



Department of Planning & Community & Economic Development

Planning Division

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TO: Plan Commission

FROM: Timothy M. Parks, Planner

DATE: April 25, 2022

SUBJECT: ID [70657](#) – Approval of a request to rezone 119 E Olin Avenue, 14th Ald. Dist., from CN (Conservancy District) to PR (Parks and Recreation District) to correct a zoning map error.

On March 29, 2022, Ald. Sheri Carter, District 14, and Ald. Nasra Wehelie, District 7 and Water Utility Board member, introduced an ordinance to rezone the 5.13-acre parcel at 119 E Olin Avenue containing the Madison Water Utility administrative offices from CN (Conservancy District) to PR (Parks and Recreation District). Planning and Zoning staff feels that the CN zoning of the property is incorrect.

The CN zoning of the Water Utility property dates to the effective date of the current zoning maps on January 2, 2013. The CN district in the 2013 Zoning Code was established to “recognize and protect the natural functions of certain natural and non-intensive recreational areas, including large City and County parks, the University of Wisconsin Arboretum, and stormwater management areas. Development within the district is limited in order to protect natural drainageways and water retention areas, natural habitat for plant and animal life, steep slopes, woodlands, and other resources beneficial to the community.” Public safety and service uses, defined as a “government facility for public safety, service, and emergency services, including a facility that provides police or fire protection and public-related services,” are not allowed in the CN district, either as a permitted or conditional use.

By comparison, the PR district of the 2013 Code was established, in part, to “accommodate active outdoor and indoor recreation uses and facilities such as golf course, stadiums, swimming pools, community centers, large recreation structures, recreational complexes, and similar uses where lands are developed to accommodate said recreational uses.” The Olin Waste Transfer Station and Quann Park (1802 Quann-Olin Pkwy) located adjacent on the south and west of the Water Utility parcel are zoned PR. Goodman Park further to the west is also zoned PR. The adjacent waste transfer station and subject office facility are classified as public safety and service facilities, which are allowed as *conditional uses* in the PR district.

Both the adjacent park/waste transfer station and subject Water Utility parcels were zoned C (Conservancy District) under the former 1966 Zoning Code, but for reasons beyond staff’s knowledge or recollection, 119 E Olin was zoned CN with the 2013 map while Quann Park was zoned PR. While the former C district was primarily established to preserve natural areas like the current CN district, the C district allowed a variety of active recreation and public service uses as conditional uses.

In order to put the Water Utility into a zoning district that would allow its well-established use of the site to continue, Planning and Zoning propose that 119 E Olin be rezoned to PR. There are no immediate plans for the property, but Engineering Division–Facilities Management and Water Utility staff questioned the

zoning of the property during their due diligence and preliminary design for site improvements for the Water Utility parcel, which are being planned for later this year or beyond.

The Water Utility parcel, waste transfer parcel, and Alliant Energy Center campus (currently in the Town of Madison) are recommended for Special Institutional by the 2018 Comprehensive Plan and 2022 South Madison Plan, while the parks in the surrounding area are identified for Park and Open Space in both. Previously, the 2005 South Madison Neighborhood Plan acknowledged the presence of the Water Utility office facility and waste transfer station as part of a campus of public service facilities located in the northeastern portion of Quann Park and the Alliant Energy Center campus. While there is not a zoning district that could best or most easily implement the institutional land uses recommended for the subject site and adjacent parcels, staff feels that the PR district will allow the established use to continue, albeit as a conditional use. Future conditional use approvals by the Plan Commission may be needed at the time further development of Water Utility parcel is proposed.

As with any zoning map amendment, notice of the proposed rezoning was published notice in the City's newspaper of record (Wisconsin State Journal) and notices were mailed to the property owners and occupants within 200 feet of the area subject to the map amendment.

Recommendation

In closing, the Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00562, rezoning 119 E Olin Avenue from CN to PR, to the Common Council with a recommendation of **approval**.