



Report to the Plan Commission – Addendum

December 5, 2011

Legistar I.D. #23614

2653 Jeffy Trail/ 2414 Trevor Way

Deep Residential Lot Certified Survey Map

Report Prepared By:
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Planning Division

Requested Action: Consideration of a Certified Survey Map (CSM) of property owned by Rick McKy, Badger Mill Creek, LLC, located at 2653 Jeffy Trail/ 2414 Trevor Way creating 3 single-family residential lots, including 2 deep residential lots, and 1 outlot for public stormwater management.

Addendum: On August 29, 2011, the Plan Commission referred the proposed four-lot Certified Survey Map to its October 3 meeting to allow the applicant to meet with City staff to discuss possible options for a pedestrian/ bicycle path connection through the subject site to connect Trevor Way to Raymond Road, and to report its findings to the Commission.

The State's subdivision statute, WS 236, requires that action be taken on a Certified Survey Map within 90 days of submittal unless a written extension is granted by the applicant. If no action is taken within 90 days and no extension granted, the CSM is deemed approved. The CSM application was submitted to the City on July 13, 2011. The applicant has granted the City a written extension until December 31, 2011 to approve the proposed land division. The approval of the CSM was referred to a future Plan Commission agenda on October 3 to allow the applicant and City staff to continue to address issues related to this land division.

Subsequent to the August 29 Plan Commission hearing on this land division, staff from the Planning and City Engineering divisions met with the applicant, residents of the Hawks Creek subdivision, and representatives from the Madison Audubon Society to discuss a variety of topics related to the proposal, including the extension of sanitary sewer service to serve the subject site and nearby properties not currently served by gravity sewer; the extension of multi-purpose (bicycle/ pedestrian) paths to serve the Hawks Creek area and subject site, and; the potential future extension of Jeffy Trail south from its current terminus in Hawks Creek to Raymond Road as conceptually called for in the High Point-Raymond Neighborhood Development Plan.

One of the conditions of approval recommended by the City Engineering Division for the proposed McKy four-lot CSM was a requirement for the three proposed residential lots to connect to gravity sewer, with an alternative for the three lots to have private sewer pumps if sewer service cannot be extended. Because of the grade of the three lots, gravity sewer would need to be extended to the subject site from the south and an existing Madison Metropolitan Sewerage District (MMSD) sewer that parallels Raymond Road. This sewer extension would serve the three proposed single-family lots as well as three existing platted single-family lots located immediately to the north of the site on both sides of existing Trevor Way. The City Engineering Division also explored the extension of gravity sewers to serve an existing single-family home at 2501 Jeffy Trail, an approved and partially built condominium development at 2502 Jeffy Trail that is currently served by a private sewer lift station, as well as potential future development sites at 2601 Jeffy in the City and 7960 Raymond Road in the Town of Verona, the latter of which is owned by the Madison Audubon Society. The extension of these sewer lines would be done by the City as an assessable project that would be paid for by the benefitting property owners primarily at the time of connection.

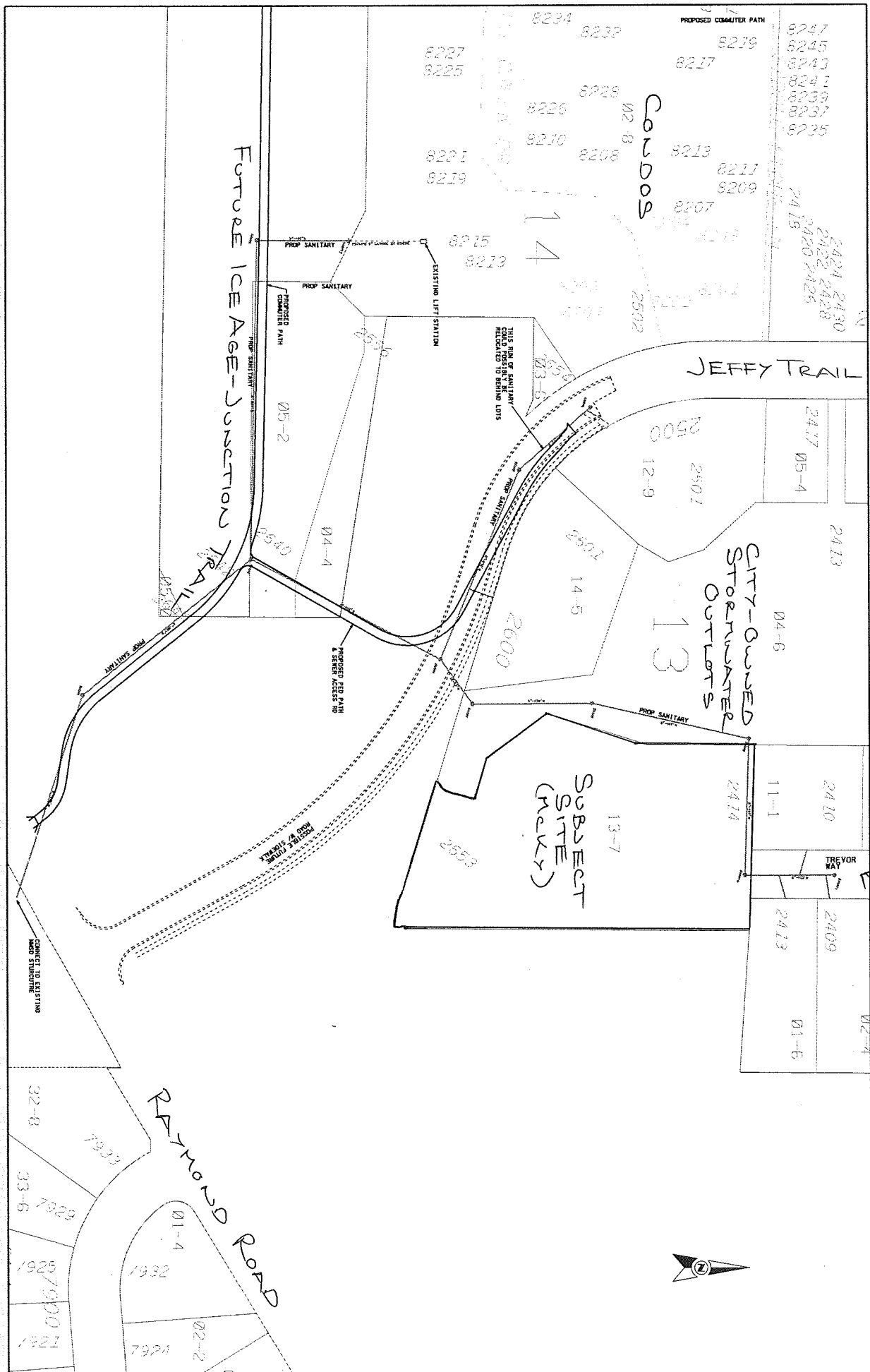
Staff also explored the potential extension of multi-purpose paths across and near the subject site and concluded that there could be a substantial benefit to extending a path to connect the larger Hawks Creek subdivision to the Ice Age Junction Trail regional multi-purpose path to be extended just to the

south of the Hawks Creek subdivision. [The Ice Age Junction Trail will be a paved, multi-use path not to be confused with the Ice Age Trail walking path, which also shares this general corridor.] Plans currently call for the Ice Age Junction Trail to be extended in 2012 from its current terminus at McKee Road (CTH PD) and S. High Point Road north to Raymond Road, and for the path to continue generally west from Raymond Road across City and Dane County open space lands towards S. Pleasant View Road (CTH M). City Engineering staff has designed a short spur from this path to extend north to Jeffy Trail, which would generally follow the alignment of the proposed sanitary sewer mains discussed above. The path connection to Jeffy Trail was preferred by staff because it could create a continuous bike route that would continue north to Mid Town Road and the planned neighborhood town center at Midtown Commons. Trevor Way on the other hand, was not preferred for this potential north-south bike route because it is not planned to extend all the way north to Mid Town Road and would require a less direct alignment to connect to the Ice Age Junction Trail. Staff did not feel that a second multi-purpose path off the end of Trevor Way two blocks east of the planned Jeffy Trail route was necessary or would be practical for the City to maintain in the long term.

Finally, the Madison Audubon Society and residents of the Hawks Creek subdivision have expressed concerns about the future extension of streets in and around the subject site, particularly Jeffy Trail, which is recommended in the High Point-Raymond Neighborhood Development Plan to extend from its existing terminus in Hawks Creek as a neighborhood collector street from Raymond Road to Mid Town Road. While the potential extension of Jeffy Trail is not directly before the Plan Commission with the applicant's proposed land division, the future extension of Jeffy Trail was noted in the August staff report as an important future connection that, if implemented, could obviate the need for Trevor Way to be further extended. Staff has developed a more detailed conceptual plan for how Jeffy Trail could be extended in the future to connect to Raymond Road, though that extension is unlikely to occur in the near-term and would instead require a separate approval to be granted by the Common Council later. The extension of the multi-purpose paths and sanitary sewers into the southern portion of the Hawks Creek subdivision would also require separate approvals by the Council, though staff anticipates that those improvements would be implemented in the nearer term.

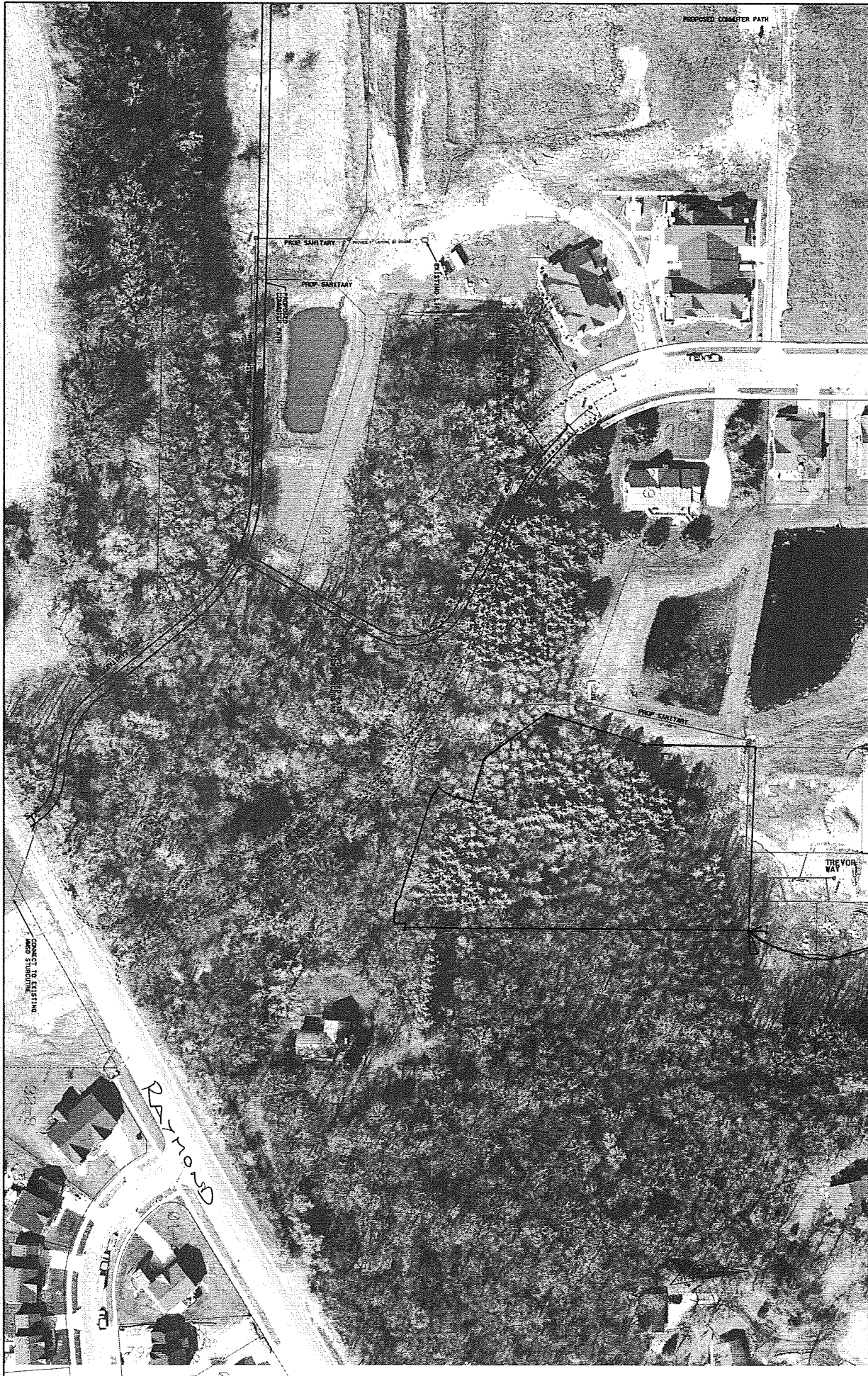
The land division request is unchanged from what was reviewed by the Plan Commission on August 29; the materials provided to the Commission for that meeting, including the staff report, recommendations and recommended conditions of approval, are included in the materials for this meeting for your reference. In addition to this addendum, the concept plans prepared by the City Engineering Division have been included for the Commission's reference.

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SUBJECT SITE