



PREPARED FOR THE PLAN COMMISSION

Project Address: 7043 Tree Lane (District 9 – Ald. Skidmore)

Application Type: Rezoning & Conditional Use

Legistar File ID # [56287](#) & [55915](#)

Prepared By: Sydney Prusak, Planning Division

Reviewed By: Kevin Firchow, AICP, Principal Planner

In the published staff report for these items, Conditions of Approval #20 and #27 are in conflict.

#20: Applicant shall remove parking from terrace on North South roadway to provide consistent 8' terrace. Pavement shall be type A City Standard Detail 4.02.

#27: The applicant shall construct their private street to City of Madison standards per previous approval from 302 S. Gammon CSM. The applicant shall provide a continuous terrace of at least 6' in width on their private street.

As a point of clarification, staff is requiring a **consistent eight (8) foot terrace** on the private road serving this development. In order to adequately provide this space, the on-street parking shall be removed. According to City Engineering, the eight foot terrace is consistent with the submitted plans. The applicant is showing an eight foot terrace, but using some of it for on-street parking. This condition will require the eight foot terrace to be continued with no cut-ins for parking. Condition #27 shall be revised to read:

#27 The applicant shall construct their private street to City of Madison standards per previous approval from 302 S. Gammon CSM. The applicant shall provide a continuous terrace of 8' in width on their private street.

This condition is consistent with the public standards for streets from the previous CSM for the site.

Furthermore, the staff report states that the applicant shall be responsible for construction of the future internal street. As another point of clarification, the owner of the eastern half of the planned multi-use site will be responsible for the final build out when that half of the site redevelops in the future.

With these clarifying points, The Planning Division recommends that the Plan Commission find that the approval standards for zoning map amendments are met, and forward the rezoning request 28.022 -- 00389 to the Common Council with a recommendation to **approve**. Secondly, the Planning Division recommends that the Plan Commission find that the standards for conditional uses are met, and **approve** the conditional use requests. These recommendations are subject to input at the public hearing and the conditions from reviewing agencies in this report.