

REPORT ON LAND USE

TOWN OF MADISON

June 1978

Prepared for the Town Board
of the Town of Madison
by the Staff of the
Dane County Regional Planning Commission

REPORT ON TOWN OF MADISON LAND USE

Introduction

In 1977, the Town of Madison requested the assistance of the Dane County Regional Planning Commission in developing planning recommendations for the undeveloped areas within the Town.

At the outset it was apparent that the Town was unique in several respects: (1) It was highly urban in character with few large vacant undeveloped parcels; (2) It also was divided into several noncontiguous distantly spaced parts; and (3) Coordination with adjacent units of government was extremely crucial.

After initial review and discussion, it was determined that rather than prepare a conventional or traditional type land use plan, that the Town's best interests would be served by a thorough analysis of the existing undeveloped lands. Following this, recommendations for future uses would be prepared for the Town Board.

Background

Utilizing both the updated 1,000' scale town base map and the 400' scale section map prepared by the Dane County Surveyor's office, several background studies were prepared in order to analyze the Town's development problems. The first study was an inventory of all land uses, by individual parcel. Secondly, the existing zoning of both Town and City of Madison was reviewed. Thirdly, where applicable, the natural features such as topography, soils, woodlands and wetlands were noted.

Any other plans such as the City of Madison Land Use Plan and Official Map, the plans for the Arboretum, the Town of Fitchburg Development Plan and the Dane County Transportation Plan, were reviewed and incorporated where appropriate.

Analysis

After an initial analysis of the overall background materials, it was determined that the Town should be divided into 8 study areas. This was based primarily on the existence of vacant developable land within various areas of the Town. The attached map indicates the boundaries of the eight study areas. The following subjects were noted prior to making a recommendation:

- Total Acreage
- Existing Land Uses
- Adjacent Land Uses
- Existing Zoning

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Adjacent Zoning
Natural Features (slopes,
wetlands, soils)
Vacant Developable Land
City of Madison Land Use
Plan Recommendation
Miscellaneous (e.g., access
to Roadway)

In the pages that follow, the eight study areas* are analyzed and after discussion with and comments by the Town Board and City of Madison Plan Department staff, certain recommendations are made for use by Town officials in making decisions concerning future development in the Town.

*Note: Originally there were nine areas under consideration; however numbers three, six and nine were dropped from the study due to the relatively fixed nature of either the land uses or zoning.

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Area #2

This area is located on the South Beltline and encompasses the general area around Todd Drive and Whalen Lane in Section 34.

The following are pertinent facts relative to the area:

Total Acreage:	46 acres
Land Uses:	Commercial (about 1/3 developed)
Adjacent Land Uses:	Open space (Arboretum on the north, west and east). Commercial on the south
Zoning:	B-1, C-1, and C-2; all various levels of commercial.
Natural Features:	Generally level with soils that could present problems with certain land uses, such as roadway construction, due to potential for frost heave action.
Vacant Developable Land:	17 acres
City of Madison Land Use Plan:	The Todd Drive area is suggested as community commercial on the City of Madison Land Use Plan.
Recommendation:	Continued commercial development due to the existing pattern in the Todd Drive-Walen Lane area.

Area #4

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This area encompasses most of the area in the southeast 1/4 of Section 35 lying north of U.S. Highway 14 and south of the Beltline.

The following are pertinent facts concerning the area:

Total Acreage:	About 100 acres excluding highway right-of-way.
Land Uses:	Mixed uses - generally commercial on Beltline frontage road and Ski Lane, multi-family development is the major use with some single family on Ski Lane.
Adjacent Land Uses:	South Beltline corridor on the north. Vacant lands on the east and south, and a major highway interchange on the west.
Zoning:	Predominately R-4 residential with RH-1 on Ski Lane lands around the Beltline U.S. 14 interchange; mostly C-1 and C-2 along the Beltline frontage road.
Adjacent Zoning:	Commercial of various levels for the most part.
Natural Features:	Gently rolling to level topography. Soils are somewhat poorly drained with high water table. Considerable fill has occurred over the years.
Vacant Developable Land:	38 Acres
City of Madison Land Use Plan:	Suggests RMM-medium density residential with commercial adjacent to the frontage road.
Recommendation:	Continued multi-family development in the Balboa Valley area; consideration of changing B-1 area to R-4 and changing RH-1 area on Beltline to a higher density residential or some specialized commercial activity. Final determination to be based upon specific proposal. Because of the deep cut for the railroad, the frontage road connecting E. Badger and Ski Lane will not be completed. Access to this area will be difficult.

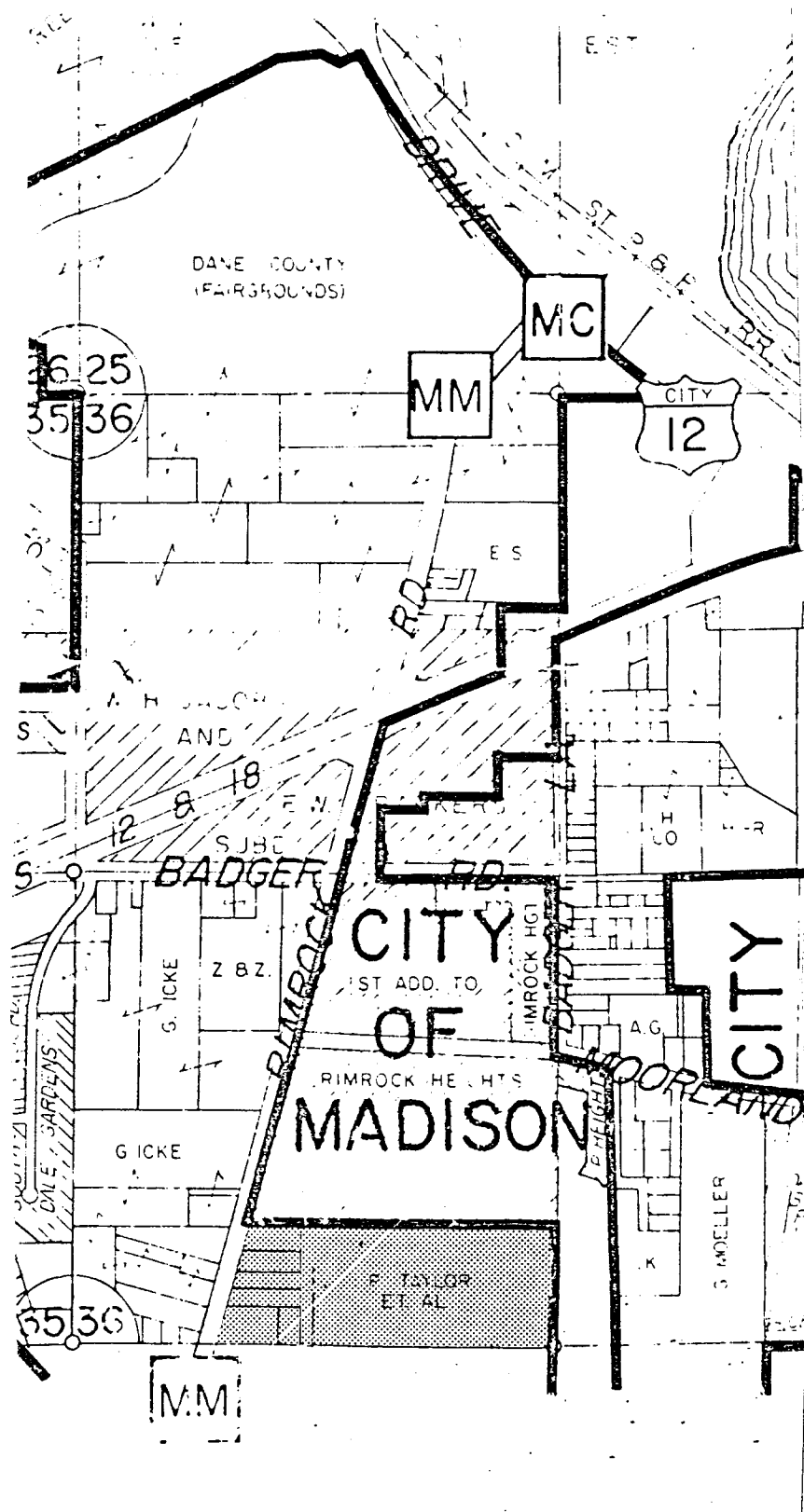
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Area #5

This area, located in the west 1/2 of Section 36 is bordered by Badger Road on the north, Granada Way on the west, and Rimrock Road on the east.

The following are pertinent facts about the area:

Total Acreage:	About 73 acres
Land Uses:	Single family on Badger Road and the southern end of the study area along Rimrock and a construction company on Rimrock Road. Predominately vacant.
Adjacent Land Uses:	Multi-family on the east and west and mixed commercial/residential between Badger Road and the Beltline.
Zoning:	C-2 Commercial for the most part with some RH-1 Residential on the south, with a small frontage of approximately 700 feet zoned B-1 local business along Rimrock Road.
Vacant Developable Land:	46 acres (developability to be determined)
Natural Features:	The area is characterized by soils classified as having severe limitations for development. However, filling has taken place, in part, over the years and the natural conditions altered. Generally there are no problems with steep slopes.
City of Madison Land Use Plan:	Suggests that the area be planned as part of a neighborhood design of low-medium density residential.
Recommendation:	Consider down zoning, preferably over half, of the area for medium density residential.



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Area #7

This area located in the southeastern half of Section 36 is bounded by Rimrock Road on the west, vacant land on the east, an apartment development (City of Madison) on the north.

The following are pertinent facts about the area:

Total Acreage:	26 acres
Land Uses:	Single-family fronting on Rimrock Road, the remainder is vacant.
Adjacent Land Uses:	Vacant lands east and south, single-family (4) on the east and multi-family north.
Zoning:	RH-1 Residential.
Natural Features:	Generally no slope problems. Soils have limitations for certain kinds of development, such as dwellings with basements or local streets, due to bedrock lying within 2 to 4 feet of the surface.
Vacant Developable Land:	21 acres
City of Madison Land Use Plan:	Suggests the area be planned as part of a neighborhood design of low-medium density residential. Fitchburg Land Use Plan indicates a medium density residential for the adjacent area on the south.
Recommendation:	Medium density residential.

Area #8

Located in Section 36, south of the South Beltline between Badger Lane on the west, the Town of Fitchburg on the south, and the town line of the Town of Blooming Grove on the east.

The following are pertinent facts:

Total Acreage:	127 acres
Existing Land Uses:	Various levels of commercial. Single family and duplex residential.
Adjacent Land Uses:	Single family residential and apartments on the west. Vacant on the south, apartments on City of Madison lands to the east.
Zoning:	Very mixed: C-1, B-1 Commercial; RH-1; R-3A, R-4 Residential.
Natural Features:	Very rolling with a major hill (Nob Hill) dominating the northern portion and another less severe in the Moorland Road area. Some wetlands and poor soils lie to the east of the base of Nob Hill near the Section 36 line.
Vacant Developable Land:	74 <u>±</u> acres
City of Madison Land Use Plan:	Suggests neighborhood design - low medium density residential.
Recommendation:	Wetlands and steep slopes should remain undeveloped and be zoned conservancy. No other changes are recommended at this time for the remaining lands. When beltline improvements, including the frontage road are completed, some additional commercial uses might be considered.

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Area #1

Located on the southwestern corner of the town in Section 30, this area is bounded by the Beltline on the north, Whitney Way on the east and Schroeder Road on the south.

The following are pertinent facts about the area:

Total Acreage:	55.7 acres
Land Uses:	Residential - 1 acre Commercial - 1.2 acres Roadway Right-of-Way - 21+ Acres
Adjacent Land Uses:	Residential on the south; commercial on the east and west.
Zoning:	C-1 Commercial
Natural Features:	Rolling topography Partially wooded Soils present no development problems
Miscellaneous:	No direct access to Beltline
Vacant Developable Land:	32 acres
City of Madison Land Use Plan:	Suggested community commercial.
Recommendation:	Careful planning will be required to develop this parcel due to the depth. Because of the adjacent uses and its proximity to the Beltline, it should be developed commercially. The portion south of Schroeder Road should be developed residentially.