



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 24, 2014**

Zoning Amendment:
C-2 Commercial District and C-1 Commercial District to B-1 Local Business District

Acres: 1.57, 3.43, 22.92
Survey Req. Yes

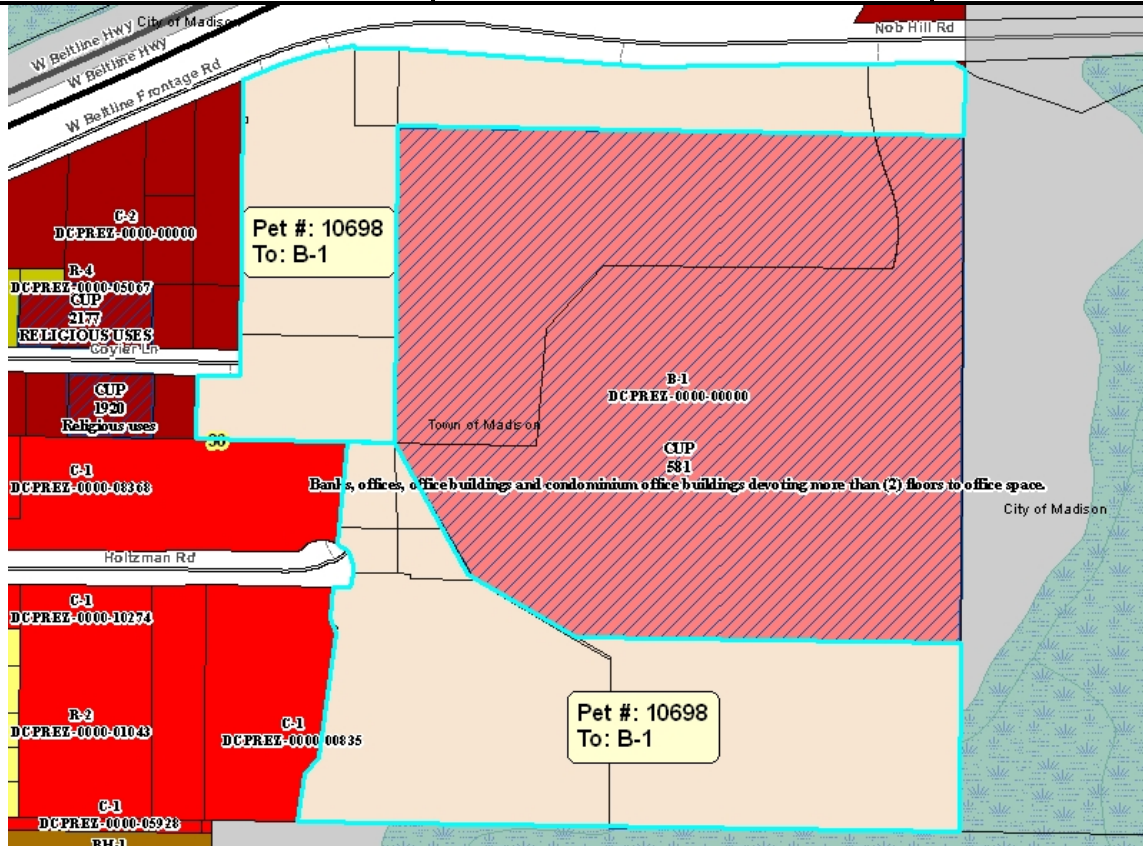
Reason:
Shifting of property lines between adjacent land owners

Petition: **Rezone 10698**

Town/sect:
Madison Section 36

Applicant
Wisconsin Education Association

Location:
45 Nob Hill Road



DESCRIPTION: Applicant proposes to modify lot boundaries for two existing lots which house the main offices of the Wisconsin Education Association. Currently, the two lots have multiple zoning categories on them: B-1, C-1, and C-2. The proposal would clean up the zoning so that each parcel has only one zoning category - B-1 Local Business - which would accommodate the existing office building uses. No new development is proposed. Note that the initial proposal sought C-1 zoning, but has since been revised to B-1, as that category better fits the existing and continued intended uses of the property.

OBSERVATIONS: The property is located along Nob Hill Road and is bounded on the north by the beltline highway. There is an area of steep slope topography ("Nob Hill") located on the property. A small area of wetlands is located at the southern boundary of the two parcels.

TOWN PLAN: The town has not adopted a comprehensive plan. The town's old 1978 land use plan identifies the property as being in commercial use.

RESOURCE PROTECTION: No areas of resource protection are located on the property.

STAFF update (8/22/14): Staff notified the applicant of the existence of other adjoining tax parcels owned by WEA which have multiple zoning categories on them and advised that the zoning be changed to a single category and the tax parcels consolidated as part of the proposed 2 lot CSM. The applicant agreed to revise the proposal to implement these changes, which are reflected on the map above and in the preliminary CSM. No new development is proposed. Staff recommends approval of the petition. Note that the B-1 district does not allow for billboard signage.

6/24 ZLR: The petition was postponed at the request of the petitioner.

Town Action (update): The petition was approved by the Town with no conditions for C-1 Zoning on June 19th. Staff has notified the town of the proposed change to B-1 zoning.