



Department of Planning & Community & Economic Development

Planning Division

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TO: Plan Commission

FROM: Timothy M. Parks, Planner

DATE: January 9, 2017

SUBJECT: ID [45113](#) – Rezoning Penn Park, generally addressed as 2101 Fisher Street, 14th Aldermanic District, from CN (Conservancy District) and TR-C4 (Traditional Residential–Consistent 4 District) to PR (Parks and Recreation District) to provide the correct zoning for the park.

On November 22, 2016, an ordinance sponsored by Ald. Sheri Carter was introduced at the Common Council to change the zoning of Penn Park from CN (Conservancy District) and TR-C4 (Traditional Residential–Consistent 4 District) to PR (Parks and Recreation District) to correct a zoning map error.

Penn Park is an approximately 7.16-acre park located on the east side of Fisher Street, a residential street located two blocks east of S. Park Street. The park includes a large shelter with restrooms, playground equipment, basketball courts, and football field that is home to the Southside Raiders Football Club and Southside Raiders Cheerleading Squad. A single-family residence at 2049 Baird Street (zoned TR-C4) was recently acquired by the City and demolished to provide additional greenspace to the park. The park (with the exception of the residence) was inadvertently assigned CN zoning when the new Zoning Code was mapped prior to its January 2013 effective date. The proposed zoning map correction will facilitate planned improvements to the park scheduled for later this year.

CN zoning was created to provide additional zoning protection for larger conservation parks, such as Owen Conservation Park or the Cherokee Marsh conservation units. The statement of purpose for the CN district states that it is intended 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.”

Meanwhile, the statement of purpose for the PR district states: “The [district] is established 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, and may also include areas for natural preservation and passive enjoyment of natural features.”

Given the established recreational uses of Penn Park and the disparate statements of purpose for the CN and PR districts, staff feels it is very appropriate to change the zoning of the entire park to PR. Penn Park is identified in the Comprehensive Plan for Low-Density Residential development, which includes parks and recreational facilities as recommended land uses, as staff is unaware of any recommendation in that

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plan or the South Madison Neighborhood Plan that would suggest that PR zoning would not be appropriate.

In closing, the Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00264, rezoning Penn Park from CN and TR-C4 to PR, to the Common Council with a recommendation of **approval** subject to input at the public hearing.

cc: Ald. Sheri Carter, District 14
Janet Schmidt, Parks Division