

PLANNING DIVISION STAFF REPORT

June 24, 2024



PREPARED FOR THE PLAN COMMISSION

Project Address: 3110 Dairy Drive (16th Alder District, Ald. Currie)
Application Type: Zoning Map Amendment
Legistar File ID # [83599](#)
Prepared By: Chris Wells, Planning Division
Report includes comments from other City agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner, Planning Division

Summary

Applicant & Contact: John Bieno; TJK Design Build; 61214 Main Street, Suite 201; Madison, WI 53703

Property Owner: Nate Snyder; Axis Ventures, LLC; 6603 E Buckeye Road; Madison, WI 53716

Requested Action: Creating Section 28.022-00675 of the Madison General Ordinances to change the zoning of property located at 3110 Dairy Drive from PD (Planned Development) District to IL (Industrial-Limited) District.

Proposal Summary: The applicant proposes to rezone the subject parcel in order to facilitate future redevelopment. Note: no demolition, conditional use, or site plan approvals are being sought at this time.

Applicable Regulations & Standards: This proposal is subject to the approval standards for Zoning Map Amendments [MGO Section 28.182(6)]. It is also subject to MGO Section 28.088 which pertains to the IL (Industrial-Limited) District.

Review Required By: Plan Commission, and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00675 of the Madison General Ordinances to change the zoning of property located at 3110 Dairy Drive from the PD (Planned Development) District to the IL (Industrial-Limited) District to the Common Council with a recommendation of **approval**, in order to facilitate the future redevelopment of the subject site. This recommendation is subject to input at the public hearing, and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Parcel Location: The roughly 189,330-square-foot (4.35-acre) subject site is located on the west side of Dairy Drive and is encircled on the north, west, and south sides by Prairie Dock Drive. The parcel is located within Alder District 16 (Ald. Currie) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is developed with a one-story place of worship, the Our Savior Deaf Lutheran Church, which is located in the site's northwest quadrant. A large surface automobile parking lot runs along the site's eastern frontage with access from Dairy Drive to the east and to Prairie Dock Drive to the north and south. A small accessory building sits at the south end of the site.

Surrounding Land Uses and Zoning:

North: Across Prairie Dock Drive is a one-story warehouse/office facility, a one-story sports training facility and a vacant site. All are zoned IL (Industrial-Limited) District;

East: Across Dairy Drive is Madison Fire Department Station 14, zoned SE (Suburban Employment) District;

South: Across Prairie Dock Drive is the Dairy Drive Sheltered Campground with 30 small shelters and communal bathrooms, zoned MC (Mission Camp) District; and

West: Across Prairie Dock Drive is a one-story warehouse/office facility zoned IL.

Adopted Land Use Plans: The [Comprehensive Plan \(2018\)](#) and [Stoughton Road Revitalization Project Plan \(2008\)](#) both recommend Industrial (I) uses for the subject parcel.

Environmental Corridor Status: There are no environmental corridors on the subject site.

Public Utilities and Services: The site is served by a full range of urban services. Metro Transit operates daily all day transit service along Femrite Drive to the south of the subject property. The nearest bus stops are located 500 feet to the south at the corner of Femrite Drive and Dairy Drive.

Zoning Summaries: The 3001 Dairy Drive site is proposed to be rezoned into the IL (Industrial-Limited) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	189,329 sq. ft.
Lot Width	75'	>75'
Front Yard Setback	0' or 5'	TBD
Side Yard Setback: Street side yard	0' or 5'	TBD
Rear Yard Setback	30'	TBD
Maximum Lot Coverage	75%	TBD
Maximum Building Height	None	TBD

Other Critical Zoning Items:	Utility Easements
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Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Project Description, Analysis, and Conclusion

The applicant is requesting to rezone the subject parcel – from the Planned Development District to the Industrial-Limited District – in order to facilitate future redevelopment.

The applicant notes that further land use approvals, including any necessary conditional uses and demolition permits, will be sought as each phase is fully designed and financed. As such, further review for each of the sites is anticipated.

This proposal is subject to the approval standards for Zoning Map Amendments [MGO Section 28.182(6)]. It is also subject to MGO Section 28.088 which pertains to the IL (Industrial-Limited) District.

Conformance with Adopted Plans

The [Comprehensive Plan \(2018\)](#) and [Stoughton Road Revitalization Project Plan \(2008\)](#) both recommend Industrial (I) uses for the subject parcel. As such, Staff believe the proposal to rezone into the IL (Industrial-Limited) District is therefore consistent with both plans.

Zoning Map Amendment Standards

Staff believes that the Zoning Map Amendment standards can be found met. These standards state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." As noted above, Staff believes that the proposal is consistent with both the Comprehensive Plan and Stoughton Road Revitalization Project Plan.

Public Input

At the time of report writing, staff has not received any comments on the proposed request.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00675 of the Madison General Ordinances to change the zoning of property located at 3110 Dairy Drive from the PD (Planned Development) District to the IL (Industrial-Limited) District to the Common Council with a recommendation of **approval**, in order to facilitate the future redevelopment of the subject site. This recommendation is subject to input at the public hearing, and the conditions from reviewing agencies that follow.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

1. A change of use to a contractor's business will require a site plan review prior to Zoning approval or issuance of permits. Future redevelopment of the property will require City review.

Parking Review (Contact Trent W Schultz, (608) 246-5806)

2. The agency reviewed this request and has recommended no conditions of approval. A Transportation Demand Management (TDM) Plan may be required as part of future development.

City Engineering – Mapping (Contact Jeff Quamme, (608) 266-4097)

3. Note for the future: There are 3 existing platted lots that comprised this site. If a new building or addition crosses an underlying platted lot line, a Certified Survey will be required to dissolve underlying lot lines.
Parking Review (Contact Trent W Schultz)

The Planning Division, Engineering, Traffic Engineering, Parking, Fire Department, Parks Division, Forestry Section, Metro Transit, Assessor's Office, and Water Utility have reviewed this request and have recommended no conditions of approval.