HIGH POINT-RAYMOND CUSA EXPANSION

SUMMARY INFORMATION

This information is provided to support the City of Madison's request to expand the Central Urban Service Area (CUSA) to include approximately 239.2 acres in the High Point-Raymond Neighborhood.

Prepared by:

City of Madison
Department of Planning & Community & Economic Development
Planning Division

April 2024

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INTRODUCTION

The City of Madison is seeking to add approximately 239.2 acres to the CUSA. Of the 239.2 acres in the expansion area, 65.0 acres are proposed environmental corridor. This leaves 174.2 acres of developable land. **See Table 1**.

Table 1: Expansion Area and Developable Land

Type	Acres
Total CUSA Expansion	239.2
Environmental Corridor	65.0
Net Developable Land	174.2

The proposed expansion area is located in the City's *High Point-Raymond Neighborhood Development Plan (NDP)* area**.** This application includes two areas: the north area is fully encompassed by the CUSA. The southwest area is surrounded by the CUSA on three sides. **See Map 1**

Municipal Jurisdiction

About 1.5 acres are located within the City of Madison, while 237.7 acres are located within the Town of Verona. **See Map 2.**

PLAN CONSISTENCY AND NEED

1.1 City Resolution

A copy of the resolution authorizing this application is provided in the appendices. The resolution also describes how this expansion is consistent with the City's *Comprehensive Plan* and the *High Point-Raymond NDP*.

1.2 Plans and Studies

The City's *Comprehensive Plan* and *High Point-Raymond NDP* can be found at the following links:

City of Madison Comprehensive Plan
High Point Raymond Neighborhood Development Plan

1.3 Need for USA Expansion

The City of Madison is requesting expansion of the CUSA in order to extend the full range of urban public services, including sanitary sewer service. Continuing urban development in the High Point-Raymond Neighborhood is consistent with the long-range growth recommendations in the *City of Madison Comprehensive Plan*. The proposed expansion is consistent with the land use recommendations of the *Comprehensive Plan* and *NDP*, which recommend Low, Low-Medium, Medium Residential, Employment, and Park and Open Space.

Future development in the expansion area would allow for the construction of key transportation corridors. The expansion area includes a missing segment of High Point High Point Road and the planned realignment of Mid-Town Road and Raymond Road. The expansion of the CUSA will also allow for the construction of key regional stormwater facilities and facilitate the long planned expansion of

Elver Park to the south.

Balanced Development Pattern

In order to accommodate projected population, housing and employment growth, the *City of Madison Comprehensive Plan* recommends an efficient, balanced urban development pattern. The recommended development pattern includes infill and redevelopment projects in the established parts of the city, as well as development of new planned urban neighborhoods, which are typically located at the edge of the city. The *Comprehensive Plan* recommends that new neighborhoods incorporate the principles of Traditional Neighborhood Development, which is characterized as compact, mixed-use development that makes efficient use of the land and encourages transportation alternatives to the automobile.

Agricultural Loss Mitigation

The expansion area currently contains some active agricultural lands, and urban development will eventually result in the transition of these lands to more intensive uses. Extensive urban development is taking place adjacent to the expansion area. Development in this area will provide an alternative to lower-density exurban and rural development that results in significantly greater loss of agricultural land.

INTERGOVERNMENTAL COOPERATION

2.1 Notification of Adjacent Local Governmental Units

Notification letters were sent to the Town of Verona, City of Verona, and Town of Middleton on January 10, 2024. The notification letters are attached to the appendices of this document.

2.2 Adjacent Local Governmental Objections or Support

Local governments have not responded to the notification letters objecting or supporting the proposed CUSA expansion.

LAND USE

3.1 Existing and Proposed Land Use

Existing Land Uses

The proposed expansion area currently includes agricultural lands, several residences, open land, woodland, and right-of-way. **See Table 2**.

Table 2: Existing Expansion Area Data

Existing Land Use	Existing Development (Acres)
Agriculture	109.0
Residential	53.3
Open Land	36.4
Woodlands	18.4
Right-of-Way	22.1
Total	**239.2**

Proposed Land Uses

The *High Point-Raymond* (NDP) recommends a variety of land uses in the expansion area.

- Residential Housing Mix 1 (up to 8 dwelling units/acre) primarily single-family homes on a variety of lot sizes, is recommended for much of the northern expansion area.
- Residential Housing Mix 2 (9-20 dwelling units/acre) consisting of single-family homes on smaller lots, duplexes, four unit dwellings, townhouses, and small apartments is recommended for the northernmost part of the expansion area along Mid Town Road as well as along proposed streets in the center of the northern expansion area.
- Residential Housing Mix 3 (20-40 dwelling units/acre) uses such as townhouses and apartments is recommended for the northwest and northeast corners of the expansion area.
- Residential Housing Mix 4 (40-70 dwelling units/acre) primarily multifamily apartments, is recommended for the northwest corner of the expansion area.
- Potential commercial/residential mixed use is recommended along Mid Town Road, to the west of Marty Road.
- Employment and office uses are recommended in the southwest expansion area along Raymond Road.
- A future four-acre park is recommended in the northern expansion area.
- Stormwater and other open space is recommended for much of the southwest expansion area due to the lower elevation and existing intermittent stream. **See Table 3 and Map 4**.

Table 3: Proposed Expansion Area Data

Proposed Land Use (acres)	Acres	Environmental Corridor	Estimated Avg. Units per Acre	Estimated Housing Units
Housing Mix 1 (0-8 du/ac)	71.3	--	6	428
Housing Mix 2 (9-20 du/ac)	15.8	--	12	190
Housing Mix 3 (20-40 du/ac)	9.0	--	20	180
Housing Mix 4 (40-70 du/ac)	6.3	--	35	220
Employment	21.3	--	--	--
Park	4.0	4.0	--	--
Stormwater and Other Open Space	61.0	61.0	--	--
Right of Way	50.5		--	--
Total	**239.2**	**65.0**	**--**	**1,018**

3.2 Phasing

The expansion area is located in phasing areas B and C in the *High Point-Raymond NDP*. Utilities are located adjacent to the expansion area. The actual sequence of development will depend on property owner interest and market conditions. There has been developer interest in the northern portion of the expansion area (phasing area B). These properties, given the correct market conditions, could develop in the next two to five years. The southern portion of the expansion has not been subject to as much developer interest. However, given favorable market conditions this area could develop at any time.

NATURAL RESOURCES

4.1. Natural Resource Areas

The natural character of the proposed CUSA expansion area is defined by two distinctly different topographies. A relatively major north-south ridgeline divides the northern portion of the CUSA expansion area approximately in half, with grades that generally slope to the east and southwest edges of planning area from this central ridge. Small rolling hills and areas of lower elevation predominately covered by woodlands and open space characterize the southwest area.

Steep slopes (12% or greater) are located throughout the expansion area with large sloped areas on the Marty Century Farm property, and Hickory Ridge Neighborhood. The proposed expansion area is located within the Upper Badger Mill Creek watershed, which is tributary to the Upper Sugar River - a cold water community.

Topography and other natural features are shown on **Map 3, Map 6.**

Recommended Environmental Corridors

The size and configuration of the environmental corridor areas illustrated on the submittal maps will be refined when detailed site plans are developed for the properties in the expansion area. It is recommended that the following areas and facilities, at a minimum, be designated as environmental corridor:

- The large drainageway on the northwest side of Raymond Road over to Pleasant View Road largely owned by Dane County with smaller portions owned by Grosse, Anderson, and Ellefson.
- The wooded area on the Rao property.
- The proposed park in the northwest of the northern expansion area.
- All stormwater management facilities that will be dedicated to the public.

The proposed environmental corridors total 61.0 acres.

UTILITIES AND STORMWATER MANAGEMENT

The full range of City of Madison urban services, including public sewer and water, are provided to the adjacent developed areas and are available for extension into the expansion area. **See Map 5.**

5.1 Sanitary Sewer Service

It is anticipated that development in the expansion area will generate an average of 229,735 gallons of wastewater per day (gpd) or 159.5 gallons per minute (gpm). This estimate is based on the assumptions below. Utilizing a peaking factor of 4, the expansion area would generate a peak of 918,940 gpd or 638.2 gpm. Please see the assumptions below.

- Housing Mix 1 Residential: 428 units at 250 gpd
- Housing Mix 2 Residential: 190 units at 225 gpd
- Housing Mix 3 Residential: 180 units at 200 gpd
- Housing Mix 4 Residential: 220 units at 175 gpd
- Employment: 549 employees (0.3 floor area ratio, 914,760 total square feet, 500 square feet per employee) at 15 gpd

Near term development in the northern portion of the expansion area will be served by two sanitary sewers, with the area halved by the ridgeline running north to south through the Marty Century Farm property. A regional Madison Metropolitan Sewerage District (MMSD) sanitary sewer near the intersection of Marty Road and Raymond Road will serve the eastern portion of this area. This 36" sewer currently runs along Marty Road bordering the eastern edge of the northern portion of the expansion area. It has a design capacity of 21,174,701 gpd. This 36" diameter extends south along South High Point Rd for 4,770' and then crosses McKee Road eventually connecting to the 48" sewer on the eastern side of US Highway 18 & 151. Properties on the western portion of the area will connect to the stubbed out 8" sewer mains at the corner of Mid-Town Road and Waldorf Boulevard (555,868 gpd) on the northeast at Red Granite Circle and Jeffy Trail and Red Granite Circle on the southwest end (491,232 gpd).

Near term development in the southern portion of the expansion area (McKee Road/Pleasant View Road) will be served by the sanitary sewer running along the entire length of Raymond Road within the expansion area. This 20" MMSD sewer runs from the intersection of McKee Road, along Raymond Road, and intersects the 30" sewer at the service road for the Unity Point Health clinic. It has a design capacity of 12,183,856 gpd. This 30" sewer connects to the 36" sewer running along S High Point Rd as described above for the northern portion of the expansion area.

5.2 Water Service

Public water service to the expansion area will be provided by Madison Water Utility through the extension of water mains within Pressure Zones 8, 9, and 10. As development occurs, larger water mains will be extended along the primary roads, with smaller water distribution mains constructed along local streets developed within the expansion area.

The expansion area is in Pressure Zone 8, which currently has an average day demand of approximately 3.3 million gallons per day (gpd).

Based on current water demand projections, annual average daily water demand at full build-out for the estimated 1,018 housing units within the expansion area – having an estimated population of 3,017 (2,468 residential / 549 employees) – will be approximately 165,000 gpd. Maximum day demand is projected to be approximately 290,000 gpd; the maximum day ratio used is 1.76. These projections are based on recent system-wide usage analyses over a ten-year period, however it should be considered variable as specific uses have unique needs.

The current maximum capacity of the Water Utility's total system is 67.5 million gpd, to supply the system-wide average day demand of approximately 31 million gpd. System-wide maximum day demand is currently 55 million gpd. For this CUSA application, the Water Utility evaluated the water system in this area and determined that it is capable of providing 3,500 gallons per minute for 3.0 hours for firefighting purposes.

5.3 Stormwater Management

The expansion area is in the Upper Badger Mill Creek (UBMC) watershed. This watershed encompasses an area on the southwest side of Madison and extends south to the far eastern edge of the City of Verona. The watershed is tributary to the Upper Sugar River, which is a coldwater sport fishery.

All development in the expansion area will be required to construct public stormwater infrastructure with the potential of regional needs based on the ongoing watershed studies. There are large regional improvements proposed near the intersection of Marty Road and Raymond Road, which could partially be within the CUSA amendment area, depending on development needs and the realignment of Raymond Road. It is also anticipated that a greenway / conveyance may be necessary from Mid-Town Road to the ponds at Raymond Road and High Point Road. It is not determined if that would be fully on the developer's to finance or not. All development will need to meet Chapter 37 requirements.

These areas have also been studied for flood mitigation efforts. The larger UBMC Watershed Study is partially divided into the Greentree/McKenna watershed study area. The Greentree/McKenna watershed study area is a smaller subset of the larger UBMC watershed and impact fee district.

There is currently a Stormwater Impact Fee District for the UBMC watershed. Fees are $99.9302/1,000 square foot (2023 rate) and are increased annually in accordance with the Consumer Cost Index (CCI).

Appendices

RESOLUTION

City of Madison

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

Legislation Details (With Text)

File #:	81303	**Version:**	1	**Name:**	CUSA Expansion - High Point-Raymond NDP area
Type:	Resolution			**Status:**	Items Referred
File created:	12/21/2023			**In control:**	PLAN COMMISSION
On agenda:	1/9/2024			**Final action:**	
Enactment date:				**Enactment #:**	

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 in the High Point-Raymond Neighborhood Development Plan area.

Sponsors: John W. Duncan, Nasra Wehelie, Barbara Harrington-McKinney

Indexes:

Code sections:

Attachments: 1. Map 1

Date	Ver.	Action By	Action	Result
1/9/2024	1	COMMON COUNCIL		
12/21/2023	1	Department of Planning and Community and Economic Development	Referred for Introduction	

Fiscal Note

The proposed resolution authorizes the submission of an application to expand the Central Urban Service Area in the High Point-Raymond Neighborhood Development Plan area. The City will pay a Capital Area Regional Planning Commission review fee of $3,500, which is included in the Planning Division 2024 Adopted Operating Budget. Additionally, the Madison Metropolitan Sewerage District charges a 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 properties connect to municipal sewer under MGO Sec. 35.02(10). City costs associated with urban development in the proposed expansion area will be included in future operating and capital budgets subject to Common Council approval. 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 in the High Point-Raymond Neighborhood Development Plan area.

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 High Point-Raymond Neighborhood Development Plan (NDP) area. The expansion would add 239 acres to the CUSA. The proposed expansion is required for the City of Madison to provide sanitary sewer service to two areas in the NDP area.

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 High Point Raymond 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 High Point Raymond 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 August 1, 2017, the City of Madison adopted an amendment to the High Point-Raymond NDP which covered the proposed expansion area; 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 NDP which recommends Employment, Housing Mix 1, Housing Mix 2, Housing Mix 3, Housing Mix 4, and Park and Other Open Space uses within the expansion area, and

WHEREAS, the proposed CUSA expansion is consistent with the recommendations of the 2023 City of Madison Comprehensive Plan which recommends Low Residential, Low-Medium Residential, Medium Residential, Employment, and Parks and Open Space 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 serve 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 High Point-Raymond NDP 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.

NOTIFICATION OF ADJACENT LOCAL GOVERNMENTAL UNITS

Department of Planning & Community & Economic Development
Planning Division
Heather Stouder, Director
215 Martin Luther King Jr. Blvd. Ste 017
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 266-6377
www.cityofmadison.com

January 10, 2023

Barbara Roesslein, Clerk
7555 W. Old Sauk Rd
Verona, WI 53593

Dear Barbara,

This letter is intended to notify you that the City of Madison plans to submit an application to the Capital Area Regional Planning Commission to request the addition of approximately 239 acres east of South Pleasant View Road, north of CTH PD, south of Midtown Road and west of Marty Road to the Central Urban Service Area (CUSA). The amendment to the Central Urban Service Area is necessary to serve future development in the High Point-Raymond Neighborhood with sanitary sewer service.

The City of Madison expects to submit its application to the Capital Area Regional Plan Commission in early 2024. The process for amending the Central Urban Service area takes approximately six months to complete.

I have enclosed a map of the area that is proposed to be added to the Central Urban Service Area. If you have any questions regarding the proposed addition to the Central Urban Service Area, please feel free to call 608-243-0179. You can also reach me by email at bcollins@cityofmadison.com.

Sincerely,

Breana Collins
City of Madison Planning Division

Department of Planning & Community & Economic Development
Planning Division
Heather Stouder, Director
215 Martin Luther King Jr. Blvd. Ste 017
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 266-6377
www.cityofmadison.com

January 10, 2024

Sarah Gaskell
Town Planner/Administrator
7669 County Hwy PD
Verona, WI 53593

Dear Sarah,

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Sincerely,

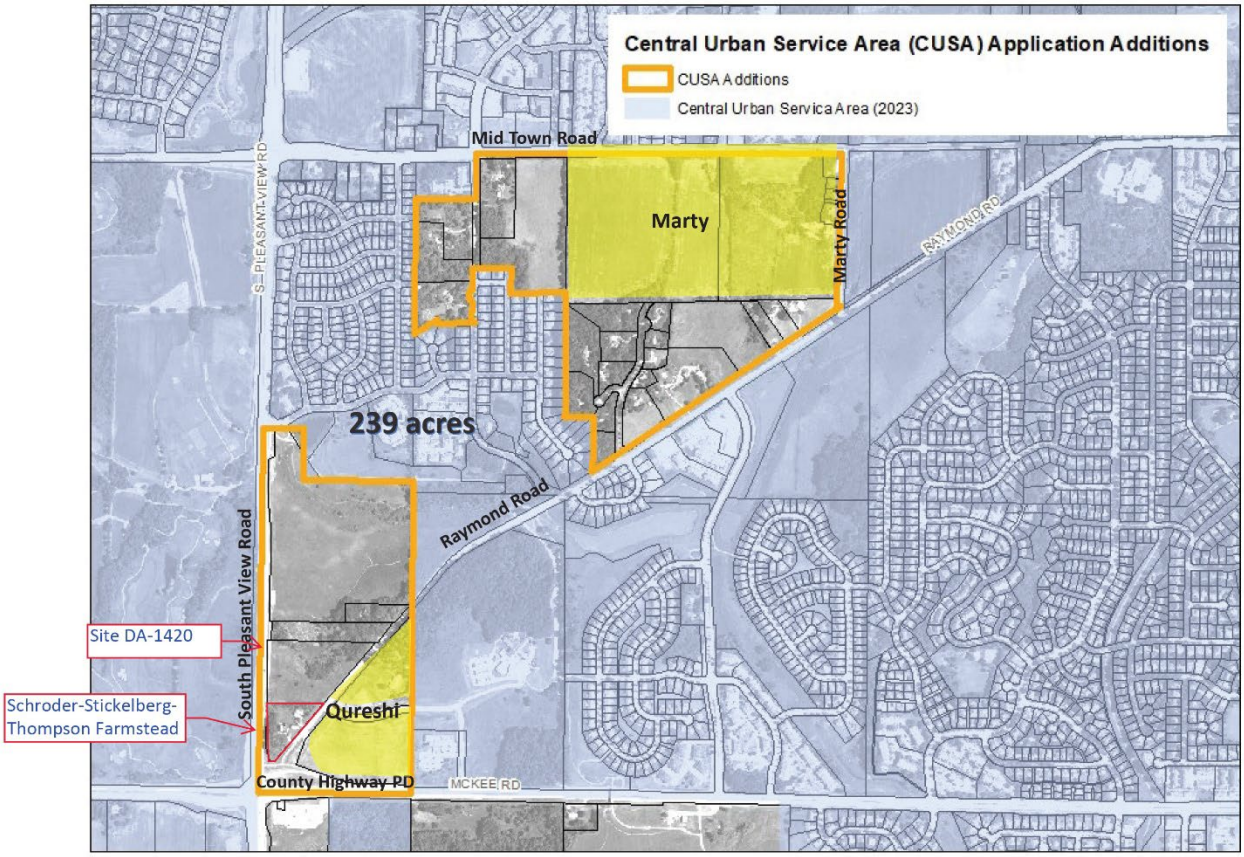
Breana Collins
City of Madison Planning Division

CULTURAL RESOURCE REVIEW

In the proposed expansion area, site DA-1420 is a previously recorded archaeological site consisting of a sub-surface concentration of early Native American stone tool manufacturing debris. Previous archaeological surveys have documented portions of the southern expansion area, most notably along McKee Road, Raymond Road, and CTH 'M', along with a narrow corridor investigated in conjunction with proposed sewer/wastewater infrastructure. Those areas do not require further investigation. The remainder of the southern service area, however, and particularly those areas north and west of Raymond Road are in proximity to water sources and could benefit from archaeological survey. **See Exhibit 1**.

The Schroder-Stickelberg-Thompson Farmstead property at 8300 Raymond Rd was determined to be eligible to the National Register of Historic Places per a survey completed for WisDOT in 2011. At the time of evaluation, the property contained 7 contributing resources: ca. 1875 house, ca. 1900 privy, ca. 1910 chicken coop, ca. 1910 barn & silo, ca. 1920s windmill, ca. 1920s animal trough, ca. 1940 machine shed, ca. 1940 milk house, and ca. 1940 garage. The property is significant for its "architecture as representative of mid-nineteenth to mid-twentieth century farmstead containing an intact collection of historic outbuildings as well as a well-preserved historic farmhouse." (Gail Klein, "CTH M, Cross Country Rd to Prairie Hill Rd," Section 4(f) Evaluation Report, 2015). There is a potential need for archeological monitoring for land disturbing activities.

Exhibit 1



TRANSPORTATION

Roadways

The expansion area will include a variety of roadway cross sections. High Point Road will be extended as a 4-lane collector from Mid-Town Road south to Raymond Road with an off-street bike path included. Mid-Town/Raymond Road, a future arterial road connecting Mid-Town Road and Raymond Road, will head east to west through the existing Marty property. This new street will include an on-street bike lane. Stratton Way, a local street, will be extended to connect to Wellness Way to S Pleasant View Road with a potential on-street bike route. Other streets in the expansion area will be local streets.

Pedestrian-Bicycle Facilities

All City of Madison streets will have public sidewalks and are designed to also accommodate bicycle travel. An off-street pedestrian-bicycle path is planned along Raymond Road as recommended in the *High Point-Raymond NDP*. This is part of a planned north-south path that will serve parts of Madison's west side. High Point Road is planned to be extended from Mid-Town Road south to Raymond Road with an on-street bike route included. An additional on-street bike route is planned for the future construction of Mid-Town /Raymond Road, a future arterial road connecting Mid-Town and Raymond Road.

Transit Service

The expansion area falls outside the defined transit service area, using the stops and schedules maintained by Metro Transit under its current operating budget. The area is more than ¾ of a mile from the nearest bus route with regular, non-commuter, bus service. The closest bus stops with regularly scheduled transit service through most of the day are located along Route E on the intersection of McKee Road with Muir Field Road.

There is an additional weekday, commuter bus service available during peak hours, anywhere from a half mile to a mile north of these lands along Route 55 – at the intersection of Mid-Town Road and S Pleasant View Road.

POLICE PROTECTION

The City of Madison Police Department provides police protection services to lands within the City. The expansion area is part of the Police Department's West District. The West District operates out of a station located on McKenna Boulevard near its intersection with Raymond Road. This station is about 1 mile from the northern expansion area and 2 miles from the southwestern expansion area.

Lands located in the Town of Verona will continue to receive services from the Dane County Sheriff's Office.

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The City of Madison Fire Department provides fire protection including suppression, inspection, community education and emergency medical services to the lands within the City of Madison. The closest Madison Fire Station to the expansion area is Station #7 located at 1810 McKenna Blvd. The station is approximately 1 mile away from the proposed northern CUSA addition and 2 miles from the southwestern expansion area. Station #7 currently is staffed with 10 full time fire department responders (an engine crew of 4 personnel, a ladder crew of 4 personnel, and an ALS ambulance with two personnel).

Lands located in the Town of Verona will continue to receive fire protection and emergency medical services through the Verona Fire District.

STREETS AND SANITATION SERVICES

For lands within the City of Madison, the Madison Streets Division provides collection of solid waste, large items, recyclable materials, yard waste, brush, and leaf collection. The Streets Division also provides street repair, street cleaning and snow and ice control to the City of Madison portions of the expansion area. Currently, these services are provided to the area from the West Side Public Works Facility located on Badger Road.

Lands within the Town of Verona will continue to receive services through service arrangements that the Town establishes.

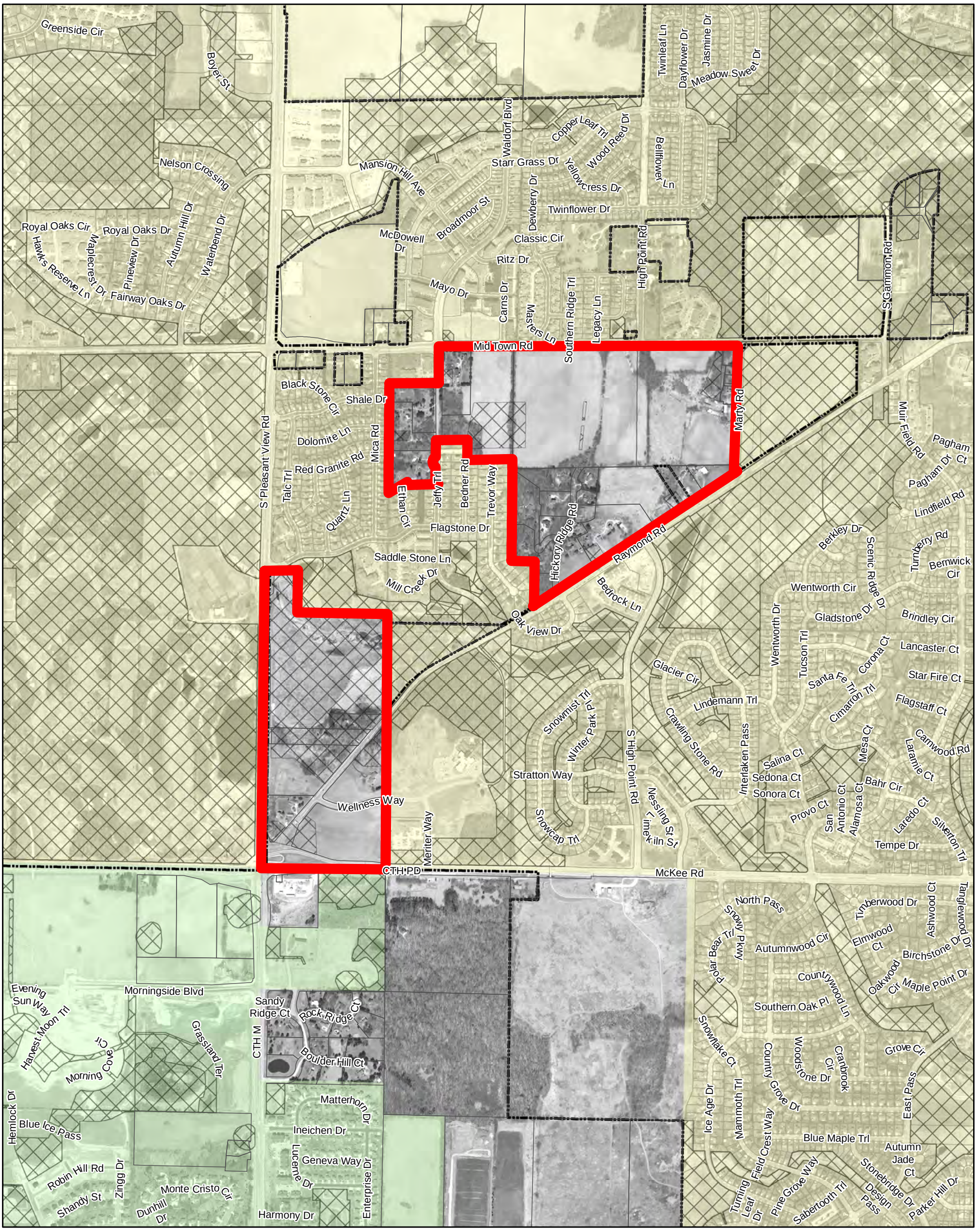
PARKS

The expansion area includes lands that are designated to have a future park. Park lands are typically dedicated through a subdivision and are brought into the overall system as the properties develop. In this instance, a proposed park location has been identified in the neighborhood plan. As the subdivisions are proposed, the Parks Division will be requesting and obtaining park lands to be dedicated to the public to meet the Park Land dedication requirements, per MGO Sec. 16.23(8)(f) and 20.08(6).

PUBLIC SCHOOLS

The expansion area is currently in the Verona Area School District (VASD) with the exception of one property in the Madison Metropolitan School District (MMSD). Once properties area annexed to the City of Madison and developed the properties will transfer to MMSD per an agreement between the school districts. Students would attend Olson Elementary, Spring Harbor Middle School, and Memorial High School under current attendance areas.

MAPS



Map 1: Expansion Area

City of Madison CUSA Expansion

April 2024

- Central Urban Service Area
- Verona Urban Service Area
- CUSA Amendment Area
- Proposed/ Existing Environmental Corridor
- City of Madison

0 1,000 2,000 Feet

City of Madison Planning Division
Date: 2/20/2024

Data Source(s): Madison Planning Division, Dane County
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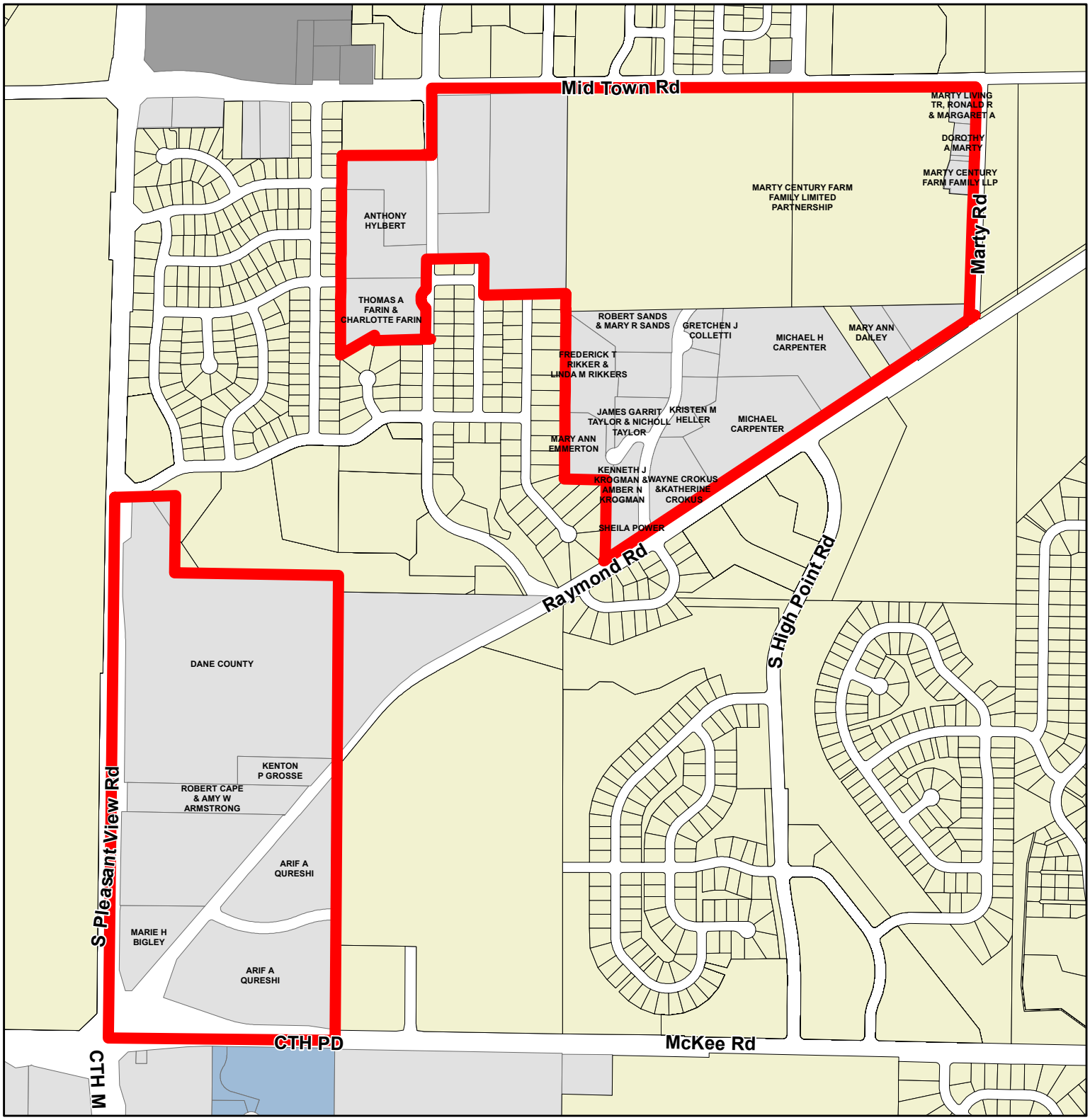

Map 2: Municipal Jurisdiction and Property Ownership

City of Madison CUSA Expansion
April 2024

City of Madison

Town of Verona

City of Verona

Town of Middleton

CUSA Amendment Area

0 800 1,600 Feet

City of Madison Planning Division
Date: 2/20/2024

Data Source(s): Madison Planning Division, Dane County
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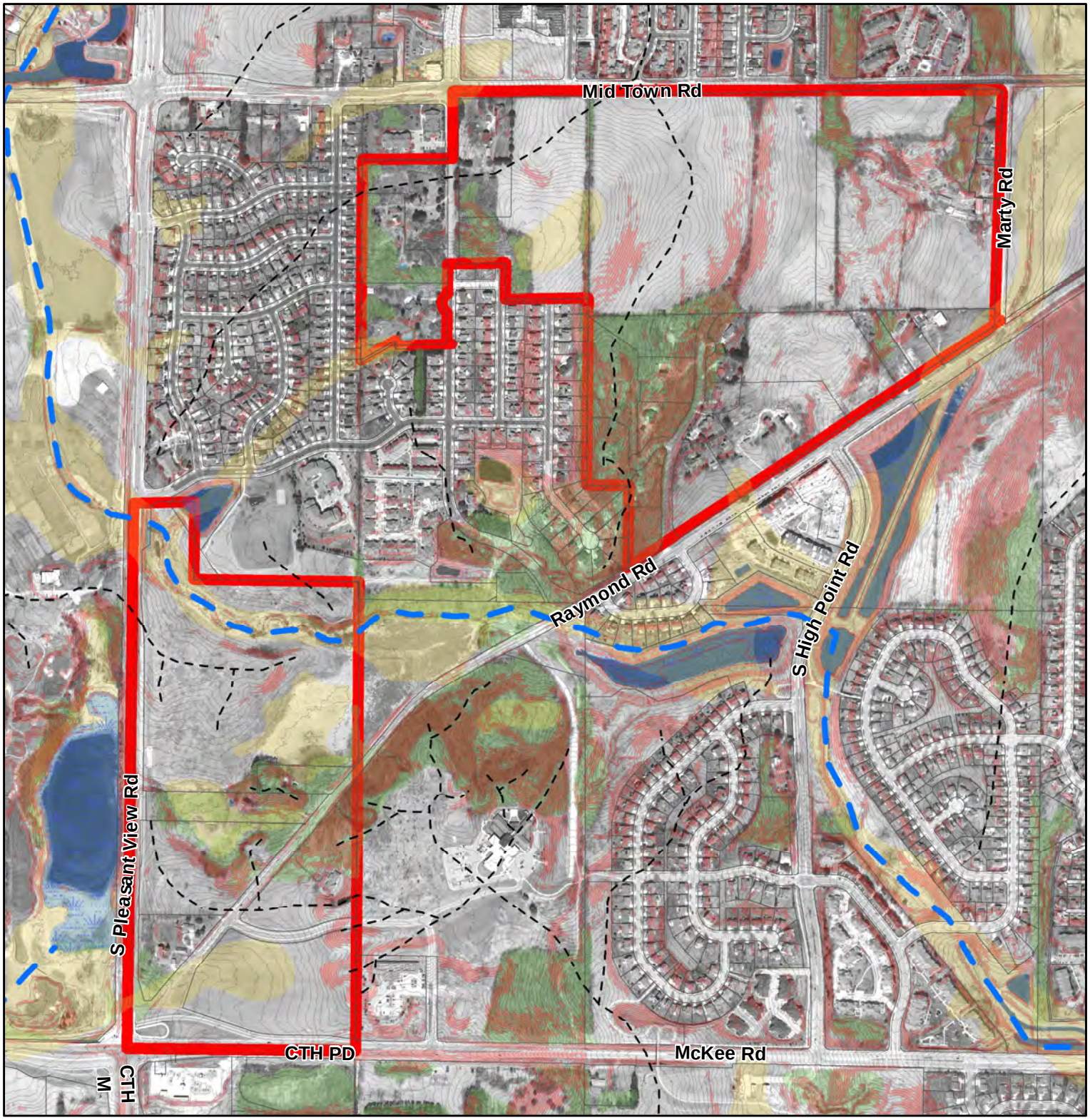

Map 3: Natural Features

City of Madison CUSA Expansion
April 2024

Intermittent Stream

Minor Ridgeline

2 Foot Contours

Slope 12% or Greater

CUSA Amendment Area

Soils wth Hydric Inclusions

Woodland

Open Water

Wetland

0 800 1,600 Feet

City of Madison Planning Division
Date: 2/20/2024

Data Source(s): Madison Planning Division, Dane County
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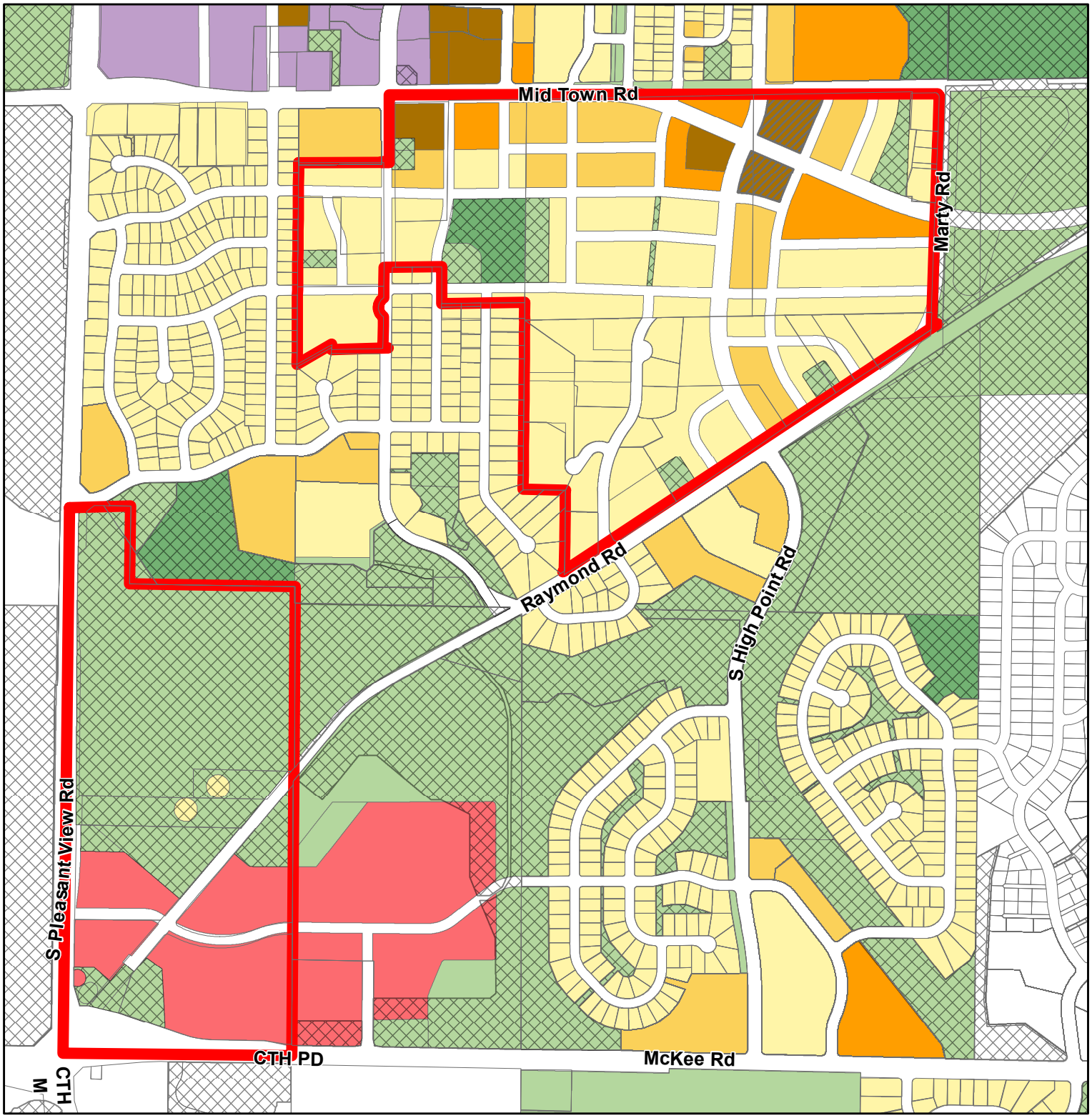


Map 4: Land Use and Street Plan

City of Madison CUSA Expansion
April 2024

CUSA Amendment Area

Proposed/Existing Environmental Corridor

Housing Mix 1 (< 8 du/ac)

Housing Mix 2 (9-20 du/ac)

Housing Mix 3 (20-40 du/ac)

Housing Mix 4 (40-70 du/ac)

Housing Mix 4/Mixed Use Overlay (40-70 du/ac)

Neighborhood Mixed Use

Employment

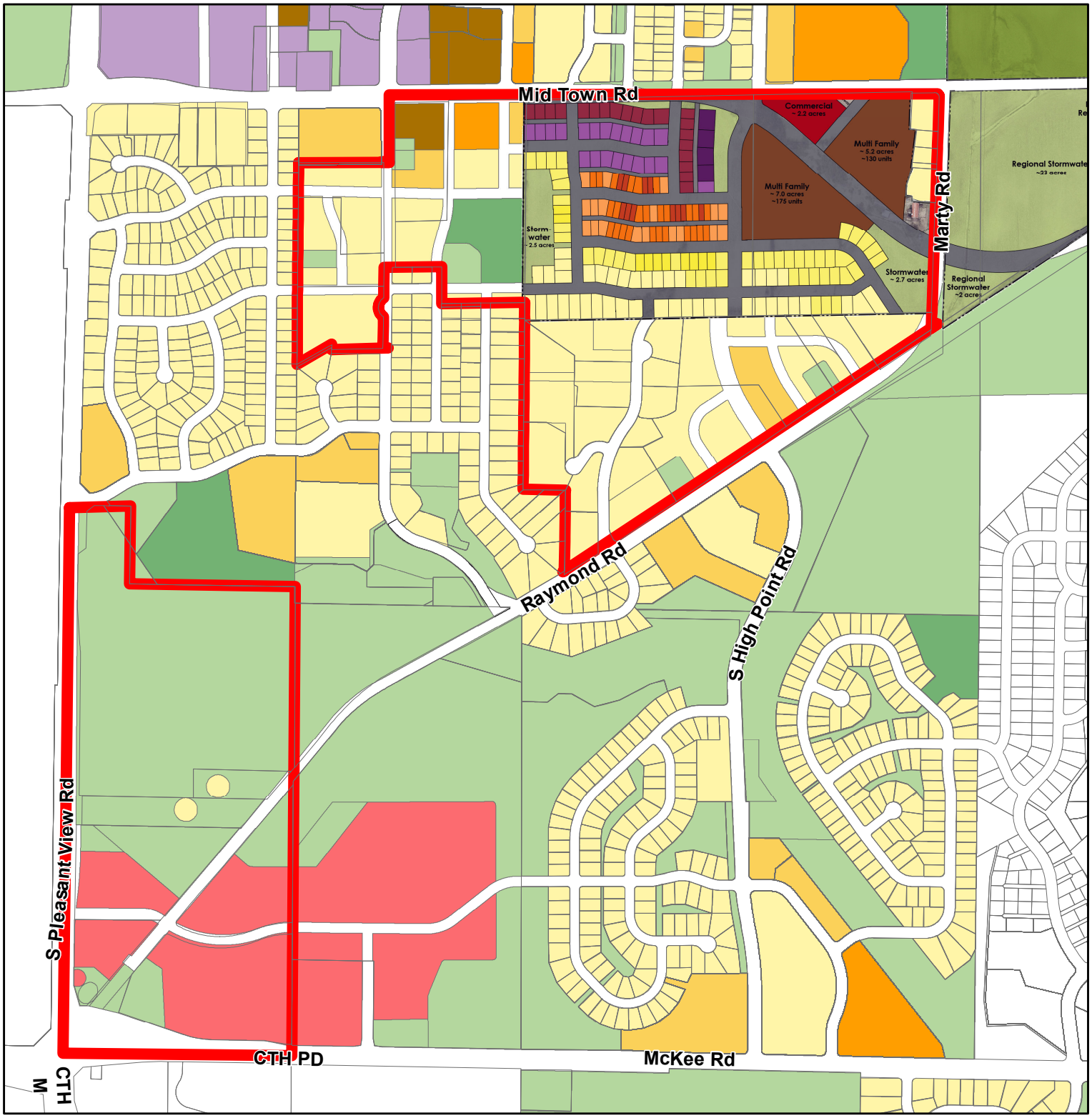
Park

Stormwater and Other Open Space

0 800 1,600 Feet

City of Madison Planning Division
Date: 2/20/2024

Data Source(s): Madison Planning Division, Dane County
Document Path: M:\Planning Division\Projects - Planning Department\CUSA\High Point-Raymond 2023\Maps\MXD\Map 4 Land Use and Street Plan.mxd



Map 4A: Concept Plan

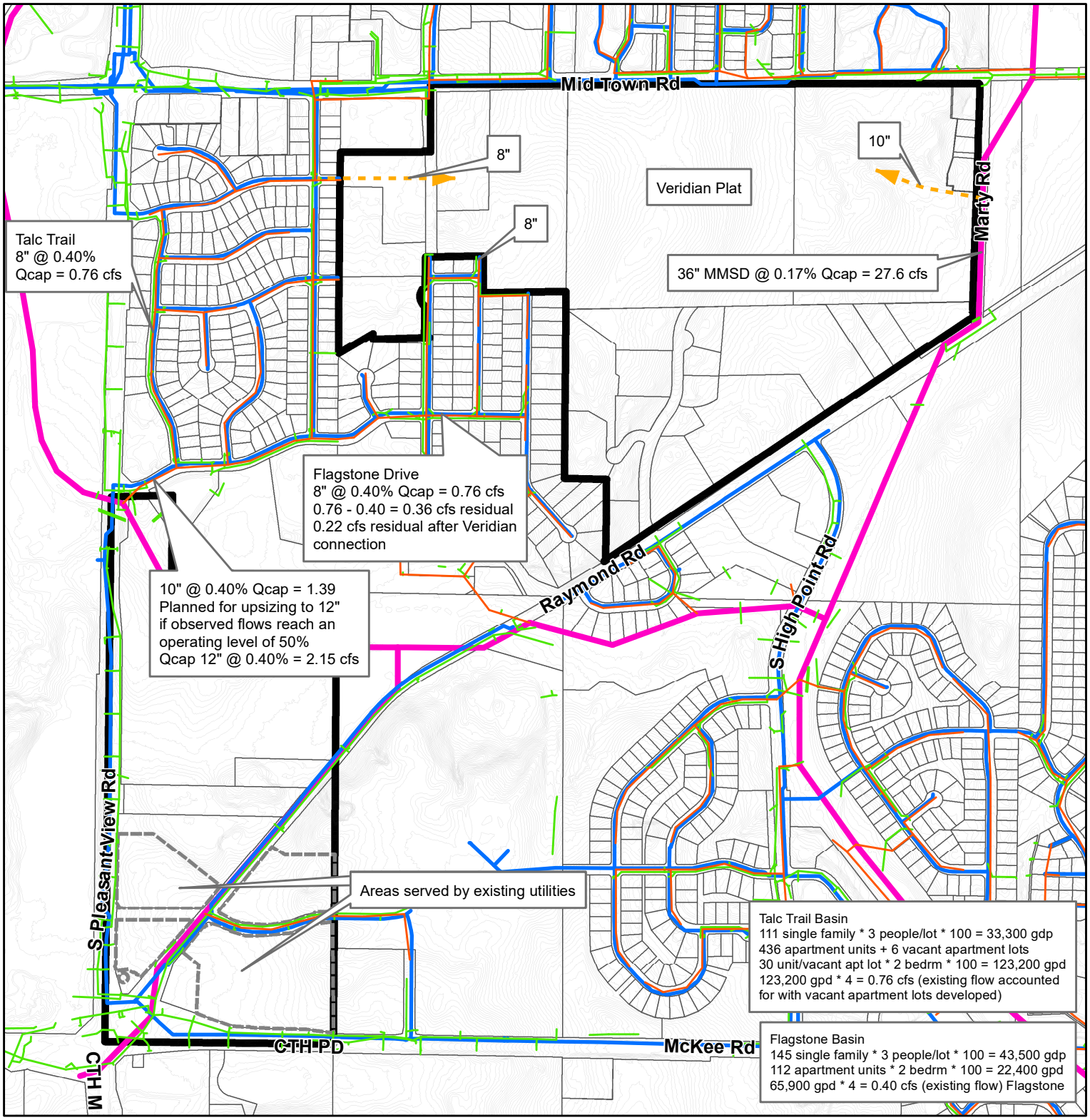
City of Madison CUSA Expansion
April 2024

- Housing Mix 1 (< 8 du/ac)
- Housing Mix 2 (9-20 du/ac)
- Housing Mix 3 (20-40 du/ac)
- Housing Mix 4 (40-70 du/ac)
- Neighborhood Mixed Use
- Employment
- Park
- Stormwater and Other Open Space
- CUSA Amendment Area

0 800 1,600 Feet

City of Madison Planning Division
Date: 2/20/2024

Data Source(s): Madison Planning Division, Dane County
Document Path: M:\Planning Division\Projects - Planning Department\CUSA\High Point-Raymond 2023\Maps\MXD\Map 4A Concept Plan.mxd



Map 5: Utilities

City of Madison CUSA Expansion
April 2024

Veridian Plat (Marty Farm Property)
East portion of plat
171 lots
168 single family = 0.31 cfs
3 multi-family, 15.15 ac * 35 du/ac * 2 people/du = 1,059 people = 0.65 cfs

West portion of plat
76 single family lots (3 people/lot)
91,200 gpd * 4 = 0.14 cfs

CUSA Amendment Area

2 Foot Elevation Contour

Water Main

Sanitary Main

MMSD Interceptor

Storm Sewer

Future Sanitary Main

0 800 1,600 Feet

City of Madison Planning Division
Date: 2/20/2024

Data Source(s): Madison Planning Division, Dane County
Document Path: M:\Planning Division\Projects - Planning Department\CUSA\High Point-Raymond 2023\Maps\MXD\Map 5 Utilities_.mxd