

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
April 22, 2005

ZONING MAP AMENDMENT, I.D. 00845 LOCATED AT 6334 MILLPOND ROAD:

1. Requested Action: Approval to rezone property from Temporary A (Agriculture) to C2 General Commercial District to allow for the sale and future development of this vacant parcel.
2. Applicable Regulations: Section 28.12(10) provides the procedure for zoning map amendments. Section 28.09(3) provides the framework and regulations for the C2 General Commercial District.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Leanne H. Starr, 660 West Washington Avenue, Madison, WI 53703; and Debbie Bunbury, 4366 Jordan Drive, McFarland, WI 53558.
2. Status of Applicants: Property owner and owner's agent.
3. Development Schedule: The applicant has no specific use proposed for the subject property, however, the applicant wishes to sell this property with a permanent zoning classification which would clarify the potential uses of the subject property.
4. Parcel Location: South side of U.S. Highway 12 & 18, just east of the intersection with Interstate Highway 90/39, Aldermanic District 16, Monona Grove School District.
5. Parcel Size: 3.61 acres.
6. Existing Zoning: This property was provided with a Temporary A (Agriculture) zoning classification upon its annexation to the City of Madison in 1992.
7. Existing Land Use: Vacant lot.
8. Proposed Use: Those uses compatible with and authorized under the C2 General Commercial zoning district.
9. Surrounding Land Use and Zoning (See map): This property is located near the interchange of I-90/39 with U.S. Highways 12 & 18 and is surrounded by a variety of commercial service activities, including hotels and motels, convenience store with gasoline sales, building materials sales, the DeJope Bingo Parlor, a municipal golf course, other open space and vacant lands. These lands are zoned Temporary A (Agriculture), C

(Conservancy), W (Wetlands), PUD(SIP) and C2 General Commercial District in the City of Madison, and County A-1, C-1 and C-2 in the Town of Blooming Grove.

10. **Adopted Land Use Plan:** This property was outside the Central Urban Service Area at the time of the latest revisions to the Madison Land Use Plan. This property is not located within the planning boundaries of a City neighborhood development plan. This land is included within Peripheral Planning Area E6 as designated by the City of Madison's 1990 Peripheral Area Development Plan. Planning Area E6 within the Peripheral Area Development Plan notes that lands west of the Yahara Golf Course within the Central Urban Service Area are suitable for additional development, if urban services are provided. The subject property and surrounding development sites are now located within the Central Urban Service Area.
11. **Environmental Corridor Status:** This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

A full range of urban services are being extended to this area upon its development.

ANALYSIS, EVALUATION AND CONCLUSION:

The subject property was annexed to the City of Madison in 1992 along with lands owned by the Ho-Chunk Nation. At that time, the lands annexed contained a Holiday Inn hotel, a Mobil gasoline service station and convenience store, and a McDonald's fast food franchise restaurant. The Town of Blooming Grove commenced a lengthy lawsuit contesting this annexation. Ultimately, the Wisconsin Supreme Court ruled the annexation valid. Since annexation, the Ho-Chunk Nation has demolished the Holiday Inn hotel and constructed the DeJope Bingo Parlor. A conceptual development plan for the DeJope Bingo Hall area was approved by the Ho-Chunk Nation and the Madison Common Council in 2000, but this plan does not specifically include the properties on the north side of Millpond Road. Except for DeJope Bingo, little other development or redevelopment has occurred on land annexed to the City within this immediate area, and permanent zoning classifications have only been approved for a portion of the adjacent Mobil convenience store site, the former McDonald's restaurant (now proposed to be used as a Moose Lodge site), and the DeJope Bingo Parlor lands. The subject property is one of the few parcels in the immediate area within the City of Madison not owned or controlled by the Ho-Chunk Nation.

The applicant has owned this property for some time and now wishes to sell this vacant lot. In order to properly market this property and to provide a clear indication of the potential uses of this property to interested purchasers, the applicant is applying for permanent zoning at this time. Since annexation, the City has planned to provide a C2 General Commercial District zoning classification to the private properties along the Highway 12/18 corridor east of the Interstate 90/39 interchange. The only properties which have applied for this zoning classification are the two adjacent parcels also along Millpond Road which contain the former McDonald's drive-in

restaurant and the Mobil convenience store and gasoline sales facility. Staff has no objection to the proposed zoning classification for this vacant lot.

The Highway 12 & 18 corridor west of the Interstate 90/39 interchange are included in Urban Design District No. 1. It has been the City's intention to include lands east of the Interstate 90/39 corridor within this Urban Design District. Since there are few privately owned parcels along the Highway 12 & 18 corridor currently within the City limits, this Urban Design District extension has yet to occur.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission forward Ordinance, I.D. 00845 to the Common Council, rezoning property from Temporary A (Agriculture) to C2 General Commercial District located at 6334 Millpond Road to the Common Council with a favorable recommendation, subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

April 22, 2005

TO: Plan Commission
FROM: David C. Dryer, P.E., City Traffic Engineer
SUBJECT: 6334 Millpond Road – Rezoning – Temp A toC2

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

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.)

- | |
|---------|
| 1. None |
|---------|

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

- 2. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Debbie Bunbury / Leanne Starr
Fax: 608-835-5821 or 608-257-6310
Email:

DCD:DJM:dm

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**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 23, 2005

To: Bill Roberts, Planner III
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 6334 Millpond Rd., Rezoning

Present Zoning District: Agriculture

Proposed Use: Vacant land for future development

Requested Zoning District: C-2

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

This rezoning complies with the City Master plan.

ZONING CRITERIA

| Bulk Requirements | Required | Proposed |
|--------------------------|----------------------------|--------------------|
| Lot Area | 6,000 sq. ft. | 156,164.48 sq. ft. |
| Lot width | 50' | 333.27' |
| Usable open space | n/a | n/a |
| Front yard | 0' | |
| Side yards | 0' | |
| Rear yard | 10' 1 story, 30' 2 stories | |
| Floor area ratio | 3.0 | |
| Building height | --- | |

| Site Design | Required | Proposed |
|----------------------------|------------------------------|-----------------|
| Number parking stalls | Depends on use | |
| Accessible stalls | Dep. on use & no. car stalls | |
| Loading | Dep. on use & building size | |
| Number bike parking stalls | Dep. on use & no. car stalls | |
| Landscaping | Yes at future development | |
| Lighting | n/a at this time | |

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| Other Critical Zoning Items | |
|------------------------------------|---------------------------|
| Urban Design | No |
| Historic District | No |
| Landmark building | No |
| Flood plain | No |
| Utility easements | No |
| Water front development | No |
| Adjacent to park | No |
| Barrier free (ILHR 69) | Yes at future development |

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