

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
July 12, 2005

Proposed Annexation of the "WL Holdings, LLC Et Al" Property Located on the Southeast Corner of the Cottage Grove/Sprecher Road Intersection - 3387 County Highway BB (Dane County Address) From the Town of Blooming Grove to the City of Madison:

1. Requested Action: Approval of the annexation of this property from the Town of Blooming Grove to the City of Madison.
2. Applicable Regulations: Section 66.021 of the Wisconsin Statutes outlines the process for annexation to municipalities.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: WL Holdings, LLC, Grant Langdon, Robert Rose, James Kern, Larry and Carol Aschbrenner, John Caine, James Putnam, Cathy Cline; Ron Trachtenberg, Murphy and Desmond Attorneys, P.O. Box 2038, Madison, WI 53701.
2. Status of Applicants: Property owners, electors and the agent.
3. Development Schedule: No specific development schedule is known at this time.
4. Parcel Location: South side of Cottage Grove Road east of Sprecher Road, Town of Blooming Grove, adjacent to the 16th Aldermanic District.
5. Total Annexation Area: Approximately 70 acres.
6. Existing Land Use: Predominantly vacant land.
7. Surrounding Land Use and Zoning: This site is surrounded by a mix of vacant land and residential property under development within the City of Madison zoned R1, R3, R4 and vacant land in the Town of Blooming Grove zoned predominantly Residential and Agricultural.
8. Adopted Land Use Plan: The adopted Cottage Grove Neighborhood Development Plan shows this as low density residential.

PUBLIC UTILITIES AND SERVICES:

The full range of urban services can be provided to this site upon further development.

ANALYSIS, EVALUATION AND CONCLUSION:

The petitioners are seeking to annex this property to the City of Madison and have no specific development proposal to review at this point. The property owners have requested the annexation in order to proceed with the process of development of this land that will require urban services from the City of Madison. The area on the north side of Cottage Grove Road from this property is developing rapidly within the City of Madison with predominantly new residential development.

This land is not within the Central Urban Service Area. The applicants and their attorney are aware that prior to any further development occurring on this site, several things need to occur. The applicant and City staff need to work on preparing a development concept plan, the land needs to be added to the Central Urban Service Area, appropriate zoning and subdivisions must be approved. No specific timeline has been determined for these elements. The land will be assigned a temporary zoning of Agriculture upon annexation.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission forward this petition for direct annexation and the annexation ordinance to the Common Council with a favorable recommendation.