



Department of Planning & Community & Economic Development
Planning Division

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DATE: May 30, 2013

TO: Plan Commission

FROM: Timothy M. Parks, Planner, Planning Division

RE: Ordinance ID 30144 – Attaching 15.2 acres to the City from the Town of Middleton, assigning SR-C1 zoning, and authorizing an amendment to add the property to the Central Urban Service Area

On May 7, 2013, a petition was filed in the City Clerk's Office on behalf of the property owners, Richard J. and Janet A. Murphy, to attach their approximately 15.2-acre property located in the Town of Middleton at 7353 W. Old Sauk Road to the City of Madison. The property to be attached is located on the south side of Old Sauk Road approximately a half-mile west of Bear Claw Way and south of the Blackhawk subdivision. The land is developed with a single-family residence and detached accessory building located on the northern half of the property. The remainder of the land is in tillage.

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 the 9th Aldermanic District, Ordinance ID 30144 includes a request for [permanent] SR-C1 (Suburban Residential-Consistent 1 District) zoning for the property. Section 12.01 of the City's intergovernmental agreement and 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 SR-C1 zoning district will provide the existing residence with conforming zoning following attachment. The property is generally surrounded by other single-family residences on a variety of different-sized lots located in the City of Madison and the Town of Middleton, and by undeveloped agricultural lands located in the Town. Staff believes that the requested SR-C1 zoning is consistent with these surrounding land uses and with the low-density residential land uses recommended for the property and surrounding properties in the (2002) Elderberry Neighborhood Development Plan.

Planning staff has held preliminary discussions with a developer regarding the potential subdivision of the subject property into multiple single-family residential lots following attachment, which will require approval of a preliminary plat and final plat by the Common Council following a recommendation by the Plan Commission. Comments and conditions from reviewing agencies will be submitted to the Plan Commission as part of the review of any subsequent plat approval application(s). In order for a subdivision of the property to be approved, the subject property will need to be added to the Central Urban Service Area (CUSA). In addition to the attachment and zoning of the property, the subject ordinance authorizes staff to file a request to amend the CUSA with the Capital Area Regional Planning Commission for review and approval.

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In closing, the Planning Division recommends that the Plan Commission recommend **approval** to the Common Council of Ordinance ID 30144, attaching lands in the Town of Middleton at 7353 W. Old Sauk Road to the City, zoning the attached property to the [permanent] SR-C1 (Suburban Residential-Consistent 1 District) zoning district, and authorizing an amendment to add the property to the Central Urban Service Area.