

Staff Report



Zoning and Land Regulation Committee

Questions? Contact Brian Standing at 267-4115.

Public Hearing: **August 27, 2019**

Zoning Amendment Requested:

AT-5 (Agriculture Transition, 5 acres) District TO SFR-08 (Single Family Residential, small lots) District, SFR-08 (Single Family Residential, small lots) District TO AT-5 (Agriculture Transition, 5 acres) District, MI (Manufacturing and Industrial) District TO AT-5 (Agriculture Transition, 5 acres) District, and AT-5 (Agriculture Transition, 5 acres) TO NR-C (Natural Resource-Conservation) District

Size: **71.9 Acres (in total from application)**

Survey Required: **No**

Reason for the request:

Blanket rezone following adoption of the new Dane County Zoning Ordinance

Petition 11453

Town/Section:

MIDDLETON, Section 20

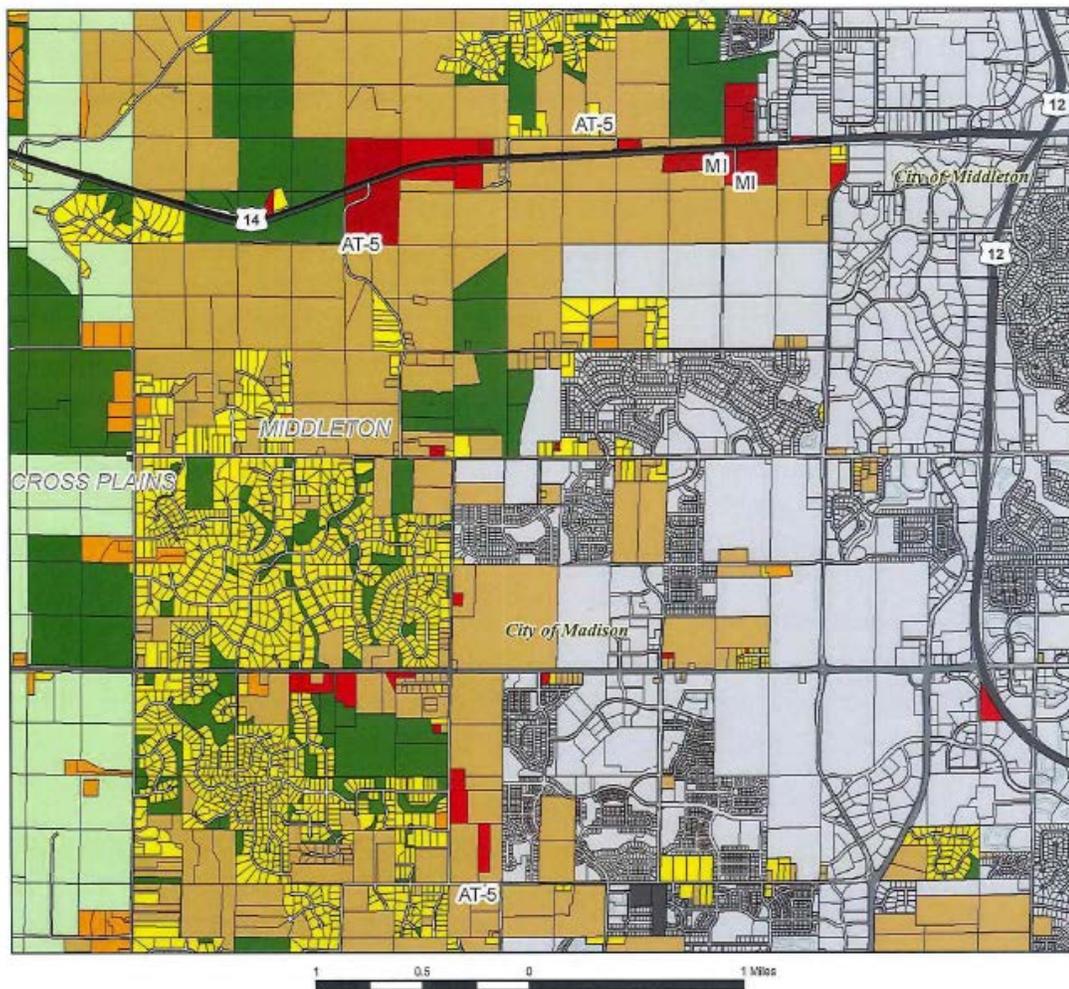
Applicant

MIDDLETON, TOWN OF

Address:

VARIOUS PARCELS

DCPREZ-2019-11453 - Town of Middleton blanket rezone



Legend

- Tax Parcels
- Highway Symbols
- City
- Village
- Town
- Major Lake

Proposed Zoning Category

PZCAT

- Natural Resource and Recreation
- Farmland Preservation
- Rural Mixed Use and Transitional
- Rural Residential
- Residential
- Hamlet
- Commercial
- Processing Manufacturing and Industrial
- Special Use
- Not County Zoning



DESCRIPTION & OBSERVATIONS: The purpose of this blanket rezone is to modify zoning district assignments made as part of the initial process to adopt the new county Zoning Ordinance. Numerous steps were taken before the zoning maps were adopted as part of the zoning ordinance. 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 A1-EX becoming FP-35). 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 informational 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, zoning inspectors reviewed the map parcel-by-parcel. In some cases the ownership changed after the zoning map was originally created, and in many cases the reason for modification was related to the parcel size (most commonly FP-1 versus FP-35 or RR-2 versus RR-4). There were also some cases where the original zoning was simply incorrect (for instance a single family lot with a commercial zoning designation). The corrections listed as part of this zoning petition were identified after the town adopted the new Dane County Zoning Ordinance. A complete list of the parcels included in this blanket rezone are included in the rezone application contained in the Legistar record associated with this petition.

TOWN PLAN: The vast majority of the town is in residential land use districts. The conversion from the old zoning ordinance map to the new zoning ordinance map has been coordinated with the adopted comprehensive plan by town and county staff.

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

STAFF: Staff recommends approval with no conditions.

TOWN: No town action has been received as of August 15, 2019.

Town of Middleton - 2019 Blanket Rezone Parcel List

Updated: 5/29/2019

Owner	PIN (all start with 038/0708)	Location / Description	Acres	Current Zoning*	Target Zoning
✓ Gardner	0708-043-8000-3	Airport Rd	1.0	AT-5	SFR-08
✓ Hinrichs	0708-092-9320-5	7348 Wayside Rd	5.2	SFR-08	AT-5
✓ Tubesing	0708-064-8025-0	8665 Airport Rd	1.533	SFR-08	AT-5
✓ Doll	0708-321-8550-1	7489 Valley View Rd	2.456	SFR-08	AT-5
✓ Gierke	0708-172-8570-8	4272 Twin Valley Rd	13.294	MI*	AT-5
✓ OW Holdings LLC (Wills)	0708-094-8675-0	4373 Schwarz Rd	15.09	MI / TBD	MI*
✓ Schwartz Road LLC (Wills)	0708-094-8395-0	4380 Schwartz Rd (Lot 1 CSM 13216)	1.125	TBD	MI*
Rothstein CSM	✓ 0708-311-6143-0 / ✓ 0708-314-8000-5	Moraine Ridge Rd / Mound View Rd	see breakdown below	-	-
"	TBD (CSM being recorded)	3345 Mound View Rd	1.58	AT-5	SFR-08
"	TBD (CSM being recorded)	7677 Moraine Ridge Rd	9.42	SFR-08 / AT-5	AT-5
Young CSM	see below	Goth Rd	see breakdown below	AT-5	SFR-08
"	✓ 0708-191-8235-0	"	1.6	AT-5	SFR-08
"	✓ 0708-191-8250-0	"	3.4	AT-5	SFR-08
Cardinal Prairie Plat (Zueske developer)	multiple (see list)	Welcome Dr and Badger Run Ct	see breakdown below	AT-5	
"	✓ 0708-293-4501-0	Lot 1	0.754	AT-5	SFR-08
"	0708-293-4512-0	Lot 2	0.755	AT-5	SFR-08
"	0708-293-4523-0	Lot 3	0.757	AT-5	SFR-08
"	0708-304-6714-0	Lot 4	0.882	AT-5	SFR-08
"	0708-304-6725-0	Lot 5	0.87	AT-5	SFR-08
"	0708-304-6736-0	Lot 6	0.86	AT-5	SFR-08
"	0708-304-6747-0	Lot 7	0.912	AT-5	SFR-08
"	0708-304-6758-0	Lot 8	2.6	AT-5	SFR-08
"	0708-304-6769-0	Lot 9	0.943	AT-5	SFR-08
"	0708-304-6780-0	Lot 10	0.92	AT-5	SFR-08
"	0708-304-6791-0	Lot 11	0.937	AT-5	SFR-08
"	0708-304-6802-0	Lot 12	0.929	AT-5	SFR-08
"	0708-304-6813-0	Lot 13	0.922	AT-5	SFR-08
"	0708-293-4550-0	OL 1	1.067	AT-5	NR-C
"	0708-304-6875-0	OL 2	0.935	AT-5	NR-C
"	0708-304-6900-0	OL 3	1.146	AT-5	NR-C

TOTAL ACREAGE:

71.9

* Based on new County zoning map approved 1/17/2019, effective upon Town adoption 3/18/19.

Making List for P.H.

~~Late addition: Laufenber/ Hubbard 0708-044-9580-9/ 0708-044-9510-3 from AT-5 & SFR-08 to RR-4 & RR-2 to match a pending CSM~~