



Project Address: 4801 Waukesha Street
Application Type: Rezoning
Legistar File ID # [33193](#)
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Summary

Requested Action: Rezoning of property at 4801 Waukesha Street from the CN (Conservancy) to SR-C1 (Suburban Residential – Consistent 1) District. No changes to the property are proposed at this time.

Proposal Summary: Rezoning of property from CN to SR-C1

Applicable Regulations & Standards: This proposal is subject to the standards for Zoning Map Amendments (MGO Section 28.182).

Review Required By: Plan Commission (PC) and Common Council (CC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that zoning map amendment standards can be met and **approve** the requested rezoning, subject to input at the public hearing.

Background Information

Parcel Location: The subject property is located on the south side of Waukesha Street between LaCrosse Lane and South Segoe Road; Aldermanic District 11(Schmidt); Madison Metropolitan School District.

Existing Conditions and Land Use: The 21-acre property is used for Van Hise Elementary and Hamilton Middle Schools in the Madison Metropolitan School District.

Surrounding Land Use and Zoning: The property is surrounded by single-family homes in the SR-C1 (Suburban Residential- Consistent 1) District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low density residential uses in this area, which includes schools and other institutions.

Description, Analysis and Conclusion

Description of Zoning Change – The proposed change from CN (Conservancy) to SR-C1 is to correct a mapping error made when the zoning code was adopted in 2012. Most elementary and middle schools in the City are in residential zoning districts the same as the residential areas surrounding them. The SR-C1 District is consistent with the properties surrounding this school, and is also consistent with the former R1 zoning for the property.

Standards for Review for Zoning Map Amendments - The proposed zoning map amendment for 4801 Waukesha Street is consistent with the Comprehensive Plan. There are no changes proposed at this time, and the rezoning will have no foreseeable impacts on the public health, safety, and welfare.

Recommendation

The Planning Division recommends that the Plan Commission find that the zoning map amendment standards are met and **approve** the request for rezoning at 4801 Waukesha Street, subject to input at the public hearing.