



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

**Housing & Economic
Development**
(608)266-4270, Rm. 362

**TO: County Board Supervisors
County Executive Joe Parisi
Town of Middleton Supervisors
Town of Middleton Planning Commission
All Other Interested Parties**

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

FROM: Majid Allan, Senior Planner

Zoning
(608)266-4266, Rm. 116

**SUBJECT: County Board Ordinance Amendment #33, 2018
Town of Middleton Comprehensive Plan Amendments**

DATE: March 19, 2019

**CC: Todd Violante, Director of Planning & Development
Roger Lane, Zoning Administrator
Karin Thurlow Petersen, County Board Staff**

This memo describes amendments to the Dane County Comprehensive Plan proposed by the Town of Middleton. Under intergovernmental cooperation policies of the Dane County Comprehensive Plan, town plans must be adopted by the county board and signed by the county executive before they can be used to make county zoning decisions. To assist county officials in their decision making, the Planning Division prepares written information describing any proposed town plan amendments. You may direct any questions to 267-2536.

I. SUMMARY

The Town of Middleton Board of Supervisors has recently adopted two changes to the *Town of Middleton Comprehensive Plan* Future Land Use Map. These changes affect pending development proposals, including a proposed 82 lot residential subdivision / golf course redevelopment (Pioneer Pointe) located off of CTH S on the Tumbledown Trails Golf Course property, and an expansion of the adjoining K&A Greenhouse operation. The Town Board has requested that the Dane County Board of Supervisors adopt the amendments to the *Town of Middleton Comprehensive Plan* as an amendment to the *Dane County Comprehensive Plan*.

II. BACKGROUND

- A. *Ordinance and Plan Amended:* If adopted, Ordinance Amendment #33 would amend Chapter 82, Subchapter 17 of the Dane County Code of Ordinances to incorporate the *Town of Middleton Comprehensive Plan* as part of the *Dane County Comprehensive Plan*.
- B. *Action required:* The County Board and the County Executive must approve Ordinance Amendment #33 for it to become effective. Town comprehensive plans are adopted as part of the Dane County Comprehensive Plan under s.10.255(1)(d), Dane County Code and Intergovernmental Cooperation Policies for Town Governments (pp. 77-78) of the *Dane County Comprehensive Plan*. The Dane County Comprehensive Plan is adopted under Chapter 82, Subchapter II, Dane County Code, s. 59.69, Wis. Stats, and s. 66.1001, Wis. Stats.

- C. *ZLR public hearing*: The Zoning and Land Regulation Committee (ZLR) advises the County Board on proposed Comprehensive Plan amendments. The ZLR Committee has scheduled a public hearing on Ordinance Amendment #33 for **March 26, 2019**.
- D. *Sponsors*: Ordinance Amendment #33 was submitted by County Board Supervisors Peters and Bollig on February 21, 2019.
- E. *Associated Resolution*: None needed.

III. DESCRIPTION

- A. Ordinance Amendment #33 would amend the *Dane County Comprehensive Plan* by incorporating recent amendments to the *Town of Middleton Comprehensive Plan*.
- B. The plan amendments consist of two changes to the town's Future Land Use Map:
- The ~120 acre Tumbledown Trails Golf Course property at 7701 W. Mineral Point Road, currently designated on the map as "Commercial Recreation", has been changed to a combination of Residential and Commercial Recreation to reflect the currently proposed Pioneer Pointe development.
 - The 8.8 acre K&A Greenhouse property at 7595 W. Mineral Point Road, currently designated as both commercial (1.6 acres, site of current K&A Greenhouse business) and residential (6.6 acres, currently undeveloped), has been changed to all Commercial to reflect the currently proposed expansion of the existing K&A Greenhouse business.

IV. ANALYSIS & RECOMMENDATIONS

The town-adopted amendments to the Future Land Use Map appear reasonably consistent with the town's existing Tumbledown Neighborhood Plan and Comprehensive Plan. The goals and objectives of the comprehensive plan focus primarily on maintaining the rural character of the town while providing opportunities for residential and commercial development. The neighborhood plan identifies stormwater concerns and improved local street connections as priorities.

The map amendments affect properties that are within a designated Intergovernmental Agreement Transition Area of the town of Middleton / City of Madison cooperative plan. The cooperative plan places certain requirements on development proposed within the transition area. Those requirements will apply to the proposed 82 lot Pioneer Pointe residential subdivision. The developer has been working with city of Madison staff to address the cooperative plan requirements as well as stormwater management and street alignment concerns.

Staff's understanding is that the town of Middleton will be undertaking a required 10 year update of its comprehensive plan in the near future. The map amendments facilitate development projects that have been under consideration by the town for over a year. Staff will be working with the town and other stakeholders to ensure the development proposals are consistent with adopted plan policies. Staff recommends adoption of OA 33.

V. COMMENTS BY OTHER LOCAL GOVERNMENTS OR STATE AGENCIES

As of the date of this report, no comments have been received from any other governmental units.