



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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Date: February 2, 2023
To: Alexandra Andros, AICP, Senior Planner, Dane County Planning and Development (via email)
From: Ben Zellers, AICP, CNU-A, City of Madison Planning Division
Subject: Petition 11923, 788 Holy Cross Way, Town of Burke

Dear Alexandra Andros:

After reviewing information concerning Petition 11923 at 788 Holy Cross Way in the Town of Burke, the proposed project appears to trigger the “development” thresholds in the 2007 Final Town of Burke, Village of Deforest, City of Sun Prairie and City of Madison Cooperative Plan (“Plan”). The Plan defines “develop” or “development” as the “division of land, or construction of more than one principal structure on a parcel of land, or rezoning a parcel from a residential or agricultural classification to a non-residential classification . . .” The City of Madison feels that the Steele proposal meets the “development” definition in two ways:

- Rezoning of the portion of the property zoned SFR-08 to HC represents rezoning of a parcel from a residential or agricultural classification to a non-residential classification; and
- The proposed building is a for-lease personal indoor storage facility that represents a second principal use of the parcel of land, which is also developed with a single-family dwelling. The construction of the for-lease storage facility anywhere on the parcel (not just in the area to be rezoned) also developed with the single-family dwelling would constitute ‘development.’

As the property is not located in a protected area, as defined by the plan, the full range of urban services, including City public water and sewer service, and attachment to the City may or may not be required, in the sole discretion of the City. The development will be subject to approval by the City using the development requirements enumerated in the plan. The Cooperative Plan is intended to ensure that new development conforms to City of Madison development requirements and limits the creation of nonconformities when properties attach to the City over the next 13 years.

Additionally, the City’s Comprehensive Plan recommends “low residential” uses for the subject site. The Town’s Comprehensive Plan’s Future Land Use Map similarly recommends “Low Density Residential” for the entire site. The additional HC zoning and non-accessory storage use would be inconsistent with the recommended land use for both the City plan and the Town plan. Under Wis. Stats. 66.1001, rezoning of property must be consistent with a municipality’s Comprehensive Plan.

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Please do not hesitate to contact me at bzellers@cityofmadison.com or 608-266-4866 if you have any questions.

Sincerely,



Ben Zellers, AICP, CNU-A

CC (via email): Roger Lane, Zoning Administrator, Dane County Planning and Development
Rachel Holloway, Dane County Assistant Zoning Administrator
PJ Lentz, Clerk-Treasurer, Town of Burke
Sabrina Madison, District 17 Alder
Heather Stouder, AICP, Director, City of Madison Planning Division
Tim Parks, Planner, City of Madison Planning Division