



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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Date: March 12, 2019

To: Supervisor Jerry Bollig, Chair, Dane County Zoning and Land Regulation Committee (via email)

From: Heather Stouder, AICP, Director, City of Madison Planning Division

Subject: Petition 11395, Rezoning of 1017 Ridgewood Way

Dear Chair Bollig:

The City of Madison has reviewed the proposed application to rezone property located at 1017 Ridgewood Way in the Town of Madison (parcel 070935233406) from R-3 to R-4 and would like to emphasize concerns to the Zoning and Land Regulation Committee in advance of the Committee's review on March 26, 2019:

1. The City of Madison, City of Fitchburg, and Town of Madison [Cooperative Plan](#) states that *"broadening and increasing housing options for Town residents"* is a *"critical issue related to housing that should be the focus of the Town, Madison, and Fitchburg"* and that *"over two-thirds of the housing within the Town is rental"* (page 30). The City has concerns about spot rezoning to allow for conversion of a single-family home to a three-unit apartment building, which would erode opportunities for homeownership in a portion of the Town that will become part of the city in 2022.
2. The Cooperative Plan acknowledges that the City, at the time the Plan was drafted, was working on planning initiatives in South Madison that would provide more specific recommendations for lands within the area (page 15). One of those plans was the South Madison Neighborhood Plan, which was adopted in 2005 (and is referenced in the City's 2018 Comprehensive Plan). Page 17 of the Cooperative Plan states that *"attachment of Town lands to the Cities will enable the Cities to implement their respective adopted plans to comprehensively address the problems facing this area and to take full advantage of the opportunities which exist. Although Madison already included lands located within the Town in its land use planning efforts, the lack of jurisdiction often frustrated implementation of resulting plans . . ."* Allowing conversion of a single-family home to a three-unit apartment would frustrate implementation of the South Madison Neighborhood Plan (see point #3 below).
3. The South Madison Neighborhood Plan, which covers both land in the City and Town (including 1017 Ridgewood Way), has several objectives and points relating to preserving single-family housing:
  - a. Objective 2.1, page 30: *"Preserve single-family and two-family residential areas in the predominantly residential areas within neighborhoods, while encouraging multi-family and mixed-use projects along major transportation corridors."*

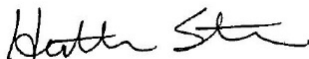
- b. Objective 5.1, page 32: *“Preserve the predominantly single- and two-family housing stock, with the exception of redevelopment sites located along and/or adjacent to the major transportation corridors.”*
- c. Objective 5.2, page 32: *“Promote homeownership opportunities throughout the neighborhood, especially in existing single-family to four-unit dwelling units.”*
- d. Housing Choices section, page 37: *“. . . preserve the existing housing stock, promote owner-occupancy in existing single-family structures . . .”*
- e. Land Use Plan Recommendations, page 43: *“The SMNSC [South Madison Neighborhood Steering Committee] emphasized the desire to preserve the residential character in the interior of the neighborhoods.”*
- f. Zoning District Plan Recommendations, pages 47-52: This section describes how significant areas of City of Madison land within the planning boundary were recommended to be “downzoned” to better reflect existing conditions and preserve the makeup of existing homes. Most of the zoning recommendations have been carried out.
- g. Housing Recommendations, page 72: *“Increase owner-occupancy of existing single-family dwelling units, especially in the Bram’s Addition Neighborhood.”*

The only plan for the area adopted by the Town of Madison is the Cooperative Plan with the City of Madison and City of Fitchburg, which, in turn, references the South Madison Neighborhood Plan. Since the Town does not have a Comprehensive Plan that could inform rezoning actions in the area, the City and Town should look to the Cooperative Plan and other plans referenced therein to inform zoning decisions within the Town. With the absorption of the Town by the City fast approaching, the impact of a rezoning petition that does not comply with existing plans will have far more impact on the City than the Town or the County.

It is worth noting that the City is likely to undertake an update to the South Madison Plan in the near future, and will work with area stakeholders to consider appropriate future zoning categories for Town properties coming into the City. At this time, when referencing recommendations in adopted plans, we think it is likely that approval of this rezoning would create a nonconformity on the property when Town lands are absorbed by the City. For all of the above reasons, the City requests that the County deny the requested rezoning.

Please do not hesitate to contact me at 266-4635 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) if you have any questions regarding our concerns.

Sincerely,



Heather Stouder, AICP  
Director, City of Madison Planning Division

CC (via email):            Brian Standing, Senior Planner, Dane County  
                                  Cindy Matulle, Zoning Clerk, Dane County  
                                  Renee Schwass, Clerk, Town of Madison  
                                  Paul Soglin, Mayor, City of Madison  
                                  Anne Monks, Deputy Mayor for Planning and Transportation, City of Madison  
                                  Ben Zellers, AICP, CNU-A, Planner, City of Madison