PLANNING DIVISION STAFF REPORT

August 29, 2022

Application Type: Zoning Map Amendment

Sponsor: Mayor Satya Rhodes-Conway

Requested Actions:

1. ID 72642 – Assigning City of Madison zoning to properties located east of Sherman Avenue, west of Fordem Avenue, and generally north of Sherman Terrace, hereinafter referred to as "Area 1" of the Town of Madison final attachment, as TR-V2 (Traditional Residential-Varied 2) District and NMX (Neighborhood Mixed-Use) District (12th Ald. Dist.);

2. ID 72643 – Assigning SR-C1 (Suburban Residential-Consistent 1) District zoning to a Town of Madison property located at the northerly end of Kingsbury Court, west of Hampshire Place, and south of Schroeder Road (20th Ald. Dist.);

3. ID 72644 – Assigning SR-C1 (Suburban Residential-Consistent 1) District zoning to Town of Madison properties located at the southern end of Hampshire Place south of Schroeder Road (20th Ald. Dist.);

4. ID 72646 – Assigning City of Madison zoning to properties generally bounded by the West Beltline Highway, Landmark Place, University of Wisconsin-Madison Arboretum, and Nottingham Way, hereinafter referred to as "Area 5" of the Town of Madison final attachment, as SR-C1 (Suburban Residential-Consistent 1) District, (SR-V2 (Suburban Residential-Varied 2) District, and SE (Suburban Employment) District (10th Ald. Dist.);

5. ID 72648 – Assigning CC (Commercial Center) District zoning to Town of Madison properties generally bounded by the West Beltline Highway, University of Wisconsin-Madison Arboretum, and the Cannonball Path (14th Ald. Dist.);

6. ID 72650 – Assigning City of Madison zoning to properties generally located west of Fish Hatchery Road and surrounded by the University of Wisconsin-Madison Arboretum and east of Fish Hatchery Road and west of S Park Street, including Town lands on Culmen Street, Burr Oak Lane, Dane Street, Ridgewood Way, and Cypress Lane, hereinafter referred to as "Area 7W" and "Area 7E" of the Town of Madison final attachment, as SR-C1 (Suburban Residential–Consistent 1) District; TR-C2 (Traditional Residential–Consistent 2) District; TR-C4 (Traditional Residential–Consistent 4) District; TR-V2 (Traditional Residential–Varied 2) District; CC-T (Commercial Corridor–Transitional) District; PR (Parks and Recreation) District; CN (Conservancy) District; and TE (Traditional Employment) District (14th Ald. Dist.);

7. ID 72651 – Assigning CC (Commercial Center) District zoning to Town of Madison properties generally located on the west side of Fish Hatchery Road at the West Beltline Highway (14th Ald. Dist.);

8. ID 72652 – Assigning City of Madison zoning to properties generally located on the south side of W Badger Road along both sides of Fiedler Lane, hereinafter referred to as "Area 9" of the Town of Madison final attachment, as SR-V1 (Suburban Residential–Varied 1) District and SR-V2 (Suburban Residential–Varied 2) District;

9. ID 72653 – Assigning IL (Industrial–Limited) District zoning to Town of Madison properties generally bounded by Perry Street, the West Beltline Highway, US Highway 14, and Rolfsmeyer Drive (14th Ald. Dist.);

10. ID 72654 – Assigning City of Madison zoning to properties generally located east of S Park Street and the Chicago and Northwestern Transportation Company railroad right of way, south of E Olin Avenue and John Nolen Drive, along and west of Rimrock Road, and north of the West Beltline Highway, hereinafter referred to as "Area 12N" and "Area 12S" of the Town of Madison final attachment, as TR-C1 (Traditional Residential–Consistent 1) District; TR-C4 (Traditional Residential–Consistent 4) District; TR-V2 (Traditional Residential–Varied 2) District; PD-MHP (Planned Development–Mobile Home Park) District; CC (Commercial Center) District; SE (Suburban Employment) District; and PR (Parks and Recreation) District (14th Ald. Dist.); and

11. ID 72655 – Assigning City of Madison zoning to properties located generally east of Nob Hill Road and Badger Lane on both sides of Moorland Road, hereinafter referred to as "Area 13" of the Town of Madison final attachment, as SR-C1 (Suburban Residential–Consistent 1) District; SR-C3 (Suburban Residential–Consistent 3) District; SR-V2 (Suburban Residential–Varied 2) District; and SE (Suburban Employment) District (14th Ald. Dist.)

Report Prepared By: Timothy M. Parks, Planning Division, with input and direction by staff from the Planning Division and Zoning Section

Background

On October 30, 2022 at 11:59 p.m., the Town of Madison will cease to exist pursuant to the provisions of the 2003 cooperative plan between the City of Madison, Town of Madison, and City of Fitchburg, and any properties remaining in the Town will be attached to the City of Madison or the City of Fitchburg.

As part of the preparation to transition the Town properties into the City of Madison, City staff has initiated a process to assign zoning to those properties consistent with the City's Zoning Code (MGO Chapter 28). To facilitate the final attachment of the Town to the City and the assignment of City zoning, the portions of the Town accruing to the City have been broken into thirteen geographic "areas," of which eleven require City zoning (the remaining two are entirely highway right of way, which is not zoned).

Staff from the Planning Division and Zoning Section of the Building Inspection Division conducted a broad review of the Town parcels coming into the City to determine which zoning districts would be most appropriate. Factors that were considered include:

- City of Madison land use recommendations in the 2018 Comprehensive Plan and adopted sub-area plans;
- Existing use(s);
- Current zoning of Town properties by Dane County; and
- Zoning of surrounding properties already in the City of Madison.

The zoning districts proposed by staff were chosen to create as few use nonconformities as possible while recognizing that many existing uses will have bulk nonconformities due to the differences between City and County zoning codes regarding factors such as setbacks, lot coverage, parking requirements, etc. In many cases, the proposed City zoning will be different than the existing Dane County zoning that applies in the Town, including in many instances different allowed uses and bulk requirements, and staff cannot warranty that zoning non-conformities will not be created through the adoption of the City zoning districts proposed.

However, one of the primary objectives for intergovernmental agreements and cooperative plans is for the orderly transition of land in the Town into the City and to assimilate development in the Town to the City, including its various standards related to development (zoning, service delivery, utilities, etc.). Any uses in legally in existence pursuant to Dane County zoning at the time that the attachment to the City and proposed zoning take effect on October 30, 2022 at 11:59 p.m. may continue as nonconforming uses, buildings or structures, or lots (as applicable), and will be subject to the regulations for nonconformities outlined in Subchapter 28M of the City's Zoning Code.

Like was done with the bulk zoning of Blooming Grove parcels previously in 2015 and 2020, some of the Town of Madison properties will be zoned by color-coded maps attached to the ordinance(s) to amend the zoning map in Section 28.022 of the Zoning Code. Staff found during the early phased Blooming Grove attachments that the color-coded zoning maps were easy for decision makers and members of the public to follow.

Section 28.181 of the City's Zoning Code requires notice of the public hearings to be sent to the owners and occupants of the lands to be rezoned and the owners and occupants of properties located within 200 feet of the land to be rezoned not less than ten (10) days prior to the Plan Commission consideration of the zoning map amendments. In compliance with this requirement, Planning staff has sent letters or postcards with information regarding the Plan Commission and Common Council hearings on these zoning map amendments to the owners and occupants of all properties in and within 200 feet of the 11 areas. A Class 2 notice has also been published in the Wisconsin State Journal in preparation for the consideration of the 11 ordinances.

The ordinances assigning zoning to the town properties will have a delayed effective date to coincide with the final attachment of the Town of Madison on October 30, 2022 at 11:59 p.m.

Area Overviews & Analysis

A brief summary of each area to be zoned follows, including an overview of the existing conditions and uses, and applicable City plan recommendations. A link to the zoning map for each area is also linked, which includes the proposed zoning of the Town parcels as well as the existing zoning of the surrounding properties in the City of Madison.

Area 1 – ID 72642
Proposed Area 1 Zoning Map

Area 1 of the Town covers approximately 23 acres of land and two dozen parcels located east of Sherman Avenue, west of Fordem Avenue, and generally north of Sherman Terrace, which will be zoned TR-V2 or NMX. With the exception of a dance studio located at N Sherman and McGuire Street, the western side of Area 1 along N Sherman is comprised of a variety of residential uses ranging from single-family homes to the Lakewood Gardens condominium development. Along Fordem, Area 1 includes the eastern end of Lakewood Gardens and a mixed-use building as well as a variety of non-residential uses, including a medical office, community service facility, and one-story convenience store. The parcels developed with purely residential uses will be zoned TR-V2, while the other parcels that include non-residential uses will be zoned NMX. All of Area 1 is recommended for Medium Residential (MR) by the 2018 Comprehensive Plan. The area is also located in the 2016 Emerson East-Eken Park-Yahara Neighborhood Plan, which makes no specific zoning recommendations for Area 1.

Area 2 – ID 72643 and **Area 3** –ID 72644
Proposed Area 2 Zoning Map
Proposed Area 3 Zoning Map

Area 2 is an undeveloped 0.89-acre (38,991 square-foot) Town parcel addressed as 10 Kingsbury Court, which is adjacent to a City parcel of the same address and under the same ownership that is developed with a single-family residence. The Town parcel will be zoned SR-C1 consistent with the zoning of most of the surrounding City parcels,

including the related single-family residence. [Single-family residences in the White Oaks development to the west are zoned PD.]

Area 3 is comprised of four residential properties located at the southern end of Hampshire Place south of Schroeder Road. The four parcels in Area 3 will be zoned SR-C1 to match the zoning of the mostly single-family properties in the City to the north, south, and east.

Areas 2 and 3 and surrounding parcels are recommended for Low Residential (LR) by the 2018 Comprehensive Plan. Both areas are also located within the boundaries of the 2008 Southwest Neighborhood Plan, which includes no specific zoning recommendations for Areas 2 and 3.

[Area 4 of the Town is located entirely within the right of way of the West Beltline Highway between Seminole Highway and Todd Drive.]

Area 5 – ID 72646
Proposed Area 5 Zoning Map

Area 5 assigns zoning to approximately 50 acres generally bounded by the West Beltline Highway on the north, Landmark Place on the east, Nottingham Way on the south, and the University of Wisconsin-Madison Arboretum on the west.

The area is comprised of commercial properties along the West Beltline frontage road, including a credit union and the five-story Wisconsin Public Broadcasting Center. These properties are recommended for Employment (E) by the 2018 Comprehensive Plan, and will be zoned SE (Suburban Employment District) with this amendment.

Area 5 is also located within the boundaries of the 2013 Arbor Hills–Leopold Neighborhood Plan, which makes no specific zoning recommendations for the area. The south Beltline frontage road from Fish Hatchery Road to the Arboretum is included in the "Arborview Employment/Commercial Corridor," which includes a series of urban design recommendations to guide redevelopment of the properties containing multi-family, commercial, and employment uses in that corridor, with which the proposed SE zoning will not be inconsistent.

To the south of the frontage road, a series of mostly two-family properties located along Kingston Drive and the River Bend Apartments will be zoned SR-V2 (Suburban Residential–Varied 2 District) on the west side of Area 5. On the east side of this area, a series of two-family dwellings located on the east side of Grandview Boulevard, single- and two-family residences located on Arbordale Court, and the Countryside Corporate Apartments along Coventry Trail will all be zoned SR-V2. The rest of Area 5 is mostly comprised of single-family residences on the west side of Grandview Boulevard and along Brighton Place and Nottingham Way, which will be zoned SR-C1 (Suburban Residential–Consistent 1 District).

The single- and two-family parcels are recommended for Low Residential (LR) by the Comprehensive Plan, while the River Bend apartment complex is recommended for Low-Medium Residential (LMR). The Arbor Hills plan does not make specific zoning recommendations for these properties.

Area 6 – ID 72648
Proposed Area 6 Zoning Map

Area 6 is comprised of approximately 28 properties totaling 54.5 acres generally bounded by the West Beltline Highway on the south, the Arboretum on the north and west, and the Cannonball Path on the east, which will be zoned CC (Commercial Center District). The area is developed with a series of commercial businesses, including automobile dealerships, contractor supplies, a waste transfer facility, and large-format retail businesses.

Area 6 is recommended for General Commercial (GC) by the 2018 Comprehensive Plan, and the 2013 Arbor Hills–Leopold Neighborhood Plan makes no zoning or urban design recommendations that staff feels the proposed CC zoning would be inconsistent with. Staff feels that CC zoning, which per its statement of purpose, "is established to recognize the existing large-format retail and office sites within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use centers that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity…" and to "improve the quality of landscaping, site design and urban design within commercial centers" and "encourage diversification of land use in commercial centers," is the most appropriate district given the wide range of auto-oriented and transportation-related businesses present throughout Area 6. Other similarly developed properties nearby in the City of Madison are zoned CC, and staff feels that the CC district is the most appropriate to implement the GC land use recommendation.

Area 7 – ID 72650
Proposed Area 7 Zoning Map

Area 7 is among the largest and most densely developed areas of the Town of Madison to be attached and zoned, encompassing 141 acres stretching from the Arboretum on the west to just west of S Park Street on the east. Area 7 is roughly centered on Fish Hatchery Road and has been broken into two sub-areas, Area 7West (7W) and Area 7 East (7E) for scale purposes.

Area 7 West

In sub-area 7W, staff proposes that the predominantly single-family residences in the "Arboretum" neighborhood be zoned SR-C1 (Suburban Residential–Consistent 1 District) and TR-C4 (Traditional Residential–Consistent 4 District). The area to be zoned SR-C1 is characterized by single-family residences on large lots in the far western portion of the area, while the area to be zoned TR-C4 is mostly developed with single-family residences on smaller lots on the many side streets located between Carver Street and Martin Street. The portion of the 7W sub-area to be zoned TR-C4 is zoned for two-family housing ("TFR") per the Dane County zoning map, and staff is aware of the presence of a few two-family dwellings in this area. The proposed TR-C4 zoning district will allow those two-family residences to remain while allowing opportunities for infilling of vacant lots scattered throughout the sub-area. In addition to the residential properties to be zoned on the Area 7W map, Harvey Schmidt Park will be zoned CN (Conservancy District); the park is adjacent to the Arboretum, which is also zoned CN. Most of Area 7W is recommended for LR by the Comprehensive Plan; the area is not located within the boundaries of a special area plan.

Area 7 East

The remainder of Area 7 will be zoned as shown on the Area 7E map. Between the eastern limits of Map 7W and Fish Hatchery Road, the single- and two-family properties west of Dodge Street will be zoned TR-C4 consistent with the zoning of those uses in sub-area 7W. East of Dodge Street, the Conservancy Park and Arboretum Edge

apartment properties will be zoned TR-V2 (Traditional Residential–Varied 2 District), while a medical supplies business at the southwestern corner of Carver and Fish Hatchery Road and an auto service station/convenience store, two repair garages, and a place or worship located along the north side of Martin Street west of Fish Hatchery will be zoned CC-T (Commercial Corridor–Transitional) District. South of Martin Street, the Town of Madison municipal campus and Fraust Park will be zoned CC-T, while two apartment buildings to the west of the Town property will be zoned TR-V2.

[Note: Ownership of the Town parcel, 2120 Fish Hatchery Road, will transfer to the *City of Fitchburg* upon final attachment of the Town pursuant to terms of the 2003 cooperative plan. Fraust Park is part of the 3.9-acre parcel, and staff does not recommend splitting the zoning of the parcel to reflect the park, which is a permitted use in the CC-T district. Despite pending ownership by Fitchburg, future use of the former Town property will be subject to the City's ordinances, including the Zoning Code.]

The properties to be zoned TR-V2 west of Fish Hatchery Road are recommended for MR on the Comprehensive Plan land use maps, while the parcels to be zoned CC-T are recommended for Neighborhood Mixed-Use (NMU), including the Town property.

Moving east of Fish Hatchery Road, sub-area 7E includes a variety of non-residential uses located along the east side of Fish Hatchery and both sides of Culmen Street. Along Fish Hatchery, the frontage includes auto sales and repair businesses, a multi-tenant commercial building, and a community services facility, while Culmen Street includes a series of contractors businesses. As shown on Map 7E, the Culmen Street parcels will be zoned TE (Traditional Employment District), while the parcels with frontage on Fish Hatchery Road will be zoned CC-T. The proposed zoning follows the future land uses and zoning districts recommended in the 2022 South Madison Plan.

East of the Wisconsin–Southern Railroad, most of the remainder of sub-area 7E is recommended for TR-C2 (Traditional Residential–Consistent 2 District) zoning reflecting the predominantly single-family development pattern that extends through most of sub-area 7E extending to just west of S Park Street, including most of the parcels along Dane Street, Ridgewood Way, and Burr Oak Lane. Area 7E will also zone two Town of Madison park parcels along North Avenue to the PR (Parks and Recreation) District and two residential parcels on North to TR-C4. The proposed zoning of the properties in the eastern portion of Area 7E follows the future land uses and zoning districts recommended in the South Madison Plan.

Area 8 – ID 72651
Proposed Area 8 Zoning Map

Area 8 is comprised of three parcels located on the north side of Damon Road and the north West Beltline frontage road west of Fish Hatchery Road, which will be zoned CC. The parcels are developed with a one-story Perkins restaurant and surface parking. The surrounding properties in the City of Madison include a Super 8 hotel to the west and a variety of one- and two-story tall commercial, transportation, and contractors businesses. The development pattern in Area 8 and on the surrounding City parcels is similar to those in nearby Area 6, which is located further to the west along the north frontage road.

Area 8 is recommended for Employment (E) by the 2018 Comprehensive Plan. The area is also located within the boundaries of the 2013 Arbor Hills–Leopold Neighborhood Plan; however, that plan does not include these parcels in a detailed focus area and includes no zoning or urban design recommendations that would influence the zoning of these parcels. The area recommended for Employment in the Comprehensive Plan that includes Area 8 also

governs the use and zoning of the surrounding commercial uses noted in the preceding paragraph, as well as the more industrially oriented uses in IL (Industrial–Limited District) zoning to the north along Emil Street and W Badger Road, including the City campus that houses the Streets Division West District facilities and Engineering Division Nelson Operations Facility. On balance, staff feels that the proposed CC zoning for Area 8 can be found to be consistent with the E recommended for the site given the existing use of the subject property and CC zoning of the surrounding parcels already in the City.

Area 9 – ID 72652
Proposed Area 9 Zoning Map

Area 9 is an approximately 21-acre area that extends along the south side of W Badger Road between Fish Hatchery Road and Perry Street and includes various residential uses located on Fiedler Lane and Parker Place. Along W Badger Road, the area is characterized by a variety of single-, two- and small multi-family buildings on fee simple parcels. Fiedler Lane is developed with a series of two-story tall apartment buildings of varying size, style, and number of dwellings units, with parking for many of these units provided on-street or in surface parking lots. Fiedler Lane ends adjacent to the Parker Place apartment complex, which is accessed off of W Badger Road via Parker Place, a private drive that has a Town of Madison-style street name sign. To the east of Parker Place are the Fountain Court Apartments complex, which includes buildings on two Town parcels at 901 and 903 W Badger Road, as well as a building already in the City at 837 W Badger.

Staff proposes that most of the W Badger Road and Fiedler Lane parcels be zoned SR-V1 (Suburban Residential–Varied 1 District) reflecting the moderately dense, low-rise residential uses present on most of the parcels in this part of the Area 9. Parker Place and a townhouse development on the north side of Fiedler will be zoned SR-V2 (Suburban Residential–Varied 2 District), which reflects the higher density of those parcels as well as their status as residential building complexes, which are allowed in SR-V2 but not in the SR-V1 district. The proposed zoning of Area 9 follows the future land uses and zoning districts recommended in the South Madison Plan.

Area 10 – ID 72653
Proposed Area 10 Zoning Map

Area 10 of the Town encompasses approximately 28.3 acres of land generally bounded by Perry Street on the west, the West Beltline Highway on the north, US Highway 14 on the east, and Rolfsmeyer Drive and the City of Fitchburg on the south, including properties located on both sides of Syene Road north of Stewart Street.

Staff proposes that Area 10 be zoned IL (Industrial–Limited) District. The lands to be attached and zoned are developed with a variety of light industrial, commercial, limited production, and storage uses, and the Town area is surrounded by properties in both cities that are developed with or planned for similar industrial uses. Area 10 is recommended for Industrial (I) by the Comprehensive Plan; the area is not located within the boundaries of a neighborhood or special area plan.

[Area 11 of the Town is located entirely within the right of way of the West Beltline Highway interchange at US Highway 14/S Park Street.]

Area 12 – ID 72654
Proposed Area 12 Zoning Map

Area 12 of the Town of Madison attachment is the largest of the 13 areas of the Town to be attached to the City of Madison, extending from Olin Avenue on the north to the West Beltline on the south, and from east of Rimrock Road west to nearly S Park Street along W Badger Road and E Rusk Avenue. For clarity, the zoning of the 282.7-acre, 0.442 square-mile area has been broken into two sub-areas, Area 12 North (12N) and 12 South (12S).

Area 12 North

The portion of Area 12 included on the Area 12 North map is generally located on the west side of Rimrock Road and John Nolen Drive and east of Quann Park and the Capitol View and Bram's Addition neighborhoods in the City. Sub-area 12N is primarily developed with the Dane County Coliseum/Fairground/Alliant Energy Center campus and associated parking and support facilities, as well as open spaces such as Willow Island and Lyckberg Park. Staff proposes that all of these County-owned lands be zoned PR (Parks and Recreation District), which identifies "stadiums, auditoriums, arenas" as a conditional use, while "parks and playgrounds" are a permitted use. In considering the best way to zone the Dane County property, Planning and Zoning staff felt that the stadium/auditorium/arena use most appropriately characterized the many related publicly owned entertainment facilities present on the campus.

The County-owned land to be zoned PR will also include the William H. Ferris Center work release facility on E Rusk Avenue, which is classified as a "correctional facility" by the City's Zoning Code. However, correctional facilities are only identified as an allowed use in the Downtown Core (DC) zoning district, which is only applicable in the downtown area and could not be used at the Dane County campus in Area 12. As such, the Ferris Center will attach to the City as a non-conforming use.

The rest of map 12N will assign SE (Suburban Employment District) zoning to parcels located on both sides of Rimrock north of E Rusk, including the State of Wisconsin Department of Revenue property on the east side, and the Clarion Hotel and Suites on the west side. [Note: Unlike the Area 7W and 7E maps, there is overlap between the 12N and 12S maps, so the southern end of the County-owned lands, hotel, and State office building properties are also depicted on the Area 12 South map.]

Most of the County-owned land in Area 12 is recommended for Special Institutional (SI) by the Comprehensive Plan. The County parcels are not located within the boundaries of an adopted neighborhood or special area plan.

Area 12 South

Continuing southerly from where map 12N ends, Area 12 South will assign City zoning to a significant number of properties generally located along and just north of W Badger Road and Rusk. Due to the number and variety of properties in sub-area 12S, staff will summarize the zoning as follows:

- CC (Commercial Center District) zoning is proposed for the many commercial properties located along E Rusk and S Beltline Court, including Dane County Employees Credit Union, parcels used by Badger Bus, Coyle Carpet, and two Zimbrick-affiliated auto dealerships;
- TR-V2 (Traditional Residential–Varied 2 District) is proposed for the Capitol View Terrace Apartments on the east side of N Rusk Avenue and the Park Village and The Ridge apartment complexes located on the north side of W Badger Road near S Park Street;

- PD-MHP (Planned Development–Mobile Home Park District) zoning is proposed for the Madison Mobile Home Park development; and
- TR-C1 (Traditional Residential–Consistent 1 District) zoning is proposed for the numerous properties predominantly developed with single-family residences located on both sides of Nygard Street and west side of Sundstrom Street north of the mobile home park.

The proposed zoning of Area 12 South generally follows the future land uses and zoning districts recommended in the South Madison Plan.

Area 13 – ID 72655
Proposed Area 13 Zoning Map

Area 13 is another large area to be attached to the City from the Town of Madison, comprising approximately 126 acres of land located south of the West Beltline Highway and east of Rimrock Road and Badger Lane.

Beginning at Nob Hill Road, south of the Beltline, a series of office, contractors business, and general commercial uses in flex/multi-tenant buildings located along and east of Badger Lane will be zoned SE (Suburban Employment District). The SE-zoned area will include most of the properties located along Holtzman Road and Coyier Lane, including land owned by the Wisconsin Education Association and Nob Hill Investments, which are developed with multi-story office buildings. The boundary of the proposed SE zoning largely follows the land use and zoning recommendations contained in the South Madison Plan, which extends south of the West Beltline Highway to include this area of the existing and future City.

Moving south from the SE-zoned area along Badger Lane to Moorland Road, a series of Town properties mostly developed with single-family residences will be zoned SR-C1 (Suburban Residential–Consistent 1 District); a handful of established two-family dwellings located in the central portion of Area 13 will be zoned SR-C3 (Suburban Residential–Consistent 3 District). The SR-C1/SR-C3 paradigm will continue on the south side of Moorland Road for the portion of the Town located between Warner Street and Longview Lane. Moving east along Moorland Road between Fell Road and Foxwood Trail, staff proposes that a series of establish two-family dwellings fronting onto Moorland be zoned SR-C3, while the Hunt Club and Foxwood Hills Garden condominium developments on the west side of Foxwood Trail will be zoned SR-V2 (Suburban Residential–Varied 2 District).

The central and eastern portions of Area 13 are not located within the boundaries of an adopted neighborhood or special area plan. However, the parcels in this area to be zoned SR-C1 or SR-C3 are generally recommended for Low Residential (LR) by the 2018 Comprehensive Plan, while the parcels to be zoned SR-V2 are recommended for Low-Medium Residential (LMR). The proposed zoning of the Town parcels in this area generally follows how the surrounding properties in the City of Madison are zoned, as shown on the Area 13 maps attached to ID 72655.

Recommendation

The Planning Division recommends that the Plan Commission forward zoning map amendment ordinances ID 28.022–00571 to 28.022–00581, inclusive (Items 4-14 on the August 29, 2022 agenda), to the Common Council with recommendations of approval subject to input at the public hearing. No conditions of approval are recommended with these map amendments, which will take effect concurrent with the parcels in the areas attaching to the City at 11:59 p.m. on October 30, 2022.