



Department of Planning & Community & Economic Development

## Planning Division

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**TO:** Plan Commission

**FROM:** Timothy M. Parks, Planner

**DATE:** May 9, 2022

**SUBJECT:** [Substitute] Ordinance ID [70956](#) – Attaching approximately 0.47 acres of land owned by the Wilmer A. and Sandra S. Dahl at 3262 High Point Road to the City of Madison from the Town of Middleton, and assigning SR-C1 (Suburban Residential–Consistent 1 District) zoning

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On March 24, 2022, a petition was filed in the City Clerk’s Office by Wilmer A. and Sandra S. Dahl to attach a 0.47-acre property located at 3262 High Point Road in the Town of Middleton to the City of Madison. The parcel to be attached contains approximately 125 feet of frontage along S High Point Road and is developed with a single-family residence with attached garage.

[Note: Parcels in the Town of Middleton follow Dane County addressing convention, which is different from the City of Madison’s. The City assigns ‘North’ and ‘South’ prefixes to High Point Road, whereas the County does not. The address of the parcel will change once the attachment is approved and takes effect.]

This ordinance attaches land pursuant to the Cooperative Plan entered into by the City of Madison and Town of Middleton, dated September 29, 2003. Pursuant to the Cooperative Plan, individual property owners east of the final City-Town boundary (Pioneer Road and Meadow Road) may petition the City for intermediate attachment in advance of final attachment of the lands east of the boundary line on the first Monday of February 2042.

Attachment ordinances allowed by an intergovernmental agreement and cooperative plan do not typically come before the Plan Commission for a recommendation prior to being adopted by the Common Council. However, in addition to attaching the property to the City and assigning it to Ward 140 and the 20th Aldermanic District, Ordinance ID 70956 includes a request to assign permanent SR-C1 (Suburban Residential–Consistent 1 District) zoning to the property. Section 12.01(a) of the City’s cooperative plan with the Town of Middleton provides that the City may designate a temporary or permanent zoning classification for each attached parcel as prescribed in Sec. 62.23(7)(d) of Wis. Stats., which generally requires that a Class 2 notice be provided in the official municipal newspaper prior to the Plan Commission hearing on a zoning map amendment. In addition to the Class 2 notice, notices were mailed to Town and City property owners and occupants located in 200 feet of the subject property as prescribed in Section 28.181(5) of the Zoning Code.

The subject site is adjacent to a 2.67-acre parcel addressed 1705-1713 S High Point Road, on which a two-story, approximately 50,000 square-foot school for up to 275 students in kindergarten through grade 8 is pending approval. The Plan Commission recommended approval to the Common Council of rezoning of the school site to SR-V2 (Suburban Residential–Varied 2 District) and a one-lot Certified Survey Map, and approved conditional uses for the school at its April 25, 2022 meeting. The Common Council will consider the zoning map amendment and CSM at its May 10, 2022 meeting.

The ownership of the subject 0.47 acres, 2.67-acre school site to the south, and the existing Hickory Hill Academy daycare center and school property to the north at 3276 High Point Road, Town of Middleton, are owned by or associated with Hickory Hill Academy and the Dahl family. In the case of the residence on the subject property, the well and septic system are located on the school site to the south. In order for the school development to proceed, the residence will need to be connected to City of Madison water and sanitary sewer facilities located in S High Point Road. Connection to those utilities will commence immediately following this attachment and annexation of the residence and future school properties to the boundaries of the Madison Metropolitan Sewerage District. Otherwise, no development of the residential parcel is otherwise proposed at this time.

The subject site is located within the boundaries of the [High Point-Raymond Neighborhood Development Plan](#), which recommends that the subject site and adjacent school sites be developed in the Residential Housing Mix 2 (HM2) category. HM2 includes the development of single-family residences on small lots and other housing types compatible with single-family housing, including duplexes, four-unit dwellings, townhouses, and small-scale apartment buildings at an average density of 12 units an acre and a maximum density of 20 units an acre. Staff feels that the proposed SR-C1 zoning of the subject parcel is appropriate given the existing use, which will remain, and that the proposed zoning is not inconsistent with the HM2 land use recommendation.

#### Recommendation

In closing, the Planning Division recommends that the Plan Commission recommend **approval** to the Common Council of [Substitute] Ordinance ID 70956, attaching 0.47 acres of land in the Town of Middleton at 3262 High Point Road to the City of Madison, and zoning the attached property to the [permanent] SR-C1 (Suburban Residential–Consistent 1) zoning district. No conditions of approval are recommended for the requested zoning map amendment.

[Note: The proposed substitute ordinance corrects the ward that the attached land will be added to.]