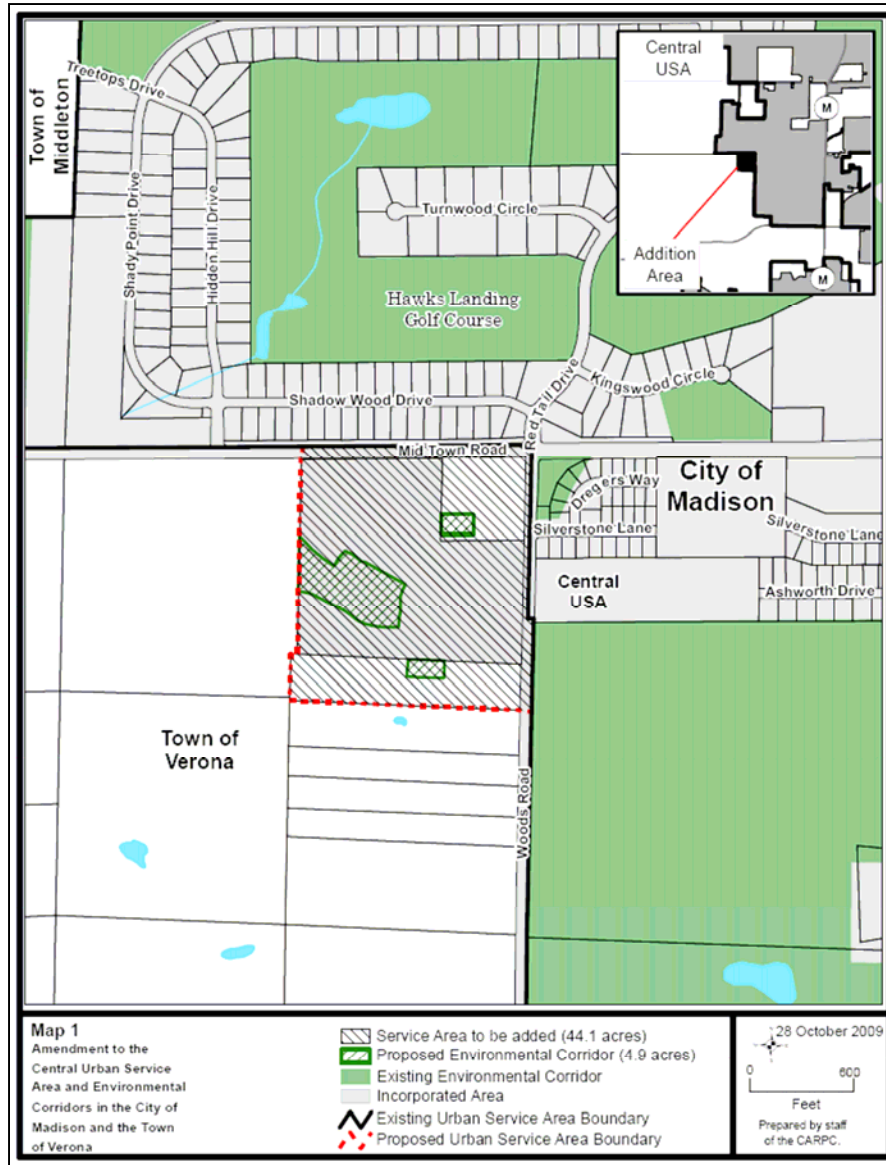


Revising the Central Urban Service Area Boundary and Environmental Corridors in the City of Madison and the Town of Verona



Shady Wood USAA



Proposal

- Adds 44.1 acres to the CUSA
- 6.5 acres of existing development
- 4.9 acres of environmental corridors
- 32.7 developable acres

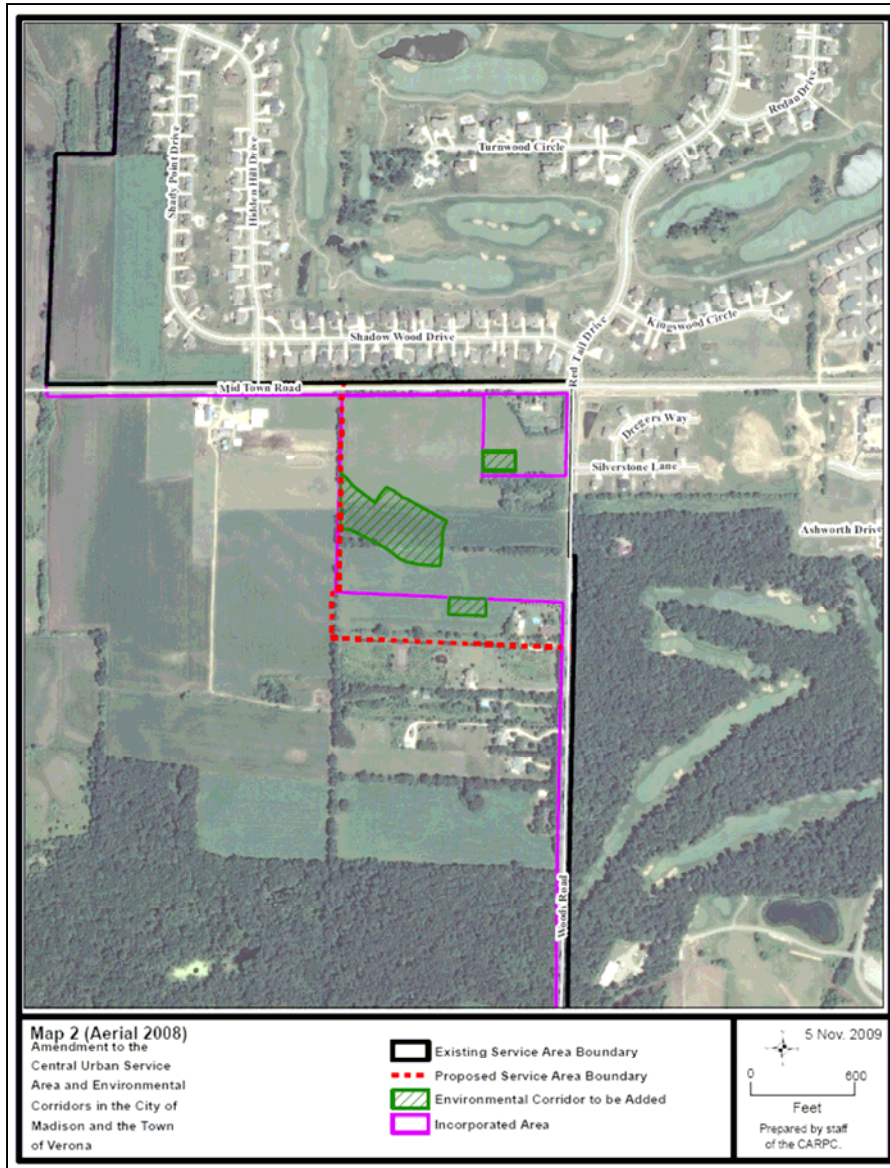


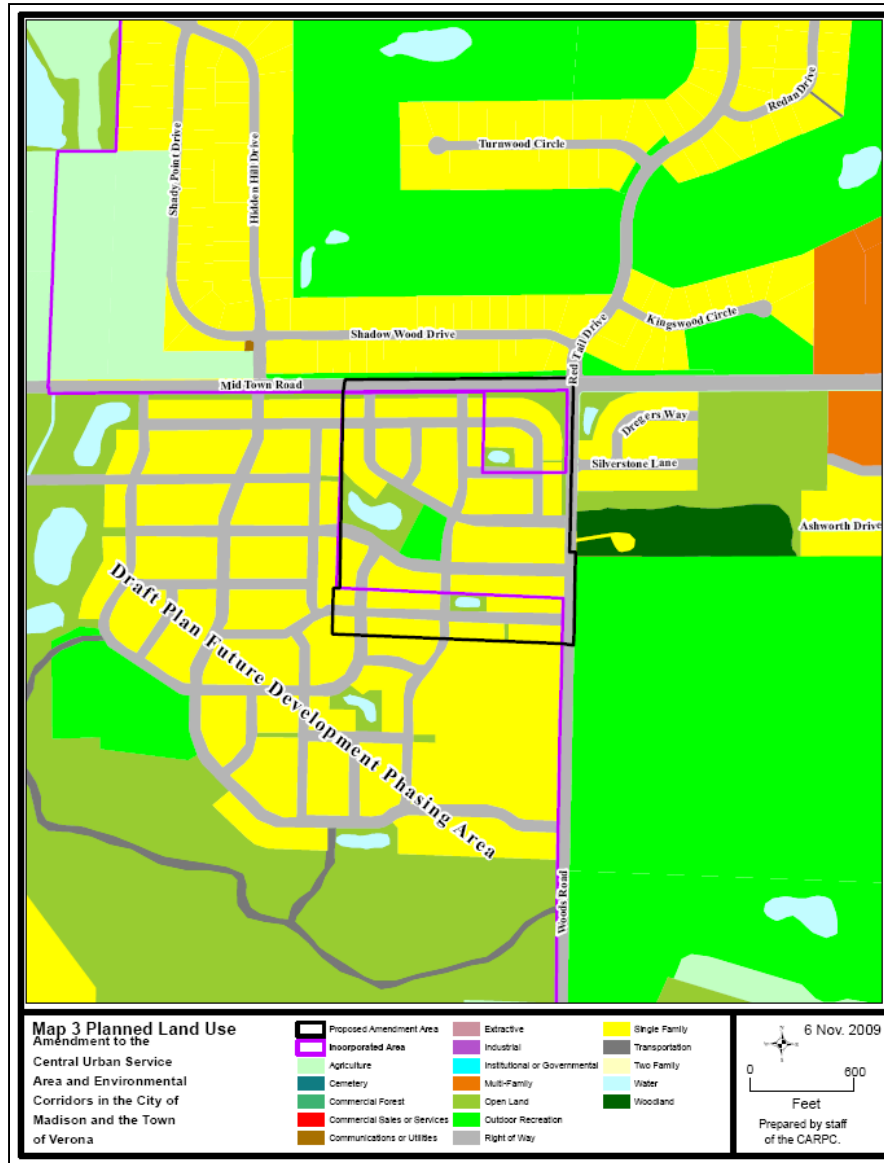
Proposal

- 1.2 acre park
- 5.0 acres open space and drainage
- 15.4 acres right-of-way
- 22.5 residential acres
 - 135 new single family units
 - 6.9 units per acre



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Consistency with Plans:

- Development Phasing Area A of the Shady Wood Neighborhood Development Plan
- City of Madison Comprehensive Plan
- City of Madison and City of Verona Intergovernmental Agreement
- No conflict with County Park and Open Space Plan



Consistency with CARPC Goals and Objectives

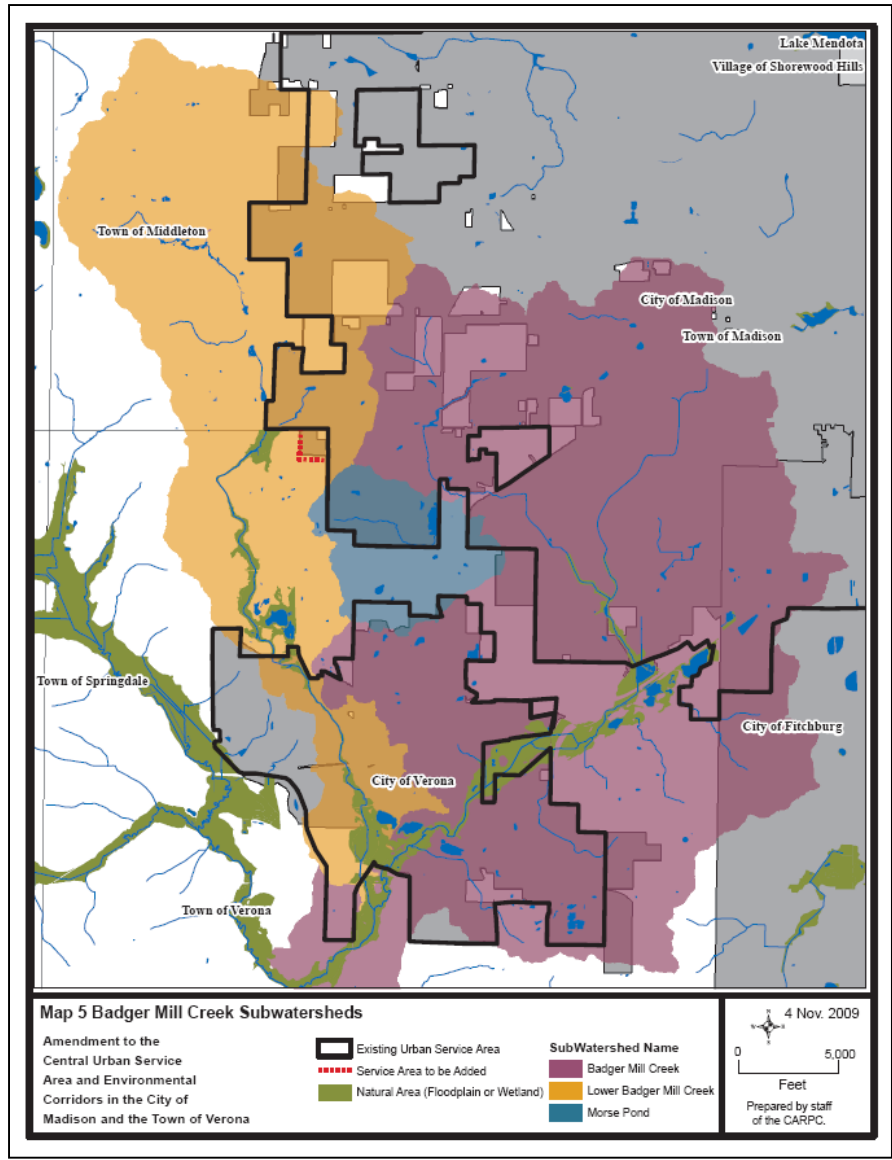
- Promotes compact urban development
- Part of detailed neighborhood development plan
- Walkable and bikeable neighborhood
- Larger neighborhood plan promotes countywide system of open space corridors



Consistency with CARPC Criteria

- Within forecast 2030 land demand for CUSA
- Adjacent to existing CUSA
- Sufficient capacity on Mid-Town and Woods Road.
- Planned improvements on CTH M





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Water Resource Issues

- Increase peak flow rates in smaller storms
 - Change in channel geomorphology (channel forming events) & increased erosion
- Increased stormwater runoff volumes
 - Bank & bed erosion in Lower Badger Mill Creek
 - Downstream effects in Badger Mill Creek



Water Resource Issues

- Reduced groundwater recharge



Peak Rate Control Standards

WI (NR 151)	2-yr 24-hr design storm to pre-development rate (CN = 70)
Dane Co. (Ch. 14)	2, 10-yr 24-hr design storms to pre-development rate (CN = 68)
C. Madison (Ch. 37)	2, 10, 100-yr 24-hr design storms to pre-development rate (CN = 68)
Recommended Condition	1, 2, 10, 100-yr 24-hr design storms to pre-development rate (CN = 68)



Infiltration / Volume Control Standards

WI (NR 151)	90% (residential) annual pre-development volume w/ 1% site area cap
Dane Co. (Ch. 14)	Same as above <u>and</u> if > 1% site area alt. 7.6"/yr recharge
C. Madison Proposed	Same as all of above <u>and</u> post to pre dev. volume for 1, 2, 10-yr 24-hr storm <u>if</u> discharge to adjacent farm
Recommended Condition	Same as all of above for <u>any</u> discharge point <u>and</u> post to pre dev. volume for 1 & 5-yr rain series



Groundwater Recharge Standards

WI (NR 151)	Part of infiltration standard, no specific recharge requirement
Dane Co. (Ch. 14) C. Madison	7.6"/yr recharge If infiltration area exceeds 1-2%
Recommended Condition	9" - 10"/yr recharge WGNHS predevelopment recharge rate



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