



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

MEMORANDUM

TO: Zoning & Land Regulations (ZLR) Committee

FROM: Pamela Andros, AICP, Senior Planner

SUBJECT: St. Joseph's Ventures LLC Certified Survey Map (CSM), Town of Madison, S34

DATE: 8/7/2014

CC: Dan Everson, Assistant Zoning Administrator
Roger Lane, Zoning Administrator
Todd Violante, Director of Planning & Development
Renee Schwass, Town of Madison Clerk
St. Joseph's Ventures, LLC, applicant

*Housing &
Economic Development*
(608)266-4270, Rm. 362

Planning
(608)266-4251, Rm. 116

Records & Support
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Zoning
(608)266-4266, Rm. 116

As requested by the ZLR, staff provides analysis of land divisions comparing them against the local and county comprehensive plans. In this case, the analysis is of the consistency between the St. Joseph's Ventures LLC CSM located in the Town of Madison, and the goals, objectives and policies of the *Dane County Comprehensive Plan*.

This CSM will result in two lots, one currently the site of Pier One Imports, is 62,559 square feet in size, and the second lot, currently surface parking, is 36,217 square feet in size. Based on title research, it appears that there was a past metes and bound property description dividing the property. The property is zoned C-1.

The *Dane County Comprehensive Plan* describes broad policy directions for new development, but refers to component town and municipal plans for detailed land use, subdivision and public infrastructure recommendations relevant at the subdivision plat scale.

The town of Madison is slated for annexation into the Cities of Madison and Fitchburg. The subject property will become part of the City of Madison. The *Town of Madison Land Use Plan* identifies the subject property in a planning area designated for commercial use. The *City of Madison Comprehensive Plan* identifies the subject property as "general commercial" on the Generalized Future Land Use Plan map. This CSM is consistent with the town, city and county comprehensive plans.

I hope this information is helpful, and would be happy to answer any questions you may have. Please feel free to contact me at andros@countyofdane.com or (608) 261-9780 if I can be of any further assistance.