
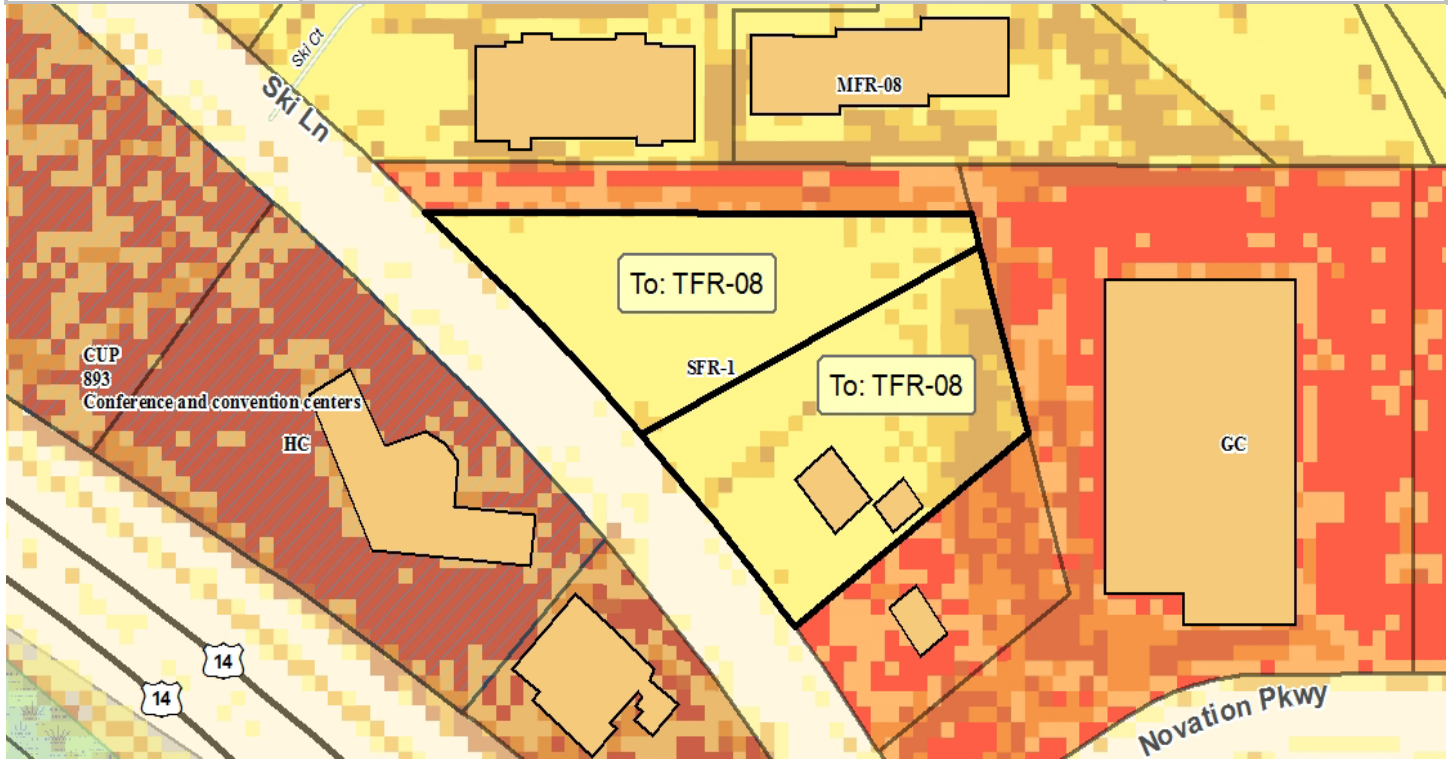


<b>Staff Report</b> <b>Pam Andros</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>March 23, 2021</b>	<b>Petition 11665</b>
	<i>Zoning Amendment Requested:</i> <b>SFR-1 Single Family Residential District TO TFR-08 Two Family Residential District</b>	<i>Town/Section:</i> <b>MADISON, Section 35</b>
	<i>Size:</i> <b>1.4 Acres</b>	<i>Survey Required:</i> <b>Yes</b>
	<i>Reason for the request:</i> <b>Divide one single-family residential lot to create four two-family residential lots.</b>	
		<i>Applicant</i> <b>SKI LANE PROPERTIES LLC</b>
		<i>Address:</i> <b>2733 SKI LANE</b>



**DESCRIPTION:** The applicant wants to divide a single family residential lot to create 4 two-family residential (TFR-08) lots. Currently there is one single-family house on the property.

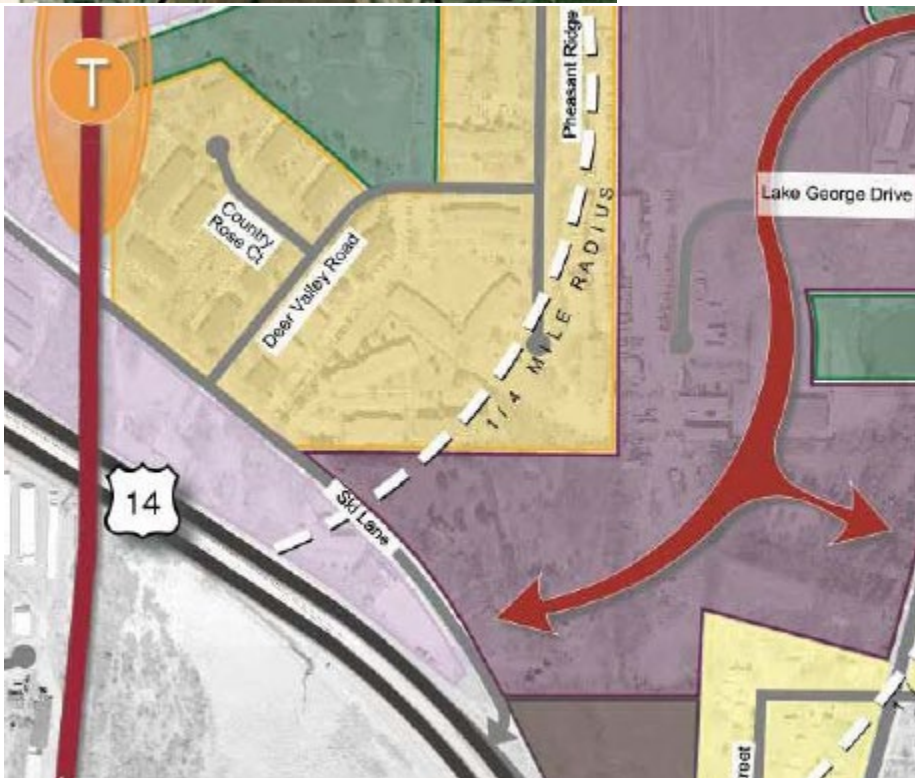
**OBSERVATIONS:** The subject property is surrounded by a few single family residential uses and a variety of commercial uses.

**TOWN PLAN:** This portion of the town of Madison will be going into the City of Fitchburg as defined in the cooperative plan between the City of Madison, the town of Madison and the City of Fitchburg. In the map below, the parcels outlined in yellow are those that will become part of the City of Fitchburg.



The property falls within the City of Fitchburg Southdale Neighborhood Plan. The plan states that “Redevelopment and infill within the Southdale Neighborhood should complement existing uses while contributing to the neighborhood’s long-term vision”. The plan also explains that the land use and design standards provide direction but also provides enough flexibility to respond to future market needs.

The neighborhood concept map is provided below. The *Urban Residential District* is shaded yellow and *Commercial/Employment District* is shaded in purple. As one can see, the subject property is within the purple but very close to the urban residential district. Given growth and the need for housing, it is reasonable that this proposal be considered consistent with the plan.



**RESOURCE PROTECTION:** There are no sensitive environmental features on this site.

**STAFF:** Staff recommends approval.

**TOWN:** The town approved this petition with no conditions.

**Questions?** Contact Pam Andros 608-261-9780 or [andros@countyofdane.com](mailto:andros@countyofdane.com)