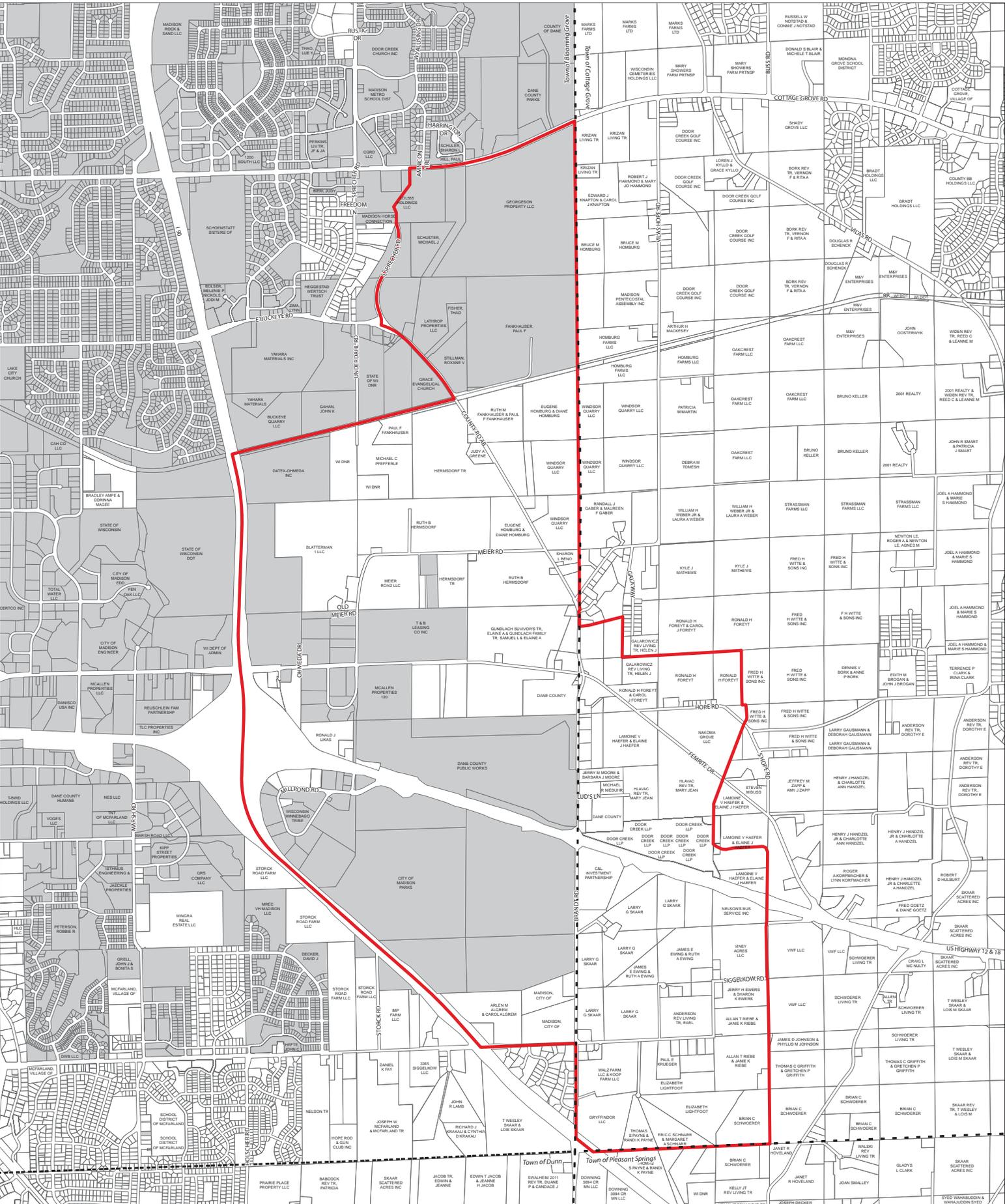


Map 1:
Planning Area

- Planning Area
- Township Boundary
- City of Madison Boundary

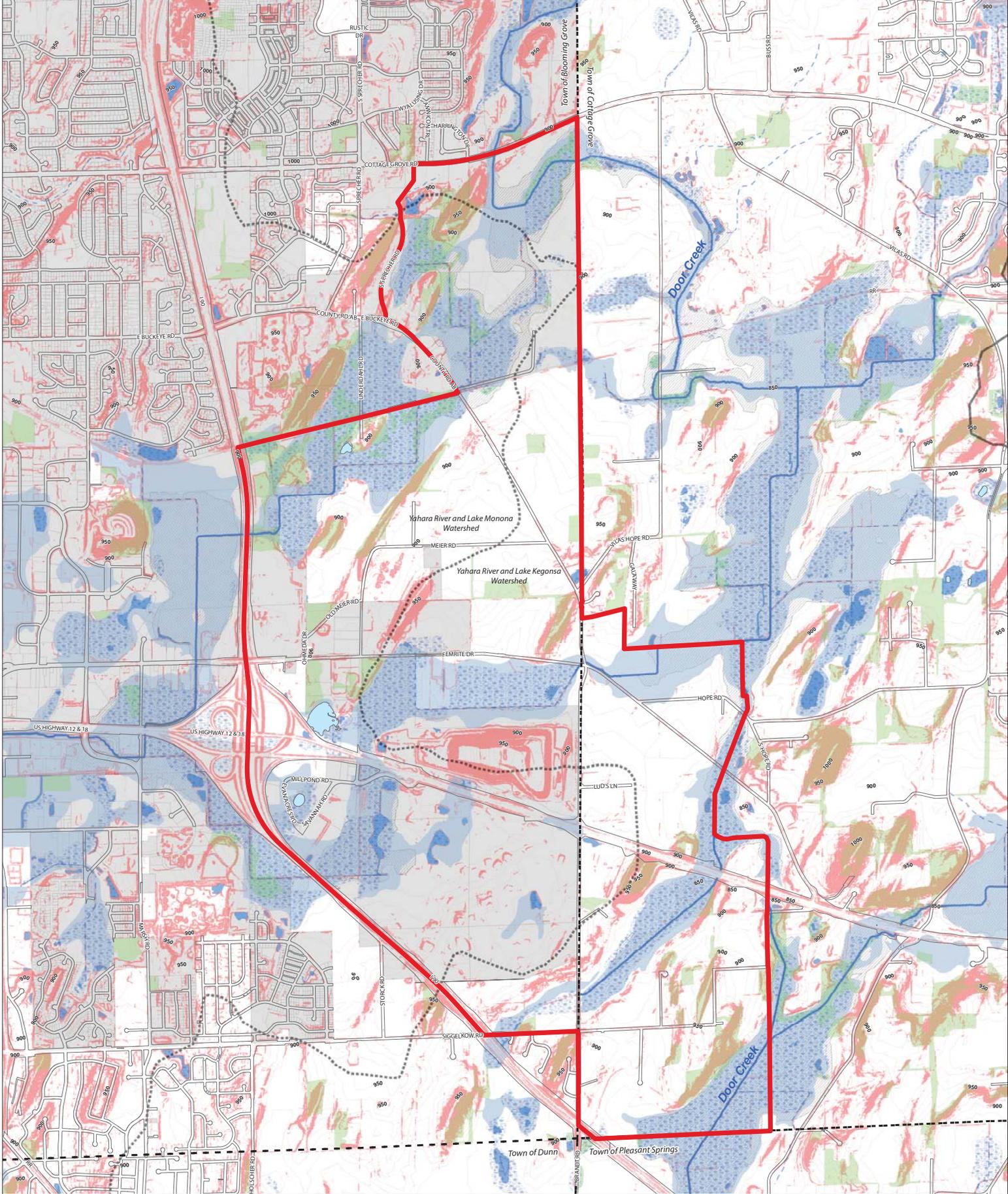




Map 2:
Municipal Jurisdiction &
Property Ownership

Yehara Hills
Neighborhood Development Plan
City of Madison Planning Division

- Planning Area
- Township Boundary
- City of Madison
- Other Municipalities



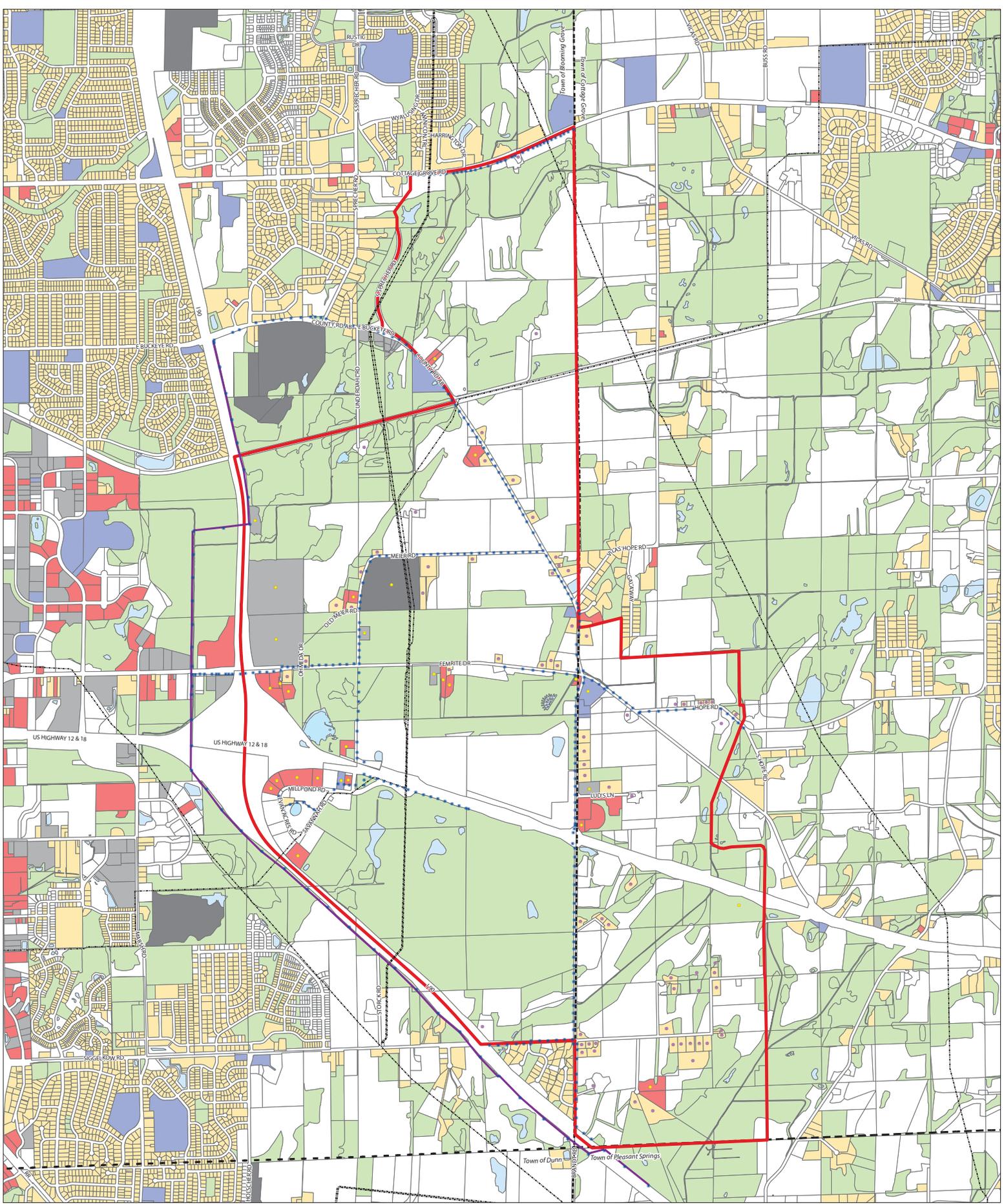
Map 3:
Natural Features

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

- Planning Area
- Township Boundary
- City of Madison
- Other Municipalities
- Major Ridgeline
- 10' Elevation Contour
- Surface Water
- Perennial Stream
- Intermittent Stream
- Wetland
- Floodplain
- Hydric Soils
- Slopes 12% or Greater
- Woodland

500 250 0 500 1,000 1,500 2,000 Feet

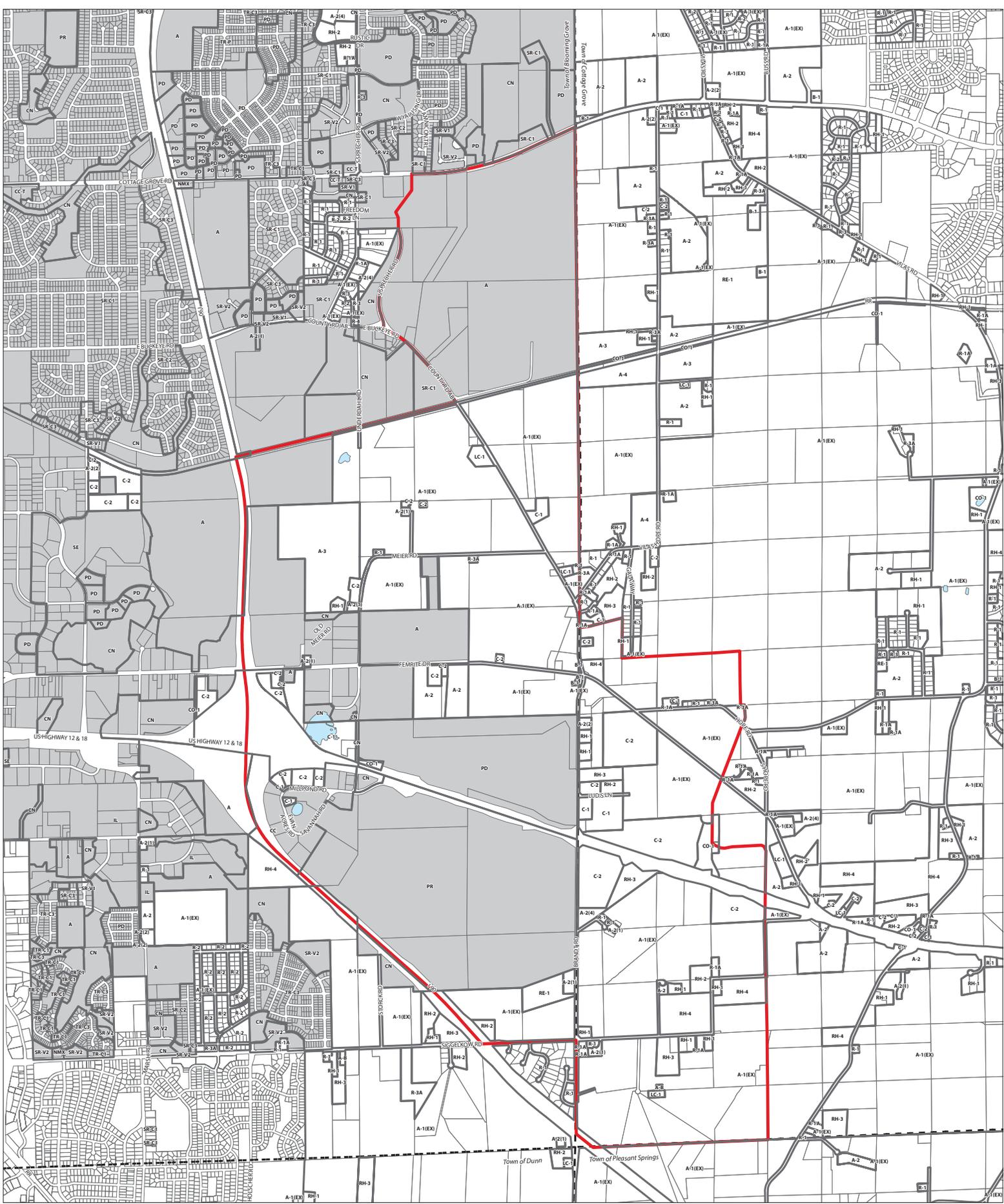




Map 4:
Existing Land Use

- | | | | |
|----------------------|------------------------|-----------------------|---|
| Planning Area | Agriculture and Vacant | Mineral Extraction | Natural Gas/Petroleum Transmission Pipeline |
| Township Boundary | Commercial | Parks and Open Spaces | Power Poles |
| Businesses | Industrial | Residential | Power Lines |
| Single Family Houses | Institutional | | |



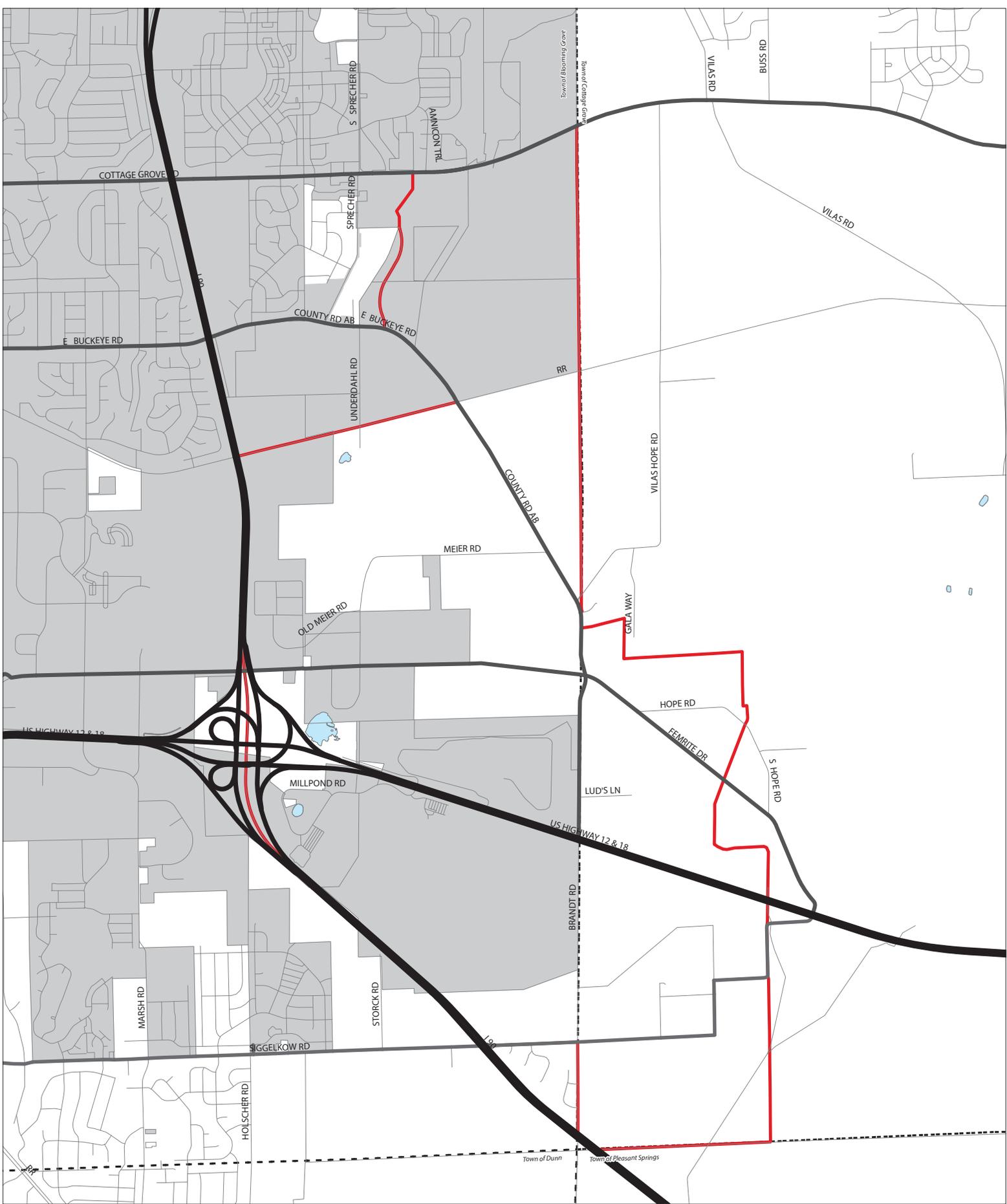


Map 5:
Existing Zoning

- Planning Area
- Township Boundary
- City of Madison
- Other Municipalities

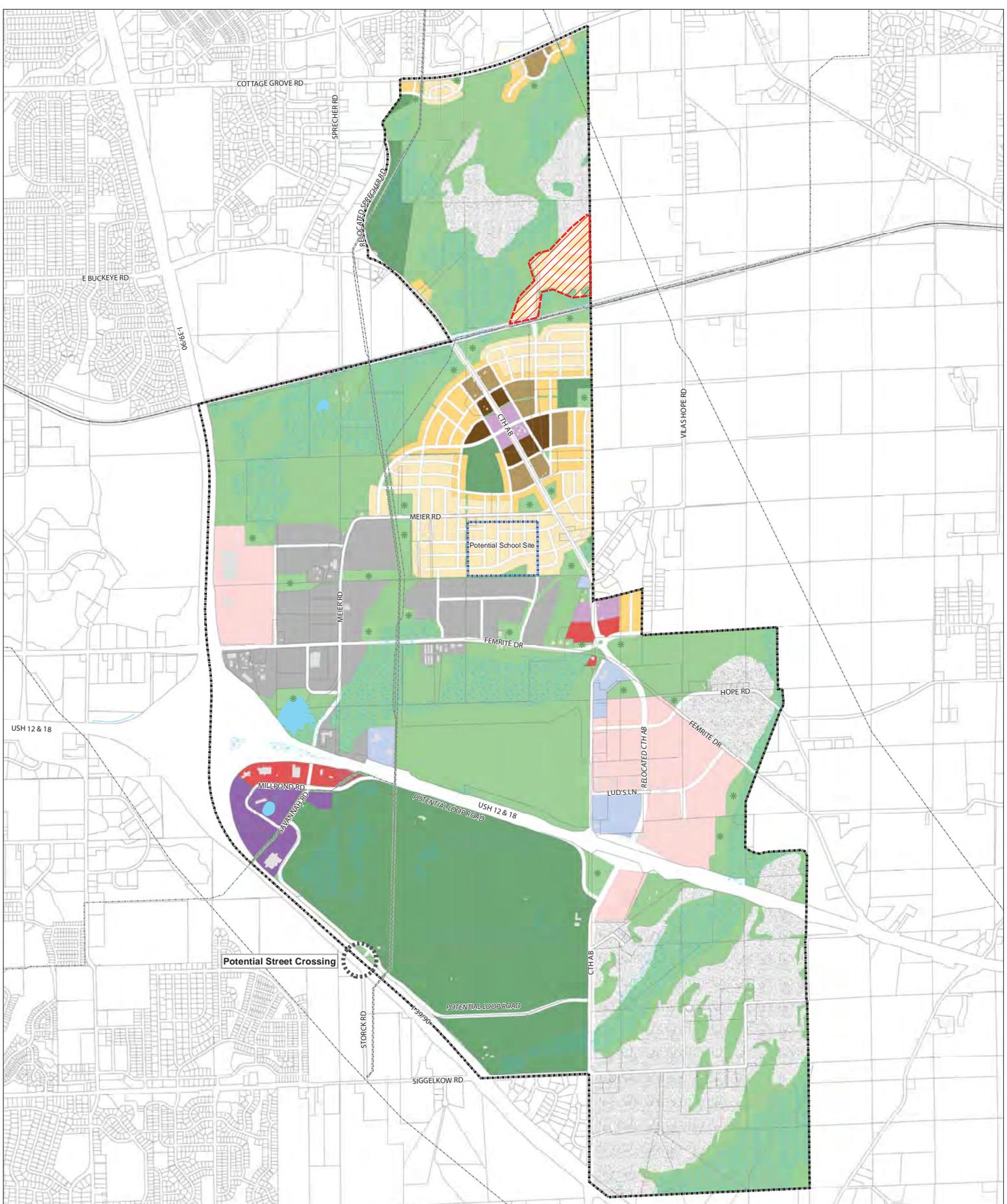
- Madison Districts**
- Residential Districts**
SR-C1, SR-C2, SR-C3, SR-V1, SR-V2, TR-C1, TR-C3, TR-P
- Commercial Districts**
CC, CC-T, NMX
- Employment Districts**
IL, SE
- Special Districts**
A, CN, PD, PR

- Dane County Districts**
- Residential Districts**
R-1, R-1A, R-2, R-3, R-3A, R-4
- Rural Homes District**
RH-1, RH-2, RH-3, RH-4
- Commercial Districts**
C-1, C-2, CO-1, LC-1
- Recreation District**
RE-1
- Local Business District**
B-1

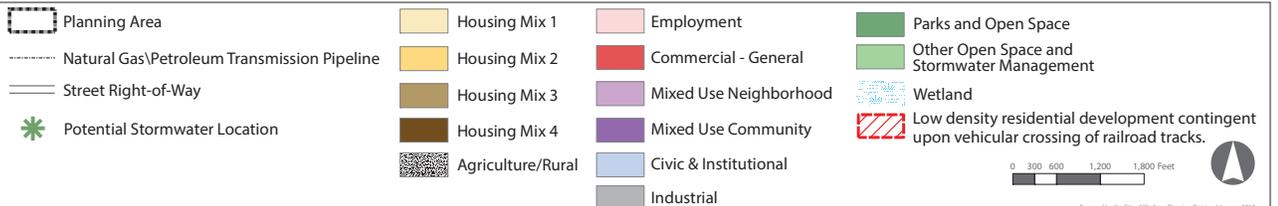


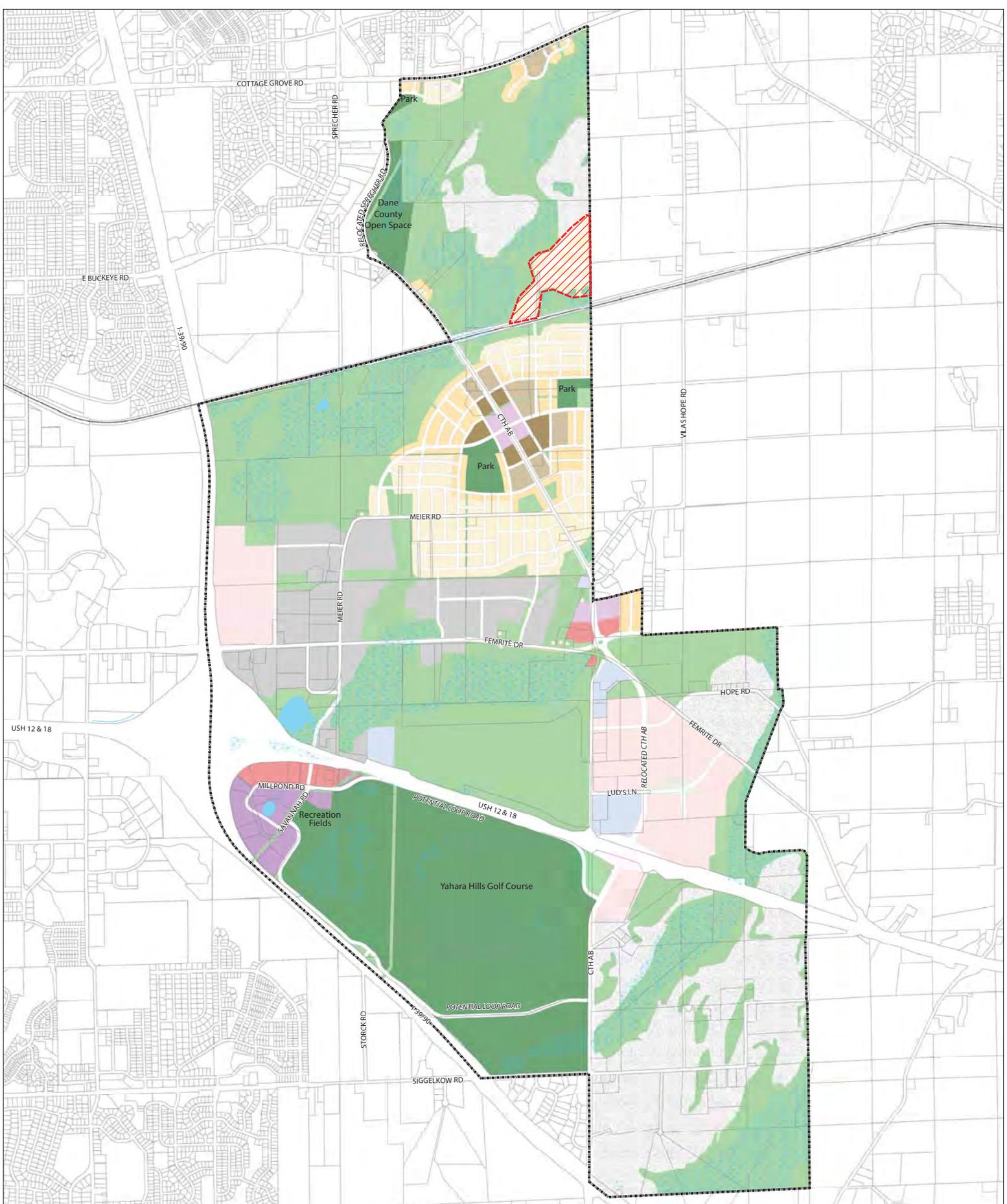
Map 6:
Roadways

- | | | | |
|---|----------------------|---|--------------------|
|  | Planning Area |  | Principal Arterial |
|  | Township Boundary |  | Minor Arterial |
|  | City of Madison |  | Urban Collector |
|  | Other Municipalities |  | Local Streets |



Map 7:
Future Land Use and Street Plan





Map 8:
Parks and Open Space Plan

Planning Area

Street Right-of-Way

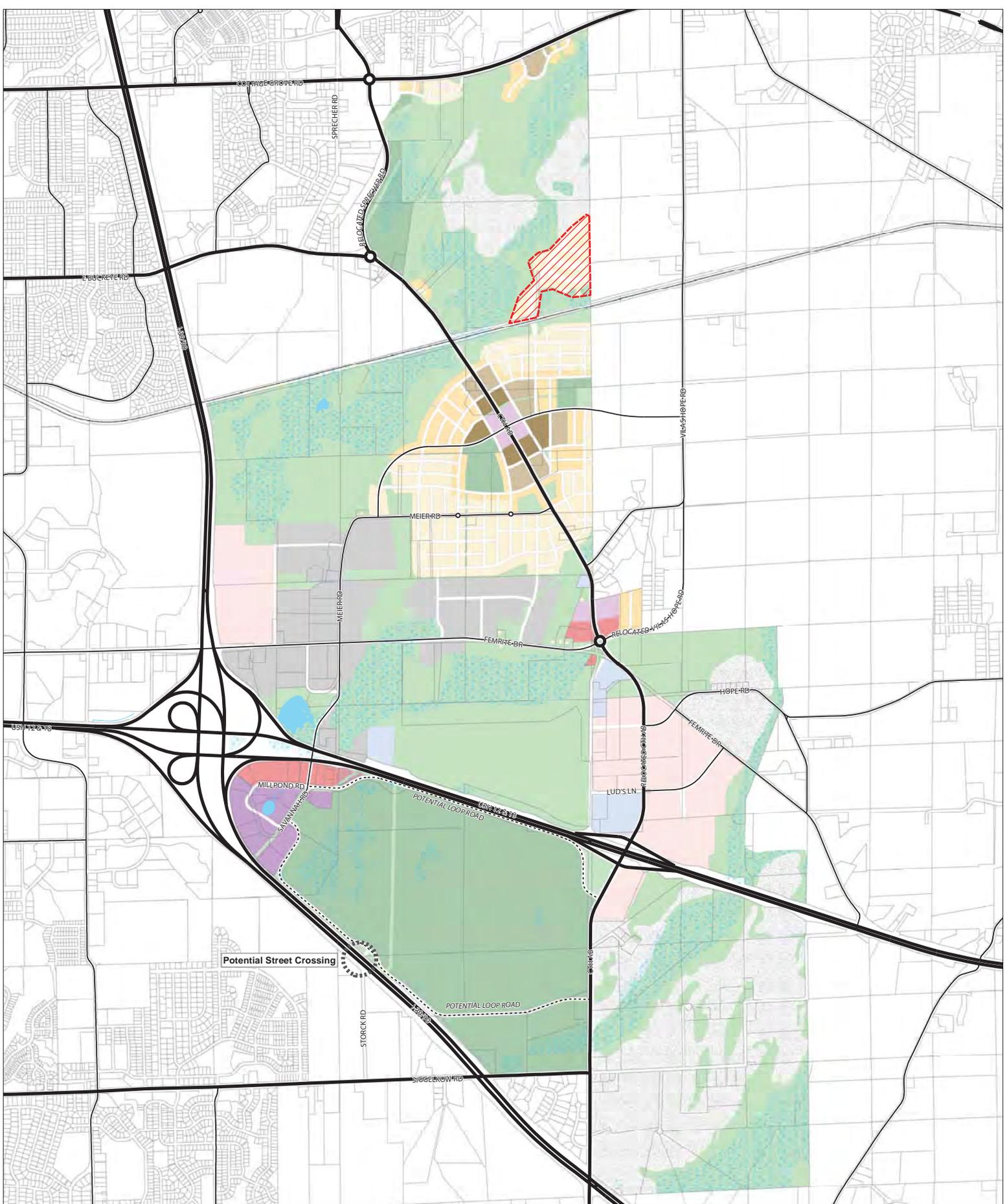
Wetland

Park*

Other Open Space and Stormwater Management

Low density residential development contingent upon vehicular crossing of railroad tracks.



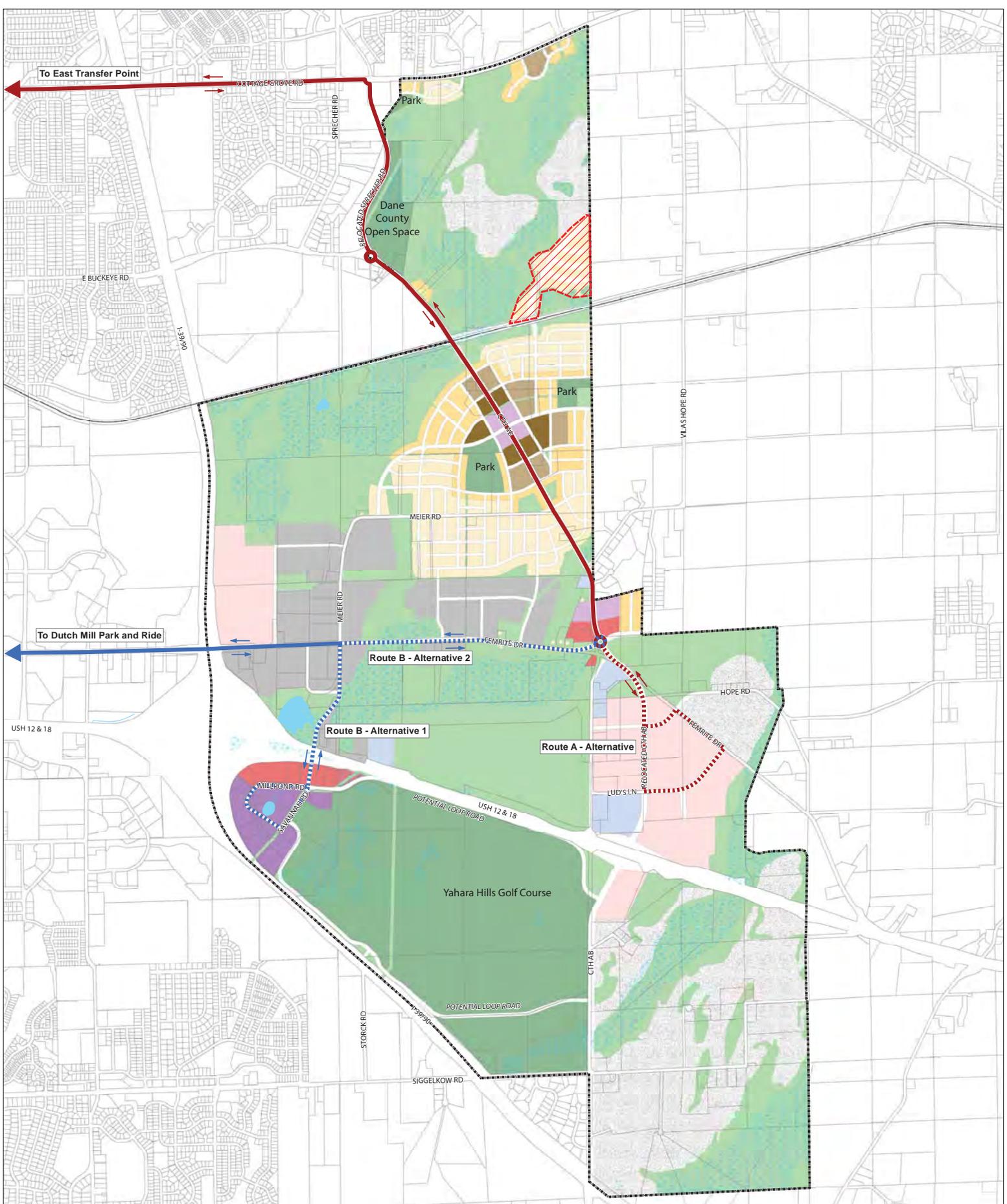


Map 9:
Transportation Plan - Roadways

Planned Street Functional Classification

-  Arterial
-  Collector
-  Low density residential development contingent upon vehicular crossing of railroad tracks.



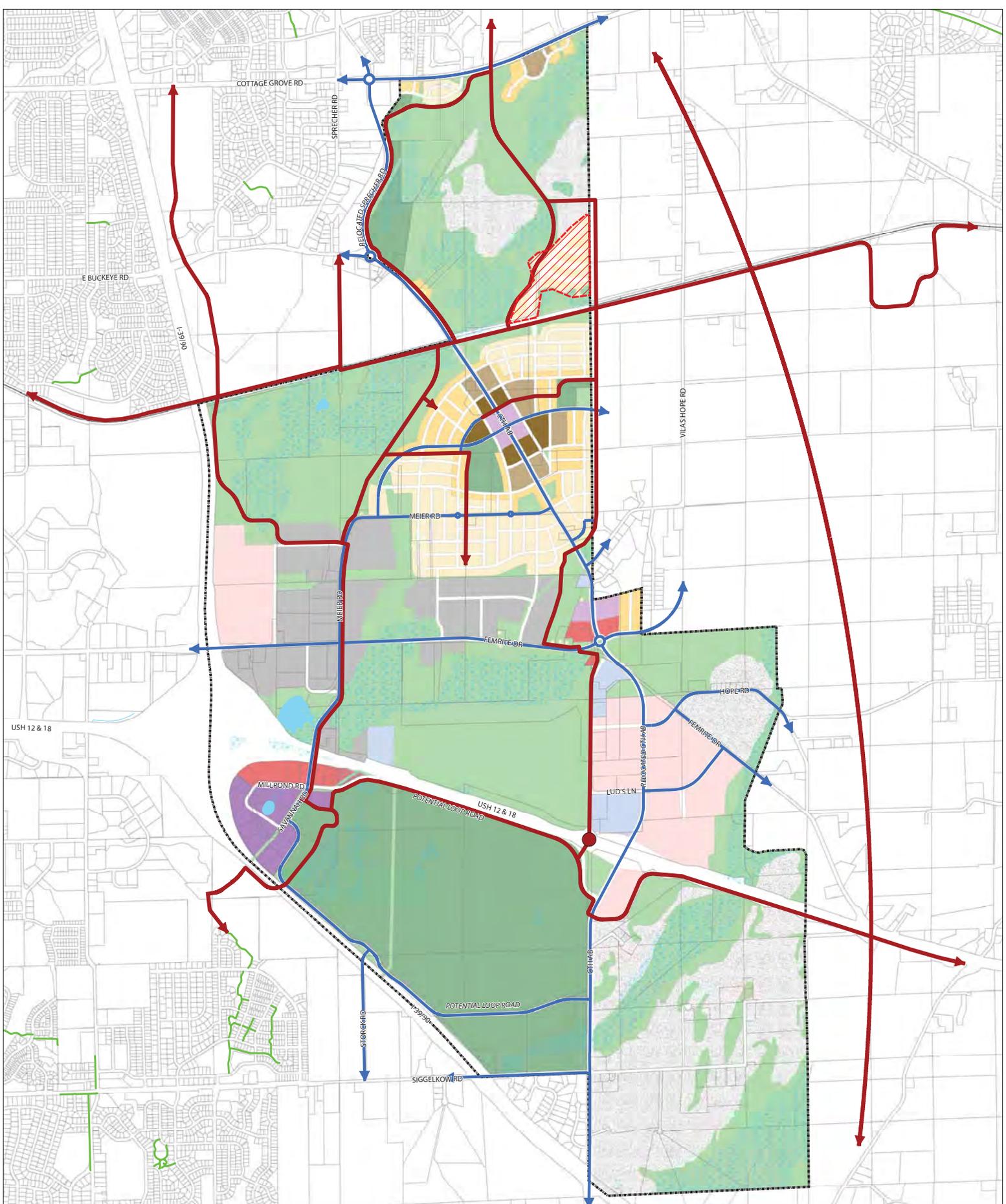


Map 10:
 Transportation Plan -
 Future Transit Service

Yahara Hills
 Neighborhood Development Plan
 City of Madison Planning Division

- Planning Area
- Peripheral Route Option A (East Transfer Point)
- Peripheral Route Option A - Alternative
- Peripheral Route Option B (Dutch Mill Park and Ride)
- Peripheral Route Option B - Alternative

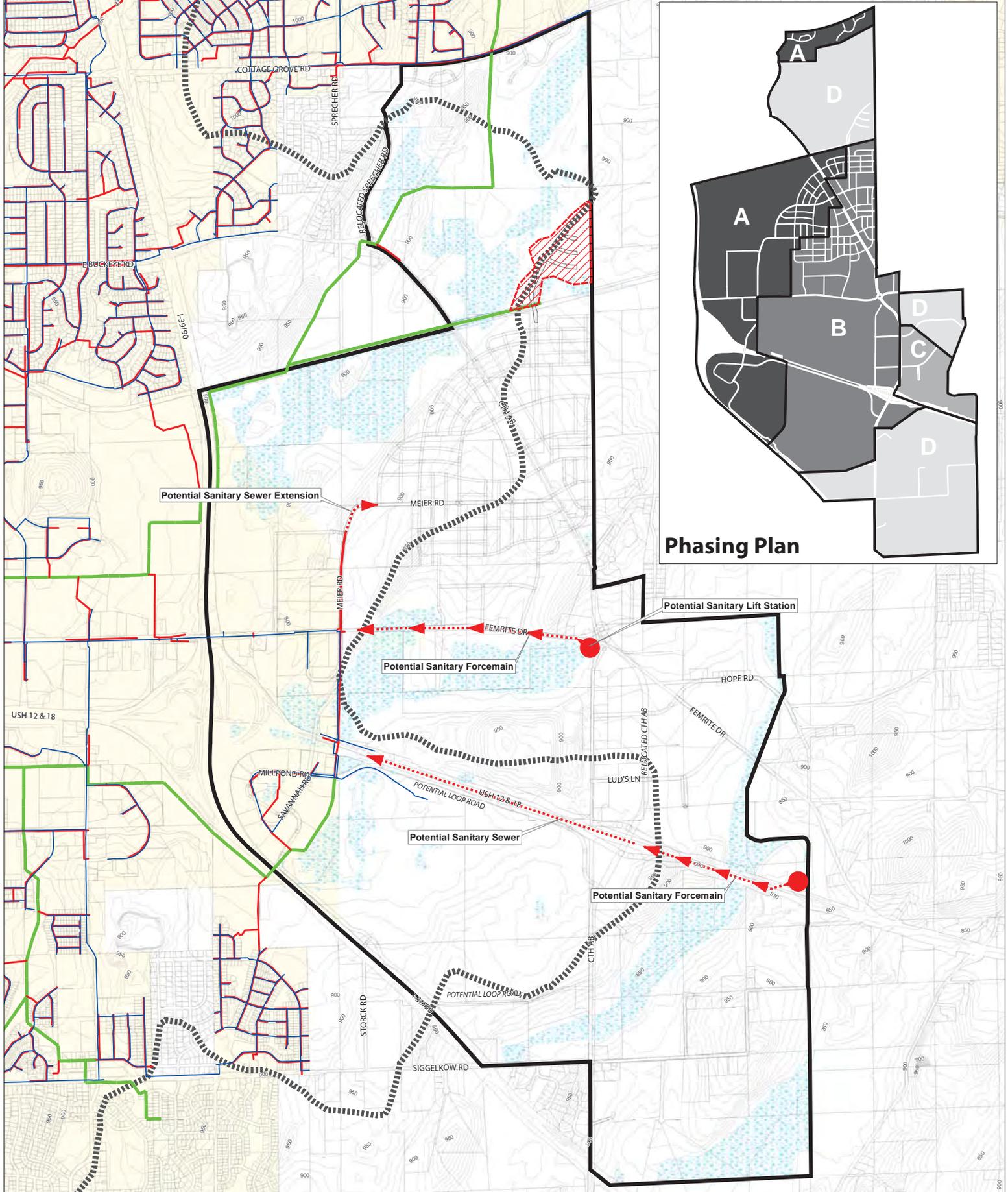
Low density residential development contingent upon vehicular crossing of railroad tracks.



Map 11:
Transportation Plan -
Pedestrian/Bicycle Facilities

Pedestrian/Bicycle Facilities

- Existing Shared-Use Path
- Proposed Shared-Use Path
- Proposed Bicycle Lane
- Proposed Bicycle/Pedestrian Grade-Separated Crossing
- Low density residential development contingent upon vehicular crossing of railroad tracks.

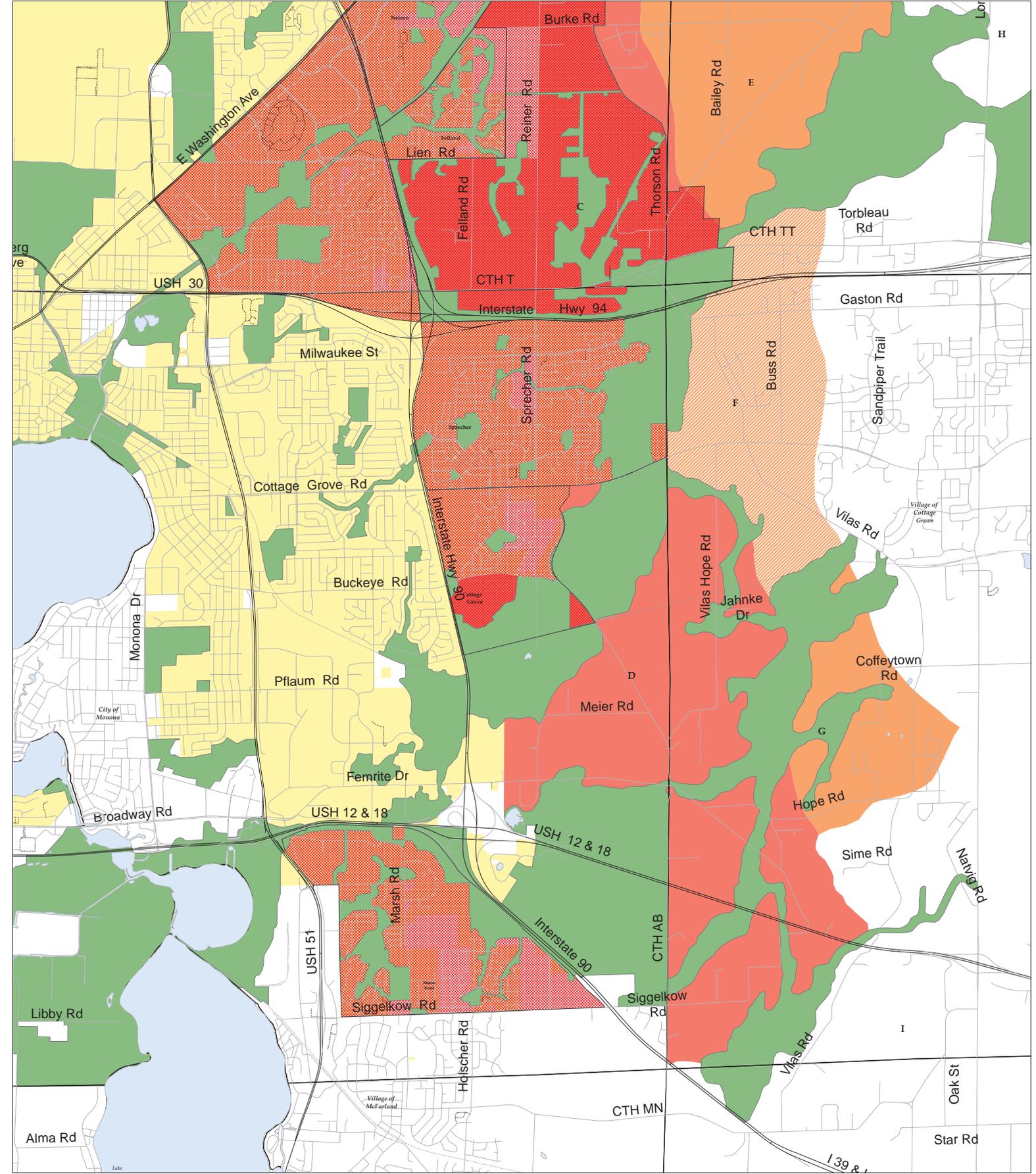


Phasing Plan

Map 12:
Utilities and
Development Phasing

- Watershed Boundary
- Planning Area/Phasing Boundary
- Central Urban Service Area
- Wetlands
- Low density residential development contingent upon vehicular crossing of railroad tracks.
- Watermain
- Sanitary Sewer Mains
- MMSD Sanitary Sewer
- Potential Lift Station
- Future Sanitary Sewer Gravity Main
- Future Sanitary Sewer Forcemain





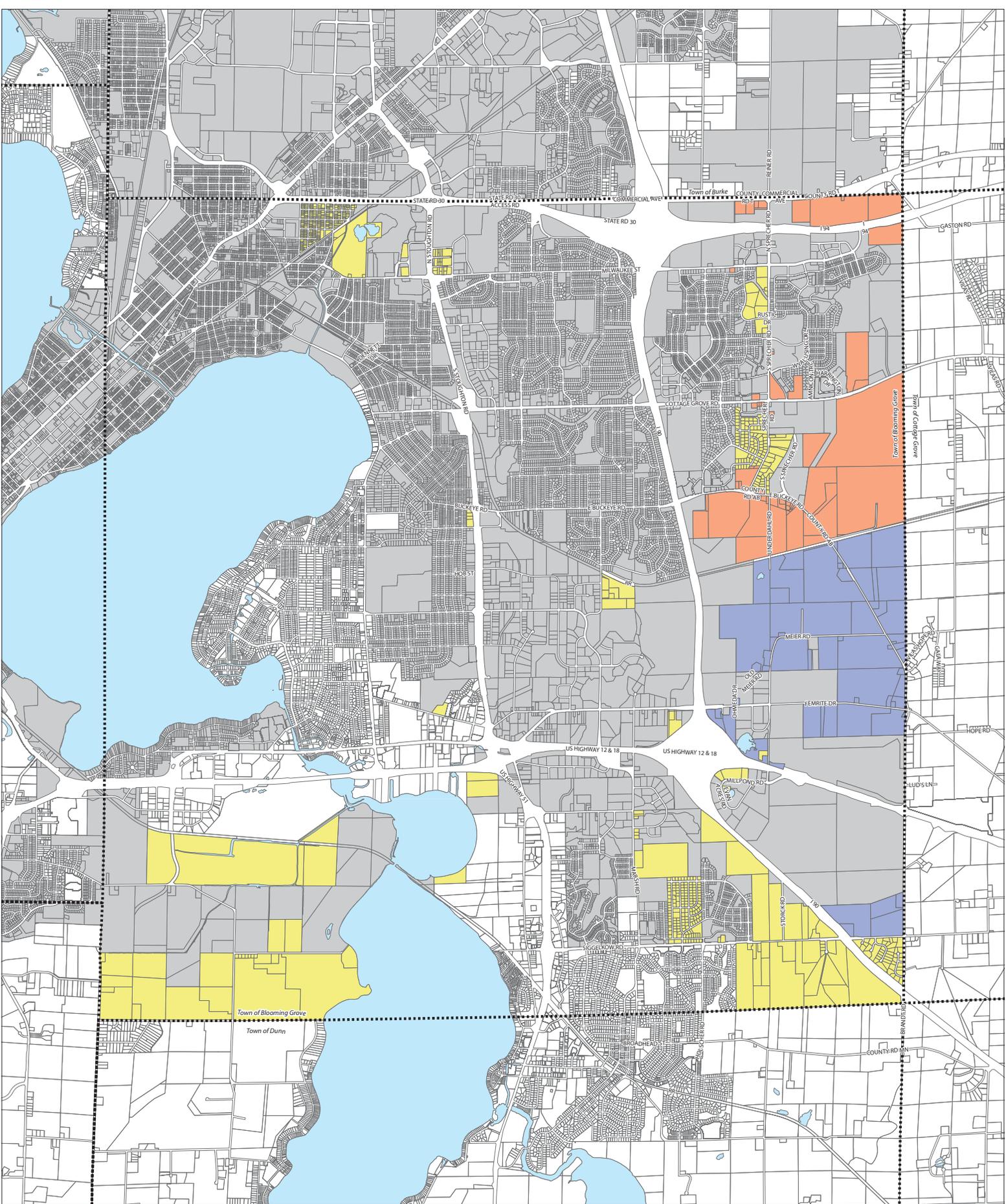
Appendix Map 1:
2006 Peripheral
Planning Areas

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

<p>2006 Peripheral Neighborhood Development Plan Areas</p> <p> 2006 Peripheral Neighborhood Development Plan Areas</p>		<p>Peripheral Planning Areas <i>(See Plan text for group descriptions.)</i></p> <p> Group 1 (Areas A, B, C, D)</p> <p> Group 2 (Areas E, F, G)</p> <p> Portions of this area should be considered for permanent open space and agricultural land preservation as part of a community separation area.</p> <p> Group 3 (Areas H, I)</p>		<p> Park and Open Space <i>(Generalized Future Land Use Plan)</i></p> <p> City of Madison</p> <p> Other Cities and Villages</p> <p> Township Lines</p>	
---	--	---	--	--	--

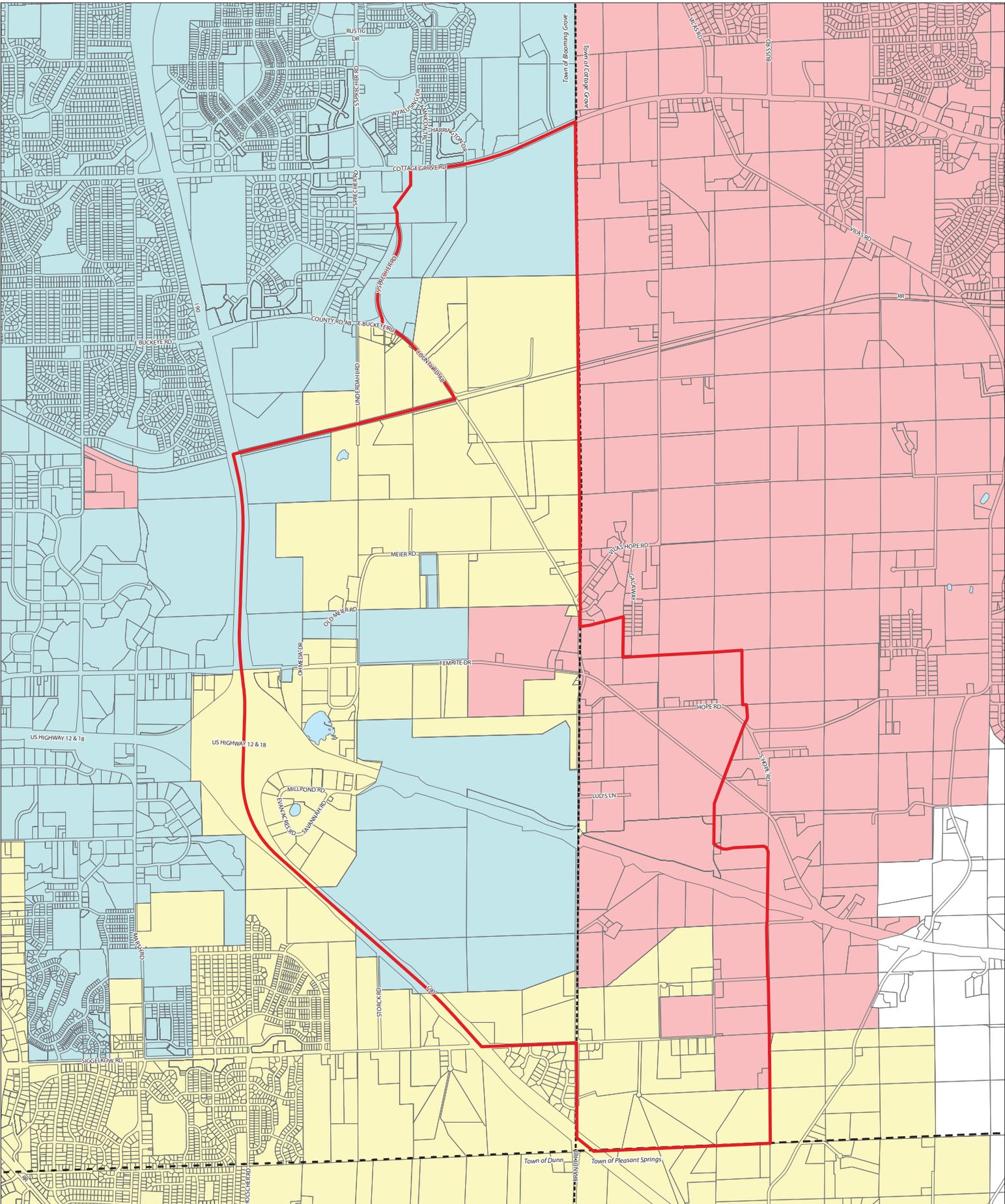
4,100 2,050 0 Feet

Prepared by the City of Madison Planning Division | January 2017



Appendix Map 2:
Town of Blooming Grove
Cooperative Plan

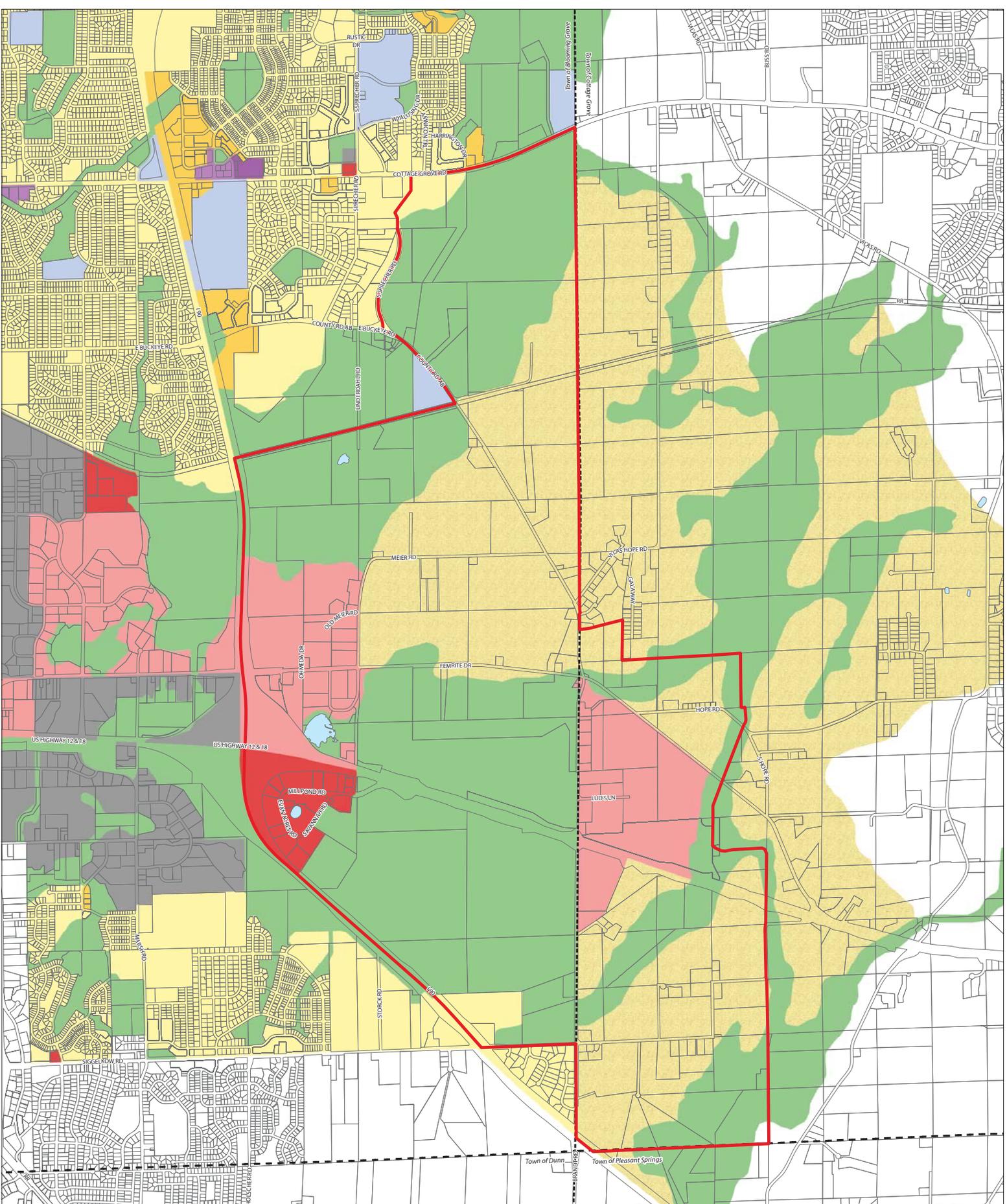
- | | | | |
|---|----------------------|---|--|
|  | Planning Area |  | North Phased Attachment
December 26, 2015 |
|  | Township Boundary |  | South Phased Attachment
December 28, 2020 |
|  | City of Madison |  | Final Attachment
October 31, 2027 |
|  | Other Municipalities | | |



Appendix Map 3:
School Districts

- Planning Area
- Township Boundary
- Madison Metro
- McFarland
- Monona Grove
- City of Madison
- Other Municipalities





Appendix Map 4:
Generalized Future Land Use

- Planning Area
- Township Boundary
- Other Municipalities

- RESIDENTIAL DISTRICTS**
- LDR Low Density (0 - 15 units/acre)
 - MDR Medium Density (16 - 40 units/acre)
 - HDR High Density (41 - 60 units/acre)

- MIXED USE DISTRICTS**
- NMU Neighborhood Mixed-Use
 - CMU Community Mixed-Use
 - RMU Regional Mixed-Use

- COMMERCIAL/EMPLOYMENT DISTRICTS**
- GC General Commercial
 - RC Regional Commercial
 - E Employment
 - I Industrial

- OPEN SPACE - AGRICULTURE DISTRICTS**
- P Park and Open Space
 - A Agriculture/Rural Uses

- SPECIAL DISTRICTS**
- SI Special Institutional
 - AP Airport
 - C Campus

 NPA Neighborhood Planning Area
(TND Encouraged)

- SPECIAL OVERLAY DESIGNATIONS**
- TOD Transit-Oriented Development (Conceptual Locations)
 - TND Traditional Neighborhood Development (May be applied to NPA and residential districts as specified in neighborhood and special area plans.)
- Not Shown
- (0)** Land Use Note Reference Number

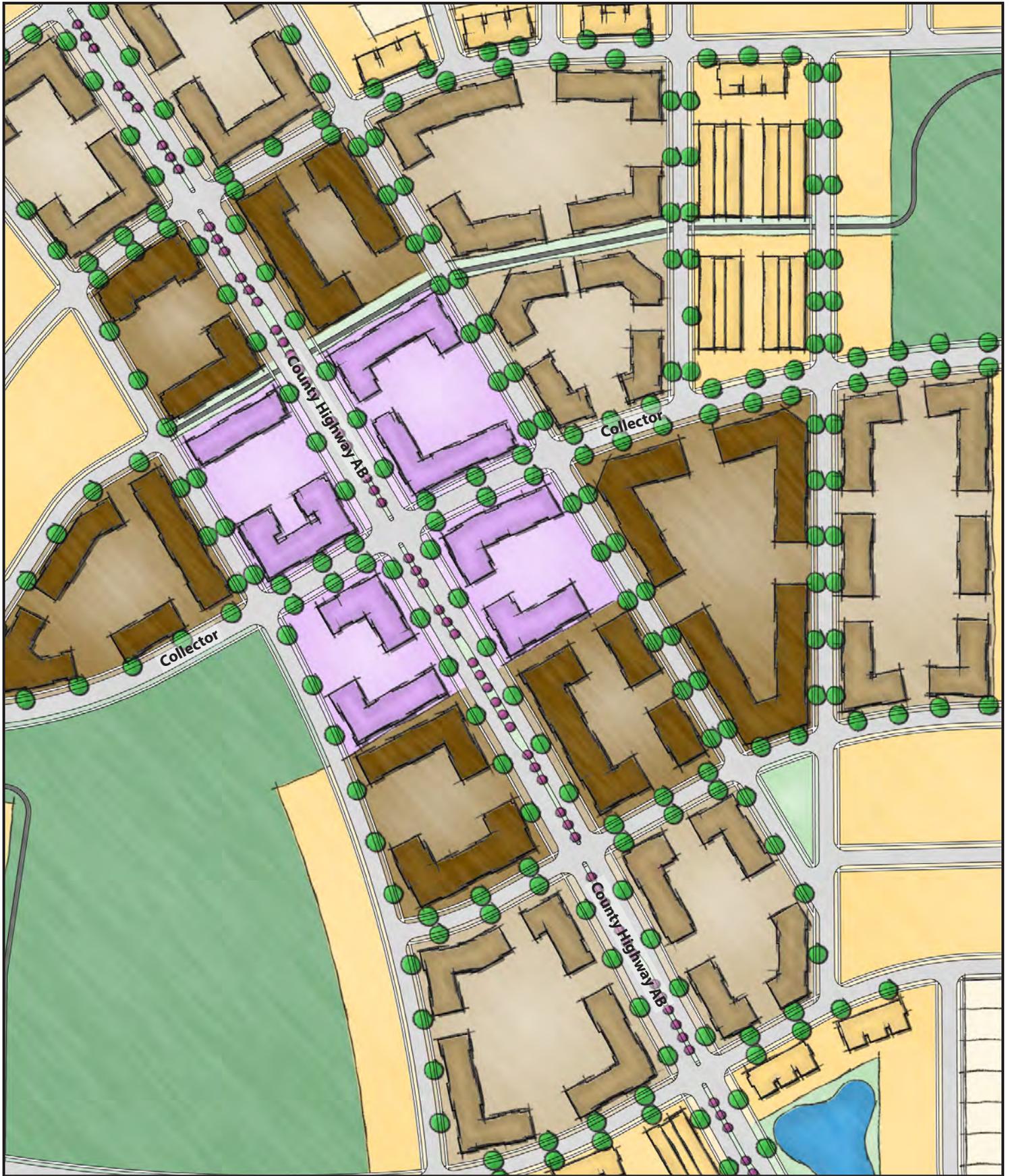


Figure 1:
Neighborhood Core

- | | | | |
|---|---------------|---|--|
|  | Housing Mix 1 |  | Mixed Use Neighborhood |
|  | Housing Mix 2 |  | Park |
|  | Housing Mix 3 |  | Other Open Space and Stormwater Management |
|  | Housing Mix 4 |  | Potential Stormwater Location |





City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Master

File Number: 44402

File ID: 44402

File Type: Resolution

Status: Passed

Version: 2

Reference:

Controlling Body: PLAN
COMMISSION

Lead Referral: PLAN COMMISSION

File Created Date : 09/09/2016

File Name: Adopting the Yahara Hills Neighborhood Development Plan

Final Action: 01/17/2017

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 .

Notes:

CC Agenda Date: 01/17/2017

Sponsors: Denise DeMarb

Effective Date: 01/20/2017

Attachments: Public Hearing Draft.pdf, Map 7A_Future_Land_Use_Street_Plan_8x11.pdf, Ho Chunk Gaming Madison Summary Sheet-102616, Walz Comments.pdf, 44402 Savasta Comment 11-21-16.pdf, Nakoma Grove Comment.pdf, GEO Density plan sent to COM 082316.pdf, Hovde email 090516.pdf, Wetland Exhibit.pdf, Staff Report 010917.pdf, DeMarb amendment, version.1

Enactment Number: RES-17-00093

Author: Rick Roll, Planner

Hearing Date:

Entered by: rroll@cityofmadison.com

Published Date:

Approval History

Version	Date	Approver	Action
1	09/26/2016	Benjamin John	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Planning and Community and Economic Development	09/26/2016	Referred for Introduction				
Notes: Plan Commission, Board of Park Commissioners, Long Range Transportation Planning Committee							

1	COMMON COUNCIL	10/04/2016	Refer	PLAN COMMISSION	01/09/2017	Pass
	Notes:	Additional referrals to Board of Park Commissioners, Long Range Transportation Planning Committee				
1	PLAN COMMISSION	10/04/2016	Refer	BOARD OF PARK COMMISSIONERS	11/16/2016	
	Notes:					
1	PLAN COMMISSION	10/04/2016	Refer	LONG RANGE TRANSPORTATION PLANNING COMMITTEE	10/27/2016	
	Notes:					
1	LONG RANGE TRANSPORTATION PLANNING COMMITTEE	10/27/2016	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	01/09/2017	Pass
1	BOARD OF PARK COMMISSIONERS	11/09/2016				
1	BOARD OF PARK COMMISSIONERS	11/16/2016	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	01/09/2017	Pass
1	PLAN COMMISSION	01/09/2017	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER			Pass
	Notes:	<p>On a motion by Rewey, seconded by Berger, the Plan Commission recommended approval of the neighborhood plan subject to recommendations contained in the Planning Division staff report dated January 9, 2017, with the following amendments:</p> <ul style="list-style-type: none"> - Provide a bicycle/pedestrian grade-separated crossing on existing CTH AB over USH 12/18 in plan. - Provide a continuous north-south bike path somewhere in the neighborhood plan. - Note that best practices for roundabout designs that better accommodate bicyclists and pedestrians can include what has already been constructed by the City in the CTH M corridor between The City of Verona and Mineral Point Road. - Include Map 7A with hashmarks overlayed in the area to the north indicating that development there is contingent upon having a north-south vehicular connection over the railroad tracks. <p>The motion to recommend approval of the plan as amended herein passed by voice vote/ other.</p>				
1	COMMON COUNCIL	01/17/2017	Adopt the Following Amendment(s)			Pass
	Notes:					
1	COMMON COUNCIL	01/17/2017	Adopt As Amended			Pass

Text of Legislative File 44402

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.