



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TTY (866) 704-2318
FAX (608) 267-8739
PH (608) 266-4635

May 20, 2015

Dane County Department of Planning and Development
Room 116
City-County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: Rezone 10840 Town of Blooming Grove A1-EX Exclusive Agriculture to C-1 Commercial District

Dear Chairperson Miles,

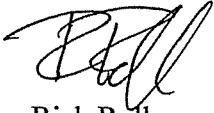
Thank you for the opportunity to comment on the proposed rezoning of the property at 3936 County Trunk Highway AB from A-1Ex Exclusive Agriculture District to C-1 Commercial District within the Town of Blooming Grove.

The City of Madison and the Town of Blooming Grove entered into a Cooperative Plan in 2006. The plan includes a process for development approval in the Town as well as a series of attachment of lands from the Town into the City of Madison. Under the terms of the Cooperative Plan, on October 31, 2027, all lands within the Town of Blooming Grove that have not yet been attached to the City of Madison shall be attached to the City and the Town shall be dissolved. The property at 3936 County Trunk Highway AB is scheduled to attach to the City of Madison no later than January 1st, 2020.

The proposed rezone at 3936 County Trunk Highway AB from A-1EX Agriculture District to C-1 Commercial District is inconsistent with the City of Madison Comprehensive Plan. The City's Comprehensive Plan recommends Neighborhood Planning Area (NPA)/Traditional Neighborhood Development (TND) for the subject property. This means a neighborhood development plan should be prepared and adopted by the City for the area before development occurs. The City expects to prepare a neighborhood development plan for the subject area beginning in late 2015 with adoption in 2016. Until the plan is approved, no new nonagricultural development is recommended in the area. Therefore, the proposed commercial use is not consistent with the City's Comprehensive Plan. Further, the City of Madison's Cooperative Plan with the Town of Blooming Grove requires all "development" in the Town of Blooming Grove to receive City and Town approval. Development includes rezoning land from an agricultural classification to a non-residential classification. The City has not approved the proposal, and requests that the application to rezone property at 3936 County Trunk AB be denied because it is inconsistent with the City of Madison Comprehensive Plan and the Town of Blooming Grove and City of Madison Cooperative Plan.

We appreciate the opportunity to comment on the proposed rezoning. If you have any questions, please do not hesitate to contact me at 267-8732 or rroll@cityofmadison.com.

Sincerely,



Rick Roll
Planner IV
City of Madison Planning Division

Cc:

Dwight Johnson, Chair, Town of Blooming Grove
Mike Wolf, Blooming Grove Town Administrator/Clerk/Treasurer
Mayor Paul Soglin
Katherine Cornwell, Director, City Planning Division
Bill Fruhling, Principal Planner
Natalie Erdman, Acting Director, Department of Planning and Community and Economic Development
Tim Parks, Planning Division