

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
November 2, 2005

**ZONING MAP AMENDMENT, I.D. 02140 LOCATED AT 810 WEST BADGER ROAD:**

1. Requested Action: Approval to rezone property from Temporary C2 General Commercial District to Permanent C2 General Commercial District to accommodate a neighborhood center in an existing building located at 810 West Badger Road.
2. Applicable Regulations: Section 28.12(10) provides the guidelines for zoning map amendments. Section 28.09(3) provides the framework and regulations for the C2 General Commercial District. Section 28.09(2)(d)33 lists non-profit community service organizations as a permitted use in the C2 zoning district.
3. Report Drafted By: Peter Olson, Planner II.

**GENERAL INFORMATION:**

1. Applicant: Peter Munoz, Centro Hispano, Inc., 835 West Badger Road, Madison, WI 53713.
2. Status of Applicant: Property owner (contract purchaser).
3. Development Schedule: The applicant wishes to finalize purchase and take occupancy of this property as soon as all land use approvals have been obtained.
4. Parcel Location: North side of West Badger Road just west of the intersection with South Park Street, Aldermanic District 13, Madison Metropolitan School District.
5. Parcel Size: The subject property contains 53,636 square feet. The proposed rezoning area, which is for the southerly 252 feet of the subject property and also includes a small portion of the adjacent property at 818 West Badger Road, contains a total of 42,901 square feet.
6. Existing Zoning: This property was zoned Temporary C2 General Commercial District upon its annexation in 1996.
7. Existing Land Use: Engineering and blueprinting products and supplies.
8. Proposed Use: The applicant wishes to purchase this existing structure and remodel the facility for a neighborhood center.
9. Surrounding Land Use and Zoning (See map): This property is located in the South Park Street Commercial Corridor primarily zoned C2 General Commercial District. Lands east of South Park Street are primarily multi-family residential zoned Residential in the Town

of Madison. Lands to the west of the subject property consist of single-family homes and multi-family residential zoned R1, R4 and R5 in the City of Madison and Multi-Family Residential in the Town of Madison.

10. Adopted Land Use Plan: Cc Community Commercial.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

### **PUBLIC UTILITIES AND SERVICES:**

This property is served by a full range of urban services.

### **STANDARDS FOR REVIEW:**

This application is subject to the rezoning standards. Community service organizations are a permitted use in the C2 General Commercial District.

### **ANALYSIS, EVALUATION AND CONCLUSION:**

Centro Hispano, a non-profit community service organization, currently located at 835 West Badger Road wishes to purchase the former Master Graphics blueprint and engineering services facility located at 810 West Badger Road for a community center. Master Graphics (formerly Master Blueprint Company) has occupied this property for many years and now wishes to relocate and sell the subject property. The proposed use is a permitted use in the C2 General Commercial District, however, when the subject property was annexed to the City in July 1996, it was provided with a temporary zoning classification of C2 General Commercial District as allowed by State Statute and City Ordinance. Existing buildings and uses may be maintained under a temporary zoning classification, however, no new building permits or occupancy permits may be issued until a permanent zoning classification has been approved. Centro Hispano is currently located in the building housing the South Madison Police Precinct. Centro Hispano wishes to offer additional community service programs and has an accepted offer to purchase the subject property. They wish to remodel the existing building to accommodate this use. Permanent zoning classification is required to obtain these permits.

The subject property is located within an existing commercial district and the surrounding zoning classification is predominantly C2 General Commercial District. This property is also conveniently located adjacent to the Madison Metro South Transfer Point and the establishment of a neighborhood center at this location should have little, if any, negative impacts upon these surrounding existing development patterns. This property is also located within a few blocks of significant concentrations of multi-family housing and will be close to many of the residents that this facility intends to serve. Little exterior renovations will be necessary to the existing building and interior renovations will be made to accommodate the proposed use. Planning Unit staff feels that the subject property is a very suitable location for the proposed facility. 11

The zoning map amendment regulations require that the Plan Commission find that the amendment is in the public interest and in recognition of the recommendations of the Master Plan of the City of Madison. Staff believes that a neighborhood center that serves the residents of this neighborhood is within the public interest. Although a neighborhood center is not a commercial use, staff believes that the proposed use meets the objectives and recommendations of the Community Commercial classification for this property as reflected by the adopted Land Use Plan for the City of Madison.

**RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission forward zoning map amendment I.D. 02140 rezoning property located at 810 West Badger Road from Temporary C2 General Commercial District to Permanent C2 General Commercial District to allow for the relocation of the Centro Hispano Neighborhood Center to the property located at 810 West Badger Road subject to input at the public hearing and reviewing agency comments.



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## Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608/266-4761  
TTY 608/267-9623  
FAX 608/267-1158

November 10, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **810 West Badger Road – Rezoning – Temp C2 to C2 – Accommodate  
Neighborhood Center In Existing Building**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None
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### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Peter Munoz  
Fax: 608-255-2975  
Email: [pmunoz@centrohispanomadison.org](mailto:pmunoz@centrohispanomadison.org)

DCD:DJM:dm



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295  
Phone: 608-266-4484 ♦ FAX: 608-267-1153



DATE: 11/10/05  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **810 W. Badger Rd.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

## GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
  - a. The site plans shall clearly identify the location of all fire lanes.
  - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
  - c. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure.
3. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



Department of Public Works  
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
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608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dalley, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: November 10, 2005  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 810 West Badger Road Rezoning

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. N/A

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments: NONE

