



Legislation Text

File #: 38641, **Version:** 1

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 and Mid-Town neighborhoods.

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 488 acres located within the City's Pioneer and Mid-Town neighborhoods. The proposed amendment area is bounded by Mid-Town Road on the south, Pioneer Road and Meadow Road on the west, Mineral Point Road on the north and the existing CUSA boundary on the east. The proposed amendment is necessary to serve development in these areas with sanitary sewer. The attached maps illustrate the amendment area and the recommended land uses from the Pioneer and Mid-Town Neighborhood Development Plans.

On March 31, 2015 the Common Council approved Resolution 15-00310 (ID 37652) authorizing an application for the same area north of Valley View Road. Staff seeks authorization for a larger area due to increased development interest south of Valley View Road. This includes the City's potential purchase of an approximately 70-acre property (LB Land Investments Inc.) for future parkland, regional stormwater management facilities and residential development (ID 38219).

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 not located within the CUSA; and

WHEREAS, on August 3, 2010 the Madison Common Council adopted an amendment to the Mid-Town Neighborhood Development Plan which provided detailed recommendations for the western part of the neighborhood; and

WHEREAS, the 2010 Mid-Town Neighborhood Development Plan Amendment includes a Utilities and Development Phasing Plan; and

WHEREAS, Development Phasing Areas B and C in the 2010 Mid-Town Neighborhood Development Plan Amendment, are not located within the CUSA; and

WHEREAS, the City has constructed the Lower Badger Mill Creek Sanitary Sewer Interceptor which generally bisects the proposed CUSA amendment area; and

WHEREAS, property owners in this area have expressed interest in development that is consistent with the Pioneer Neighborhood Development Plan, the Mid-Town Neighborhood Development Plan and the City of

Madison Comprehensive Plan; and

WHEREAS, development can only be served with sanitary sewer if the property is located within the CUSA; and

NOW, THEREFORE BE IT RESOLVED that the Planning Division is hereby authorized to submit an application to CARPC to amend the CUSA to include lands within the Pioneer and Mid-Town Neighborhoods.

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

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