



Comprehensive Plan Overview Phasing of Neighborhood Plans

Committee of the Whole

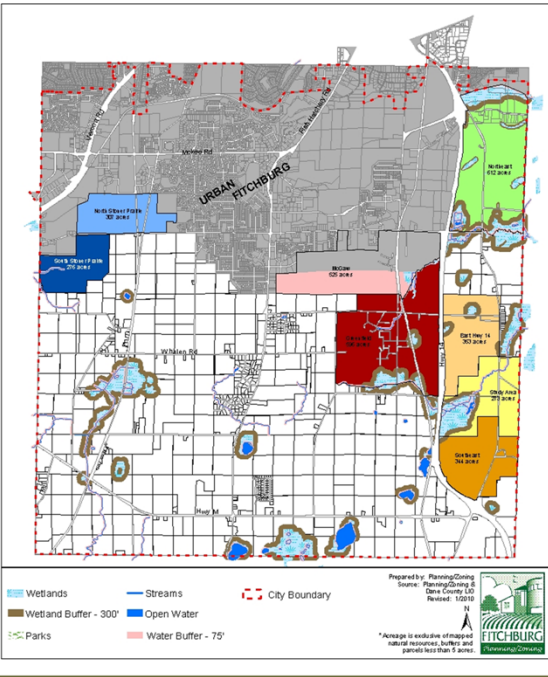


December 14, 2011

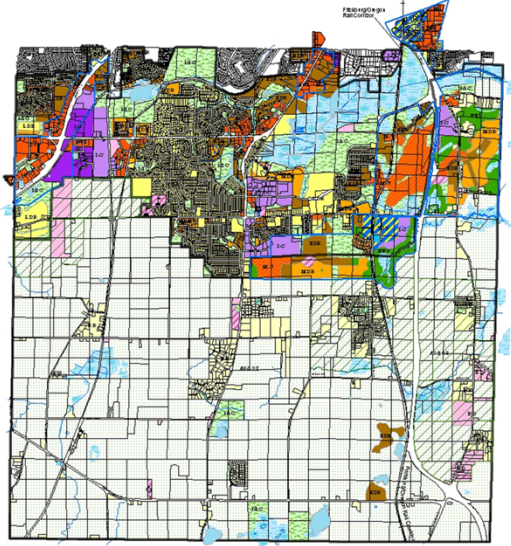
Comprehensive Plan

- Adopted March 24, 2009
- Consistency
- Neighborhood Plans - Appendix
- Policy on Urban Service Area Expansion
- Phasing of Neighborhoods

FUTURE URBAN GROWTH AREA NEIGHBORHOODS



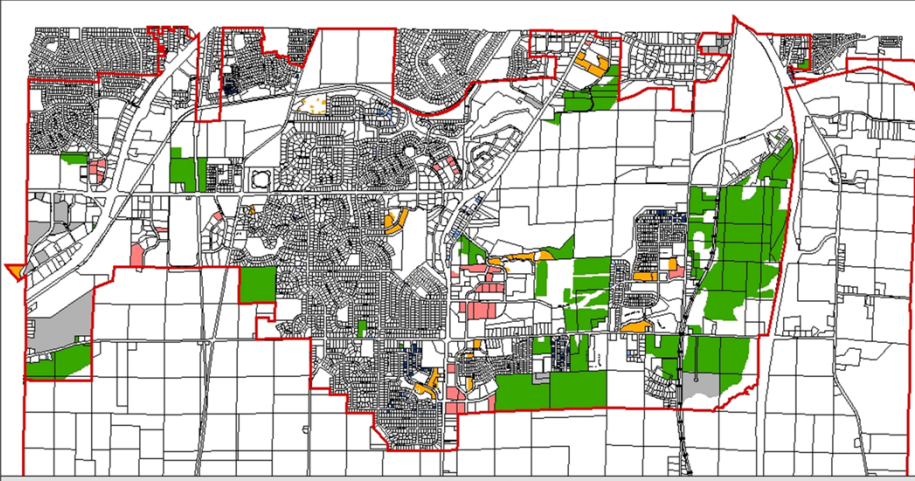
FUTURE LAND USE PLAN MAP



<ul style="list-style-type: none"> ■ P&C - PARK & CONSERVANCY ■ R.R - RURAL RESIDENTIAL ■ LDR - LOW DENSITY RESIDENTIAL ■ MDR - MEDIUM DENSITY RESIDENTIAL ■ HDR - HIGH DENSITY RESIDENTIAL ■ M.U - MIXED-USE ■ G.I - GOVERNMENT / INSTITUTIONAL 	<ul style="list-style-type: none"> ■ ENV - ENVIRONMENTAL ■ TS - TRANSIT STATION ■ I.G - INDUSTRIAL-GENERAL ■ I.C - INDUSTRIAL-COMMERCIAL ■ BUS - BUSINESS ■ R.D - RURAL DEVELOPMENT ■ COMPLETED STUDY AREAS 	<ul style="list-style-type: none"> ■ PARCELS ■ OPEN WATER ■ STREAMS ■ WETLANDS W/300 FT BUFFER ■ AG&OS - AGRICULTURE & OPEN SPACE ■ TOD - TRANSIT ORIENTED DEVELOPMENT ■ POTENTIAL NEIGHBORHOODS 	<ul style="list-style-type: none"> ■ FIRE STATION ■ CEMETERY ■ LIBRARY ■ CITY HALL ■ SCHOOL
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PREPARED BY:
PLANNING DEPARTMENT
SOURCE:
PLANNING DEPARTMENT
REVISED: 2021

Vacant Land within the Urban Service Area




Legend			
 Urban Service Area	 Multi / Condo Residential		
 Developer/Builder	 Redevelopment / Infill		
 Privately Owned	 Commercial / Industrial		
 Own Adjacent Lot	 Unplatted		

Land Use	Acres
Single-Family Lots - 149 lots	35.5
Developer/Builder - 99 lots	18.8
Privately Owned - 27 lots	8.5
Own Adjacent Lot - 24 lots	8.5
Multi / Condo Residential	59.27
48 single-family pads	13.85
32 duplex pads	9.12
3 four-unit pads	0.97
4 sixteen-unit pads	3.42
1 eighteen-unit pad	1.09
18 Vacant Multi-Family Lots	40.82
Commercial / Industrial - 32 lots	78.94
Redevelopment/Infill - 22 lots	150.91
Unplatted	844.46
Total:	1,176.73

Prepared by:
Planning/Zoning

Sources:
Planning/Zoning
Dane County LIQ
June 1, 2011 Data



N

0 1,500 3,000 Feet

Vacant Developable Land within Urban Service Area

- 1,184.3 net developable acres
 - Residential 463.0 acres 39.1%
 - Business 139.5 acres 11.8%
 - Mixed Use 170.1 acres 14.4%
 - Industrial 24.9 acres 2.1%
 - Park Space 98.5 acres 8.3%
 - ROW 128.7 acres 10.9%
 - Stormwater Mgmt. 8.7 acres 0.7%
 - Redevelopment 150.9 acres 12.7%

Excludes planned environmental corridors and unplanned wood lots.

Vacant Platted Land within Urban Service Area

- 332.3 net developable acres
 - Single-family lots (149 lots) 35.8 acres
 - Multi / Condo Residential 69.3 acres
 - Commercial / Industrial (32 lots) 76.3 acres
 - Redevelopment / Infill (22 lots) 150.9 acres

Of the multi/condo residential, approved comprehensive development plans call for 48 single family pads (ex. Harlan Hills/Capital Heights), 32 duplex pads, 3 - four unit pads, 4 - sixteen unit pads, 1 - eighteen unit pad, and 18 multi family lots with no current approved plans.

The redevelopment and infill numbers do not include the newly approved Arrowhead plan or the Pines and Fairways / Fitchburg Ridge property.

Vacant Unplatted Land w/in USA – Outside Planned Neighborhoods

- 325.6 net developable acres
 - Residential 240.9 acres
 - LDR 184.8 acres
 - MDR 17.6 acres
 - HDR 38.5 acres
 - Business 9.5 acres
 - Mixed Use 15.6 acres
 - Industrial 24.9 acres
 - Park Space 34.7 acres

Land use acres are based on the approved Future Land Use Plan within the Comprehensive Plan – excludes Nine Springs & the northern portion of McGaw Park Neighborhood.

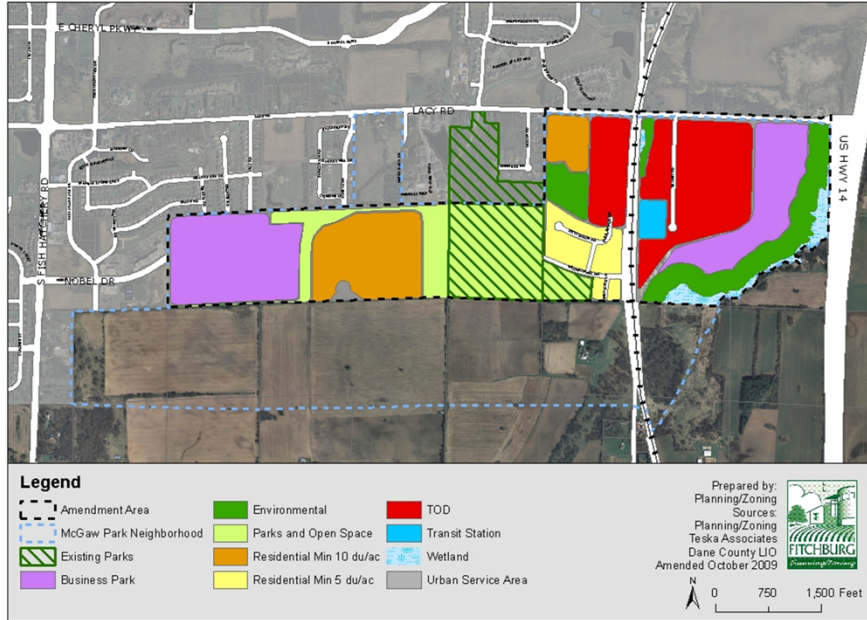


Vacant Unplatted Land w/in USA – Nine Springs Neighborhood

- 301.5 net developable acres
 - Residential 48.3 acres
 - T3 8.3 acres
 - T4 40.0 acres
 - Mixed Use – T5 89.7 acres
 - Special District 60.0 acres
 - ROW 61.4 acres
 - Park Space 42.1 acres

Acres are based on the March 16, 2011 Article 3 Plan. T1 lands are not developable and are not included in the acreage numbers.

McGaw Neighborhood Urban Service Area Amendment 2010



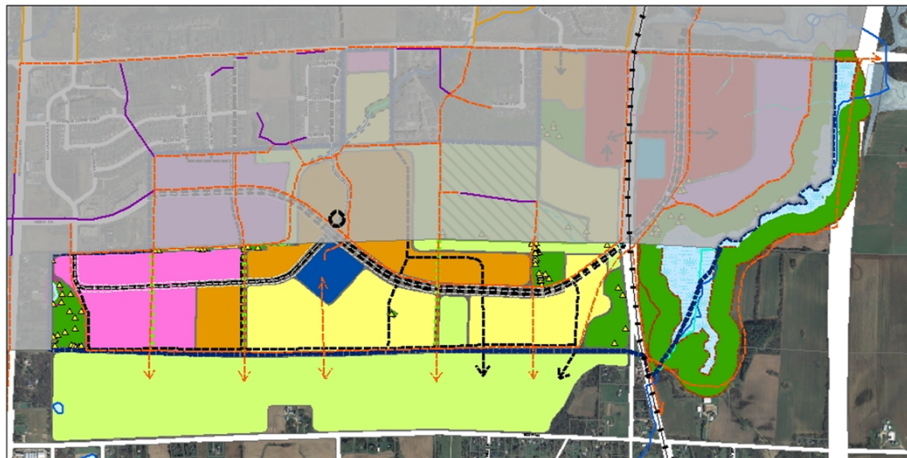
Vacant Unplatted Land w/in USA – N. McGaw Park Neighborhood

- 224.8 net developable acres
 - Residential 68.6 acres
 - R2 35.5 acres
 - TOD 33.1 acres
 - TOD Retail & Office 20.9 acres
 - Transit Station 4.8 acres
 - Business Park 61.8 acres
 - 29 acres on existing development
 - Park Space 21.7 acres
 - ROW 67.3 acres
 - Stormwater Mgmt. 8.7 acres

R2 lands are at a minimum average of 10 units/acre. TOD residential is projected to have ~18 units/acre.

Approved environmental corridor as part of the USA approval is not developable and is not included in the acreage numbers.

McGaw Park Neighborhood Growth Model



Legend

Study Area Boundary	Residential Min 10 du/ac	Wetland Buffer (75 ft)	Heritage or Specimen Trees
Business Park	Residential Min 5 du/ac	Wetland Buffer (300 ft)	Drainageway
Environmental	Transit Oriented Developm	Proposed Roads	Non-Navigable Drainageway
Institutional	Transit Station	Proposed Path	Creek/Waterway
Mixed Use	Wetland	Existing Path	Greenway/Pedestrian Trail
Parks and Open Space	Existing Parks	Existing Path (RPC)	Urban Service Area

Prepared by:

 Planning/Zoning

 Sources:

 Dane County LIG

 August 2009

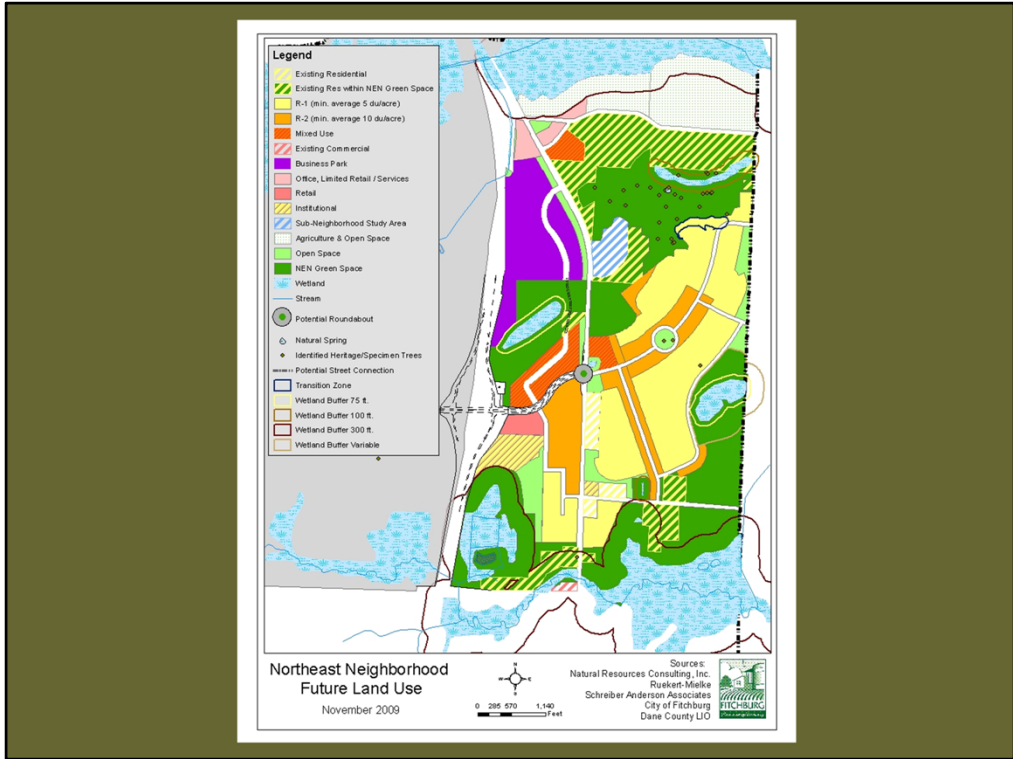
0 360 760 Feet

Outside USA – S. McGaw Park Neighborhood

- 234.1 net developable acres
 - Residential 112.2 acres
 - R1 62.8 acres
 - R2 29.2 acres
 - Mixed Use 20.2 acres
 - Mixed Use - Office 20.2 acres
 - Institutional 7.1 acres
 - Park Space 16.3 acres
 - ROW 70.7 acres
 - Stormwater Mgmt. 7.6 acres

R1 lands are at a minimum of 5 units/acre, R2 lands are at a minimum average of 10 units/acre and Mixed Use residential is at ~10 units/acre.

Planned environmental corridor is not developable and is not included in the acreage numbers.



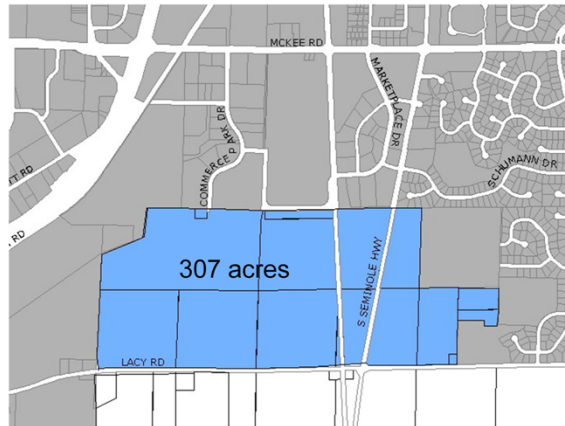
Outside USA – Northeast Neighborhood

- 367.5 net developable acres
 - Residential 202.5 acres
 - R1 134.3 acres
 - R2 56.5 acres
 - Mixed Use 11.7 acres
 - Business/Commercial 76.4 acres
 - Institutional 12.7 acres
 - Park Space 33.2 acres
 - ROW 42.7 acres

R1 lands are at a minimum of 5 units/acre, R2 lands are at a minimum average of 10 units/acre and Mixed Use residential is at ~8 units/acre.

Existing residential and commercial, Northeast Neighborhood Green Space and Agriculture are not developable and are not included in the acreage numbers.

Outside USA – North Stoner Prairie Neighborhood



Neighborhood Plan has not been developed; however, discussions are occurring with the property owners for this neighborhood to possibly be studied in 2012. This neighborhood plan would consist of an expansion of the commerce park (industrial) in the west and residential in the east by the schools.

Phasing of Neighborhood Plans

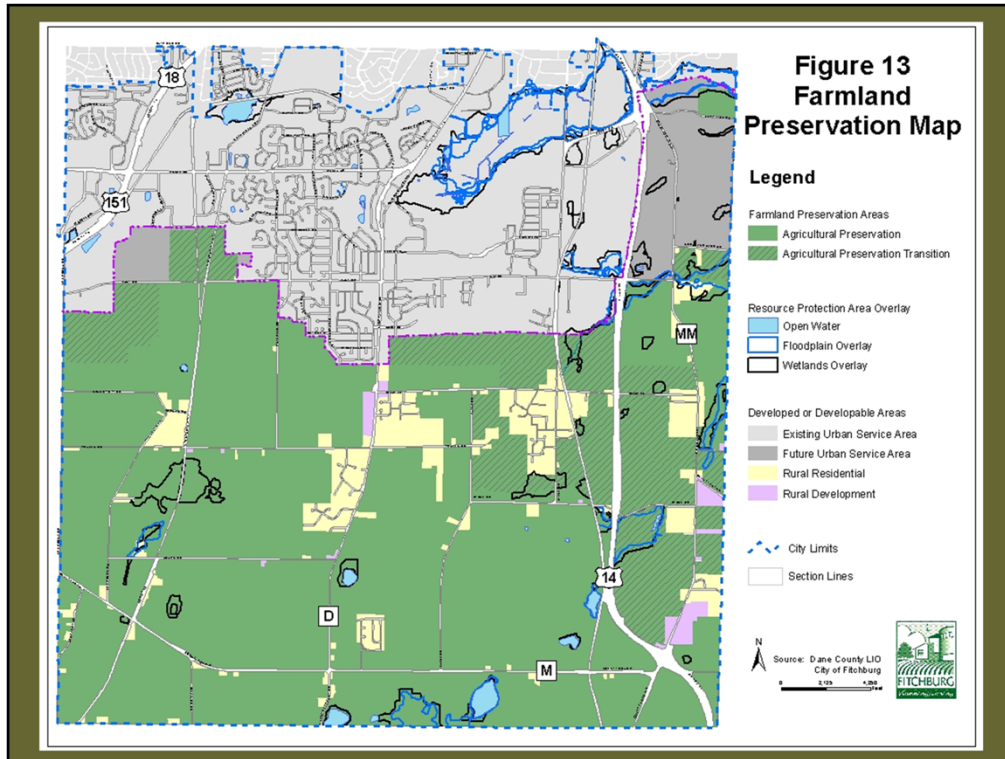
- Contiguity with existing urban development
- Relative location to sanitary and water lines
- Anticipated costs for major public infrastructure
- Demand for specific land use
- Ability to service (police, fire, EMS, etc.)
- CARPC & DNR Approval

Policy guidelines to use to phase the neighborhood plans to request for an urban service area expansion (ex. N. McGaw Neighborhood, 2010.)

Phasing of Urban Service Area

- 20-year period based on a maximum of 75 acres/yr
 - 1,500 acres
- 5-year flexibility factor
 - 375 acres
- Total of 1,875 acres
- Consistency with Farmland Preservation Plan
 - Identifies land for potential development out 15 years
 - Updated every 10 years

Comprehensive Plan sets the policy that the urban service can provide up to a 20-yr urban service boundary with a 5-yr flexibility factor at a rate of 75 acres/yr. Flexibility factor is added for the lands, which existing landowners are not ready to develop in the immediate future.



Projected that future development within the next 15+ years would be occurring in the existing USA, Northeast Neighborhood, and the western portion of the Stoner Prairie Neighborhood. Farmland Preservation Plan is updated every 10 years to adjust for the next 15+ years of development to be consistent with the Comprehensive Plan.

Example Urban Service Area Expansion

Neighborhood	Acreage
2011 available land in USA*	1,033.4
Northeast Neighborhood	367.5
West - North Stoner Prairie Neighborhood**	148.3
Total - Consistency with Farmland Plan	1,549.2
East - North Stoner Prairie Neighborhood**	158.7
South - McGaw Park Neighborhood	234.1
Total - Developable Acres with 3 Neighborhoods	1,942.0

* 1,025.9 acres as of June 2011 based off of GIS land use inventory

** Once a neighborhood plan is approved

- The existing USA can accommodate just less than 14 years of new development at 75 acres/year.
- The developable land consistent with the Farmland Preservation Plan is enough land to accommodate just over 20 years of development at 75 acres/year.
- The existing USA and all 3 neighborhoods accommodate just over 25 years of development at 75 acres/year and is above the USA policy 1,875 acres.

The City will not be bringing in all of the neighborhoods into the urban service area at one time. As we phase the process to bring the neighborhoods into the urban service area, the three full neighborhoods and existing urban service area will be able to accommodate development out 25+ years. The major decision is what areas need to be brought in first to meet early demand.

Forecasted Land Use Demand

	2010 - 2015	2015 - 2020	2020 - 2025	2025 - 2030	Total	Land Use w/in Current USA **	Land Use Future Planned
Residential (du)	1,123	1,138	959	951	4,171		
Residential (acres)	160	163	137	136	596	548.1	862.8
Business (acres)	58	57	58	57	230	249.4	346.0
Communication / Utility/Inst. (acres)	11	12	12	12	47	0.0	19.8
Subtotal (acres)	229	232	207	205	873	797.5	1,228.6
Street (acres)	52	51	58	57	218	128.7	242.1
Storm Water (acres)	9	11	13	12	45	8.7	16.3
Park and Recreation (acres)	49	50	42	42	183	98.5	148.0
Total Forecasted (acres)	339	344	320	316	1319	1,033.4	1,635.0
Excess Acreage to 75 acres per year average	36	31	55	59	181		
Total (2010 - 2030)	375	375	375	375	1500		
5-year flexibility factor					375		
2011 available land in USA *					-1,033		
Maximum additional land to be brought into the USA					842		
Remaining Agriculture / Vacant Land (acres)	15,565	15,190	14,815	14,440			

* 1,034 acres as of June 2011 based off of GIS land use inventory
 ** Based on Future Land Use Plan & Neighborhood Plans

The forecasted land use demand table from the Comprehensive Plan projects the acreage for each land use out to 2030. Residential acres are based on an average density of 7 units/acre. Business acreage demands are based on the City meeting the employment demand of the community, based on increased workforce population projections and floor area ratios of Management @ 0.28, Service @ 0.25, Sales-Office @ 0.22 and Industrial @ 0.20.

Other land use factors follow past growth trends, except parkland, which is assumed at 65% of the required park dedication and the remaining 35% covered by fee in lieu.

The total forecasted numbers for each 5 year time frame are below the City policy of 75 acres/yr.

Compare our forecasted with what is currently vacant and planned in the USA and future planned land use in current USA and planned S. McGaw & Northeast Neighborhoods. (Does not include Stoner Prairie, as not yet planned).

Residential and business acres will be reduced once platted to take into account streets, stormwater, utilities and parks.

Development Policy

- Maximum average of 75 acres per year of new development
 - Development is defined as residential, business, commercial, industrial, institutional uses, streets, stormwater systems and parkland dedication.
- Based on a rolling 5-year average
- 25.1 acres have been developed in the last two years

Land use Table
Comprehensive Plan 75-acre per year Average

	2009*		2010**		2011***		Acreage Change	
	Acres	Percent Developed Total	Acres	Percent Developed Total	Acres	Percent Developed Total	2009 - 2010	2010 - 2011
Residential	2,672.9	42.8%	2,683.4	42.9%	2,691.8	42.9%	10.5	8.4
Single-Family	2,198.3	35.2%	2,203.0	35.2%	2,210.1	35.3%	4.7	7.1
Two-Family	107.7	1.7%	107.7	1.7%	108.1	1.7%	0.0	0.4
Multifamily	366.9	5.9%	372.7	6.0%	373.6	6.0%	5.8	0.9
Commercial	479.1	7.7%	481.1	7.7%	485.1	7.7%	2.0	4.0
Industrial / Extractive	583.3	9.3%	583.3	9.3%	583.3	9.3%	0.0	0.0
Transportation, Communications, Utilities	234.1	3.7%	234.1	3.7%	234.8	3.7%	0.0	0.7
Street ROW	1,632.0	26.1%	1,632.0	26.1%	1,632.0	26.0%	0.0	0.0
Institutional	297.6	4.8%	297.6	4.8%	297.2	4.7%	0.0	-0.5
Recreation	345.2	5.5%	345.2	5.5%	345.2	5.5%	0.0	0.0
Total Developed Area	6,244.2	100.0%	6,256.7	100.0%	6,269.4	100.0%	12.5	12.6
Undeveloped Area	16,116.4		16,103.9		16,091.3		-12.5	-12.6
Woodlands/Open Space/Vacant	4,890.2		4,877.7		4,865.1		-12.5	-12.6
Crop & Pasture	11,226.2		11,226.2		11,226.2		0.0	0.0
Water	144.9		144.9		144.9		0.0	0.0
Total Area	22,505.5		22,505.5		22,505.6		0.0	0.0
Developed Area as Percent of Total Area	27.7%		27.8%		27.9%			
Developed Acreage Increase	N/A		12.5		12.6			

* Data as of June 1 of the year

Existing land use table.

Wrap-up

- Existing USA can accommodate 14 years of new development
- Neighborhood Plans provide outline for future land use development
- Expanding the USA is to be based on consistency, ability to service and land use demand
- CARPC & DNR USA approval is based on environmental and water quality management

Questions?