



Project Addresses: 4201 Sycamore Avenue (15th Aldermanic District, Alder Ahrens)

Application Type: Rezoning

Legistar File ID # [36051http://madison.legistar.com/LegislationDetail.aspx?ID=1448007&GUID=77BBB3C5-C8CC-45EE-B57A-B649AD7CF104&Options=ID/Text/Text&Search=30660](http://madison.legistar.com/LegislationDetail.aspx?ID=1448007&GUID=77BBB3C5-C8CC-45EE-B57A-B649AD7CF104&Options=ID/Text/Text&Search=30660)

Prepared By: Heather Stouder, AICP, Planning Division

Summary

Requested Action: Rezoning of property at 4201 Sycamore Avenue from the SR-C1 (Suburban Residential-Consistent 1) District to the IL (Industrial Limited) District to correct a mapping error. No exterior physical changes to these properties are proposed at this time.

Proposal Summary: Rezoning of property from SR-C1 to IL, sponsored by Alder David Ahrens.

Applicable Regulations & Standards: This proposal is subject to the standards for Zoning Map Amendments (MGO Section 28.182).

Review Required By: Plan Commission (PC) and Common Council (CC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that zoning map amendment standards can be met and **approve** the requested rezoning, subject to input at the public hearing.

Background Information

Parcel Location: The subject property is located on the south side of Sycamore Avenue between MacArthur Road and Walsh Road; Aldermanic District 15 (Ahrens); Madison Metropolitan School District.

Existing Conditions and Land Use:

One-story, 3,200 square foot building utilized as an automobile repair facility on an 8,900 square foot property.

Surrounding Land Use and Zoning:

North: Across Sycamore Avenue to the north, a railroad right-of-way and stormwater management parcel in the CN (Conservancy) District

East and South: Stormwater management parcel in the CN District and undeveloped land in the IL District

West: Railroad right-of-way and an electric substation in the IL (Industrial Limited) District

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Park and Open Space uses for this property, and it is immediately adjacent to an area recommended for Industrial uses.

Description, Analysis, and Conclusion

This change is needed due to a simple mapping error made in conjunction with the adoption of the new zoning code, which went into effect in January 2013. This error was recently by the property owner, who spoke with staff and Alder Ahrens to find out how to resolve the issue.

Due to its proximity to Starkweather Creek, the generalized future land use map in the Comprehensive Plan shows the property within a corridor recommended for Park and Open Space uses, but properties nearby to the east and west are within an area recommended for Industrial uses, and the use has long been established on the site. The property was formerly zoned M1 (Limited Manufacturing), prior to the erroneous change to a residential zoning district. When applying zoning districts within this area, staff made an effort to maintain conforming zoning for existing industrial or commercial buildings, even in cases such as this one where adopted plans recommend park and open space uses. In this case, an error was made, as the property should have been zoned IL (Industrial Limited).

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the zoning map amendment standards are met and **approve** the requests for rezoning at 4201 Sycamore Avenue, subject to input at the public hearing.