



## Legislation Text

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**File #:** 44402, **Version:** 2

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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 will pay a CARPC review fee upon application for an amendment to the Central Urban Service Area. The City will pay a Madison Metropolitan Sewerage District review fee 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).

### **Title**

Adopting the Yahara Hills 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 phasing recommendations in the Yahara Hills Neighborhood Development Plan.

### **Body**

WHEREAS, on August 4, 2015 the City of Madison Common Council authorized the City of Madison Planning Division to prepare the Yahara Hills Neighborhood Development Plan for the City's southeast growth area; and

WHEREAS, the Yahara Hills Neighborhood Development Plan planning area boundaries generally follow Cottage Grove Road and the Wisconsin Department of Transportation-owned rail line on the north, the Blooming Grove-Cottage Grove township lines and Door Creek on the east, Sigglekow Road and the Town of Cottage Grove municipal boundary on the south and Interstate Highway 39/90 and the future eastern realignment of Sprecher Road on the west; and

WHEREAS, the City of Madison adopted a Comprehensive Plan in 2006 that makes near and long-term recommendations for the future growth for the City of Madison, including planned expansion in the peripheral areas beyond the current urban edge of the city; and

WHEREAS, neighborhood development plans include detailed recommendations regarding land use, the transportation system, parks and open space, and utility service, and are used to guide future urban development within City growth areas; and

WHEREAS, the City of Madison Comprehensive Plan recommends that one or more neighborhood development plans be prepared for Madison's southeast growth area (the Yahara Hills Neighborhood Development Planning area includes part of Planning Area D) prior to initiating urban development; and

WHEREAS, the City of Madison Comprehensive Plan requires that detailed neighborhood development plans be prepared and adopted by the City before urban development and the extension of urban services may occur in the City's peripheral area; and

WHEREAS, under the terms of the City of Madison and Town of Blooming Grove Cooperative Plan, lands within the Town of Blooming Grove, including lands within and adjacent to Madison's southeast growth area will become part of the City of Madison through a series of attachments, including attachments that are scheduled to occur in 2020 and 2027; and

WHEREAS, the City of Madison and Town of Blooming Grove Cooperative Plan provides that future development within the Town will be guided by the City of Madison's adopted plans, policies and standards;

and

WHEREAS, part of the Yahara Hills Neighborhood Development Plan is located in the Town of Cottage Grove and part of those lands are recommended in the City of Madison Comprehensive Plan as future growth areas for the City; and

WHEREAS, a neighborhood development plan has not yet been prepared for the City of Madison's southeast growth area and adjacent lands; and

WHEREAS, a neighborhood development plan for Madison's southeast growth area and adjacent lands is desirable as a guide to orderly urban development; and

WHEREAS, some property owners have expressed their desire to develop land within the Yahara Hills Neighborhood Development Plan planning area; and

WHEREAS, throughout the planning process, communication with planning area property owners was maintained by mail, email, telephone and a special project website; and

WHEREAS, two public meetings and a special Plan Commission meeting were held to present and discuss background information and the draft neighborhood development plan maps; and

WHEREAS, City agencies have reviewed the draft Yahara Hills Neighborhood Development Plan and provided comments and recommendations for Plan Commission and Common Council consideration; and

WHEREAS, the recommendations of the Yahara Hills Neighborhood Development Plan refine and build upon the broad recommendations contained in the City of Madison Comprehensive Plan.

NOW, THEREFORE BE IT RESOLVED that the Yahara Hills Neighborhood Development Plan is hereby adopted as a supplement to the City of Madison Comprehensive Plan to provide land use, transportation, open space, utilities and design recommendations to guide future development within the planning area as illustrated in the plan maps, figure and narrative.

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

BE IT FURTHER RESOLVED that before the City Planning Division submits an application to the Capital Area Regional Planning Commission to amend the Central Urban Service Area (CUSA), the application materials shall first be submitted to the City Plan Commission and Common Council for their review and approval. The application materials for review shall include input from City Engineering, Traffic Engineering, Water Utility, Madison Metro Transit, Parks Division, Madison Police Department, and Madison Fire Department regarding the City's ability to provide efficient services in the CUSA expansion area.