

PLANNING DIVISION STAFF REPORT

May 12, 2025



PREPARED FOR THE PLAN COMMISSION

Project Address: 3821 Nakoma Road (District 10 – Alder Figueroa-Cole)
Application Type: Zoning Map Amendment
Legistar File ID # [87842](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Owner: Brad Bodden; Nakoma Brick, LLC; 3821 Nakoma Rd; Madison, WI 53711

Requested Action: The applicant is seeking approval of a zoning map amendment from Planned Development (PD) district to Limited Mixed Use (LMX) district.

Proposal Summary: The applicant is seeking approvals to rezone the property at 3821 Nakoma Road from PD to LMX.

Applicable Regulations & Standards: Standards for zoning map amendments are found in §28.182(6) MGO

Review Required By: Plan Commission, Common Council

Summary Recommendations: The Planning Division recommends that the Plan Commission forward the zoning map amendment from PD to LMX to Common Council with a recommendation to approve.

Background Information

Parcel Location: The subject site is located at the southeast side of Nakoma Road approximately 300 feet southwest of Nakoma Road's intersection with Cherokee Drive and Manitou Way. The 15,220-square-foot site is within Alder District 10 (Alder Figueroa-Cole) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site, zoned PD (Planned Development) district, is currently developed with a two-story 3,300 square foot mixed-use building built in 1911. The lower floor is currently occupied by an office tenant and the upper floor with a single three-bedroom dwelling unit. A small parking lot and two-stall detached garage are located behind the principal building.

Surrounding Land Uses and Zoning:

Northwest: Across Nakoma Road, Nakoma Park zoned TR-C1;

Southwest: Single-family residences zoned TR-C1;

Southeast: Single-family residences zoned TR-C1; and

Northeast: Single-family residences zoned TR-C1.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Low Residential (LR) for the site. The site is not within the boundary of any adopted neighborhood or special area plans.

Zoning Summary: The subject property is proposed to be zoned LMX (Limited Mixed Use District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	None	Existing, no change
Lot Width	None	Existing, no change
Front Yard Setback	5 ft	Existing, no change
Side Yard Setback	10 ft	Existing, no change
Rear Yard Setback	35 ft	Existing, no change
Maximum Lot Coverage	50%	Existing, no change
Maximum Building Height	2 stories/35 ft	Existing, no change

Site Design	Required	Proposed
Number Parking Stalls	No minimum	Existing, no change
Electric Vehicle Stalls	None	Existing, no change
Accessible Stalls	Existing	Existing, no change
Loading	None	Existing, no change
Number Bike Parking Stalls	Existing	Existing, no change
Landscaping and Screening	Yes	Existing, no change
Lighting	No	Existing, no change
Building Form and Design	Yes	Existing, no change

Other Critical Zoning Items	none
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Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The site is not within any mapped environmental corridors.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description, Analysis, & Conclusion

The applicant is seeking approval of a zoning map amendment to change the zoning of the subject parcel from PD (Planned Development) district to the LMX (Limited Mixed Use) district. No changes to the building are proposed. The applicant states in the letter of intent the wish for the zoning to better reflect the building's existing uses and bring the parcel in alignment with the relative advantages of contemporary zoning regulations.

This request is subject to the standards for zoning map amendments. This section begins with a summary of adopted plan recommendations, followed by zoning map amendment standards, and finally a conclusion.

Consistency with Adopted Plans

The [Comprehensive Plan](#) (2023) recommends Low Residential (LR) for the site. LR areas are predominantly made up of single- and two-unit residences, as well as small multi-unit dwellings up to four units and rowhouses. The plan also states that a limited amount of nonresidential uses, including small-scale commercial uses, may also be located within residential categories. The site is not within the boundary of any adopted neighborhood or special area plans. Staff believe LMX zoning is consistent with the LR plan recommendation, especially for an existing mixed-use building.

Zoning Map Amendment Standards

The Zoning Map Amendment standards, found in 28.182(6), MGO state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan." As described above, the request and its uses can be found to be generally consistent with the land use recommendations for this area in the Comprehensive Plan. Staff believes the continued mix of residential and small commercial uses are appropriate for the site. Because it is the least-intense mixed-use zoning district, staff believes the LMX district is the most appropriate zoning district for commercial uses in residentially-designated areas. The statement of purpose for the district specifically states the district is established "to allow for small-scale mixed-use development within or adjacent to otherwise residential areas" and is intended to protect the integrity of the surrounding residential uses. Further, it is the policy of the Planning Division and Office of the Zoning Administrator to encourage rezoning to conventional districts from PD in situations similar to this.

Conclusion

Staff believes that the existing uses in this location and requested zoning map amendment are consistent with underlying land use recommendations of the Comprehensive Plan. When considering the recommended conditions of approval, staff believes the Plan Commission can find the applicable standards met.

At time of writing, Staff is unaware of any written comments from the public.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission forward the zoning map amendment from PD to LMX to Common Council with a recommendation to approve. As the request is for rezoning only without any changes to use or structure, the request is not subject to the conditions from reviewing agencies.