



Legislation Text

File #: 31862, **Version:** 1

Fiscal Note

No appropriation is required.

Title

Amending the Northport-Warner Park-Sherman Neighborhood Plan to recommend medium-density residential uses on the central portion of the approximately 19.46-acre Keller property located generally west of Packers Avenue and north of Tennyson Lane.

Body

WHEREAS the Northport-Warner Park-Sherman Neighborhood Plan was adopted by the Madison Common Council on November 3, 2009 as a supplement to the City of Madison Comprehensive Plan; and

WHEREAS the Neighborhood Plan currently recommends that the Keller property, located generally west of Packers Avenue and north of Tennyson Lane, be developed primarily with low-density and low-medium density residential uses generally similar to the uses recommended for the vacant Raemisch property adjacent to the north, and integrated with and connected to future uses on that property and the existing residential neighborhood south of Tennyson Lane; and

WHEREAS the City of Madison Comprehensive Plan, adopted in January 2006, recommends the Raemisch and Keller properties for Low-Density Residential uses, similar to the recommendation for the surrounding neighborhood to the south, west and north; and

Whereas the Keller property is currently zoned Suburban Residential-Consistent 1, reflecting the land use recommendations in current adopted plans; and

WHEREAS Independent Living and the property owner have proposed that an approximately eight-acre parcel in the central portion of the Keller property be developed with a medium-density senior-oriented residential complex that would include multi-family apartments for independent living as well as an assisted living facility, and the property owner has submitted an application to rezone the parcel to Planned Development allow the proposed uses; and

WHEREAS the proposed Independent Living development was presented at a neighborhood meeting and the proposal was generally supported by those attending; and

WHEREAS an amendment to the Northport-Warner Park-Sherman Neighborhood Plan would be required for the proposed residential development to be consistent with the land use recommendations for that location in the plan; and

WHEREAS an amendment to the Northport-Warner Park-Sherman Neighborhood Plan has been prepared to recommend that the subject lands be developed with Medium Density Residential uses generally consistent with the senior-oriented project proposed by Independent Living; and

WHEREAS City agencies have reviewed the proposed amendment to the Neighborhood Plan, as well the proposed rezoning application, and have provided comments and recommendations for consideration by the Plan Commission and Common Council.

NOW THEREFORE BE IT RESOLVED that the Northport-Warner Park-Sherman Neighborhood Plan, a

supplement to the City of Madison Comprehensive Plan, is hereby amended to recommend Medium Density Residential land uses for the central portion of the Keller property located generally west of Packers Avenue and north of Tennyson Lane.