



Report to the Plan Commission

February 20, 2012

Legistar I.D. #25041

9002-9202 McKee Rd., 2002-2602 S. Pleasant

View Rd., 2501 Woods Rd., and 8701 Mid Town Rd.

Zoning Map Amendment

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a request to rezone approximately 585 acres located at 9002-9202 McKee Road, 2002-2602 S. Pleasant View Road, 2501 Woods Road, and 8701 Mid Town Road from Temp. A Agriculture District) to A to provide permanent City zoning to University Ridge Golf Course and OJ Noer Turfgrass Research and Education Facility.

Applicable Regulations & Standards: Section 28.12(10) provides the process for zoning map amendments.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3584, rezoning 9002-9202 McKee Road, 2002-2602 S. Pleasant View Road, 2501 Woods Road, and 8701 Mid Town Road from Temp. A to A, to the Common Council with a recommendation of **approval**, subject to input at the public hearing.

Background Information

Applicant & Property Owner: University of Wisconsin–Madison, c/o Gary Brown, University Facility Planning & Management; 614 Walnut Street; Madison.

Proposal & Existing Conditions: The request will grant permanent City zoning to lands owned by the University of Wisconsin, which are primarily developed with University Ridge Golf Course, with the exception of a portion of the property located along the eastern edge of the property and S. Pleasant View Road, which is developed with the OJ Noer Turf Facility and related research facilities. The entire site is located in Aldermanic District 1 (Subeck) and the Verona Area School District. No construction is proposed with this request. However, a separate conditional use application related to a new practice facility at the University Ridge Golf Course on the parcel addressed 9002 McKee Road is scheduled for review by the Plan Commission on March 5, 2012 once the request for permanent zoning has been approved.

Surrounding Land Use and Zoning: Land uses surrounding the University property varies. The Hawks Landing Golf Club golf course and residential development are located north of the property across Mid Town Road in the City. Additional nearby residential developments include the Hawks Ridge Estates and Hawks Meadow subdivisions located adjacent to the northwestern corner of the subject property, and the Stone Crest Estates subdivision located across S. Pleasant View Road from the northeastern corner of the University property. Most of the properties located adjacent to the boundaries of the subject site are large, undeveloped parcels or large-lot single-family parcels located in the Town of Verona.

Adopted Land Use Plan: The Comprehensive Plan recommends the subject site for Park and Open Space uses. The University property is not located within the boundaries of an adopted neighborhood development plan.

Environmental Corridor Status: Most of the subject site is located in a mapped environmental corridor, with steep slopes greater than 12%, an intermittent stream, floodplain and wetland, and heavily wooded areas present across the overall property.

Public Utilities and Services: The property is located in the Central Urban Service Area but is currently not served by municipal water or sanitary sewer.

Project Review, Analysis & Conclusion

The University of Wisconsin–Madison is requesting approval of permanent zoning for seven parcels of land totaling approximately 585 acres located in the southwestern corner of the City. The properties were annexed to the City of Madison from the Town of Verona in 1999, at which time they were assigned Temporary A (Agriculture District) zoning pending a request to rezone the properties to a permanent zoning classification.

The subject lands are generally bounded by S. Pleasant View Road (CTH M) on the east, Mid Town Road on the north, Woods Road on the west and McKee Road (CTH PD) on the south and are primarily developed with the University Ridge Golf Course. The golf course opened in 1991 and includes 18 competition holes, an 11,310 square-foot clubhouse, and an outdoor practice facility located near the center of the overall site. Other uses of the 585-acre site include the OJ Noer Turfgrass Research and Education Facility, which occupies 26 acres located along the S. Pleasant View Road frontage of the property, and the Zimmer Championship Cross Country Course, which is located in the southwestern quadrant of the property. Access to the golf course, clubhouse, practice facility, and cross country course is provided from a driveway located approximately midway along the site's frontage along McKee Road, while access to the Noer facility is provided by a driveway from S. Pleasant View Road south of Flagstone Drive.

The proposed zoning map amendment requests permanent Agriculture zoning for the property. Golf courses, including golf driving ranges and clubhouses, are allowed as conditional uses in the A district. Any clubhouses are required to be 100 feet from any lot in a residence district, and any maintenance buildings are required to be 300 feet from any lot in a residence district. Agricultural uses not including commercial dairies, commercial dog kennels, commercial feeding of garbage or offal to swine or other animals, commercial hatcheries and commercial mink, fox and other furbearing animal farms, and rat farms are permitted uses in the A district, with the requirement that any buildings or structures used for shelter or feeding of livestock shall be located not less than 150 feet from any lot in a residence district. The excluded uses identified above are allowed as conditional uses in the A district, as are laboratories for research, development and testing. Both University Ridge Golf Course and the OJ Noer Turfgrass Research and Education Facility will be considered existing conditional uses by virtue of their existence prior to the annexation of the University land to the City, and are subject to the provisions for the same in Section 28.04(8) of the Zoning Code. It appears that a maintenance building for the golf course located near the western edge of the property and Woods Road is less than the 300 feet required for such buildings in the A district, and is considered legally nonconforming.

Separate from this request for permanent zoning, the University has submitted an application for approval of a conditional use to allow construction of an all-season golf practice facility near the center of the subject property and the existing clubhouse. That conditional use request will be reviewed in a separate staff report that will be available prior to the scheduled public hearing on March 5, 2012.

The subject property is not located within the boundaries of a City-adopted neighborhood development plan. The Comprehensive Plan recommends the subject site for Park and Open Space uses. Staff believes that the proposed zoning of the site to the Agriculture district to allow the continuation of the existing golf course, athletic, and research facilities is consistent with this land use recommendation.

Staff Recommendation

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3584, rezoning 9002-9202 McKee Road, 2002-2602 S. Pleasant View Road, 2501 Woods Road, and 8701 Mid Town Road from Temp. A (Agriculture District) to A, to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions from reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

This agency submitted a response with no conditions of approval for this request.

Traffic Engineering Division (Contact Bryan Walker, 267-8754)

This agency submitted a response with no conditions of approval for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not submit comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

1. Work with the City Engineering Division to establish building addresses for all significant buildings on the properties in accordance with Madison General Ordinances.

Water Utility (Contact Dennis Cawley, 261-9243)

2. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.