



Project Address: 2400-2402 Darwin Road
Application Type: Zoning Map Amendment
Legistar File ID # [91804](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Ryan Falch, Dane County Regional Airport; 4000 International Lane; Madison.

Contact Person: Jeff Manzetti, Mead & Hunt; 2440 Deming Way; Middleton.

Requested Action: Consideration of a request to rezone 2400-2402 Darwin Road from IL (industrial–Limited District) to AP (Airport District).

Proposal Summary: Dane County Regional Airport is requesting to rezone a 4.5-acre parcel to the AP (Airport) zoning district to match the zoning of the rest of the airport proper. The applicants indicate that the subject site will be used in the future for additional parking to serve the airport. Plans for any future parking expansion on the subject site are not pending at this time.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. Table 28G-1 in Section 28.091(1) identifies the uses allowed in the AP (Airport District), while Section 28.096 outlines the bulk requirements in the AP district. If the requested zoning map amendment is approved, the applicant would be required to obtain approvals pursuant to Section 28.186 of the Zoning Code prior to receiving permits for any future parking lot expansion.

Review Required By: Plan Commission and Common Council

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00746, rezoning 2400-2402 Darwin Road from IL to AP, to the Common Council with a recommendation of **approval** subject to input at the public hearing. No conditions of approval are recommended for this rezoning request.

Background Information

Parcel Location: A 4.5-acre parcel located on the north side of Darwin Road, approximately 500 feet west of International Drive; Alder District 18 (Glenn); Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned IL (Industrial–Limited District).

Surrounding Land Uses and Zoning:

North: Oak Park Mobile Home Park, zoned PMHP (Planned Mobile Home Park District);

South: Office buildings in the Truax Air Park West subdivision, Wisconsin Department of Natural Resources offices, zoned SE (Suburban Employment District);

West: Canadian-Pacific Railroad; industrial and warehousing buildings on both sides of Darwin Road, zoned IL (Industrial-Limited District); and

East: Office building owned by Dane County Regional Airport, airport economy parking lot, and International Drive, zoned AP (Airport District). The main airport terminal and parking structure are located a quarter mile northeast of the subject site.

Adopted Land Use Plans: The 2024 [Northeast Area Plan](#) recommends the subject site and Dane County-owned parcels to the east located north of Darwin Road for Airport (A) land use. Lands located south of Darwin Road and along International Lane are recommended for Employment (E).

Zoning Summary: The applicant is requesting AP (Airport District) zoning for the property. Future plans for the site will be reviewed for conformance with the proposed district prior to the issuance of permits. The subject site is located outside the boundaries of the Transit-Oriented Development (TOD) zoning overlay district.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit, which provides daily all-day service on Route D2.

Previous Approval

On December 13, 2021, the Plan Commission approved a demolition permit to demolish a single-family residence at 2402 Darwin Road with no proposed future use.

Project Description, Analysis & Conclusion

Dane County Regional Airport is requesting approval of a request to rezone a triangularly shaped, 4.5-acre parcel located at 2400-2402 Darwin Road from IL to AP. The subject site, which is located approximately 500 feet west of the intersection of Darwin and International Lane, is undeveloped. A single-family residence and accessory buildings that were previously located along the Darwin Road frontage of the property were razed following a December 2021 Plan Commission approval.

The subject site is bounded on the west by a Canadian Pacific Railroad right of way. The current western edge of the airport's satellite/economy surface parking lot forms the northern portion of the eastern property line. The remainder of the eastern property line is shared with a one-story office building and surface parking located on a 4.9-acre parcel addressed as 3118 International Lane, which was acquired by Dane County in November 2025. Parcels located south of Darwin Road generally include a variety of employment uses in the Truax Air Park West development.

The letter of intent submitted with the rezoning request indicates that the airport is requesting AP zoning for the 2400-2402 Darwin Road parcel to be consistent with the zoning of the rest of the airport. In the future, the airport plans to expand its parking inventory onto the subject site. However, no plans for the subject site have been submitted with this rezoning request. If the requested zoning map amendment is approved, the applicant would be required to obtain approvals pursuant to Section 28.186 of the Zoning Code prior to receiving permits for any future use of the property, including construction of a parking facility on the site.

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City's Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. "Consistent with" is defined as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." The Comprehensive Plan notes that sub-area plans (neighborhood, area, etc.) are adopted as "a supplement to the Comprehensive Plan" to reflect their function and status in providing more detailed planning recommendations to implement the Comprehensive Plan, which provides a broad, long-term generalized policy framework for land use, growth, and large-scale investment priorities for the City, while sub-area plans provide more detailed recommendations for a specific geographic area.

The subject site is recommended in the 2024 Northeast Area Plan for Airport (A). The Airport (A) category in the area plan follows the definition included in the Comprehensive Plan, which describes the Airport designation as "used for the Dane County Regional Airport, including passenger and freight terminals, aircraft and airport operations, maintenance, storage facilities, surface and structured parking, and car rental agencies. It also includes military/Air National Guard facilities." The subject site and other Dane County-owned parcels to the east located north of Darwin Road are identified for Airport (A) land uses, while the land located south of Darwin Road and along International Lane in the Truax Air Park West development are recommended for Employment (E).

The Planning Division believes that the Plan Commission may find that the proposed rezoning from IL to AP is consistent with and will aid in the implementation of the Airport land use recommendations for the site in the Northeast Area Plan. The Airport (AP) zoning district was created in the Zoning Code that took effect in January 2013 to provide a more tailored approach to zoning the vast Dane County Regional Airport property, including the terminal, runways, parking facilities, and various support facilities, as well as the facilities for the Air National Guard on the east side of the complex. Previously under the 1966 Zoning Code, the airport was zoned M1 (Limited Manufacturing District), which was less suited to the unique uses present in the airport complex and often required conditional use approval to allow changes within the complex. As noted in the 2013 Zoning Code, the purpose of the AP district "is to recognize the Dane County Regional Airport as a major transportation hub with a unique set of land use characteristics, and to accommodate the Airport's transportation and management needs while mitigating any impacts on surrounding land uses."

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

The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022-00746, rezoning 2400-2402 Darwin Road from IL to AP, to the Common Council with a recommendation of **approval** subject to input at the public hearing. The rezoning request has not been forwarded to City agencies for review, and no conditions of approval are recommended.