

Edits Made to the Town of Middleton Comprehensive Plan

Housing Section:

The following text was added:

- “The Transition Area identified in the 2002 Cooperative Plan between the Town of Middleton and the City of Madison will serve as the area of focus for directing higher density and more varied housing development.”
- “Investigate permitting owner-occupied attached multi-family housing, senior housing, and/or denser detached single family housing in areas identified as the “Transition Area” by the 2002 City of Madison and Town of Middleton Cooperative Plan. The Town reserves the Transition Area to allow for a variety of higher density residential development types, including unsewered cluster subdivisions with minimum 20,000 square foot lots (minimum 12,000 square foot lots for sewerred areas). This will help provide greater housing choice for different income and age levels. The Town Board will consider development proposals in the Transition Area with consideration of density and compatibility of surrounding land uses.”

Transportation Section:

The following text was added:

- Added “semi” to statements about rural nature of the Town
- “The Town acknowledges the Wisconsin DOT U.S. Highway 14 Corridor Report, which, as of February 2010, is in draft form and receiving input. The Town has provided feedback to the DOT and is working collaboratively with them to ensure that future plans for the corridor as it exists in the Town are consistent with the DOT’s desires and do not impede or affect safety, access, or connectivity in the area.”

Agricultural and Natural Resources

The following highlighted text was added:

Goal 2: Preserve the semi-rural identity of the Town.

It is apparent that a majority of the residents responding are interested in preserving the semi-rural character of the Town and therefore believe that it is important to protect the natural resources in the Town that give it this feeling.

The following text was added under Objectives:

“Keep the semi-rural quality of the Town intact by incorporating open space into plats through conservancy development and the provision of conservancy areas, trails, parkland, and other open space.”

Economic Development:

The following text was added:

- "The Town acknowledges the Wisconsin DOT U.S. Highway 14 Corridor Report, which, as of February 2010, is in draft form and receiving input. The Town has provided feedback to the DOT and is working collaboratively with them to ensure that future plans for the corridor as it exists in the Town are consistent with the DOT's desires and do not impede or affect safety, access, or connectivity in the area. This includes making sure that any commercial businesses that are sited along the US 14 corridor by the Town would be done so in a way to limit direct access requests onto US 14 and maintain the safety, access, and connectivity of the area. It should be noted, however, that much of the commercial development displayed on Future Land Use Map H.4 was derived from the City of Middleton Comprehensive Plan."

Land Use

The following text was added:

- "The Town of Middleton recognizes that at its current growth rate, average density of development, and requirements for open space provisions, it will reach full build-out capacity soon after the year 2030. The Town is comfortable with this and with its current average density. The Town continues to develop in this way based on its Land Division and Subdivision Ordinances in order to maintain the semi-rural character that is preferred by residents. The Town reserves the Transition Area identified in the 2002 Cooperative Plan between itself and the City of Madison as an area within the Town designated for more dense and varied housing development. See Map H.4 for the location of the Transition Area."
- Require that developers address the effects of stormwater runoff so that new developments will not adversely impact existing commercial uses, residential uses, and natural resource and recreation areas.
- Permit the continuation of existing institutional and research and development within the Town limits and, along with mixed use, as permitted residential development uses. Future Land Use Map H.4 groups all existing and proposed institutional, research and development, and mixed use parcels into the residential future land use category as permitted uses. These areas are either existing structures that will be permitted to continue under the residential category, or they are parcels planned for development in areas that will eventually be annexed by the City of Madison according to the 2002 Cooperative Plan.
- Require that developers address the effects of stormwater runoff so that new developments will not adversely impact existing commercial uses, residential uses, and natural resource and recreation areas.
- Ensure that all commercial development along U.S. Highway 14 maintains consistency with Wisconsin Department of Transportation plans for the corridor, including issues relating to safety, connectivity, and access.

- The Town of Middleton recognizes that it is identified as a “Rural Development and Transitional Area,” in the Dane County Comprehensive Plan, and that this designation has the following standards that accompany it:
- Continue to promote limited, compact, and efficient development; Encourage the use of conservation design, Transfer of Development Rights, site planning, design review and other techniques to ensure compatibility with agricultural, natural resource and open space use, and with neighboring communities;
- Develop opportunities and guidelines for limited, multi-family senior housing in unincorporated Rural Development and Transitional Areas to serve local aging populations, and;
- Continue to refer to town plans adopted by the county board for detailed land use policies within Rural Development and Transitional Areas.
- The Town of Middleton reserves the “Transition Area” identified in the 2002 City of Madison and Town of Middleton Cooperative Plan as an area designated for more varied and dense development. The Town will consider permitting owner-occupied attached multi-family housing, senior housing, and/or denser detached single family housing in this area.
- As a whole, the Town is committed to preserving valuable natural resources and open space, and protecting the semi-rural identity of the area through conservancy development, strong developer open space requirements and protection standards, and the provision of multi-use trails throughout the Town.

The following text was removed:

Agriculture Development Objectives

1. Permit development of agricultural land for residential purposes.
2. Require that developers address the effects of stormwater runoff so that new developments will not adversely impact existing agricultural, commercial or residential uses.
3. Encourage agriculture and open space uses.

Agriculture Development Policies

Refer to Section 7: Agriculture and Natural Resources for further information regarding agriculture development objectives and policies.

Changes to Map H.4 Future Land Use

The following changes were made to Future Land Use Map H.4

- Removed "agricultural" as a land use
- Grouped "institutional," "mixed use," and "research and development" in with "residential"
- Changed "Public Resource Lands" to "Open Space"

Changes to Land Use Appendix H

- Changes were made in Land Use Appendix H to reflect changes made to Future Land Use Map H.4

Map H.4.1 was created and added