

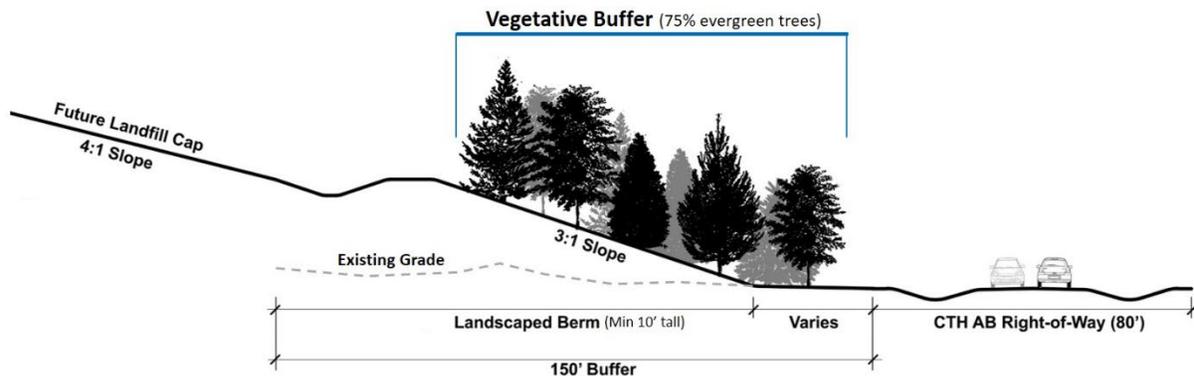
Attachment O
Neighborhood Development Plan

The following text replaces the text on page 42 titled Industrial District.

Industrial uses are recommended for developable lands along Femrite Drive and the north-south stretch of Meier Road. These areas already have industrial development in the general vicinity. Proximity to the Dane County Landfill and good access to USH 51, USH 12/18 and the Interstate system make industrial uses appropriate in this area. Examples of recommended uses include manufacturing, production, processing, wholesale, storage, distribution, offices, construction and contractor shops and offices, flex space and limited retail and service uses that primarily serve the industrial uses. Development in this district should be designed with adequate landscaping and screening to ensure compatibility with adjoining uses.

Industrial uses are also recommended for the eastern portion of the Yahara Hills Golf Course. This industrial area is planned to include a new Dane County Landfill, a composting facility and a business park comprised of businesses that recycle or repurpose items that would typically go into the waste stream.

The proposed landfill area should be designed with adequate buffer and screening to ensure compatibility with adjacent land uses. A buffer area that is a minimum of 150 in width should be provided around all sides of the landfill. These buffer areas should include a minimum 10 ft. tall berm, solid fencing maybe incorporated and landscaped with a variety of species of trees that include a minimum of 75 percent evergreen trees. See the image below.



Areas to the west of the planned landfill may be contemplated for industrial uses over time. Any changes that are contemplated should require an amendment to this Plan or any successor Plan for this area.

The landfill design and permitting process will commence later this year in 2022. The permitting process prescribed by the State Statute and Wisconsin Department of Natural Resources (WDNR) code is a multiyear process. Landfill permitting process will also include a local negotiated agreement process that

allows affected municipalities (counties, villages, cities and towns within 1500 feet of the proposed waste filling boundaries) to negotiate directly with Dane County on a variety of topics around the proposed landfill site including but not limited to: hours of operation, landfill design elements, and local compensation for potentially affected parties. Attached is the link to the Rodefild Landfill Local Negotiated Agreement ([Legistar Id # 65473](#))

The following text replaces the text on page 44 titled Yahara Hills Golf Course.

Yahara Hills Golf Course

One of Madison's four public golf courses is located 1/2 mile east of IH-90. This course is a 36-hole regulation course spread over 400 acres of rolling hillside. Yahara Hills Golf Course opened in 1967. It is Madison's largest facility with two 18-hole championship courses and has hosted various national and state tournaments. In 2019 the City's Golf Subcommittee of the Board of Park Commissioners recommended that the Yahara Hills Golf Course be reduced from 36 to 18 holes, and potentially be closed all together.

It is anticipated that the eastern portion of the Yahara Hills Golf Course will become industrial use. Under this scenario, 18 holes of golf would remain. The anticipated industrial uses to the east of the remaining 18 holes will provide a 150 feet wide buffer area, comprised of trees and screening. Please reference the information provided on Page 42 regarding buffer and screening.

The text on page 45 titled Community Park will be removed

The following text replaces the text on page 47 titled Dane County Landfill

Dane County currently operates the Rodefild Landfill north of USH 12/18, which is anticipated to reach capacity by 2027. Dane County is currently seeking a vertical expansion from the Wisconsin Department of Natural Resources (WDNR) which will extend the life of the site to approximately 2030. The Plan recommends the current landfill as Other Open Space since the Plan is looking at the long term use of the site.

After final closure of the Rodefild landfill, much of the site is planned to be converted to open green space with hiking, biking, or cross country skiing trails, space for activities such as disc golf or dog park, and a scenic overlook area. The Parks Division of Dane County Land and Water Department will be including the current landfill and adjacent parcels in the Dane County Parks and Open Space Plan.

The following text replaces the text on page 52 titled Ho-Chunk Gaming Area Transportation Recommendation.

Currently, Ho-Chunk Gaming, the area west of the golf course, and the Yahara Hills Golf Course are served by only one access and egress road. This isolates the area from the rest of the City and limits

future use of the Ho-Chunk lands. To improve accessibility to the area as part of the CTH AB Interchange project, a full diamond interchange is being constructed just east of the existing CTH AB intersection with a two-way frontage road on the south and north sides of USH-12/18 connecting CTH AB to Millpond Road and Long Drive.

The plan recommends a new bridge/overpass across USH 12/18 via Meier Road and a crossing via Storck Road to connect the Marsh Road Neighborhood to this area and then extend north to connect to the Regional Trail network.

It is recommended that a new loop road be considered within the planned industrial area, golf course and Ho-chunk area. The loop road would be a two lane facility in a 66-foot right of way. The loop road is conceptual and will require in-depth planning to determine project cost/feasibility, the impact on the environmental features in the area.

Ho-Chunk Gaming has a General Development Plan for the potential land use and street layout for the area that was approved by the City of Madison in 2019.

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Map 1: Planning Area

Yahara Hills Neighborhood Development Plan Amendment

Amendment Area

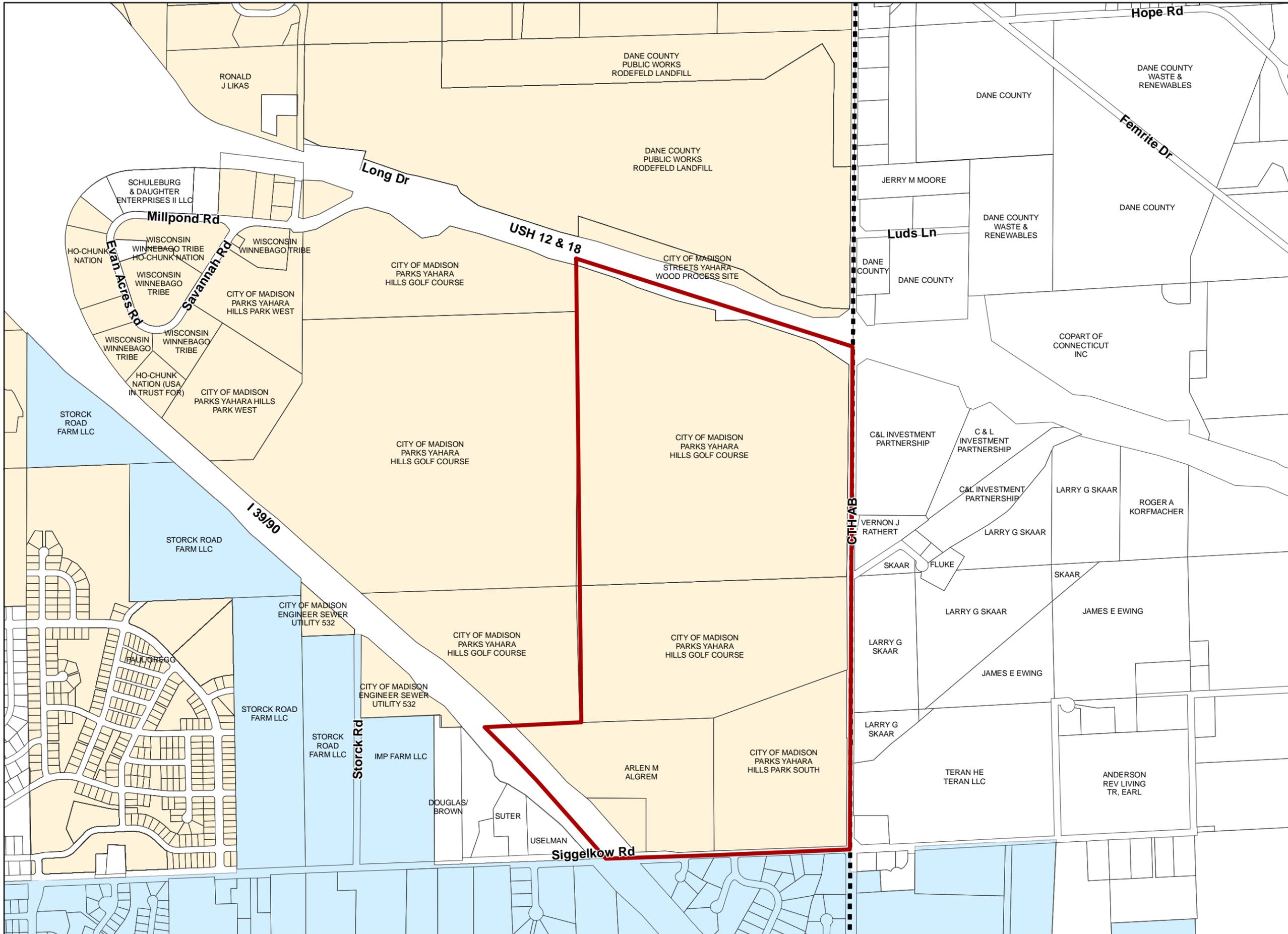
City of Madison Boundary



Map 2: Municipal Jurisdiction & Property Ownership

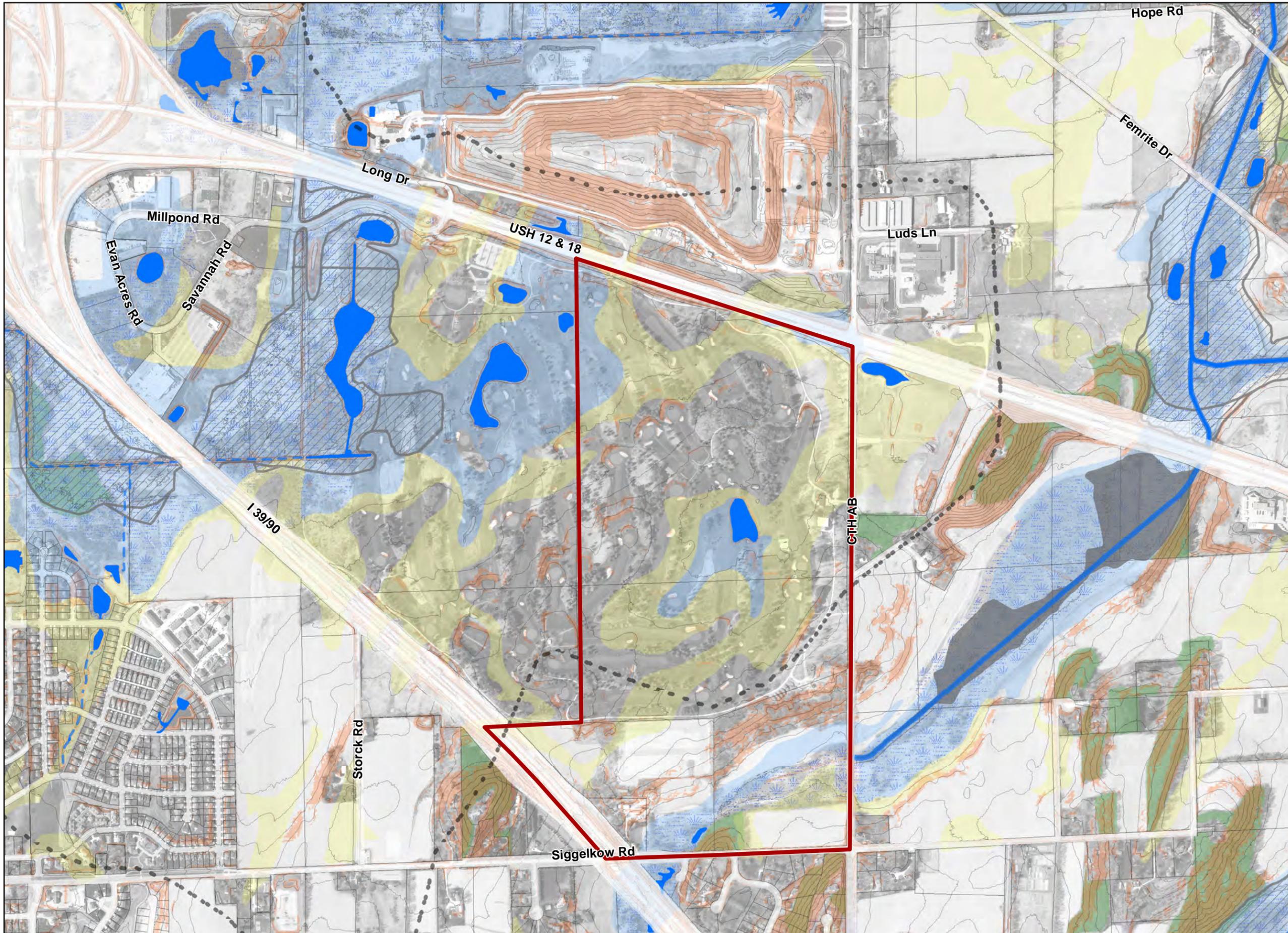
Yahara Hills Neighborhood Development Plan Amendment

-  Amendment Area
-  Town Line
-  City of Madison
-  Village of McFarland
-  Town of Blooming Grove/ Cottage Grove



Map 3: Natural Features

Yahara Hills Neighborhood Development Plan Amendment



Amendment Area

Major Ridgeline

Surface Water

Wetlands

Floodplain (2014)

Without Base Flood Elevation (Zone A)

Regulatory Floodway (Zone AE)

Hydic Soils

Soils with Hydic Inclusions

Slopes 12% or Greater

Wooded Area

Perennial Stream

Intermittent Stream

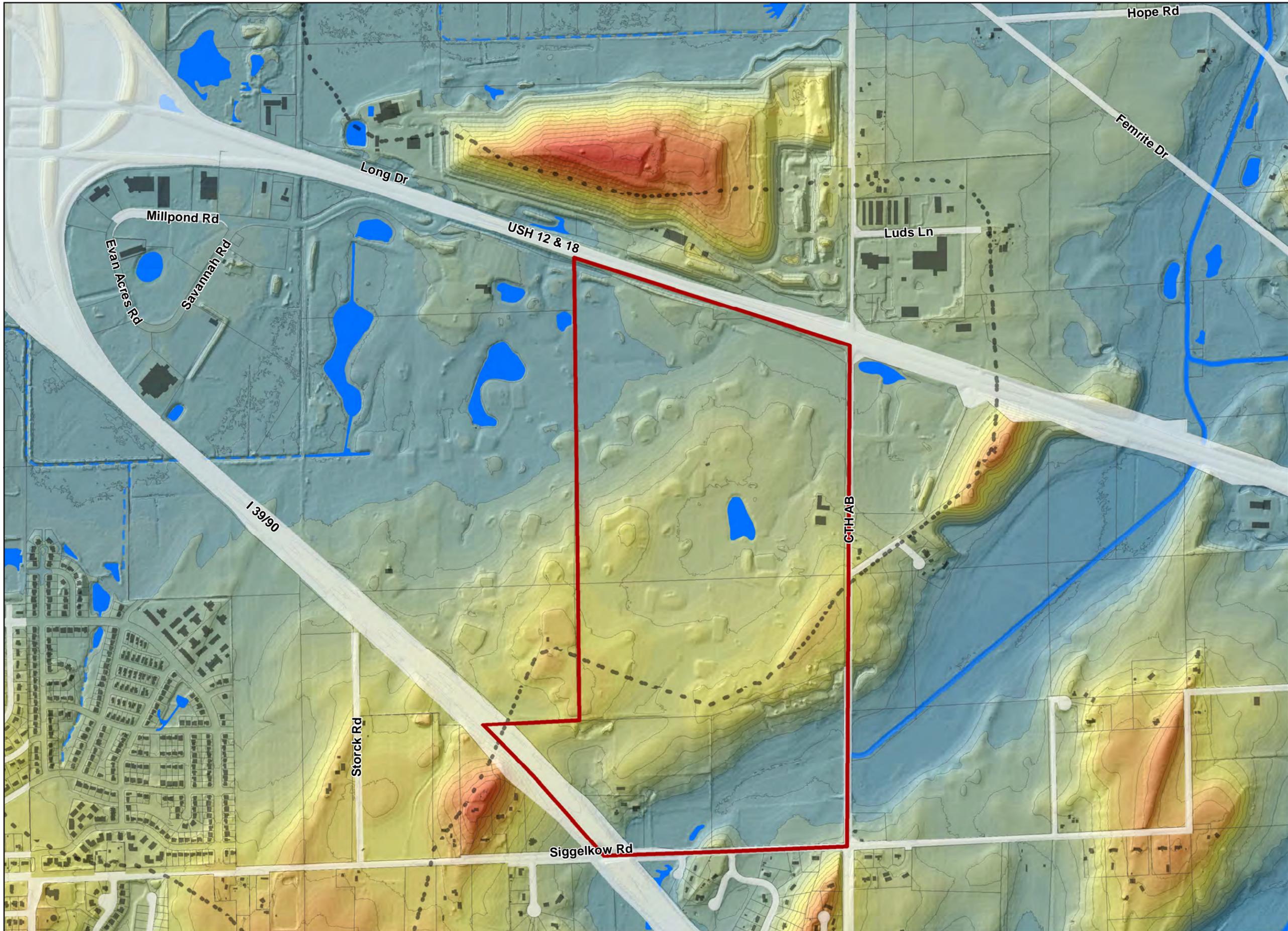
10 ft Elevation Contour

Map 4: Elevation

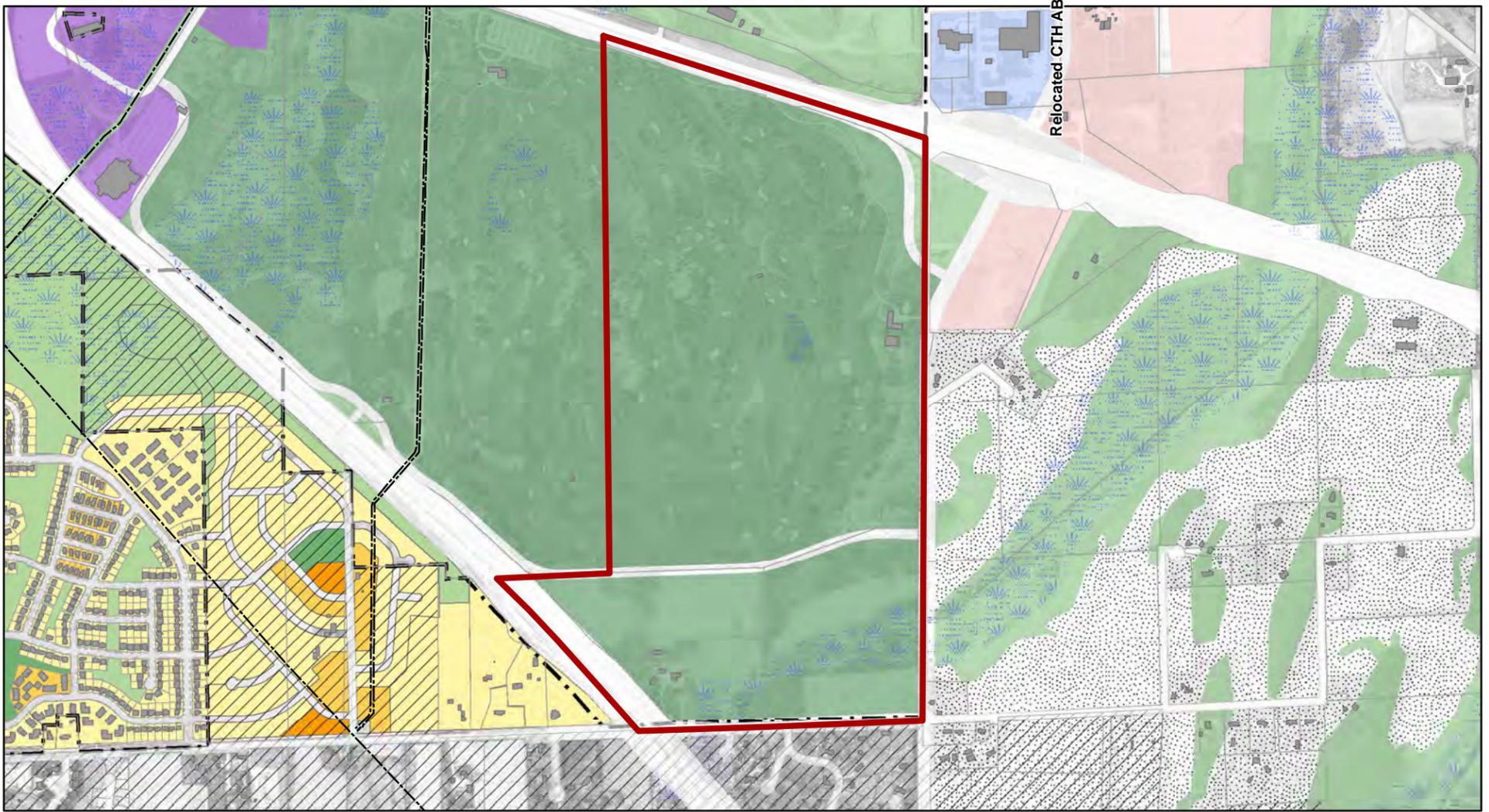
Yahara Hills Neighborhood
Development Plan Amendment

-  Amendment Area
-  Major Ridgeline
-  Surface Water
-  Perennial Stream
-  Intermittent Stream
-  10 ft Elevation Contour

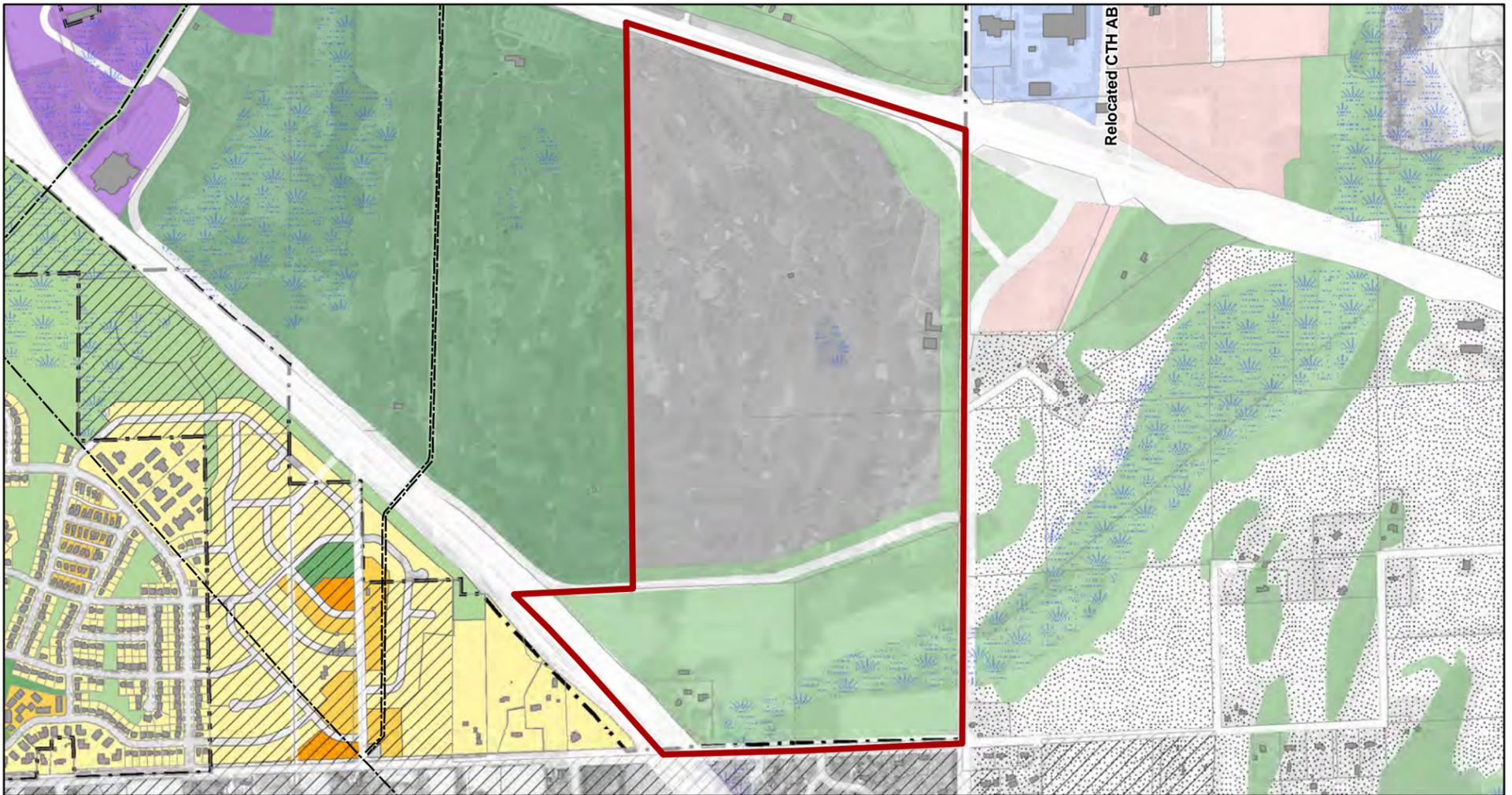
- Elevation**
-  High
 - 
 - 
 - 
 -  Low



Yahara Hills Neighborhood Development Plan as Adopted January 2017

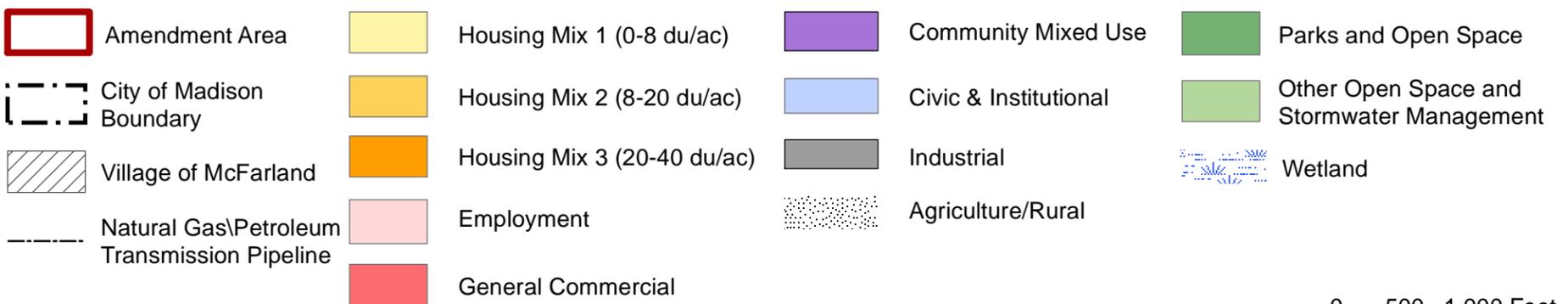


Proposed Neighborhood Development Plan Amendment



Future Land Use and Street Plan

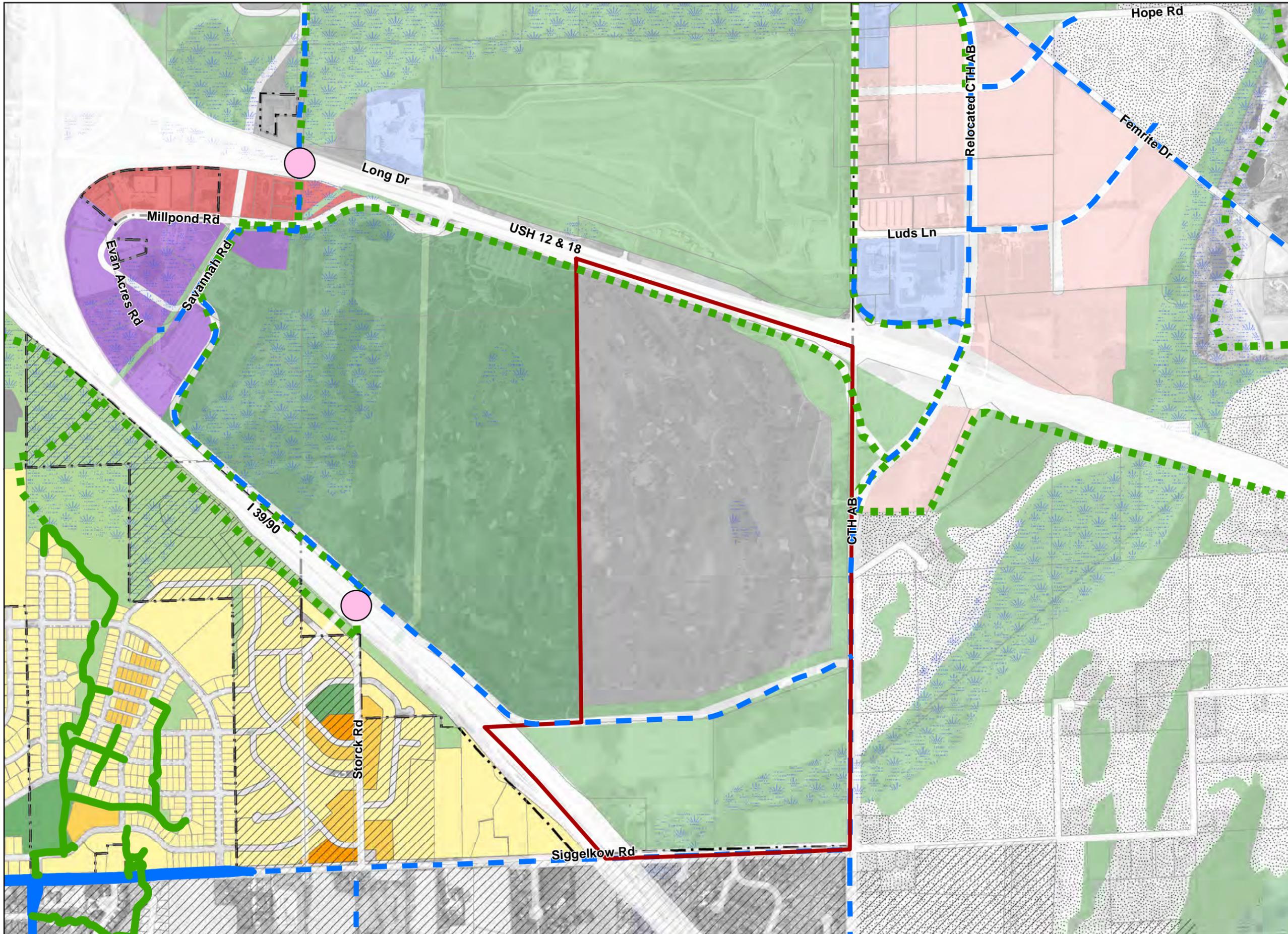
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**Map 6: Transportation
Pedestrian/Bicycle Facilities**

**Yahara Hills Neighborhood
Development Plan Amendment**

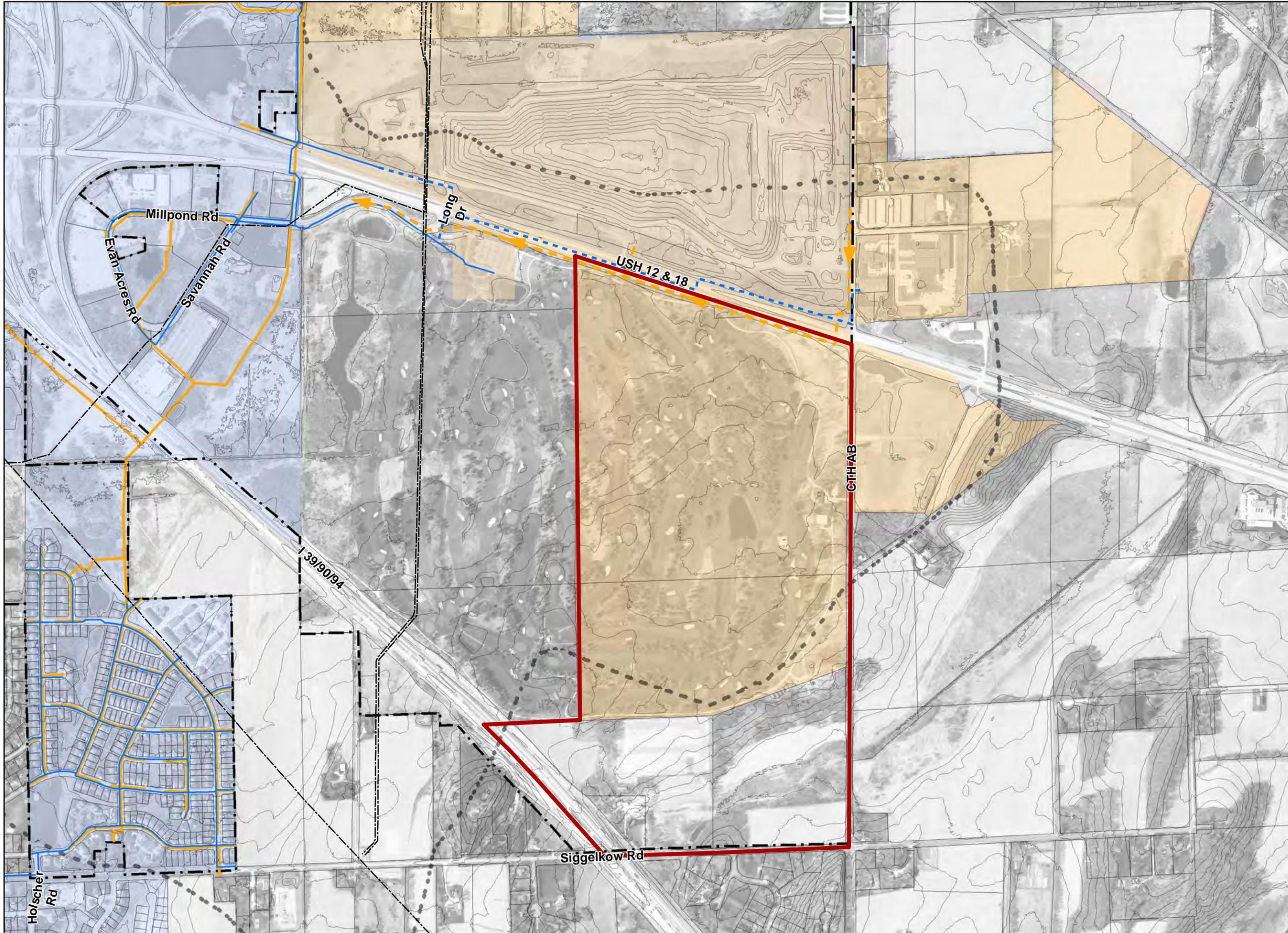
-  Amendment Area
-  City of Madison Boundary
-  Planned Overpass/Underpass
-  Existing Shared-Use Path
-  Proposed Shared-Use Path
-  Existing On-Street Bicycle Facility
-  Proposed On-Street Bicycle Facility
-  Village of McFarland



Map 7: Utilities

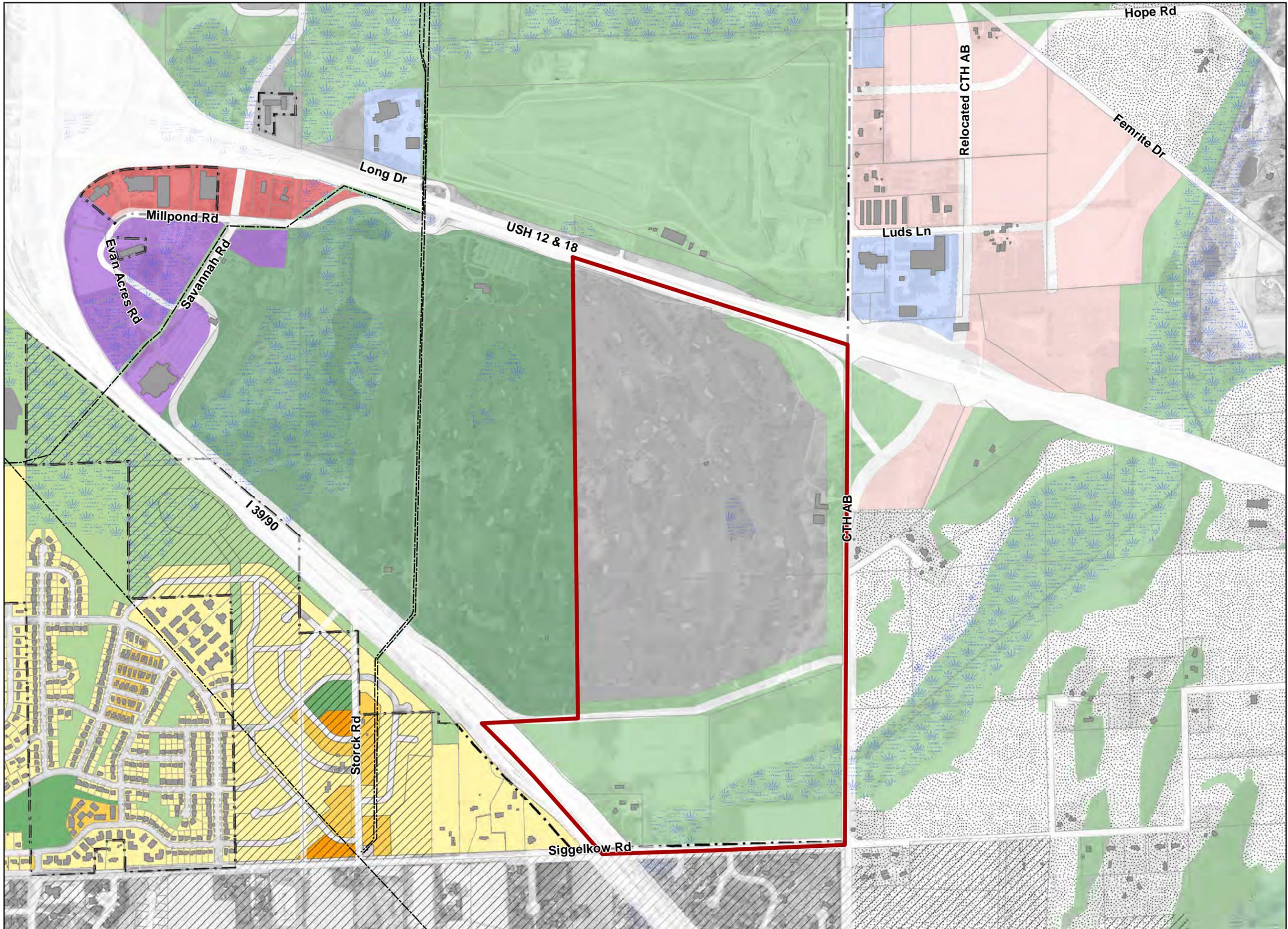
Yahara Hills Neighborhood Development Plan Amendment

-  Amendment Area
-  City of Madison Boundary
-  Major Ridgeline
-  Central Urban Service Area
-  Proposed Central Urban Service Area
-  10 Foot Elevation Contour
-  Water Main
-  Sanitary Main
-  Planned Sanitary Sewer Gravity Main
-  Natural Gas/Petroleum Transmission Pipeline
-  Planned Water Main



Map 8: Future Land Use and Street Plan

Yahara Hills Neighborhood Development Plan Amendment



-  Amendment Area
-  City of Madison Boundary
-  Housing Mix 1 (0-8 du/ac)
-  Housing Mix 2 (8-20 du/ac)
-  Housing Mix 3 (20-40 du/ac)
-  Employment
-  General Commercial
-  Community Mixed Use
-  Civic & Institutional
-  Parks and Open Space
-  Other Open Space and Stormwater Management
-  Industrial
-  Agriculture/Rural
-  Wetland
-  Village of McFarland
-  Natural Gas/Petroleum Transmission Pipeline

