

Staff Report



**Zoning and
Land Regulation
Committee**

Public Hearing: **July 23, 2019**

Zoning Amendment Requested:

A-1 Agriculture District TO SFR-08 (Single Family Residential, small lots) District

Size: **Multiple parcels/acres**

Survey Required: **No**

Reason for the request:

BLANKET REZONE TO CORRECT ZONING DISTRICT ASSIGNMENTS FROM THE COMPREHENSIVE REVISION OF THE ZONING ORDINANCE

Petition 11445

Town/Section:

Townwide

Applicant

**PROPERTY OWNERS
OF TOWN OF
MADISON**

Address:

TOWN OF MADISON

TOWN OF MADISON BLANKET REZONE



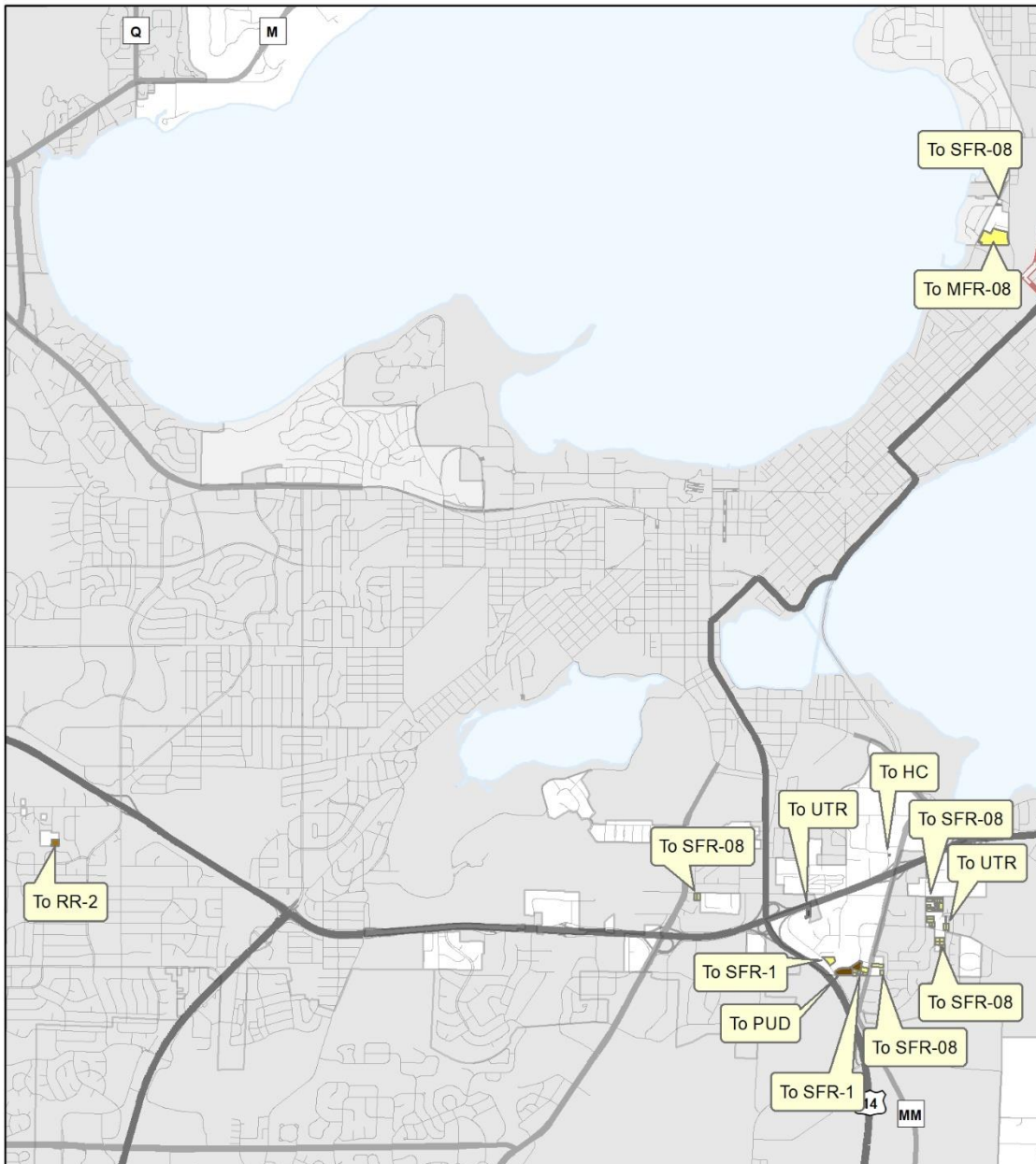
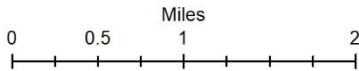
DANE COUNTY
PLANNING & DEVELOPMENT

Zoning District

- Heavy Commercial
- Planned Unit Development and EXP-1

- Residential
- Rural Residential and Rural Mixed Use
- Special Use

Date: 6/20/2019



DESCRIPTION & OBSERVATIONS: The purpose of this blanket rezone is to fine tune zoning district assignments made as part of the process to adopt the new county Dane County Zoning Ordinance. Numerous steps were taken before the zoning maps were adopted as part of the new zoning ordinance amendment.

Dane County staff generated the first maps based on the then current zoning districts and their equivalent to zoning districts of the new ordinance (for instance R-2 becoming SFR-08). These maps were then reviewed by town staff and/or plan commission members with corrections being made based on their local knowledge. Those corrections were made and the resulting map was used to generate notecards that were sent to every landowner to provide information about the proposed zoning change and to invite them to a town information hearing. Before, during and after that meeting, landowners asked questions that in some cases resulted in changes to the assigned zoning districts.

After the maps were again updated, Planning and Development Department staff further reviewed the map parcel-by-parcel. In some cases the ownership changed after the zoning map was originally created, and in some cases the reason for correction was related to the parcel size. There were also some cases where the original zoning was incorrect (for instance a single family lot with a commercial zoning designation). The corrections and changes listed as part of this zoning petition were identified after the town adopted the new Dane County Zoning Ordinance.

TOWN PLAN: The town of Madison is set to be annexed in 2022 into the Cities of Madison and Fitchburg as defined in a cooperative plan adopted in 2002.

RESOURCE PROTECTION: There are no specific environmental concerns related to this town-wide blanket rezone.

STAFF: Staff recommends approval.

TOWN: The town approved.

PARCELS TO BE REZONED

<u>#</u>	<u>Town</u>	<u>Parcel</u>	<u>now</u>	<u>change to</u>
1	Madison	70912171516	GC	MFR
2	Madison	70912197703	GC	MFR
3	Madison	70912183405	GC	SFR-08
4	Madison	70931287900	SFR	RR-2
5	Madison	70935385903	RR	SFR-08
6	Madison	70935385805	RR	SFR-08
7	Madison	70935481817	SFR	UTR
8	Madison	70935499406	RR-2	SFR-1
9	Madison	70936282350	none	HC
10	Madison	70936490109	RR	UTR
11	Madison	70936486301	RR	SFR-08
12	Madison	70936486409	RR	SFR-08
13	Madison	70936486105	RR	SFR-08
14	Madison	70936486007	RR	SFR-08
15	Madison	70936485606	RR	SFR-08
16	Madison	70936486605	RR	SFR-08
17	Madison	70936486150	RR	SFR-08
18	Madison	70936485651	RR	SFR-08
19	Madison	70936486703	RR	SFR-08
20	Madison	70936486801	RR	SFR-08
21	Madison	70936487104	RR	SFR-08
22	Madison	70936487202	RR	SFR-08

23	Madison	70936487408	RR	SFR-08
24	Madison	70936487506	RR	SFR-08
25	Madison	70936488907	RR	SFR-08
26	Madison	70936490056	RR	SFR-08
27	Madison	70936490707	RR	SFR-08
28	Madison	70936490501	RR	SFR-08
29	Madison	70936491402	RR	SFR-08
30	Madison	70936491500	RR	SFR-08
31	Madison	70936491608	RR	SFR-08
32	Madison	70936491902	RR	SFR-08
33	Madison	70936394106	RR	SFR-08
34	Madison	70936393607	RR	SFR-08
35	Madison	70936393205	RR	SFR-1
36	Madison	70936393107	RR	SFR-08
37	Madison	70936393009	RR	SFR-08
38	Madison	70936392902	RR	SFR-08
39	Madison	70936392804	RR	SFR-08
40	Madison	70936392706	RR	SFR-08
41	Madison	70935498650	RR	PUD
42	Madison	70936323450	RR	PUD
