

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
July 18, 2006

FOUR PROPOSED ANNEXATIONS FROM THE TOWN OF BURKE TO THE CITY OF MADISON:

1. Requested Action: Approval of four separate annexation proposals of property from the Town of Burke to the City of Madison:
 - a. Petition #02152 and Ordinance #04095 – Laurie-Hoepker Road annexation.
 - b. Petition #02312 and Ordinance #04096 – Hoepker, Paulson, Yelk – Hoepker Road/Portage Road annexation.
 - c. Petition #03994 and Ordinance #04097 – Schweiss – Felland Road annexation
 - d. Petition #04113 and Ordinance #04098 – Zeier-Hoepker Road annexation
2. Applicable Regulations: Section 66.021 of the Wisconsin Statutes outlines the process for annexation of land to municipalities in the State of Wisconsin.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicants/Petitioners: The applicant/petitioners are listed on the attached petitions for annexations.
2. Status of Applicants: Property owners.
3. Development Schedule: No specific development timelines for any of these proposed annexations exist at this time.
4. Parcel Location: Three of the four annexations are clustered generally in the vicinity of Hoepker Road and Portage Road along I-90/94/39 in the Town of Burke adjacent to the northerly limits of the City of Madison adjacent to the 17th Aldermanic District.
5. Parcel Size:
 - a. Laurie annexation – 5 acres.
 - b. Hoepker-Paulson-Yelk annexation – 319 acres.
 - c. Schweiss annexation – 43 acres.
 - d. Zeier annexation – 20 acres.
6. Adopted Land Use Plan: The attached maps show the City of Madison Comprehensive Plan land use designations for these properties.

PUBLIC UTILITIES AND SERVICES:

These properties are not served at this time by either public sewer or public water. These sites are not presently in the Central Urban Service Area. City services will be provided prior to any further development of this property. The properties will receive other customary City services upon annexation.

ANALYSIS, EVALUATION AND CONCLUSION:

These four separate annexation petitions have been received in advance of the enactment of the proposed City of Madison/Town of Burke/Village of DeForest/City of Sun Prairie Cooperative Plan. It is the intent of the petitioners to have their property annexed to the City of Madison at this time rather than waiting for the provisions of the proposed Cooperative Plan to take effect.

Three of the proposed annexation petitions are clustered around the Hoepker Road/Portage Road intersection along I-90/94/39 on the northern fringe of the City of Madison. The property to be annexed in this area is, for the most part, vacant agricultural land (see detailed attached maps). The fourth annexation proposal located on Felland Road is vacant agricultural land. There are no specific development plans for any of these parcels at this time. Planning Unit Staff are intending to prepare neighborhood development plans for these areas with the anticipated completion being the start of 2007.

The property owners and their agent are aware that prior to any further development occurring on any of these properties, several things need to occur. The next step in the development process of these areas will be the preparation and adoption of the specific neighborhood development plan in late 2006 or early 2007, followed by the process of adding these areas to the Central Urban Service Area. Appropriate permanent zoning and related subdivisions of the property will be reviewed as part of the routine approval process. All of this land will be assigned a temporary zoning classification of Agricultural upon annexation.

The City Attorney's staff have reviewed these annexation proposals and have discussed them with the parties involved in the soon to be approved Cooperative Plan. The parties involved in the Cooperative Plan have no objection to the annexation of these properties included in these annexation petitions to the City of Madison at this time.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission forward these petitions for direct annexation, as well as the annexation ordinances to the Common Council with a favorable recommendation.