



## Legislation Text

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**File #:** 07613, **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.

### Title

Adopting the Pumpkin Hollow Neighborhood Development Plan as a supplement to the City of Madison Comprehensive Plan, and authorizing the City's applications to amend the Central Urban Service Area as required to implement the development staging recommendations in the neighborhood plan.

### Body

**WHEREAS** the City of Madison Comprehensive Plan, adopted January 17, 2006, makes near and long-term recommendations for the future growth of the City of Madison, including planned expansion in the peripheral area beyond the current urban edge of the City; and

**WHEREAS** the Comprehensive Plan identifies an area located generally north of Hoepker Road and south of State Highway 19 as Peripheral Planning Area-B, recommended as a potential location for relatively near-term City of Madison expansion and future development; but for which a detailed neighborhood development plan has not yet been prepared and adopted; and

**WHEREAS** certain properties within this area are currently within the City of Madison and the owners of these properties have expressed interest in developing these lands with urban uses in the relatively near future; and

**WHEREAS** the Town of Burke-Village of DeForest-City of Sun Prairie-City of Madison Cooperative Plan, approved on May 4, 2007, provides for the orderly attachment of lands currently within the Town of Burke to the three incorporated municipalities between now and the year 2036; and further provides that Town territory located generally east of Interstate Highway 39-90-94 and the current Village of DeForest limits, south of State Highway 19, west of the existing residential subdivisions in the Town of Burke along the west frontage of Rattman Road, and north of the American Center, are within the Boundary Adjustment Area-Madison defined in the Cooperative Plan, and will eventually become part of the City of Madison as lands are developed, or by 2036 if not attached to the City before that time; and

**WHEREAS** the Cooperative Plan provides that future development within the Boundary Adjustment Area-Madison will be guided by the City of Madison's adopted plans, policies, standards and procedures; and

**WHEREAS** the Comprehensive Plan requires that a detailed neighborhood development plan must be prepared and adopted by the City before urban development and the extension of urban services may occur in any peripheral area; and

**WHEREAS** the Pumpkin Hollow Neighborhood Development Plan has been prepared by the City of Madison to guide long-term urban development within a planning area bounded by Interstate Highway 39-90-94 and the current Village of DeForest limits on the west, State Highway 19 on the north, Rattman Road on the east, and the American Center on the south; and

**WHEREAS** the Comprehensive Plan recommends part of this planning area for Park and Open Space land uses, and part as a Neighborhood Planning Area broadly recommended for Low-Density Residential land uses with Traditional Neighborhood Development encouraged; and

**WHEREAS** throughout the planning process, communication with Pumpkin Hollow residents and property owners was maintained by mail, email, and via a special project webpage; and three public meetings were held in the neighborhood to present and discuss background information, preliminary concept plans and the draft neighborhood development plan; and

**WHEREAS** City agencies and Commissions have reviewed the draft Pumpkin Hollow Neighborhood Development Plan

and provided comments and recommendations for Plan Commission and Common Council consideration; and

**WHEREAS** the recommendations of the Pumpkin Hollow Neighborhood Development Plan are consistent with the broad recommendations for the planning area contained in the City of Madison Comprehensive Plan.

**NOW THEREFORE BE IT RESOLVED** that the Pumpkin Hollow Neighborhood Development Plan is hereby adopted as a supplement to the City of Madison Comprehensive Plan to provide land use, transportation and design recommendations to guide future development within the planning area, as illustrated and described in the plan maps and plan narrative; and

**BE IT FURTHER RESOLVED** that the City of Madison Plan Commission and Common Council hereby authorize the City's applications to amend the Central Urban Service Area to include lands within the planning area as required to implement the development staging recommendations in the neighborhood plan.