

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: August 7, 2007

TO: Madison Common Council

FROM: Kevin Firchow, Planning Division

SUBJECT: Agenda Item 26: #06988: Rezoning 4802 Sheboygan Avenue- "Hill Farms"

At its meeting on August 6, 2007, on a motion by Ald. Gruber and seconded by Basford, the Plan Commission recommended **approval** of the rezoning of 4802 Sheboygan Avenue from C2 to PUD(GDP) subject to the comments and conditions contained in the staff reports and the following conditions:

- That the language regarding caps on "maximum retail square footage" provided in the Applicant's GDP Text Addendum 3, dated August 3, 2007, is included.
- That condition 4 in the July 31, 2007 Planning Division Report is included requiring minor alteration approval by the Director of Planning and Community and Economic Development and the district alderperson for retail uses greater than 5,000 square feet of floor area.
- That condition 2f in the July 18, 2007 Planning Division Report regarding the inclusion of an ISR be removed, per the revised recommendation in the Planning Division Report Addendum dated July 31, 2007.

Items Included in the Plan Commission Recommendation

During the review of this project, there have been multiple staff reports and "addendums" provided by the applicant. The following is a clarification of what was included in the Plan Commission recommendation:

1. Applicant's General Development Plan, with conditions as noted in staff reports.
2. Zoning text provided in the applicant's first GDP Text Addendum (July 11, 2007), with conditions as noted in the staff reports.
3. Zoning text provided in the applicant's GDP Text Addendum 2 (July 23, 2007), with conditions as noted in the staff reports.
4. Applicant's proposed text regarding "maximum retail square footage" provided in the applicant's GDP Text Addendum 3 (August 3, 2007).
5. Conditions nos 1-7 from the July 18, 2007 Planning Division Report- unless superceded by the July 31, 2007 report. Superceded comments include 2e, 2f, and 2g
6. All "Additional Conditions" from Planning Division Report of July 31, 2007.
7. Comments and conditions from other reviewing agencies.

As recommended in the Planning Division staff reports, the applicant will incorporate the included text from the addendums into the final GDP and submit the revised plan and zoning text for final approval by the Planning Division and Zoning Administrator, prior to recording.



City of Madison Master

City of Madison
Madison, WI 53703
www.cityofmadison.com

File Number: 06988

File Number: 06988

File Type: Ordinance

Status: Council Public Hearing

Version: 1

Reference:

Controlling Body: PLAN COMMISSION

Requester: PLAN COMMISSION

Cost:

Introduced: 07/11/2007

File Name: Rezoning 4802 Sheboygan Avenue

Final Action:

Title: Creating Section 28.06(2)(a)3290. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Mixed-Use Redevelopment of the Hill Farms State Office Property; 11th Aldermanic District: 4802 Sheboygan Avenue.

Notes: 4205sheboygan
07-0935/KCN

Code Sections:

Agenda Date: 08/07/2007

Indexes:

Agenda Number: 26

Sponsors: Common Council By Petition

Enactment Date:

Attachments: Maps&Plans.pdf, GDP Submittal pg 1-19.pdf, GDP Submittal pg. 20-39.pdf, Massing Study.pdf, Draft Traffic Impact Analysis.pdf, Comments.pdf, Trans Improvement Phasing.pdf, Add Comments 072307.pdf, Add Comments 080607.pdf, 06959 Comments.pdf, 06988 Comments2.pdf, 06988 Notice of Public Hearing.pdf

Enactment Number:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office/Approval Group	07/11/2007	Approved As To Form				
1	Attorney's Office	07/11/2007	Fiscal Note Required / Approval	Comptroller's Office/Approval Group		07/11/2007	
1	Comptroller's Office/Approval Group	07/11/2007	Approved Fiscal Note By The Comptroller's Office	Attorney's Office		07/11/2007	
1	Attorney's Office	07/11/2007	Refer for Introduction				
1	COMMON COUNCIL	07/17/2007	Refer For Public Hearing	PLAN COMMISSION	08/07/2007	08/06/2007	
1	PLAN COMMISSION	08/06/2007	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass

Text of Legislative File 06988

...Fiscal Note

No appropriation required

..Title

Creating Section 28.06(2)(a)3290. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Mixed-Use Redevelopment of the Hill Farms State Office Property; 11th Aldermanic District: 4802 Sheboygan Avenue.

..Body

DRAFTER'S ANALYSIS: Rezone 4802 Sheboygan Avenue.

The Common Council of the City of Madison do hereby ordain as follows:

Paragraph 3290. of Subdivision (a) of Subsection (2) of Section 28.06 of the Madison General Ordinances is hereby created to read as follows:

"28.06(2)(a)3290. The following described property is hereby omitted from the C2 General Commercial District and added to the PUD(GDP) Planned Unit Development (General Development Plan) District:

Commencing at the northwest corner of Section 28, T7N, R9E., City of Madison, Dane County, Wisconsin; thence south along said section line 286.8 feet; thence N87°12'E, 326.34 feet; thence N81°05'E, 165.57 feet to the point of beginning; thence continuing N81°05'E, 391.33 feet; thence N87°12'E, 846.2 feet; thence S1°50'E, 725.5 feet; thence S83°10'W, 641.75 feet; thence N83°50'W, 666.3 feet; thence N6°24'28"E, 220.33 feet; thence N88°09'17"W, 32.76 feet; thence N1°50'43"W, 408.47 feet to the point of beginning. The parcel contains 20.95 acres."

Action: 06988: Rezoning 4802 Sheboygan Avenue

A motion by Gruber and seconded by Basford to RECOMMEND TO COUNCIL- PUBLIC HEARING. The motion passed by the following vote:

Aye: Gruber, Basford, Boll, Thompson-Frater, Cnare, and Bowser.

No: Ohm, Davis

Excused: Whitaker, Kerr