

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
July 3, 2006

RE: ID# 04022: Approval of a preliminary plat of the "Genesis Plat"

1. Requested Actions: Approval of a preliminary plat creating 16 industrial/ commercial lots.
2. Applicable Regulations: The subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property owner: Alexander & Helen Li; 411 Orchard Drive; Madison.
Surveyor: David Cheney; 404 S. Blount Street, Suite 203; Madison.
2. Development Schedule: The applicant wishes to proceed once all necessary approvals have been granted.
3. Parcel Location: Approximately 34.7 acres located along the south frontage of the Beltline Highway (US 12 & 18) west of Agriculture Drive in Aldermanic District 16; Urban Design District 1; Madison Metropolitan School District.
4. Existing Conditions: Undeveloped lands, zoned M1 (Limited Manufacturing District).
5. Proposed Land Use: The property will be subdivided into 16 lots for future commercial and industrial development as permitted in the existing zoning.
6. Surrounding Land Use and Zoning:
North: Beltline Highway (US 12 & 18) and undeveloped Wisconsin Department of Transportation property.
South: Franklin Fueling Systems, Dane County Humane Society and undeveloped lands, zoned M1 (Limited Manufacturing District);
East: Great Lakes Packaging, Westside Cabinetry & Millwork, zoned M1;
West: Undeveloped commercial and industrial lots in the Tradewinds Business Centre subdivision, zoned M1;
7. Adopted Land Use Plan: The Marsh Road Neighborhood Development Plan recommends the site and surrounding area for "industrial" uses.

8. Environmental Corridor Status: Portions of the property are located within a mapped environmental corridor. The Wisconsin Department of Transportation property located between this site and the Beltline Highway right of way contains a perennial stream that parallels the highway for which a floodplain and mapped wetlands exist.
9. Public Utilities & Services: The property will be served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the standards for preliminary plats.

PLAT REVIEW

The applicant is requesting approval of a preliminary plat creating 16 industrial/ commercial lots in M1 (Limited Manufacturing District) zoning on 34.7 acres of undeveloped land located south of the Beltline Highway (US 12 & 18) and along the westerly side of Agriculture Drive. The site is located in a developing area of predominantly transportation-related, heavy commercial and light industrial uses centered on the Beltline between S. Stoughton Road on the west and Interstate 39-90 on the east. The property is adjoined on the west by the Tradewinds Business Centre industrial park in M1 zoning and by Franklin Fueling Systems to the south along Agriculture Drive. Other lands south of the site include undeveloped tracts, the Dane County Humane Society and a variety of M1 uses along Voges Road. Agriculture Drive originates north of the Beltline and Femrite Drive in the World Dairy Center business park and was extended south across the highway via a new overpass completed last year to connect to Marsh Road and provide a continuous north-south connector between Femrite Drive and Siggelkow Road.

The site of the proposed subdivision is characterized by a gentle slope that generally falls from the perimeter of the site towards a low-lying area near the center of the site and adjacent to Agriculture Drive. The southern edge and a portion of the eastern edge of the property are crossed by a 7 to 8-foot berm extending most of the length of the property. Property along the northern property line falls from the outside of the banks of a perennial stream that parallels the Beltline and is located on Wisconsin Department of Transportation (WisDOT) property between the subject site and highway right of way. Tree coverage on the site varies, with dense mature tree coverage of mostly deciduous trees on the western third of the site and a portion of the southern property line north of the berm and a line of mostly shrub growth along the eastern edge. Aerial photography suggests that most of the interior of the site is devoid of significant tree cover.

Environmental corridor mapping shows a floodplain and adjacent wetlands extending along the northerly edge of the site corresponding to low-lying lands near Agriculture Drive. These conditions are related to the mapped perennial stream on the WisDOT property to the north, and related to existing conditions prior to relocation of said stream by WisDOT. The lands within the proposed preliminary plat were previously state lands, purchased to use as a construction staging area and were used for disposal of dredged materials from Beltline reconstruction work further west of the site over the Yahara River. The wetlands and floodplain are not delineated on the

preliminary plat, and staff will require a revised preliminary plat to be submitted with the final plat of the property to identify the final location of those conditions. The applicant has been working with the City Engineering Division and the Wisconsin Department of Natural Resources (WDNR) on a plan to remediate portions of the floodplain as part of this development. A Letter of Map Revision issued by the WDNR will be required as part of the submittal of the final plat of this project signifying that the remedial measures have been approved.

Primary access to the proposed subdivision will be from the extension of Tradewinds Parkway east from its current terminus at the eastern edge of the adjacent industrial park to connect to Agriculture Drive. A short dead-end street, Jadon Drive, will extend approximately 200 feet south from Tradewinds Parkway to facilitate further development south of the site. The centerline of the road will straddle the eastern edge of the Dane County Humane Society property and the western edge of the Franklin Fueling Systems tract located to its east. Lots in the subdivision will generally have 200 to 250 feet of frontage onto Tradewinds Parkway and most will have between 375 and 40 feet of depth, with lots in the eastern portion of the plat not as deep but slightly wider. Lots 1-3 and 15-16 will have complete or partial frontage along Agriculture Drive. Staff recommends that an access restriction be provided on the final plat that prevents direct vehicular access to Agriculture Drive for Lots 15 and 16 due to possible sight-distance issues given the grade of the road as it approaches the Beltline overpass and the curve in the road along that section.

ANALYSIS & CONCLUSION

The subject site is located within the limits of the Marsh Road Neighborhood Development Plan, which recommends the subject site for industrial uses. The proposed plat largely conforms to the street layout contained in the plan, though in a slightly altered arrangement. Whereas the original neighborhood plan called for Tradewinds Parkway to curve to the south to connect to the Dane County Humane Society parcel with a side street to provide a connection to Agriculture Drive, the proposed plat will connect Tradewinds to Agriculture with a side street to connect to the south. Staff believes that the proposed Genesis industrial/ commercial subdivision can meet the standards for approval for a preliminary plat and will continue to work with the applicant to deal with any issues stemming from the wetland and floodplain conditions on the site.

The site is located in Urban Design District 1, which extends along both sides of the Beltline between approximately S. Stoughton Road (US 51) on the west and Interstate 39-90 on the east. As a result, development of the lots in this subdivision will require Urban Design Commission approval prior to the issuance of building permits.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission forward the “Genesis” preliminary plat to the Common Council with a recommendation of **approval** subject to the following conditions:

1. Comments from reviewing agencies.

2. That the applicant submit a revised preliminary plat at the time that the final plat is submitted that shows the location of the floodplain and any wetlands on the subject property, with a 75-foot setback identified adjacently to the wetland boundary. In addition, a 75-foot boundary shall be provided adjacent to the perennial stream.
3. That the final plat of this subdivision not be submitted until a Letter of Map Revision has been issued by the WDNR signifying that any remedial measures have been approved. A copy of said letter shall be included at the time the final plat is submitted.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 1, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: GENESIS Preliminary Plat, 3604 Agriculture Dr.

Present Zoning District: M-1

Proposed Use: 16 Industrial Lots

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Show on the plat any wetland and flood plain areas.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	adequate
Lot width	50'	adequate
Front yard	0'	
Side yards	0'	
Rear yard	10' 1 story; 30' 2 story +	
Floor area ratio	2.0	

Site Design	Required	Proposed
Number parking stalls	Depends on use & bldg. size	
Accessible stalls	Yes	
Loading	Dep. on use & building size	
Number bike parking stalls	Dep. on use & # car stalls	
Landscaping	Yes	
Lighting	No but if provided must meet	lighting ordinances.

Other Critical Zoning Items	
Urban Design	Yes (District 1)
Flood plain	Yes – also Wetlands
Utility easements	Yes
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.