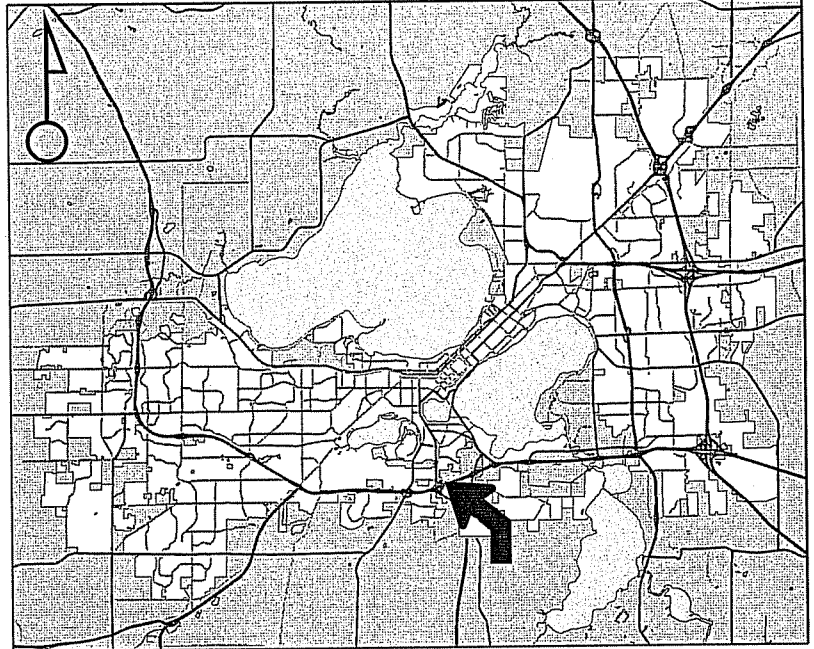




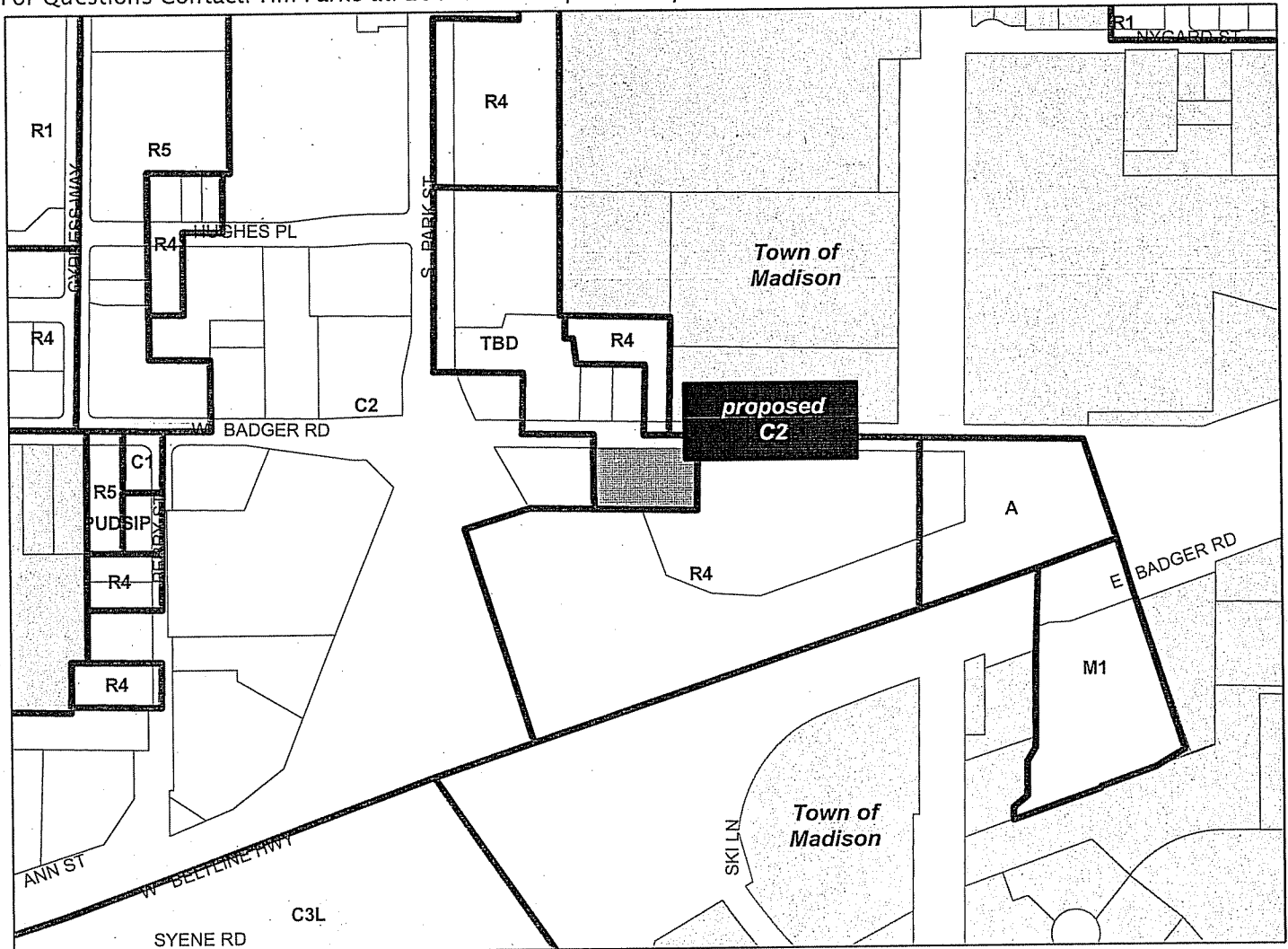
Location
711 West Badger Road

Purpose
Assign C2 zoning to a commercial property attached from Town of Madison in 2006

Public Hearing Date
Plan Commission
07 May 2012
Common Council
15 May 2012

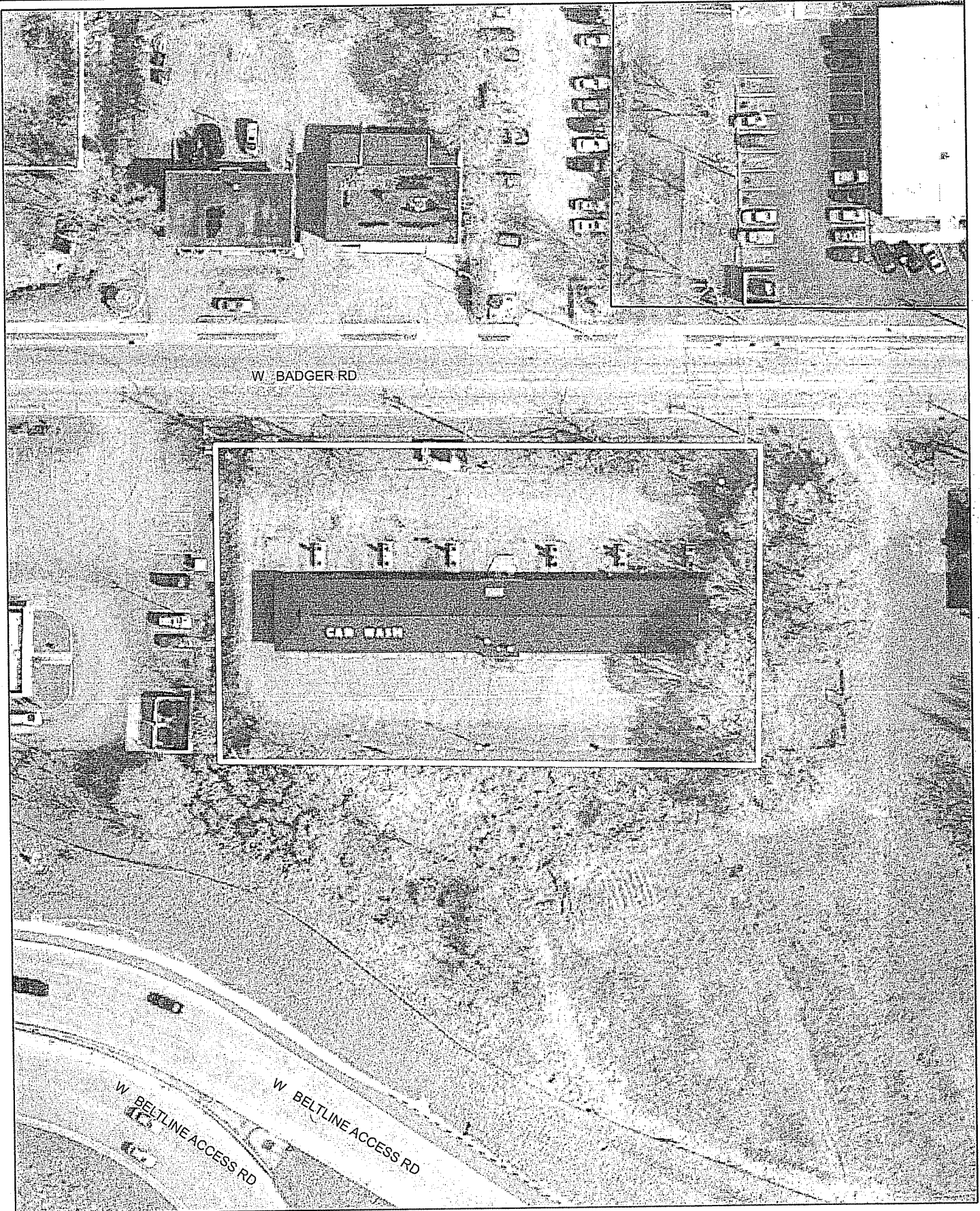


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 April 2012



CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: May 7, 2012

TO: Plan Commission

FROM: Timothy M. Parks, Planner, Planning Division

SUBJECT: **ID# 25774 – Zoning Map Amendment ID 3595 to zone lands attached from the Town of Madison at 711 W. Badger Road to C2 (General Commercial District).**

On December 5, 2006, the Common Council adopted Resolution 06-01002, authorizing the Mayor and City Clerk to execute an intergovernmental settlement agreement with the Town of Madison for the attachment of Town lands to the City in the Badger Road-Ann Street-Park Street area in accordance with the approved City of Madison-Town of Madison-City of Fitchburg cooperative plan dated October 10, 2003. The agreement allowed for the attachment of approximately 50 properties from the Town, including the subject property located at 711 W. Badger Road, on December 18, 2006.

Subsequent to the attachment taking effect, City staff initiated a process throughout 2007 to assign City zoning to most of these properties. However, due primarily to difficulties with inaccurate legal descriptions for some of the properties, the assignment of City zoning was not completed for all of the properties and is ongoing as staff resources permit. Approximately 5 properties remain unmapped at this time, including the subject site, which is developed with a one-story, twelve-bay self service car wash.

Staff anticipates assigning permanent zoning for the remaining unzoned properties either as staff-initiated zoning map amendments like this one, which will be pursued as staff time permits, or as part of the Citywide zoning re-map process to be completed this year.

Staff believes that the proposed C2 General Commercial District zoning represents the most appropriate district based on the existing use of the property. The proposed C2 zoning district is also consistent with the zoning of nearby properties already in the City, including the adjacent Burger King property at 719 W. Badger Road, which was zoned C2 by a similar staff-initiated request in January 2012. Staff believes that the proposed C2 zoning is generally consistent with the Community Mixed-Use and General Commercial land use recommendations for the subject site and nearby properties in the S. Park Street corridor in the Comprehensive Plan. Car washes, also referred to as auto laundries in the Zoning Code, are conditional uses in the C2 zoning district. If the zoning map amendment is approved, the existing facility will become an existing conditional use and will be governed by the provisions for the same in the Zoning Code.

In closing, the Planning Division recommends that the Plan Commission recommend **approval** to the Common Council of Zoning Map Amendment ID 3595, granting C2 General Commercial zoning to 711 W. Badger Road.