



Department of Planning & Community & Economic Development
Building Inspection Division

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Craig Wilson
Façade Improvement Grant Staff Team
Economic Development Division
Madison Municipal Building #312
Madison, WI 53701

RE: 511 N Carroll Street

Craig
Mr. Wilson,

You have requested a statement from our office regarding the zoning status of the Alano facility located at 511 N Carroll Street.

The subject property at is zoned "DR1 HIS-MH", which translates to a Downtown Residential District -1 in the Mansion Hill Local Historic District.. The subject property has been us as a counseling and/or office type facility for many years, effectively pre-dating the current city zoning regulations for such uses.

Per the current zoning code, the use falls under the category "counseling, community service organizations" which is not a permitted or conditional use in the DR1 zoning district. Therefore, this use is a legal-nonconforming use, which may be continued without penalty. There is no need to change the zoning for this property as Zoning considers this a nonresidential (commercial) building. Façade changes, such as those proposed as part of the pending façade improvement grant request, have no bearing on the legal-nonconforming use of the property.

Let me know if you have any questions,

Matt
Matt Tucker