



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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November 18, 2014

Mr. Patrick Miles, Chair
Dane County Zoning & Land Regulation Committee
Dane County Zoning Division
City-County Building, Room 116
210 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703

Subject: Request by BMO Harris Bank NA to rezone property at 824 Dane Street Town of Madison, from R-3 Residence District to C-1 Commercial District.

Dear Mr. Miles:

The City of Madison Planning Division has reviewed the proposed zoning amendment that would rezone property at 824 Dane Street, Town of Madison, from R-3 Residence District to C-1 Commercial District to allow construction of a parking lot for an adjacent business. The City of Madison opposes the proposed rezone due to inconsistency of the proposal with the City's Comprehensive Plan. The City of Madison Comprehensive Plan recommends Low Density Residential use for the subject property. Also, the South Madison Neighborhood Plan does not support such an expansion into the residential neighborhood. Further, the proposed list of permitted and conditional uses in the C-1 zoning district is not compatible with the adjacent residential neighborhood. It should be noted that this land will attach to the City of Madison no later than 2022 under the terms of the City of Madison, City of Fitchburg and Town of Madison Cooperative Plan.

Please do not hesitate to contact me at 267-8732 or rroll@cityofmadison.com if you have any questions.

Sincerely,

Rick Roll
Planner IV
City of Madison Planning Division

c: Roger Lane, Zoning Administrator, Dane County
Brian Standing, Senior Planner, Dane County Department of Planning & Development
Katherine Cornwell, Director Planning Division
Renee Schwass, Business Manager, Town of Madison
Paul Soglin, Mayor City of Madison