



Department of Planning & Community & Economic Development

Planning Division

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TO: Plan Commission

FROM: Timothy M. Parks, Planner

DATE: August 28, 2017

SUBJECT: ID [48136](#) – Creating Section 28.022-00292 of the Madison General Ordinances to rezone 204 Bernard Court, 8th Aldermanic District, from TR-U2 (Traditional Residential–Urban 2 District) to CI (Campus–Institutional District) to zone a University-owned three-unit dwelling consistent with the adopted campus master plan and July 11, 2017 University Zoning Map.

On July 18, 2017, the Common Council approved Ordinance 17-00074 (ID [47245](#)) to adopt a Master Plan for the portions of the University of Wisconsin-Madison campus zoned in the Campus-Institutional (CI) District in the 4th, 5th, and 8th Aldermanic Districts. The Plan Commission recommended approval of the *Campus Institutional District Master Plan for the University of Wisconsin–Madison* at its June 19, 2017 meeting.

A map was adopted as part of the master plan ordinance that identified which parcels zoned CI and owned by the University are subject to the approved master plan and Ordinance 17-00074. One of the parcels identified within the CI district boundary on the adopted map includes a 2,622 square-foot parcel at 204 Bernard Court, which is developed with a three-unit dwelling. The University purchased the parcel in September 2016 according to the City Assessor's Office. The subject site is one of many parcels located north of W. Dayton Street and west of N. Park Street that the adopted University master plan identifies as the future site of an academic building. The subject parcel and surrounding properties are identified in the Campus district in the 2006 [Comprehensive Plan](#), and are recommended as site for campus academic/research in the 2008 [Regent Street–South Campus Neighborhood Plan](#).

Only parcels owned by the University of Wisconsin Board of Regents, State of Wisconsin and University affiliates as of April 3, 2017 were included in the approval of the ordinance adopting the University's CI zoning master plan. As such, the rezoning of 204 Bernard Court from TR-U2 to CI is consistent with the recently adopted master plan and the stipulation contained in Ordinance 17-00074.

The Planning Division recommends approval of this zoning map amendment.