



Department of Planning & Community & Economic Development

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TO: Plan Commission

FROM: Timothy M. Parks, Planner

DATE: September 22, 2014

SUBJECT: ID [35382](#) – Approval of a request to rezone 4082 Hoepker Road from A (Agriculture District) to IL (Industrial–Limited District) to correct a mapping error.

The subject site is a 5.0-acre parcel that was annexed to the City from the Town of Burke by the Common Council on August 1, 2006 (Ordinance 06-00117; ID 04095) prior to the enactment of the Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan. Upon annexation, the property was assigned Temporary A (Agriculture District) zoning under the 1966 Zoning Code. The site is developed with two commercial buildings located on the southern half of the triangularly shaped parcel, which were constructed in the Town prior to annexation. The site is served by a partially improved parking lot located between the buildings.

During the mapping of the new [2013] Zoning Code, the property was left in A (Agriculture District) zoning despite land use recommendations in the [Comprehensive Plan](#) and [Hanson Road Neighborhood Development Plan](#) that the site and nearby properties located west of Interstate 39-90-94 be developed with industrial uses. The proposed zoning map correction will zone the property in accordance with these land use recommendations and provide the same IL (Industrial–Limited District) zoning as the neighboring Interstate Commerce Park and Center for Industry and Commerce subdivisions located to the west and south, respectively.

Staff recommends approval of the proposed zoning map amendment. There are no development proposals currently pending for the subject property and no conditions of approval are recommended with this map correction.