



Report to the Plan Commission

April 8, 2013

Zoning Map Corrections

Report Prepared By:
Tim Parks and Heather Stouder,
Planning Division Staff

The following zoning map amendment ordinances have been requested by Planning and Zoning staff to address various mapping errors that come to light following the adoption of the new zoning map on October 16, 2012. The intent of these map amendment ordinances is to provide the closest and most appropriate zoning districts to allow the existing uses of the affected properties to continue in a manner similar to how they have existed historically. The proposed zoning districts may not resolve bulk or design non-conformities that exist with these properties.

No development proposals coincide with these requests, and any future development proposals for any of these properties will require an applicant to file an application and plans with the Department of Planning and Community and Economic Development for review and approval. As such, Planning Division staff recommends that these amendments be considered for approval as part of the Plan Commission's consent agenda.

Requested Action: Approval of zoning map amendments to correct mapping errors as summarized in Table 1 below. Copies of locator maps and ordinances are attached for your reference.

Applicable Regulations & Standards: Section 28.182 provides the process for zoning map amendments.

Required By: Plan Commission (advisory recommendation for zoning map amendments) and Common Council (approval of zoning map amendments).

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for rezoning are met and forward these requests to the April 16 meeting of the Common Council with a recommendation to **approve** the proposals. This recommendation is subject to input at the public hearing.

Table 1: Summary of Zoning Map Corrections

Item (ID#)	Address(es)	Current Zoning	Proposed Zoning	Summary of Rationale
13 (29363)	6303 Millpond Rd	A (Agriculture)	CC (Commercial Center)	Attached to the City in May 2011, this property was inadvertently not zoned CC with other commercial properties in this area when the new map was approved.
14 (29365)	3533 Furey Ave, 513 Jacobson Ave	PD (Planned Development)	TR-C1 (Traditional Residential – Consistent 1)	Expired PUD from 2004. This correction provides zoning consistent with neighboring properties and the Comprehensive Plan.
15 (29423)	5739 Tokay Blvd	SE (Suburban Employment)	CC-T (Commercial Corridor – Transitional)	Provide new zoning classification more consistent with Comprehensive Plan and the surrounding development pattern.
16 (29424)	1403 University Ave, 320 N Randall Ave	CI (Campus Institutional)	TSS (Traditional Shopping Street)	Developed with two longstanding commercial buildings not owned by UW-Madison, the properties should not have been zoned CI like much of the rest of the campus. Correction will provide conforming zoning.
17 (29425)	1119 Williamson St	TR-V2 (Traditional Residential – Varied 2)	TSS (Traditional Shopping Street)	Developed with a longstanding commercial building used as the Broom Street Theatre. Correction will provide conforming zoning similar to previous zoning.
18 (29426)	223 E Mifflin St	DR1 (Downtown Residential 1)	UOR (Urban Office Residential)	Developed with a longstanding commercial building used in the past as a dance school, and currently used for offices. Correction will provide conforming zoning similar to previous zoning.
19 (29427)	116 E Dayton St	DR1 (Downtown Residential 1)	UOR (Urban Office Residential)	Developed with a longstanding commercial building used as an architectural office. This correction will provide conforming zoning similar to previous zoning.
20 (29428)	214 N Hamilton St	DR1 (Downtown Residential 1)	UOR (Urban Office Residential)	Developed with a longstanding commercial building used in the past as an office for the VFW, and currently used as law office. Correction will provide conforming zoning similar to previous zoning.
21 (29429)	122 E Johnson St	DR1 (Downtown Residential 1)	UOR (Urban Office Residential)	Developed with a longstanding commercial building used as a dentist office. Correction will provide conforming zoning similar to previous zoning.
22 (29430)	151 E Gorham St	DR1 (Downtown Residential 1)	UOR (Urban Office Residential)	Developed with a longstanding commercial building used in the past as the Urban League Office, and currently used as an office. Correction will provide conforming zoning similar to previous zoning.
23 (29431)	414 E Wilson St	PD (Planned Development)	UMX (Urban Mixed Use)	Expired PUD from 2000. Developed with a five-story mixed-use building (Cardinal Bar). Correction will provide conforming zoning commensurate with surrounding uses.
24 (29433)	119, 121, and 125 N Butler St, 120 and 124 N Hancock St	PD (Planned Development)	DR1 (Downtown Residential 1)	Expired PUD from 2008. Developed with two, three, and four-unit buildings. Correction will provide conforming zoning commensurate with surrounding uses.
25 (29434)	2048 and 2100 Winnebago St, 95 Sutherland Ct	PD (Planned Development)	TE (Traditional Employment)	Expired PUD from 2011. The TE District is generally consistent with adopted plans and with the previous zoning for the property.