



MEETING DATE: March 12, 2019

PREPARED BY: Sarah Sauer
Planner

FROM: Technical Review Committee

REQUEST: **SLINDE REALTY COMPANY, LLC:** requesting approval of an amendment to the City of Sun Prairie Comprehensive Plan to change the recommended land use classification for approximately 4.8 acres located at the southwest corner of Windsor Street and Oxford Place from "Institutional" to "Commercial". (PC19-2672)

APPLICANT: Brian Fisher
Anderson Ashton Design Build
2746 S. 166th St
New Berlin, WI 53151

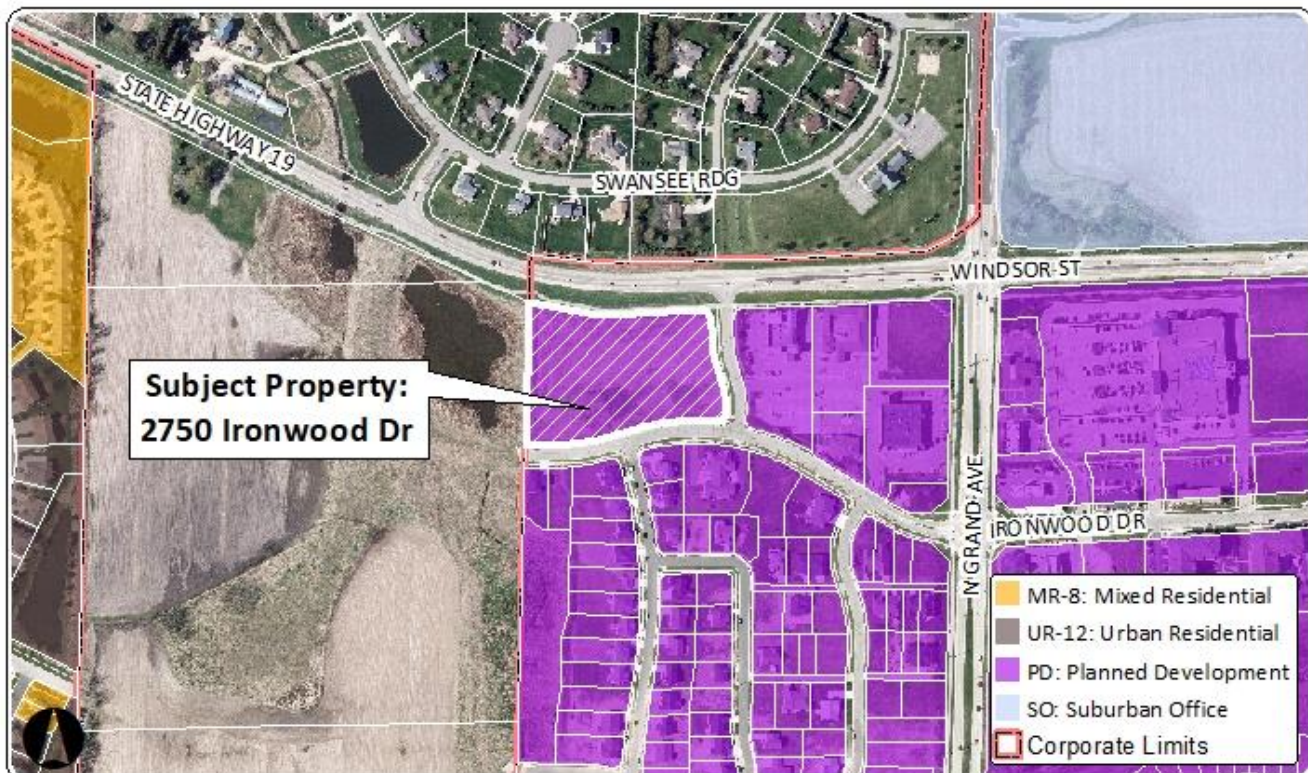
OWNER: JJS SP Land LLC & BMS SP Land LLC
4705 Monona Drive
Monona, WI 53716

SITE AREA: 4.81 Acres (209,310 square feet)

CURRENT LAND USE: Vacant

ADJACENT LAND USE: North and South: Residential, East: Commercial, West: Vacant

COMPREHENSIVE PLAN: Institutional



Overview

Slinde Realty Company has requested an amendment to the Sun Prairie Comprehensive Plan to change the recommended land use classification from “Institutional” to “Commercial” for approximately 4.8 acres of land located at 2705 Ironwood Drive, being the southwest corner of Windsor Street and Oxford Place. The request for the amendment is to accommodate a proposed commercial use at the west end of the site.



Staff Comments

The City’s Westside Neighborhood Plan initially had designated this block for multi-family acting as a transition between the surrounding single-family residential community and the Commercial Node District to the east. Currently, the City’s Comprehensive Plan classifies this site as Institutional, most likely a reflection of the institutional residential plan for an assisted living facility that was approved for the site at the time the Plan was adopted. However, it has been over ten years since the assisted living plan was approved and the property has not yet been developed.

In 2018, the applicant submitted a request to amend the plans for the residential use to allow a personal storage facility, which is considered industrial in the City’s Zoning Ordinance. Council denied the request after receiving opposition from much of the neighboring residential property owners, who expressed a preference for commercial development on the site. The applicant is now requesting to reclassify the lands to allow a range of neighborhood friendly commercial uses, consistent with the existing commercial uses directly east of the subject site.

Recommendation

Staff recommends approval of the proposed Comprehensive Plan amendment to change the future land use designation for approximately 4.8 acres of land located at the southwest corner of Windsor Street and Oxford Place from “Institutional” to “Commercial.”

Cc: Applicant and Owner

File: PC19-1672

PARCEL ID# 0810-024-8050-2

City of Sun Prairie, Wisconsin

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION FROM “INSTITUTIONAL” TO “COMMERCIAL” FOR APPROXIMATELY 4.8 ACRES LOCATED AT THE SOUTHWEST CORNER OF WINDSOR STREET AND OXFORD PLACE (2750 IRONWOOD DRIVE)

SLINDE REALTY COMPANY, LLC – COMPREHENSIVE PLAN AMENDMENT

Presented: March 19, 2019

Adopted: March 19, 2019

Published:

Ordinance No.:

ORDINANCE

WHEREAS, Slinde Realty Company, LLC has submitted a request to amend the Sun Prairie Comprehensive Plan to change the recommended land use classification from “Institutional” to “Commercial” for approximately 4.8 acres located at of W. Main Street and N. Grand Avenue; and,

WHEREAS, the City of Sun Prairie has adopted the City of Sun Prairie Comprehensive Plan to guide the development and growth of the City; and,

WHEREAS, the City of Sun Prairie Comprehensive Plan, as adopted, complies with the requirements of Chapter 66.1001 of the Wisconsin Statutes; and,

WHEREAS, on March 19, 2019, the Plan Commission held a public hearing to discuss the proposed Slinde Realty Company, LLC – Comprehensive Plan Amendment and recommended approval of the request; and,

WHEREAS, the City Council has reviewed the staff report for Plan Commission Case No. PC19-2672 dated March 12, 2019, and the Plan Commission’s recommendation to the Mayor and City Council dated March 13, 2019, and finds that an amendment of the City of Sun Prairie Comprehensive Plan is in the best interest of the City and should be adopted.

NOW, THEREFORE, the City of Sun Prairie hereby ordains as follows:

SECTION 1. PROPOSED AMENDMENTS: The land use designation for 4.8 acres located at the southwest corner of Windsor St. and Oxford Pl. (2750 Ironwood Dr.), further described as Lot 1, CSM 11456, shall be reclassified from “Institutional” to “Commercial”

SECTION 2. EFFECTIVE DATE: This ordinance shall become effective upon passage and publication as provided by law.

APPROVED: _____

Paul T. Esser, Mayor

Date Approved: March 19, 2019

Date Signed: March _____, 2019

This is to certify that the foregoing ordinance was approved by the Common Council of the City of Sun Prairie at a meeting held on the 19th day of March, 2019 and was submitted for signatures on the _____ day of March, 2019

Elena Hilby, City Clerk