



Department of Planning & Community & Economic Development
Planning Division

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October 2, 2008

Barbara Weber, Senior Community Planner
Capital Area Regional Planning Commission
City-County Building, Room 362
210 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703

Dear Ms. Weber:

The City of Madison is requesting an amendment to the *Dane County Water Quality Plan* and *Dane County Land Use and Transportation Plan* to expand the Central Urban Service Area (CUSA) to include approximately 519.5 acres in the Pumpkin Hollow Neighborhood, located between Interstate Highway 39-90-94 and Rattman Road, both north and south of Hoepker Road.

The *Pumpkin Hollow Neighborhood Development Plan* was adopted by the City of Madison Common Council on March 18, 2008, and the adopting resolution also authorized the City's applications to amend the Central Urban Service Area as required to implement the development staging recommendations in the neighborhood plan (Resolution Legislative File ID 07613). The area proposed for addition to the Central Urban Service Area at this time includes the lands located within Development Phasing Area A as defined in the neighborhood development plan.

The proposed amendment area comprises the southern portion of the neighborhood, extending generally from the existing CUSA boundary (which includes a small portion of Phasing Area A) and The American Center northward to Anderson Road. The proposed amendment area includes the full range of land uses recommended in the neighborhood development plan, including the Mixed-Use Neighborhood Center, all four types of residential Housing Mix district, and public parks and open space preservation areas. The amendment area is adjacent to the City of Madison and the existing CUSA on the west and south, and the full range of urban services, including public sanitary sewer and water, will be provided to properties within the City by the City of Madison. Properties not in the City will continue to receive public services from the Town of Burke.

Currently, about 70 percent of the amendment area is within the City of Madison, with the remainder still in the Town of Burke. The amendment area is in the portion of the Town that will eventually be within City of Madison jurisdiction under provisions of the Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan approved in January 2007. The Town of Burke has been notified of this CUSA application, and is the only other municipal jurisdiction adjacent to the proposed amendment area.

A map of the requested amendment area is attached, and Summary Information in support of this request is enclosed, along with a copy of the adopted *Pumpkin Hollow Neighborhood Development Plan*. If you have any questions or need additional information regarding this request, please contact Brian Grady or me at 266-4635. Thank you for your consideration of this matter.

Sincerely,

Michael Waidelich
Principal Planner

- c. Mayor David J. Cieslewicz
 - Ald. Joe Clausius, District 17
 - Kevin Viney, Chairman, Town of Burke
 - Mark Olinger, Director, Dept. of Planning & Community & Economic Development
 - Bradley J. Murphy, Planning Division Director