

SUMMARY INFORMATION

This information is provided in support of the City of Madison's request to amend the Central Urban Service Area to include 776.7 acres within the Northeast Neighborhoods planning area, located north of Interstate 94 and east of Interstate 39-90-94. There are 146.0 acres proposed as environmental corridor and 170.9 acres of existing development (including existing right-of-way) for a net addition of 459.8 developable acres.

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INTRODUCTION AND PLANNING FRAMEWORK

The *Northeast Neighborhoods Development Plan* (referred to as the “*Plan*”) was adopted by the Madison Common Council on October 20, 2009. The adopting resolution also authorized the City’s application to include the *Plan*’s Development Phasing Area A in the Central Urban Service Area (CUSA).

The Northeast planning area has been recognized as a potential location for future urban expansion since the *1990 Peripheral Area Development Plan*, which identified lands at the edges of the city most suitable for Madison’s near and longer-term growth. **See Map 7.** An update of the Peripheral Area Development Plan included as part of the *City of Madison Comprehensive Plan* adopted in January 2006 identified this area as having near-term potential for beginning urban development and recommended that a detailed plan for the area be prepared and adopted. **See Map 8.**

The Northeast Neighborhoods planning area includes primarily lands under City of Madison jurisdiction. Lands located in the Towns of Blooming Grove and Burke are governed by the *Town of Blooming Grove and City of Madison Cooperative Plan* which was approved in 2006 and the *Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan* which was approved in 2007. These Cooperative Plans provide for the orderly, planned transition of current Town territory in this area to Madison municipal jurisdiction over the next 30 years, while maintaining the fiscal viability and operational efficiency of the Towns during the transition period. These Cooperative Plans also include provisions that provide a framework for continued cooperation between the affected municipalities on a number of issues, including the coordinated provision of sanitary sewer and water service, roadway planning, development phasing and open space preservation.

Sustainable development is a key component of the *Plan*. During the planning process, five sustainability goals were developed for the planning area.

1. Reduce dependence on the automobile

Capture 25% of all trips made by persons living in the planning area by walking, bicycling or transit and/or reduce household motor vehicle miles of travel (VMT) by 25%.

2. Reduce energy consumption

Reduce household consumption of natural gas and fossil fuel-generated electricity by 25% compared to recent residential construction.

3. Reduce water consumption

Reduce residential per capita water use by 25% compared to current city-wide per capita levels.

4. Increase on-site stormwater infiltration

Infiltrate 25% of the stormwater volume on or adjacent to points of generation.

5. Deliver City services in an energy efficient manner

The City delivers services in the most energy efficient method possible.

These goals were adopted by the Common Council on March 31, 2009 after formal review by City committees and commissions. The *Plan* includes background information for each goal, recommendations to achieve the goals and a framework to measure and monitor achievement of the goals.

The *Plan* is the culmination of approximately three years of planning for the area. It was prepared through a joint planning effort that included the participation of neighborhood residents and property owners, City staff and officials, representatives of other municipalities and governmental agencies, and other interested individuals and organizations. Throughout the planning process, there was communication with each of these groups as public and private planning objectives were identified. Three public meetings were held at the Burke Town Hall in the planning area to present and discuss background information, preliminary concept plans and the draft plan.

As part of both the goals adoption and Plan adoption process, the Madison Board of Park Commissioners, Long Range Transportation Planning Committee, Sustainable Design and Energy Committee and Plan Commission reviewed the *Plan* which provided additional opportunities for public participation and plan refinement.

DESCRIPTION OF THE PROPOSED AMENDMENT AREA

The proposed amendment area is Development Phasing Area A in the *Plan*. **See Map 1.** It comprises 776.7 acres. About 687.9 acres, or 88 percent, of the amendment area is currently within the City of Madison, while the remaining 95.9 acres are still in the Towns of Blooming Grove and Burke. **See Map 2.** All of the Town lands will eventually be within City of Madison jurisdiction under the provisions of the respective Cooperative Plans with these municipalities.

Natural Features

The amendment area is primarily within the Door Creek watershed. A small portion of the amendment area is within the Starkweather Creek watershed. **See Map 3.**

There is an intermittent stream segment associated with Door Creek located in the amendment area. It drains to the south and east through the Cornwallis LLC and Reiner properties before travelling adjacent to CTH T/TT within the roadway's right-of-way. An intermittent stream segment associated with Starkweather Creek is located in the northwest corner of the Wood Madison Corp. property. This stream flows northerly and then westerly through the Village at Autumn Lake subdivision. Wisconsin Department of Natural Resources staff field checked these streams. They determined that the Door Creek segment is navigable and the Starkweather Creek segment is not navigable.

Navigable waterways must be maintained as open drainageways and are subject to the requirements of the Dane County shoreland zoning regulations. Shoreland areas are defined to include all lands within 300 feet of the ordinary high-water mark or the landward side of the floodplain of the navigable reaches of rivers and streams. Special regulations applicable to shoreland areas include: 1) Lots served by sanitary sewer must be at least 15,000 square feet in area; 2) Lots must be at least 100 feet in width at the building setback line; 3) The footprint of primary and accessory buildings cannot occupy more than 30 percent of each lot; 4) Buildings must be set back at least 75 feet from the ordinary high-water mark of the waterway.

The amendment area includes four wetland areas according to the Wisconsin Department of Natural Resources Wetland Inventory Maps. The actual boundaries of the southerly wetland on the Cornwallis property has been field-delineated. The northern wetland area shown on the Cornwallis property on the Wetland Inventory Maps is not a wetland according to field delineation. The wetland that straddles the Reiner and Forest Oaks Development properties and the wetland on the Schnurbush property have not been delineated.

There are hydric soils and soils with hydric inclusions located along the intermittent streams and wetland areas and at the intersection of Felland Road and CTH T/TT. These soils are generally less suitable for development, and soil conditions will need to be carefully evaluated on sites with these characteristics that may be considered for development.

Federal Emergency Management Agency floodplain maps do not indicate any floodplain within the amendment area.

The Natural Resources Conservation Service Soil Survey indicates the potential for seasonal high groundwater in areas planned for development. If soil borings confirm potentially problematic conditions, the City will require a sump pump system for buildings in these locations approved by the City's Master

Plumber or basements will not be permitted.

The Wisconsin Department of Natural Resources completed an Endangered Resources Review of the Northeast Neighborhoods Development Plan’s Phase 1 and Phase 2 planning areas and adjacent areas. Their review found historical occurrences of endangered resources. It is recommended that on-site surveys be conducted on individual properties as part of detailed development planning to determine whether any endangered resources exist on the property.

Existing Land Use

The majority of the land in the amendment area is currently being used for agriculture or consists of vacant undeveloped land. A small amount of existing development is located on or near the primary roadways within the amendment area. There are 26 residences on a variety of lot sizes. Commercial uses include a landscaping business, warehouse operation and decorating business. The Kennedy Little League baseball facility is categorized as an open space use. **See Table 1 and Map 4.**

According to the Wisconsin Historic Preservation Database, there are no historic buildings or archaeological sites in the amendment area.

Table 1: Amendment Area Data

Land Use	Existing Development (acres)	Proposed Land Use (acres)	Environmental Corridor (acres)	Estimated Avg. Units per Acre	Estimated Housing Units
Residential-Housing Mix 1	45.9	109.0	--	6	654
Residential-Housing Mix 2	--	85.8	--	12	1,030
Residential-Housing Mix 3	--	55.5	--	20	1,110
Residential-Housing Mix 4	--	36.5	--	35	1,278
Community Mixed-Use	--	30.8	--	30 (1)	924
Neighborhood Mixed-Use	--	2.6	--	20 (1)	52
Employment	9.9	67.3	--	--	--
Utilities	0.7	0.2	--	--	--
Parks, Open Space, Stormwater Management	10.0	158.7	146.0	--	--
Vacant/Undeveloped	605.8	--	--	--	--
Street Right-of-Way	104.4	230.3	--	--	--
Total	776.7	776.7	146.0	--	5,048

(1) The net densities of residential development within the Community Mixed-Use and Neighborhood Mixed-Use Districts will be higher than the estimated density in this table. Since portions of these Districts may include non-residential development, which will lower the overall density of the Districts, a lower net density estimate is used.

PROPOSED LAND USES

The amendment area is planned for neighborhoods characterized by a wide variety of housing choices, mixed-use districts, an employment area, and a system of well-located public parks and permanent open space areas. The neighborhoods are based on a framework of one-quarter mile pedestrian sheds, which represents a five minute walk from center to edge and comprises approximately 160 acres. These neighborhoods are centered on organizing features such as mixed-use areas and parks. **See Table 1 and Map 5.**

Residential Uses

Most of the amendment area is planned for residential uses. The recommended residential areas are divided into four broad Housing Mix districts, based on the principal housing types and range of housing densities proposed within each district. A variety of housing types and development densities is expected in all four of the Housing Mix districts, but the proportion, scale and density of multi-family housing types increases from Housing Mix 1 to Housing Mix 4. As shown on the Land Use and Street Plan map, relatively higher-density types of housing are generally recommended at locations closest to the mixed-used districts. The exact boundaries between the four Housing Mix districts shown on the Land Use and Street Plan are somewhat conceptual. Modifications may be considered as specific developments are proposed, provided that the general land use pattern is consistent with *Plan's* objectives.

If all the lands in the amendment area recommended for residential and mixed-use development were built out at the densities included in the *Plan*, there will be 5,048 dwelling units in the amendment area. The overall net density would be 15.8 units per acre. These are general estimates for planning purposes. The actual number of future dwelling units and net density will depend on the amount of land developed with residential uses and the actual density of individual projects.

Mixed-Use Districts

The amendment area includes the *Plan's* Community Mixed-Use District and a portion of the Neighborhood Mixed-Use District located at the intersection of Lien Road and Reiner Road. The mixed-use districts are planned to be engaging, urban destinations that provide retail goods and services. It is recommended that these districts also include employment, civic/institutional, residential and open spaces uses such as urban squares and formal greens. The mixed-use districts will be within walking, and biking distance for many residents within the planning area and will also be served by transit. Transit-oriented development standards will guide future development in these areas since they will ultimately become the primary transit hubs within the planning area.

Reiner Road/CTH T Town Center Concept

Figure 1 illustrates a development concept for the northwest quadrant of the Community Mixed-Use District. The concept shows potential street, block and lot patterns, building placement, streetscape treatments and public and private greenspaces overlaid on the recommended Land Use and Street Plan. It illustrates how the area could be developed to create a compact, mixed-use development area. Buildings are placed close to tree-lined streets to create a feeling of spatial enclosure, which fosters pedestrian activity and helps establish a unique sense of place. Linked public and private village greens and squares provide focal points for the area and provide terminal views down primary travel corridors. These areas create attractive gathering spots that enhance the area's sense of place and provide active and passive recreation opportunities.

A green corridor links the central green with a small urban park. The green corridor could include community gardens, rain gardens, walkways, bicycle paths and attractive “front yards” for homes fronting it.

Employment

An Employment District is recommended adjacent to CTH T and Interstate 94. This district is intended to provide high-quality employment opportunities for the planning area and the region. Recommended land uses include corporate and business offices, research facilities and laboratories, hospitals, medical clinics and similar uses. The District should provide a variety of flexible sites for small, local or start-up businesses, as well as sites for large national or regional companies. It is also recommended that complementary uses be located in the Employment District that will serve District employees and users and also provide the opportunity for shared parking. These uses could include business services, conference centers, childcare; restaurants, entertainment and other small-scale retail establishments on the ground floor of multi-story buildings; and lodging facilities.

Parks and Open Space

The *Plan* seeks to preserve the significant natural features including streams, drainageways, wetlands, steep slopes and wooded areas. Where practical, the *Plan* recommends connecting these features into an interconnected system of open space corridors. The largest planned open space corridor is associated with Door Creek and its related wetlands and hydric soils.

The natural areas are complemented by a system of well-placed parks that will provide convenient access to a variety of recreational opportunities and add significant aesthetic character to the amendment area. Almost all of the lands (approximately 97%) planned to include residential development are located within one-quarter mile of a planned park. The open spaces and parks are also recommended to provide the opportunity for local food production through the creation of community gardens. Urban agriculture could be sited within the amendment area utilizing the urban agriculture district in the City’s draft Zoning Code.

Recommended Environmental Corridors

It is recommended that the parks, stormwater detention facilities, drainageways and buffer areas be designated as Environmental Corridor.

Development Staging

Within the amendment area, it is anticipated that development will begin on the Cornwallis, Marks Farms, Wood Madison and Forest Oaks properties over the next five years. Some of these property owners have begun detailed development planning and would like to start development in 2010. It is anticipated that development will begin on most of the remaining properties over the next 10 years.. **See Map 6.**

TRANSPORTATION RECOMMENDATIONS

Roadways

The amendment area is adjacent to Interstate 94, which will be widened to six lanes. Also, the ramps associated with the Badger Interchange will be lengthened. The amendment area includes two planned arterial roadways, CTH T/TT and Reiner Road, which are recommended to be four-lane divided roadways. The planned collector roadways are Felland Road, Collector B and the extension of Milwaukee Street (Collector C), which are planned to be two-lane roadways.

Pedestrian/Bicycle Facilities

All arterials and collectors are planned to have on-street bicycle lanes. All streets will have sidewalks and are also designed to accommodate bicycle travel. The Plan recommends a system of relatively direct paths that are integrated with planned regional pedestrian/bicycle facilities. Mid-block pedestrian/bicycle paths are recommended where a reasonably direct street connection is not available.

Transit Service

Madison Metro bus service is not provided to the amendment area. The Plan illustrates potential transit routes for both the early phases of development and for future phases when the planning area is more fully developed. The Plan recommends that transit service be implemented by the time there are 10% of the projected dwelling units or employees in the planning area. This would equate to about 1,000 dwelling units or 1,000 employees.

DESCRIPTION OF PROPOSED FUTURE URBAN SERVICES DELIVERY

The southern boundary of the amendment area is contiguous to the current CUSA. City of Madison urban services are available either within the amendment area or in close proximity to the amendment area. **See Map 6.**

Sanitary Sewer Service

Wastewater Generation

It is estimated that the amount of wastewater generated from development in the amendment area will be equal to the amount of water consumption. Utilizing the City's current per capita water usage of 73.6 gallons per day for residential development and assuming 100 gallons per day for every 1,000 square feet of Mixed-Use development and 175 gallons per day for every 1,000 square feet of Employment development, the anticipated water usage for the amendment area would be 1.06 million gallons per day (MGD). This equates to 1.62 cubic feet per second (cfs) and 6.48 cfs using the City's typical peak factor of 4. If the goal of a 25% reduction in the residential water usage is achieved, the anticipated water usage for the amendment area would be .87 MGD. This equates to 1.37 cfs and 5.48 cfs using the City's typical peak factor of 4.

The wastewater generation estimate for the amendment area developed for this CUSA application (average flow of 1.62 cfs or 1.37 cfs) is higher than the City's preliminary wastewater planning for the area which would estimate an average flow of approximately .97 cfs (assuming 8 persons per gross acre at 100 gallons per person per day over the 783.8 gross acres in the amendment area). The City will incorporate the higher estimates into on-going sanitary sewer planning for the area and construct facilities accordingly. The City will also coordinate with the Madison Metropolitan Sewerage District and their planning for future improvements to their system.

The following infrastructure is currently in place to serve the amendment area or will be constructed in the next year.

Gaston Road Extension

In 2008, the Madison Metropolitan Sewerage District constructed the 21-inch Gaston Road Extension of the Far East Interceptor. This extension followed Gaston Road to the north underneath Interstate 94 to a point approximately 850 feet north of the Interstate. This interceptor will be extended to the northwest to serve the eastern portion of the amendment area.

Northeast Neighborhood Interceptor

In 2009, the City of Madison constructed the 12-inch Northeast Neighborhood Interceptor into the amendment area. The interceptor was extended underneath Interstate 94 to the intersection of Reiner and CTH T/TT. From there, it continues to the west to Felland Road. Downstream, the interceptor connects to a 15-inch interceptor along Milwaukee Street, which connects to MMSD's Far East Interceptor.

Northeast Neighborhood Interceptor Phase 2

In 2010, an 8-inch City of Madison interceptor will be extended northward from the intersection of Reiner and CTH T/TT along Reiner Road to just south of the proposed extension of Lien Road.

Milwaukee Street

In the future, the interceptor along Milwaukee Street may be extended into the amendment area. This extension will likely follow the future extension of Milwaukee Street into the amendment area and be constructed in conjunction with the roadway project.

Starkweather Creek Watershed

A small portion of the amendment area is in the Starkweather Creek watershed. This area will be served by the 24-inch MMSD Northeast Interceptor/Lien Extension Interceptor. This interceptor has been extended underneath Interstate 39-90-94 and into the Village at Autumn Lake subdivision by the City of Madison. Future extensions to the southeast will then serve a small part of the amendment area.

Stormwater Management

The Land Use and Street Plan illustrates a basic framework of proposed stormwater management facilities within the amendment area, including open drainageways and stormwater detention facilities. The map does not illustrate the location of smaller infiltration mechanisms such as rain gardens or segments of underground storm sewer that will be needed at some locations. The facilities shown on the map are preliminary, but their locations and approximate sizes are based on an analysis of drainage patterns and the amount of land and potential future development within the many sub-basins in the planning area. Detailed stormwater management planning and engineering for development projects may result in some modifications to these conceptual facilities, but it is expected that any revisions will be generally consistent with the framework recommended in the Land Use and Street Plan.

On-site Stormwater Infiltration Goal

The Plan includes a goal of utilizing on-site infiltration for 25% of the required amount of infiltration. It is anticipated that this goal will be primarily achieved through the use of rain gardens. Relatively smaller rain gardens could be constructed on individual lots, such as in the street terraces, to infiltrate stormwater from the lot (building and driveway) and potentially the sidewalk and street. Larger rain gardens could be constructed at the low point on a block to provide infiltration for the whole block and potentially the sidewalk and street. These features are most effective in areas with permeable soils. The Dane County Soil Survey indicates that most of the amendment area has relatively permeable soils. Specific locations for these facilities, as well as specific system designs should be determined as part of more detailed development planning when more precise soil information is available.

Streambank and Wetland Improvements

It is recommended that measures be taken to limit erosion along the existing streams and drainage courses within the amendment area. The stream banks could be stabilized through selective tree removal to increase sunlight and installation of appropriate native plants. The limited use of natural boulders or similar materials may also be appropriate. Measures should also be taken to enhance and protect wetlands, like removal of invasive brush and trees, dredging of accumulated past sediments and careful management of land disturbance and runoff in their vicinities to prevent further degradation. Ideally, improvements to the streams and wetlands will occur at the time the adjacent land is developed or earlier.

Public Water Service

Water Usage

Utilizing the City's current per capita water usage of 73.6 gallons per day for residential development and assuming 100 gallons per day for every 1,000 square feet of Mixed-Use development (.4 FAR) and 175 gallons per day for every 1,000 square feet of Employment development (.5 FAR), the anticipated water usage for the amendment area would be 1.06 million gallons per day (MGD). If the goal of a 25% reduction in the residential water usage is achieved, the anticipated water usage for the amendment area would be .87 MGD.

Water Distribution

Public water service to the amendment area will be provided by the Madison Water Utility through the extension of water mains within Pressure Zone 123, which covers lands on the far east side of Madison. The Water Utility has some infrastructure in the area. Water mains are located along Sprecher Road, CTH T/TT and Felland Road up to the Water Utility's Felland Reservoir. A water main is also located along Lien Road just outside the amendment area. This main was constructed as part of the Lien Road reconstruction project.

Reservoirs and Towers

Pressure Zone 123 is pressurized by the Cross Hill water tower located near Nelson Road and USH 151 and the Sprecher Road Tower located within the Grandview Commons subdivision. These towers have the ability to provide adequate water pressure to elevations between about 900 and 1,040 feet U.S.G.S, which will be sufficient for almost all parts of the amendment area. The use of a booster station will be required to serve development areas above 1,040 feet. Water services are capable of providing 2,000 gallons per minute for 2.5 hours for fire fighting purposes.

Public Wells

In the near term, Wells 15, 25 and 29 will provide potable water to the amendment area. These wells have a combined design capacity of 7.5 MGD. On the average day in 2008, these wells pumped 4.63 MGD and on the highest pumping day of 2008 these wells pumped 5.49 MGD. This would indicate that there is currently plenty of capacity for the amendment area. However, due to the fact that these wells serve multiple neighborhoods and wells and water mains are sized on their ability to provide fire protection as well as provide domestic service, it is likely that another well will be needed in this vicinity in the future. The Water Utility Master Plan includes a conceptual location for a future Well 41 near the intersection of Reiner Road and CTH T. This location is very conceptual at this point, as the siting of a new well requires a considerable amount of detailed analysis and review.

Police Protection Services

The City of Madison Police Department will provide police protection services to lands within the amendment area that are within the City. The amendment area is part of both the Madison Police Department's East District and North District. The East District Station is located at the intersection of Thompson Drive and Cottage Grove Road just west of Interstate 39-90-94. This station is about two miles from the amendment area. The North District Station is located on Londonderry Drive near the intersection of Packers Avenue and Northport Drive. This station is about four miles from the amendment area. As development continues to occur throughout Madison's northeast side, the Police Department may eventually develop a Northeast District. This new district would likely serve the amendment area.

The City of Madison currently has 438 full time equivalent police officers, or about 1.93 officers per 1,000 population, based on the estimated January 1, 2008 population of 226,650. Although this is only one measure of effective police service, and will tend to fluctuate over time, the City expects to maintain police staffing levels at about this level in the future.

Lands located in the Towns will continue to receive services from the Dane County Sheriff's Office or through another arrangement that the Towns may make in the future.

Fire Protection and Emergency Medical Services

The City of Madison Fire Department will provide fire protection and emergency medical services to lands within the amendment area that are in the City.

Currently three Madison fire stations are located in relatively close proximity to the amendment area: Station No. 11 on Nelson Road near USH 151, Station No. 8 on Lien Road at East Washington Avenue and Station No. 5 on Cottage Grove Road near Stoughton Road. Response time to the planning area from the nearest fire station is about 4 to 6 minutes, depending on weather and traffic conditions. A new fire station is being contemplated for a site near the intersection of Sprecher Road and Milwaukee Street which is approximately one-half mile from the amendment area. A new fire station in this location would provide improved service to the amendment area.

Lands within the Towns will continue to receive these services through service arrangements that the Towns have established with other municipalities.

Streets and Sanitation Services

For lands within the City of Madison, the Madison Street and Sanitation Division provides collection of solid waste, large items and recyclable materials on a year round basis; the collection of yard waste and brush on a monthly basis; and leaf collection in the Spring and Fall. The Streets Division will also provide street repair, street cleaning and snow and ice control. Currently, these services are provided to the planning area from the East Side Public Works Facility located on Sycamore Road.

Lands within the Towns will continue to receive services through service arrangements that the Towns establish.

Public Schools

The amendment area is entirely within the Sun Prairie Area School District and is currently served by Creekside Elementary School, Patrick Marsh Middle School and Sun Prairie High School. Students from the amendment area are eligible for bus transportation to these schools. School facilities will eventually be established in the planning area. The *Plan* recommends a potential elementary school site on Felland Road just outside the amendment area and potential combined elementary and middle school site on Lien Road just east of Reiner Road. There is also a potential school site located on Felland Road in the Village at Autumn Lake subdivision.

ADDITIONAL INFORMATION

Purpose of the Proposed Amendment

The City of Madison is requesting this amendment to the CUSA in order to be able to extend the full range of urban public services, including sanitary sewer service. As noted above, beginning urban development in the Northeast Neighborhoods at this time is consistent with long-range growth recommendations in the City of Madison Comprehensive Plan and with the development phasing recommendations in the *Plan*.

Balanced Development Pattern

In order to accommodate projected employment, housing and population growth, the *City of Madison Comprehensive Plan* recommends an efficient, balanced urban development pattern. The recommended development pattern includes urban 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.

Infill and Redevelopment

The City of Madison has strongly encouraged and supported infill and redevelopment activities in the Downtown, Isthmus area and at recommended locations elsewhere in the community. Significant development of this type has occurred in recent years. A map prepared by the City of Madison titled *Downtown Development May 2009* shows the location of more-recent development projects in the downtown area. **See Map 9.** In these and other projects, more than 2,700 new dwelling units were added to Madison's central area between 2000 and 2007 as indicated on the map entitled *City of Madison New Dwelling Units 2000-2007*. **See Map 10.** There is no vacant land in the central city and virtually all of this housing increase represents significant increases in residential density on redevelopment sites.

Northeast Neighborhoods

The amendment area incorporates the principles of Traditional Neighborhood Development and Transit-Oriented Development. It includes a wide range of complementary land uses that will provide the opportunity for residents to meet their daily needs without having to leave the amendment area. Areas planned for residential development have an estimated net density of 15.8 units per acre which is well above the existing density of 6.6 units per acre for the CUSA. Five sustainability goals have been adopted for the planning area. These goals will advance the sustainability of development in the amendment area, but could also serve as a model for future development in the City and the region.

Agricultural Loss Mitigation

The amendment area currently contains active agricultural lands. Urban development will eventually result in the transition of these lands to more intensive uses. These lands, however, do not represent a viable location for long-term farming activities. The area has been identified as a future City of Madison growth area since the 1990 Peripheral Area Development Plan and extensive urban development is taking place in adjacent areas. Almost all of the lands within the amendment area are owned or have been optioned by developers. Although farmland is converted to other uses in the process, development at urban densities in engaging new neighborhoods adjacent to established urban centers helps to mitigate the significantly greater loss of farmland that results from alternative low-density suburban or exurban developments.