



PREPARED FOR THE PLAN COMMISSION

Legistar File ID # ID [69517](#) – Second Substitute – Approval of a request to rezone 2007 Roth Street from IG to CN and TR-U2; and approval of a request to rezone 701-705 Ruskin Street, 2007 Roth Street, and 1810 and 1834 Commercial Avenue from IL to RMX.

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Addendum

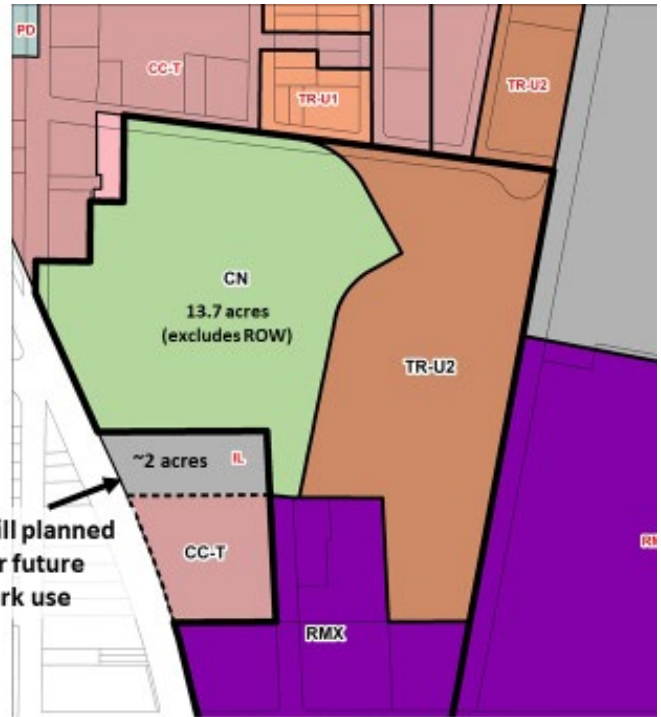
On March 7, 2022, the Plan Commission recommended **approval** of [First] Substitute for Ordinance ID 69517 to rezone 2007 Roth Street from IG (Industrial–General) District to CN (Conservancy) District and TR-U2 (Traditional Residential–Urban 2) District; and approval of a request to rezone 701-705 Ruskin Street, 2007 Roth Street, and 1810 and 1834 Commercial Avenue from IL (Industrial–Limited) District to RMX (Regional Mixed-Use) District. The proposed zoning district polygons in the request before the Plan Commission on March 7 corresponded to the proposed Official Map street reservations labeled as ‘Version 1’ in Resolution ID 69519 ([link](#)), which follow the street alignments for the area bounded by Aberg Avenue on the north, Packers Avenue (STH 113) on the east, Commercial Avenue on the south, and N Sherman Avenue on the west shown in the adopted Oscar Mayer Special Area Plan.

Subsequent to the March 7 Plan Commission hearing and recommendation and March 29, 2022 referral of zoning map amendment ordinance ID 69517 and Official Map amendment Resolution ID 69519, a **revised alignment** for the mapped reservations for Ruskin Street, Huxley Street, Coolidge Street, and Roth Street was introduced as a Substitute for Resolution ID 69519 at the May 10, 2022 Common Council meeting. At the same meeting, a Second Substitute for Ordinance ID 69517 was introduced to modify the boundaries of the zoning districts proposed for 2007 Roth Street, 701-705 Ruskin Street, and 1810 and 1834 Commercial Avenue to reflect the alternate street alignments reflected as ‘Version 2’ of Resolution ID 69519. Colored graphics of the two options may be found on page 2 or this addendum.

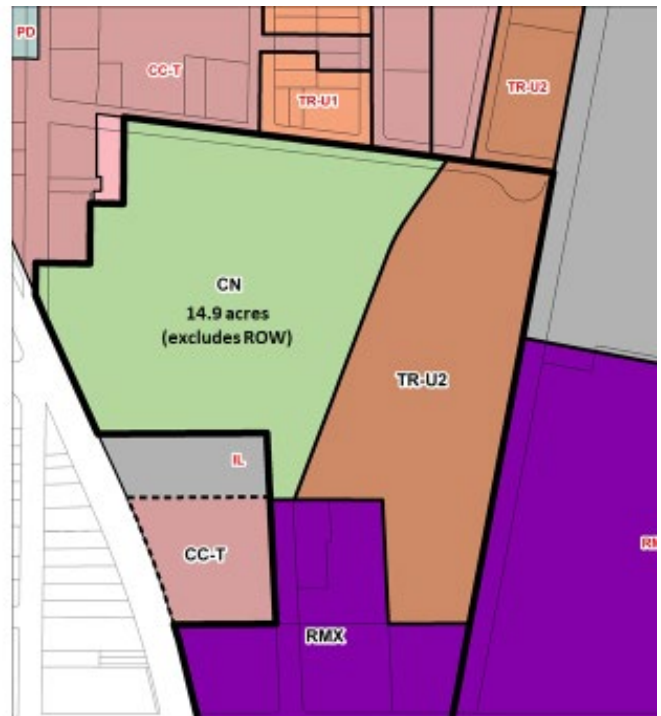
A new public hearing is required in order for the Plan Commission to review the new zoning district polygons and make a recommendation on them to the Common Council. Public hearing notices have been provided pursuant to Section 28.181 of the Zoning Code.

The Plan Commission should follow its recommendation on the Official Map amendment (ID 69519) when acting on the zoning map amendment question (ID 69517):

- If the Plan Commission recommends approval of Substitute Resolution ID 69519 to officially map the **alternate alignment** of the future streets shown as Version 2 in that resolution, it should recommend **approval** of the Second Substitute for Ordinance ID 69517, which creates zoning district polygons that correspond to the alternative alignments.
- If the Plan Commission does not recommend approval of the alternative street alignments, it should not recommend approval of the corresponding zoning map amendment reflected in the second substitute. Under this scenario, the Plan Commission’s March 7 recommendation to approve the original zoning district polygons would stand.
- In the event that the Plan Commission recommends against the alternative street alignments and zoning district boundaries in the substitute and second substitute, respectively, the City Attorney has opined that the Plan Commission need not reaffirm its actions on the original street alignments and corresponding zoning district polygons but it may if it chooses.



Original Proposed Alignment (Official Map Amendment) & Rezonings – 3/7/22 Plan Commission recommendation



Substitute Alignment (Official Map Amendment)

Second Substitute Rezoning