

### **Land Use and Zoning**

Hiestand is primarily a residential neighborhood. Out of 293.4 total acres, 25.5 percent (74.9 acres) is single-family residential, 33.5 percent (98.3 acres) multi-family, 16.4 percent (48.3 acres) commercial, 24.3 percent (71.3 acres) parks and open space. Less than one percent of the land use is in industrial uses. Map 4 depicts the existing land uses within the neighborhood.

Single-family housing is located in the center portion of the neighborhood with multi-family uses flagging the north, east, and southern boundaries. The major commercial employer, American Family Great Lakes Regional Branch Office, is located in the northwestern quadrant of the neighborhood. A two-block node of commercial uses is located on the north side of Milwaukee Street. A large park system, Hiestand Park and Woods, comprise eighty-acres of parkland in the heart of the neighborhood.

### **Madison Comprehensive Plan**

The Madison Comprehensive Plan was recently adopted (January 2006). Madison Comprehensive Land Use classifications for the neighborhood are consistent with existing land use.

During discussions with neighborhood residents and the business community it was proposed that additional employment acreage for professional office use be designated within the neighborhood boundaries. Lands lying directly south of American Family were discussed as a potential area for employment expansion. Currently the area is comprised of

single-family and two-unit residential units. Further discussions will need to take place with property-owners and the Town of Blooming Grove prior to any official actions. Future land use of residential in the Zink Avenue and Bruns Avenue area with possible employment (professional office) along Alvarez Avenue should be discussed. In addition, improving the street connection by constructing Sprecher Avenue to Alvarez, Bruns, and Zink Avenues could be discussed. Map 5 depicts existing land use classifications from in the Madison Comprehensive Master Plan.

### **Madison Zoning Ordinance**

The City of Madison Zoning Ordinance specifies permitted or conditionally permitted uses in areas. Map 6 depicts the existing zoning within the neighborhood. Existing zoning classifications are reflected of existing uses with exception for two parcels. Currently 4802 and 4806 Milwaukee Street is zoned "Temp A

(Agriculture). Most likely these two parcels were not officially rezoned when annexed into the City (probably in the 1970s). It is proposed that the parcels are zoned R1 (Single-Family) to reflect the current use on the parcels.



*American Family Great Lakes Regional Office is a major employer within the neighborhood. As of 2005, over 500 employees were employed at this satellite site.*