

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of September 12, 2007**

RE: I.D. # 07315: Zoning Map Amendment I.D. 3291 To Rezone 1202-1206 Northport Drive from R1 to C, and I.D. # 07105: Zoning Text Amendment to Add County Uses and Facilities as Conditional Uses in the Conservancy District

1. Requested Actions: Approval of a request to rezone Lake View Hill Park (1202-1206 Northport Drive) from R1 (Single-Family Residence District) to C (Conservancy District) and to amend the Zoning Ordinance to allow County uses and facilities as conditional uses in the Conservancy zoning district.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map and text amendments.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property owner: Dane County; Gaylord Plummer, Dane County Land Acquisition Office, representative. Ald. Michael Schumacher is sponsoring the text amendment.
2. Development Schedule: No development plans are forthcoming for the site.
3. Location: The subject parcel consists of a total of approximately 48 acres of land owned by Dane County that is used as Lake View Hill Park. The Dane County Department of Human Services and County record storage occupy the former County sanitarium complex located near the center of the property, which sits on the north side of Northport Drive a half-mile west of N. Sherman Avenue in Aldermanic District 18.
4. Surrounding Land Use and Zoning: The subject site is generally surrounded on all sides by single-family residences in R1 (Single-Family Residence District) zoning, with the exception of Lakeview American Lutheran Church, which abuts the southwestern corner of the site, and by commercial uses in C2 (General Commercial District) zoning southeast of the site along Northport Drive.
5. Adopted Land Use Plan: The Comprehensive Plan recommendation for the site reflect the underlying R1 and C zoning, identifying the northern half of the site for park and open space uses, and the southern half of the site for special institutional uses. See the body of this report for more information on the Comprehensive Plan recommendations for this site.

6. Environmental Corridor Status: The portion of the 48-acre site generally north and west of the former sanitarium is located in a mapped environmental corridor. The entire property is noted as public lands on the corridor maps. Slopes greater than 12% are present throughout the site.
7. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the standards for zoning map and text amendments.

ANALYSIS, EVALUATION & CONCLUSION

Dane County is requesting approval of a zoning map amendment to rezone their entire 48.3-acre property located at 1202-1206 Northport Drive to the Conservancy zoning district. Currently, the northern 22.5 acres of the site are zoned Conservancy, with the remaining approximately 25.5 acres of the site zoned R1 (Single-Family Residence District). The County recently completed a Certified Survey Map of the 48.3-acre property to combine approximately ten underlying parcels into one lot for posterity. The rezoning of the entire County ownership lot to Conservancy coincides with a request to amend the Zoning Ordinance text to identify County uses and facilities as conditional uses in the Conservancy zoning district. No alterations to the buildings or park are proposed at this time.

The historic use of the property was as the Dane County Sanitarium, which was opened in 1930. Following the closing of the facility as a hospital, the buildings on the site were converted into the offices of the Dane County Human Services Department, with some of the outbuildings used as County records storage. The County indicates that 230 employees are located at the facility, which has parking for 175 vehicles (per the letter of intent) located along the entrance drive and in stalls located north of the building. The remainder of the site is used as Lake View Hill Park, a passive recreational facility that takes advantage of the property's long views of the downtown area and Lake Mendota and the forested area of the property north of the County building complex.

The rezoning was requested by the Dane County Board of Supervisors and County Executive and will aid in preserving the property as a community open space amenity. The Comprehensive Plan recommendation for the site reflects the current R1 and C zoning, identifying the northern half of the site for park and open space uses, and the southern half of the site for special institutional uses. The Comprehensive Plan notes that any future redevelopment of the site should include adaptive reuse of the former sanitarium for employment, residential or mixed-uses. The area south of the

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buildings should be preserved to protect the long views from the hill, with the forested area north of the buildings to be preserved as open space. The Planning Division fully supports these requests.

RECOMMENDATION

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3291, rezoning Lake View Hill Park at 1202-1206 Northport Drive from R1 (Single-Family Residence District) and C (Conservancy District) to C, and the zoning text amendment to add County uses and facilities as conditional uses in the Conservancy zoning district to the Common Council with recommendations of **approval**, subject to input at the public hearing.