



Department of Planning & Community & Economic Development

Planning Division

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TO: Plan Commission

FROM: Timothy M. Parks, Planner

DATE: June 23, 2014

SUBJECT: ID [34182](#) – 6004 Gemini Drive – Amend Planned Development–General Development Plan for Grandview Commons Town Center to expand list of potential future uses of Lot 649

Background:

The City of Madison is the owner of Lot 649 of the Town Center Addition to Grandview Commons. The land was donated to the City in 2008 by Veridian Homes, the developer of the overall Grandview Commons subdivision, and the Veridian member families, the Simon's and Rosenberg's for the purposes of the City constructing a public library branch to serve this area. The current parcel, which is under the control of the City's Library Board, contains 21,512 square feet of land located at the southeasterly corner of Gemini and Sharpsburg drives. The general development plan for Grandview Commons Town Center approved in March 2012 as part of the initial approval of the Copp's grocery store calls for Lot 649 (shown as Site C-1 in the general development plan materials) to be developed with a two- to three-story building containing 15,000 to 24,000 square feet of floor area, with the final details of the future library to be approved as part of a subsequent specific implementation plan request. Parking for the future building on Lot 649/ Site C-1 will be provided in the surface parking lot that generally extends between the now completed grocery store and Gemini Drive on Site C-4.

As part of the donation of land for the library, the City and Veridian entered into a Definitive Agreement that provided for the donation of the land and a capital contribution for the library. In 2013, the Definitive Agreement was amended to allow for the reconfiguration of the library site to accommodate the development of abutting lots as called for in the approved March 2012 Grandview Commons Town Center general development plan and an additional capital contribution by the donors for the branch library if the City obtained all necessary zoning approvals by June 30, 2015 and commenced construction no later than December 31, 2015. If the City failed to do either, the library site reverts to Veridian.

More recently, the Definitive Agreement was amended further to extend the reversionary deadline to December 31, 2018 as well as refund the initial capital contribution to the donors with accrued interest and release them from previous obligations to make additional capital contributions for the future branch library at Grandview Commons. The Second Amendment to the Definitive Agreement approved by the Common Council on April 8, 2014 also included a provision that the City, as owner of the library site, seek an amendment to the general development plan to make the lane uses permitted on the Lot 649 consistent with the zoning already approved for the balance of the Grandview Commons Town Center. The Library Board approved the Second Amendment at its February 6, 2014 meeting; the Plan Commission recommended approval of [Resolution ID 33238](#) approving the Second Amendment at its March 24, 2014 meeting.

The proposed amendment to the general development plan submitted on behalf of the Library Board on May 7, 2014 calls for Lot 649/ Site C-1 to be developed in the future with a two- to three-story building containing up to 25,000 square feet of floor area. The amended zoning materials propose civic (library), commercial, or office uses on the first floor, with the option to use residential flex space during the initial build out. Upper floor uses of the future building would include civic or office uses, or up to 30 residential units. The building will continue to be oriented to the intersection of Gemini and Sharpsburg drives to take advantages of the west-facing views towards the State Capitol and downtown. The future placement of the building on the subject site is not proposed to change with this amendment.

Analysis and Conclusion:

The Planning Division recommends that the Plan Commission find the standards of approval for Planned Development zoning met and forward Zoning Map Amendment ID 28.022-00132, amending the general development plan for Lot 649 of the Town Center Addition to Grandview Commons, to the Common Council with a recommendation of approval. Staff believes that the proposed amendment to introduce additional land uses beyond the future branch library on Lot 649 brings the site into alignment with the uses anticipated in the rest of the town center and provides more flexibility for its future development.

Staff believes that the proposed amended general development plan is consistent with the Community Mixed-Use recommendation for the subject site and other C Block sites (including the grocery store) in the Comprehensive Plan. The proposed general development plan amendment is also generally consistent with the recommendations for the site and larger town center in the Sprecher Neighborhood Development Plan, which identifies the future library site for institutional uses, while recommending that the other town center properties on the C Block and B Block across Gemini Drive be developed with mixed-use commercial/ residential uses. Prior to a 2012 amendment that specifically identified institutional uses for Lot 649, the Sprecher Neighborhood Development Plan recommended the subject site for mixed-use development like the rest of the approved town center.

cc: Tripp Widder, Chair, Madison Library Board
Anne Zellhoefer, Assistant City Attorney
Ald. Lauren Cnare, District 3
Jeff Rosenberg, Veridian Homes