

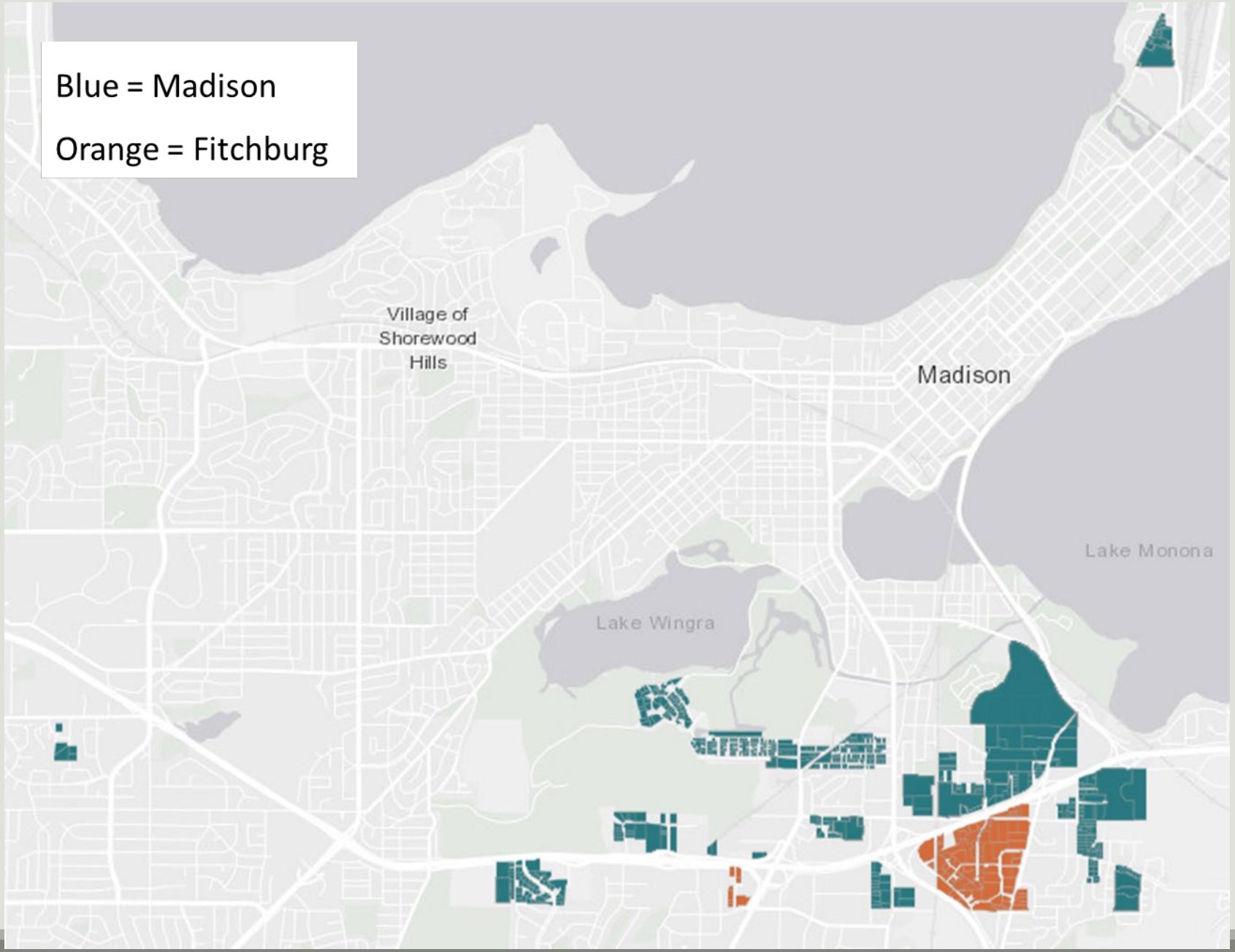
Town of Madison Attachment

REZONE & CUP APPLICATIONS IN TOWN OF MADISON PENDING
ATTACHMENT TO THE CITIES OF MADISON AND FITCHBURG

Background

- Intergovernmental Agreement among the Town of Madison, City of Madison and City of Fitchburg was adopted November 8, 2002; and the final boundary agreement was adopted in 2017.
- Land area is divided between the city of Madison and the city of Fitchburg
- Date of attachment is **October 31st, 2022**
- City of Madison has created a useful resource for information, including an interactive map: cityofmadison.com/townofmadison.com.
 - The City of Madison is hosting a virtual public meeting on March 16th at 6:00 pm.

Blue = Madison
Orange = Fitchburg



Transition period:

- Speculation during this period is problematic
- Encourages rushed development proposals
- Confusion among landowners, those considering purchasing property, and residents residing in all three jurisdictions
- Proposals often do not consider existing plans including future planning and design guidelines of the City of Madison and the City of Fitchburg, and the Dane County Comprehensive Plan.
- Existing application deadlines do not allow enough time for approval of proposed changes, especially those requiring land division, resulting in wasted time and resources.

Deadline dates for rezones and CUPs:

Application Deadline (3 rd Thursdays)	Public Hearing (4 th Tuesday)	Work Meeting (2 nd Tuesday)	County Board
3/17/2022	5/24/2022	6/14/2022	6/16/2022
4/21/2022	6/28/2022	7/12/2022	7/21/2022
5/19/2022	7/26/2022	No meeting	8/18/2022
6/16/2022	8/23/2022	No meeting	9/8/2022 9/29/2022
7/21/2022	9/20/2022	No meeting	10/6/2022 10/20/2022
8/18/2022	10/25/2022	No meeting	11/3/2022 11/17/2022

Planning Considerations

- Reinforce good planning
- Promote orderly development
- Support intergovernmental cooperation goals & objectives
 - All existing governmental agreements were incorporated into the *Dane County Comprehensive Plan*. These agreements provide for cooperative planning, orderly development, efficient delivery of services, reduced costs, protection of regional resources, and furthering the goals of the Comprehensive Plan.

Discontinuing applications will benefit:

- Town of Madison*
- City of Madison
- City of Fitchburg
- Residents of all of the above (who otherwise would have to live with poorly thought out and inadequately reviewed development)
- Dane County Planning & Development staff
- Zoning & Land Regulation Committee (ZLR) and County Board
- *Note: Currently, because there is no longer a plan committee of any kind in the town, the Town Clerk is fielding proposals on her own.

Recommended options:

1. Direct Corp Counsel to draft a moratorium against land division, zoning and conditional use applications in the town of Madison.
2. Direct Zoning staff to no longer take in applications for rezone or conditional use permits, except when resolving existing zoning violations. In those cases, applications must be 100% complete before being scheduled for public hearing. Applications must address City plan policies and meet City application requirements.
3. A pre-application meeting *including the affected City* must be conducted prior to submitting an application; applications must be completed as described in the zoning ordinance and as instructed in the application forms; and Zoning staff must ensure that applications are complete before being accepted. Applications must address City plan policies and meet City application requirements.
4. A combination of the above