewer under MGO Sec. 35.02(10). No additional City appropriation is required.

Title

Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area to include the properties located at 6401-6417 Cottage Grove Road (District 16)

Body

PREAMBLE

The City of Madison Planning Division seeks approval to submit to the Capital Area Regional Planning Commission (CARPC) an application to expand the boundary of the Central Urban Service Area (CUSA) in the Cottage Grove Road Neighborhood Plan area (CGRNDP). The expansion would add 2.03 acres to the CUSA. The proposed expansion is required for the City of Madison to provide sanitary sewer service to these four properties.

The property at 6401 has received conditional approval from the City for redevelopment from a bank to office, retail, and flex space uses. A condition of approval is abandonment of the existing septic system on the property and connection to sanitary sewer. Sanitary sewer is located within the Cottage Grove Road right-of-

way. Given the time-intensive process to expand the CUSA, this application includes three adjacent properties that contain single-family homes. All four properties were attached to the City of Madison in 2015 through the North Phased Attachment provision in the Town of Blooming Grove/City of Madison Cooperative Plan (Legistar #38625).

MGO Sec. 16.02 (Legistar #46730) outlines the process for City applications to CARPC to expand the CUSA. Prior to submitting an application to CARPC, the Planning Division prepares the application and submits it to City Engineering, Traffic Engineering, Water Utility, Metro Transit, Parks Division, Madison Police Department and Madison Fire Department for input regarding the City's ability to provide services to the proposed expansion area and the associated cost.

After receiving input from each of the agencies listed above, the Planning Division submits to the Plan Commission the proposed application, the input provided by the City agencies and a resolution authorizing the Planning Division to submit the application to CARPC.

Giving due consideration to the input received from the City agencies, the cost of providing services to the proposed expansion area, and recommendations of the City of Madison Comprehensive Plan, and the Cottage Grove Road Neighborhood Development Plan; the Plan Commission shall advise the Common Council whether the City is able to provide municipal services to the proposed CUSA expansion area and whether the proposed expansion is consistent with the City of Madison Comprehensive Plan and the Cottage Grove Road Neighborhood Development Plan.

Upon receiving a recommendation from the Plan Commission, the Common Council shall consider whether expanding the CUSA is consistent with the health, welfare and the best interests of the City and act on the proposed authorizing resolution. If a majority of the members of the Common Council vote in favor of the proposed authorizing resolution, the Planning Division shall submit to CARPC the application to expand the CUSA.

WHEREAS, on April 1992 the City of Madison adopted the Cottage Grove Road Neighborhood Development Plan; and

WHEREAS, on November 2006 the City of Madison amended the Cottage Grove Road Neighborhood Development Plan; and

WHEREAS, the aforementioned Neighborhood Development Plan includes a Development Staging Plan; and

WHEREAS, it is not intended that the start of development in any phase necessarily should be deferred until development within the preceding phase extends to a particular location, or reaches a certain percentage of full build-out; and

WHEREAS, development can only be served with sanitary sewer service if the lands are located within the CUSA; and

WHEREAS, the proposed CUSA expansion is consistent with the recommendations of the Neighborhood Development Plan which recommends neighborhood commercial, and low-medium residential within the expansion area; and

WHEREAS, the proposed CUSA expansion is consistent with the recommendations of the City of Madison Comprehensive Plan which recommends low-medium residential uses in the expansion area; and

WHEREAS, the Plan Commission and Common Council have considered input from City Engineering, Traffic Engineering, Water Utility, Metro Transit, Parks Division, Madison Police Department and Madison Fire Department to determine the City's ability to provide municipal services and associated costs to the expansion

area; and

WHEREAS, the Plan Commission and Common Council find that the City agencies can generally provide services to the expansion area; and

WHEREAS, the Common Council finds the expansion to be consistent with the health, welfare and best interests of the City.

NOW, THEREFORE BE IT RESOLVED, the Planning Division is hereby authorized by the Common Council to submit an application to CARPC to expand the CUSA in the Cottage Grove Road Neighborhood Development area.

BE IT FURTHER RESOLVED that the Common Council hereby adopts the boundaries of any wetlands or environmental corridors within the proposed CUSA expansion area.