

PLANNING DIVISION STAFF REPORT

November 27, 2023



PREPARED FOR THE PLAN COMMISSION

Project Address: 4702-4724 Tradewinds Parkway (District 16 – Alder Currie)
Application Type: Zoning Map Amendment
Legistar File ID # [80635](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Karena Thundercloud; Ho-Chunk Nation; W9814 Airport Road; Black River Falls, WI 54615

Contact: Cher Laubmeier; Ho-Chunk Nation; 4724 Tradewinds Parkway; Madison, WI 53718

Owner: Ho-Chunk Nation; PO Box 310; Black River Falls, WI 54615

Requested Action: The applicant is seeking approval of a zoning map amendment from Industrial Limited (IL) district to Suburban Employment (SE) district.

Proposal Summary: The applicant is seeking approvals to rezone the property at 4702-4724 N Tradewinds Parkway from IL to SE to allow existing uses as permitted uses.

Applicable Regulations & Standards: Standards for zoning map amendments are found in §28.182(6) MGO

Review Required By: Plan Commission, Common Council

Summary Recommendations: The Planning Division recommends that the Plan Commission forward the zoning map amendment from IL to SE to Common Council with a recommendation to approve, subject to the conditions from reviewing agencies beginning on page 3.

Background Information

Parcel Location: The subject site is located on the north side of Tradewinds Parkway just west of its intersection with Galleon Run, and immediately south of US-12/18. The two subject parcels total 3.69 acres and are within Alder District 16 (Alder Currie) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site, zoned IL (Industrial Limited) district, is currently developed with a one-story office building constructed in 2016 that is also used as a community center at 4724 Tradewinds Parkway. 4702 Tradewinds Parkway is currently undeveloped.

Surrounding Land Uses and Zoning:

North: A vacant lot predominantly used for stormwater management and conveyance, zoned IL, with US-12/18 beyond;

West: Vacant lots zoned IL and right-of-way;

South: Across Tradewinds Parkway, large warehouse buildings zoned IL; and

East: A hotel zoned SE (Suburban Employment district).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Employment (E) for the site. The [Marsh Road Neighborhood Development Plan](#) (1999) recommends industrial uses for the site and all surrounding lands along both sides of Tradewinds Parkway.

Zoning Summary: The subject property is proposed to be zoned SE (Suburban Employment District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	4702 Tradewinds Pky: 61,077 sq. ft. 4724 Tradewinds Pky: 99,698 sq. ft.
Lot Width	65'	4702 Tradewinds Pky: 260' 4724 Tradewinds Pky: 325'
Front Yard Setback	0' or 5'	106.5'
Side Yard Setback	15' or 20% of building height	25' east side 104.6' west side
Rear Yard Setback	30'	87.7'
Maximum Lot Coverage	75%	Existing lot coverage
Minimum Building Height	22' measured to building cornice	One story existing building
Maximum Building Height	5 stories/68'	One story existing building

Site Design	Required	Proposed
Number Parking Stalls	No minimum required	43 existing stalls
Electric Vehicle Stalls	Not required	None
Accessible Stalls	Yes	2
Loading	Not required	Existing loading zone
Number Bike Parking Stalls	Office; community neighborhood center: 1 per 2,000 sq. ft. floor area (9)	10 existing bicycle stalls (1)
Landscaping and Screening	Not required	Existing landscaping
Lighting	Not required	Existing lighting
Building Form and Design	Not required	Existing building

Other Critical Zoning Items	Urban Design (UDD 1), Flood Plain, Barrier Free (ILHR 69), Utility Easements, Wetlands
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Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: A mapped environmental corridor runs directly to the north and west of this site, but is not within either subject parcel.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description, Analysis, & Conclusion

The applicant is seeking approval of a zoning map amendment to change the zoning of the subject parcel from IL district to SE district. The current building, originally approved as an office and built in 2016, has also been used as a community center, a use that is not permitted in the IL zoning district. Community Centers are a permitted use in SE zoning districts. No changes to the building or site are proposed at this time. The Ho-Chunk Nation, owners and users of the property, intend to continue using the building for community gatherings, meetings, and classes.

This request is subject to the standards for zoning map amendments. This section continues with a summary of adopted plan recommendations, followed by zoning map amendment standards, and finally a conclusion.

Consistency with Adopted Plans

The [Marsh Road Neighborhood Development Plan](#) (1999) recommends industrial uses for the site and all surrounding lands along both sides of Tradewinds Parkway. The [Comprehensive Plan](#) (2018) recommends Employment (E) for the site and all surrounding lands along both sides of Tradewinds Parkway.

Zoning Map Amendment Standards

The Zoning Map Amendment standards, found in 28.182(6), MGO 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 described above, the request and its uses can be found to be generally consistent with the land use recommendations for this area in the [Comprehensive Plan](#). Because the building had originally been approved for office uses, the adjacent hotel is also zoned SE, and the Comprehensive Plan recommends employment uses for the site, staff believe that SE is an appropriate zoning district for this location.

Conclusion

Staff believes that the proposed use in this location and requested zoning map amendment are consistent with underlying land use recommendations of the [Comprehensive Plan](#). Staff believes the Plan Commission can find the applicable standards met.

At time of writing, Staff is unaware of any written comments from the public.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission forward the zoning map amendment from IL to SE to Common Council with a recommendation to approve, subject to the conditions from reviewing agencies below.

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

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

1. Show the approved bicycle parking stalls located on the west side of the building per the approved plans dated 03/28/16.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

2. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the

following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

3. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
4. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
5. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
6. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
7. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
8. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
9. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
10. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
11. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
12. The applicant shall mark a crosswalk where their pedestrian walkway crosses the drive aisle.

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

13. Remove the "proposed building" text from the site plan.

Water Utility (Contact Jeff Belshaw, 261-9835)

14. This property is in a Wellhead Protection District–Zone (WP-31). Applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Sarah Scroggins at Sscroggins@madisonwater.org for additional information, including a summary of the submittal requirements.

15. Update plan set to include a Utility plan and Storm water plan.

The Planning Division, City Engineering Division, Fire Department, Parks Division, Metro Transit, and Parking Utility have reviewed this request and recommended no conditions of approval.