

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
February 20, 2006

**PROPOSED ANNEXATION TO THE CITY OF MADISON AND RESOLUTION  
LEGISLATIVE FILE, I.D. 03062 AMENDING THE HIGH POINT-RAYMOND  
NEIGHBORHOOD PLAN:**

1. Requested Action: Approval of the annexation of property located on Jeffy Trail (8200 Block Mid-Town Road) Flagstone Drive extended from the Town of Verona to the City of Madison. Approval of an amendment to the High Point- Raymond Neighborhood Development Plan.
2. Applicable Regulations: Section 66.021 of the Wisconsin Statutes provides the requirements for the annexation of territory.
3. Report Drafted By: Bill Roberts, Planner IV.

**GENERAL INFORMATION:**

1. Applicants: Thomas D. Ripple, Susan Jane Ripple, Robert W. Sonntag, Roberta Sonntag, Stanley Morley, Kathleen Morley and Matthew Morley; Ron Trachtenberg, Murphy & Desmond, P.O. Box 2038, Madison, WI 53701.
2. Status of Applicants: Property owners, electors and their agent.
3. Development Schedule: Further development of this property can occur once the urban service boundary is amended and City services, including sanitary sewer and water are extended to this site.
4. Parcel Location: South of the terminus of Jeffy Trail/Flagstone Drive extended south of Mid-Town Road, Town of Verona.
5. Parcel Size: Approximately 44.3 acres.
6. Existing Land Use: Predominantly vacant land and two rural single-family dwellings.
7. Surrounding Land Use and Zoning (See map): The property adjacent to the west is the fully developed residential subdivision in the City of Madison zoned R5 and R2. The land located to the northeast and south of this proposal is predominantly vacant land with scattered single-family development in the Town of Verona.
8. Adopted Land Use Plan: The recently amended High Point-Raymond Neighborhood Development Plan shows this area as a mix of low density and medium density residential as well as designated open space for future park use and stormwater management. An additional amendment to the High Point-Raymond Neighborhood Development Plan is also before the Plan Commission (Draft Attached).

7-8

The adopted City of Madison Comprehensive Plan shows this site as LDR Low Density Residential.

9. Environmental Corridor Status: This site is not currently within the Central Urban Service Area and no environmental corridors have been designated. There is a small portion of the site that is shown as woodlands.

#### **PUBLIC UTILITIES AND SERVICES:**

The full range of urban services can be extended to the site upon its development after annexation and inclusion in the Central Urban Service Area.

#### **ANALYSIS, EVALUATION AND CONCLUSION:**

The owners of these properties are petitioning to annex approximately 45 acres of land to the City of Madison for future residential development. The petition for annexation is signed by all of the owners and all of the electors within this property. This land will be assigned Temporary Agriculture upon annexation. The property owner's agent has submitted a preliminary concept plan for development of this property that shows predominantly single-family residential development under the proposed zoning of R2-T. The concept plan also provides for two lots to be zoned R4 for multi-family development as well as stormwater management area and proposed parkland dedication.

This site is located within the boundaries of the adopted High Point-Raymond Neighborhood Development Plan, which is an element of the City of Madison Master Plan. On November 10, 2005 the Common Council adopted the attached resolution that amended the High Point-Raymond Neighborhood Development Plan that further defined the potential street layout for this property and provided for a small portion of this site to be designated medium density residential. The subdivision/development of this property will require an amendment to include this land in Dane County's Central Urban Service Area. An additional amendment to the High Point-Raymond Neighborhood Development Plan is proposed to designate additional lands on the southern end of this annexation as medium density residential. Staff support this amendment, which provides for the addition of about 4.5 acres of land for multi-family use, as a logical extension of the multi-family area already included in the Plan. The resolution approving this amendment is attached.

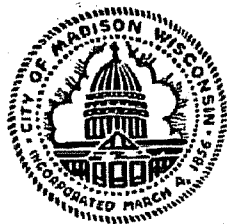
It is anticipated that the developer will be submitting a preliminary plat along with zoning map amendments in March for this development proposal. The subdivision and zoning map amendments will require separate review and approval by the Plan Commission and Common Council. The future development of this property will occur in accordance with the City's zoning and development standards. The proposed conceptual plan is being provided for informational purposes with the understanding that the matter before the Plan Commission at this time is the annexation of this property and neighborhood plan amendment, and not subdivision or zoning map amendment review.

7-8

**RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission forward this annexation petition, annexation ordinance, and the resolution amending the neighborhood plan to the Common Council with a favorable recommendation.

7-8



**City of Madison  
PLAN COMMISSION**

Legislative File ID **01970**

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**Type:** Resolution **Status: Passed**

**Title:** Amending the High Point-Raymond Neighborhood Development Plan, an element of the City of Madison Master Plan, to revise the land use and street plan recommendations for the area located generally south of Mid-Town Road, north of Raymond Road and west of Mica Road.

**Introduced:** 8/31/2005 **Version:** 1

**Final Action:** 11/8/2005 **Contact:** Michael Waidelich

**Enactment Date:** 11/10/2005 **EnactmentNumber:** RES-05-00884

**Name:** Amending the High Point-Raymond Neighborhood Development Plan

**Requester:** PLAN COMMISSION

**Sponsors:** Jed Sanborn

**Attachments:** Legislative File Text  
map.pdf  
01970 registration statement.pdf

**Next Meeting:**

**Legislative History**

Date	Acting Body	Action Taken	Motion
8/31/2005	Planning Unit	Fiscal Note Required / Approval to the Comptroller's Office/Approval Group Completed on 8/31/2005	
8/31/2005	Comptroller's Office/Approval Group	Approved Fiscal Note By The Comptroller's Office to the Planning Unit Completed on 8/31/2005	
9/12/2005	<i>Notes: Bohrod</i> PLAN COMMISSION	Refer for Introduction	
9/20/2005	<i>Notes: Plan Commission</i> COMMON COUNCIL	Refer to the PLAN COMMISSION Completed on 10/10/2005	
10/10/2005	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass (5:1)
11/8/2005	<i>Notes: The Plan Commission recommended approval with the following addition: -That future subdivisions within the amendment area shall require tree surveys and identification of optimal locations for tree preservation corridors.</i> COMMON COUNCIL	as follows: that future subdivisions within the amendment area shall require tree surveys and identification of optimal locations for tree preservation corridors.	Pass
	<i>Notes: 1 Registrant(s) in support not wishing to speak. Public Hearing Closed.</i>		

Last Updated On: 11/14/2005 3:52:53 PM

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7-6

City of Madison

Legislative File Number 01970 (version 1)

Title

Amending the High Point-Raymond Neighborhood Development Plan, an element of the City of Madison Master Plan, to revise the land use and street plan recommendations for the area located generally south of Mid-Town Road, north of Raymond Road and west of Mica Road. Adjacent to 1st Ald. Dist.

Body

**PREAMBLE**

The High Point-Raymond Neighborhood Development Plan was initially adopted in November 1997. At the time that the plan was adopted, only about 60 acres of the approximately 1,290 acres within the planning area were within the City of Madison, and virtually all of the lands were undeveloped with urban land uses, with the exception of a scattering of large-lot residential uses served by private water wells and septic systems. As with all neighborhood development plans for the peripheral development areas, the recommended future land uses and recommended future street network were somewhat conceptual and anticipated that these recommendations would be further refined and detailed as part of future planning activities and development reviews.

Since 1997, about 50 percent of the planning area has been annexed to the City and development zoning and subdivision plats have been approved on most of the lands now within the City. As a part of these development approvals, the neighborhood development plan was revised to modify detailed street alignments and land use patterns consistent with the general recommendations of the neighborhood development plan, primarily in the areas located north of Mid-Town Road, south of Raymond Road, and west of Mica Road. In December 2001, a separate amendment to the neighborhood development plan was also formally adopted to substantially change the land use recommendations for the area located south of Raymond Road, including a revision to the recommended alignment for the future extension of High Point Road south from Mid-Town Road to McKee Road.

As a result of these neighborhood plan amendments and development approvals, the conceptual land use and street plan presented in the High Point-Raymond Neighborhood Development Plan, as originally adopted, no longer recommends a land use pattern and street system for the remaining undeveloped lands located generally south of Mid-Town Road, north of Raymond Road and east of Mica Road that would be compatible with the existing and approved developments on surrounding lands. The purpose of the present proposed amendment to the High Point-Raymond Neighborhood Development Plan is to revise the land use and street recommendations for this area to recognize and be more compatible with the cumulative effect of previous plan amendments and specific development projects that have been approved on the surrounding areas, so that the plan will remain useful and effective as a guide for future land use and community development. The revised land use and street plan recommendations for the amendment area should be understood as still somewhat conceptual, and further refinements may be considered a part of future more-detailed development proposals.

**NOW THEREFORE BE IT RESOLVED** that the High Point-Raymond Neighborhood

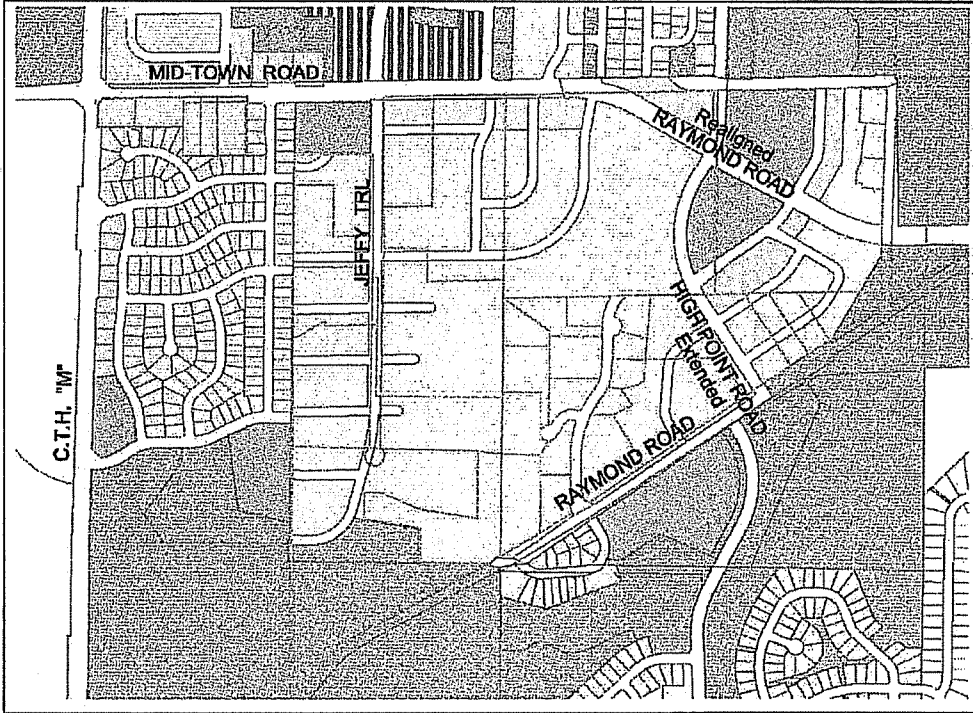
Development Plan, an element of the City of Madison Master Plan, is hereby amended to incorporate revisions to the recommended future land uses and street system for the area located generally south of Mid-Town Road, north of Raymond Road and east of Mica Road, as illustrated on the attached map.

**Fiscal Note**

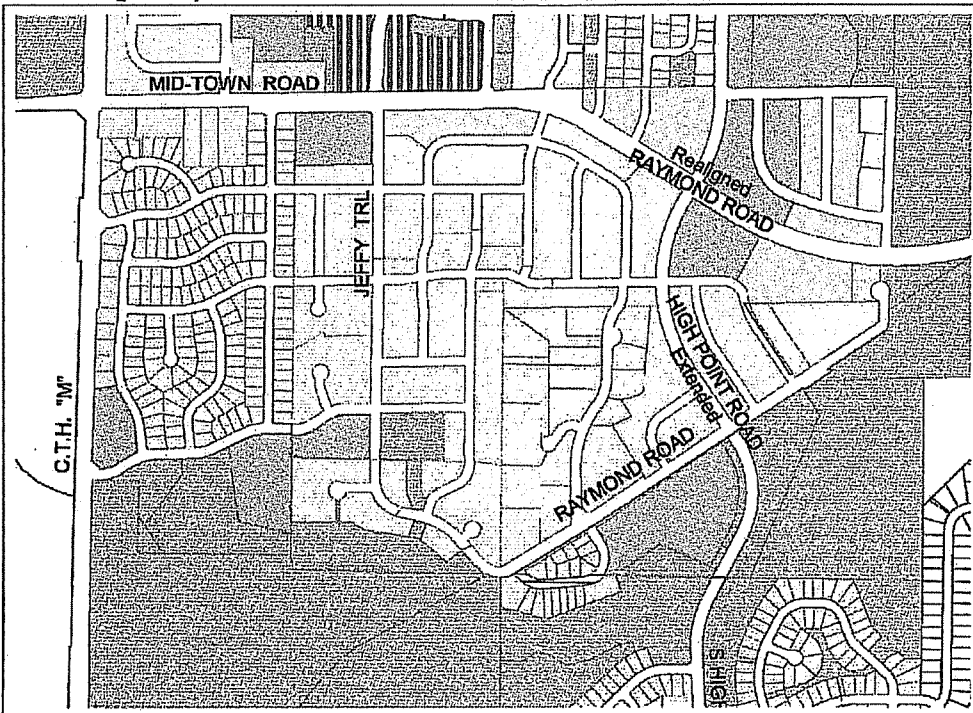
Local costs associated with urban development in this area will be included in future operating and capital budgets.

# AMENDMENT to the HIGH POINT - RAYMOND NEIGHBORHOOD DEVELOPMENT PLAN Land Use and Street Plan

High Point - Raymond Neighborhood Development Plan as adopted November 1997, Amended 2001 and implemented through land subdivision and zoning approvals.



High Point - Raymond Neighborhood Development Plan as Amended and Adopted by the Common Council \_\_\_\_\_, 2005



**PROPOSED LAND USE**

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Neighborhood Commercial/Mixed Use
- Institutional
- Park, Drainage and Open Space



**PROPOSED MULTI-FAMILY DENSITY:**

Lot 77: 48 Units on 2.6737 acres = 17.95 Units/acre.  
 Lot 78: 70 Units on 4.4121 acres = 15.86 Units/acre.

**PARK LAND DEDICATION REQUIREMENTS:**

-SINGLE FAMILY:  
 76 Lots @ 1,100 sq.ft./lot = 83,600 sq.ft.  
 -MULTI FAMILY:  
 Lot 77 48 Units @ 700 sq.ft./unit = 33,600 sq.ft.  
 Lot 78 70 Units @ 700 sq.ft./unit = 49,000 sq.ft.  
 Total Required: 166,200 sq.ft.  
 Total Provided: 166,617 sq.ft.

**CONCEPT ONLY PLAN**

SCALE: 1" = 200'

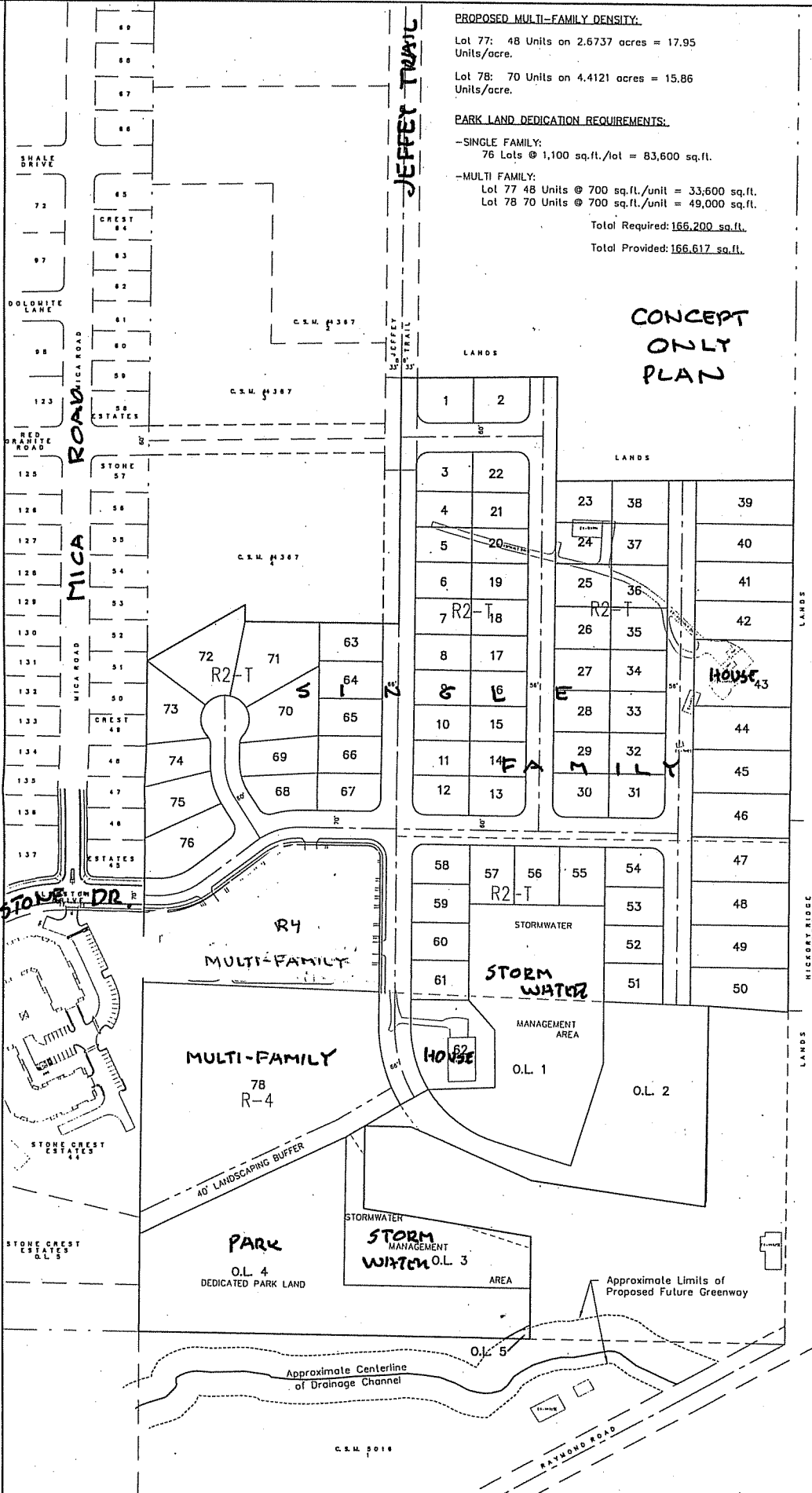
**FLAGESTONE DR**

**JEFFERY TRAIL**

**MICA ROAD**

**MICROSOFT RIDGE**

**RAYMOND ROAD**



7-8