



PLANNING DIVISION STAFF REPORT

January 23, 2023

PREPARED FOR THE PLAN COMMISSION

Project Address: 3802 Galleon Run (16th Alder District, Alder Currie)

Application Type: Conditional Use

Legistar File ID # [75243](#)

Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: David Hull; Ruedebusch Development & Construction; 4605 Dovetail Dr; Madison, WI 53704

Owner: 2021 Voges, LLC; 4605 Dovetail Dr; Madison, WI 53704

Requested Actions: The applicant requests conditional use approval to allow a building material sales in the Industrial Limited district per §28.088(2) MGO at 3802 Galleon Run

Proposal Summary: The applicant seeks to allow building material sales in an existing multi-tenant industrial building in the IL (Industrial Limited) Zoning District. No exterior changes to the building are proposed as part of this application request.

Applicable Regulations & Standards: Standards for conditional use approval are found in §28.183(6) M.G.O.

Review Required By: Urban Design Commission (Secretary's Review), Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the approval standards for Conditional Use are met and **approve** the request for a building material sales in an existing multi-tenant industrial building at 3802 Galleon Run. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 13.05-acre parcel is located on the west side of Galleon Run immediately north of Voges Road, and is within Alder District 16 (Alder Currie).

Existing Conditions and Land Use: The subject property is zoned IL (Industrial Limited) district developed with a 202,800-square foot multi-tenant warehouse and office building, which was completed in 2022.

Surrounding Land Use and Zoning:

North: Across Rusty Patch Road and Galleon Run, undeveloped land and an office building, all zoned IL;

East: Across Galleon Run, small commercial buildings and undeveloped land, zoned IL;

South: Across Voges Road, industrial buildings in the City of McFarland; and

West: Place of worship, zoned SE (Suburban Employment district).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Industrial uses for this area. The [Marsh Road Neighborhood Development Plan](#) (1999) recommends Industrial - Light land uses.

Zoning Summary: The property is zoned Industrial Limited (IL)

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000	568,592
Lot Width	75 ft	290 ft
Front Yard Setback	None	Existing, no change
Max. Front Yard Setback	None	Existing, no change
Side Yard Setback	None	Existing, no change
Rear Yard Setback	30 ft	Existing, no change
Maximum Lot Coverage	75%	Existing, no change

Site Design	Required	Proposed
Number Parking Stalls	No minimum	201
Accessible Stalls	7	10
Loading	2 spaces	3 spaces
Number Bike Parking Stalls	1/10 employees	24
Landscaping	Yes	Existing, no change
Lighting	No	Existing, no change
Building Forms	Yes	Existing, no change

Other Critical Zoning Items	Urban Design (UDD 1), Utility Easements
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Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: A small amount of the eastern edge of the site is within a mapped environmental corridor. No construction or expansion toward the environmental corridor is planned as part of the proposal.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant is proposing to buildout an existing space within a multi-tenant commercial/warehouse/office building for a plumbing and HVAC supplier. Approximately 150,000 square feet, which comprises the northern three-fourths of the building, are included in the proposal. No exterior changes are proposed for the building, which was completed in 2022.

In regards to conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City’s adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) MGO are met. With regards to the City’s adopted plan recommendations, as mentioned above, the Planning Division believes that the proposal can be found consistent with the recommendations of the Comprehensive Plan and Marsh Road Neighborhood Development Plan. Staff advises the Plan Commission that in evaluating the conditional use standards, State law requires that conditional use findings must be based on “substantial evidence” that directly pertains to each standard and not based on personal preference or speculation.

Staff believes that, in consideration of anticipated minimal impacts of the proposed building material sales and subject to the conditions recommended at the end of this report, the Plan Commission can find that the conditional use approval standards are met. At time of publication, staff are unaware of any public comments regarding this request.

Recommendation

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission find that the approval standards for Conditional Use are met and **approve** the request for a building material sales in an existing multi-tenant industrial building at 3802 Galleon Run. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

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

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

1. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

City Engineering Division – Mapping Section (Contact Julius Smith, 264-9276)

2. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.
3. Remove all references to 4800 Voges Rd. That address is was obsoleted & retired when CSM 15861 was recorded. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Fire Department (Contact William Sullivan, 261-9658)

4. Provide an additional fire access door between column lines 13 to 15 as required due to the presence of high piled storage.

The Planning Division, Traffic Engineering Division, Parks Division, Forestry Section, Water Utility, and Metro Transit have reviewed this request and have recommended no conditions of approval.