



City of Madison

Proposed Rezoning

Location
2146 & 2202 East Johnson Street

Sponsors
City of Madison Plan Commission &
Ald Satya Rhodes-Conway

From: C3 To: C1

Existing Use
Church and Recently Approved
Retail Building

Proposed Use
Plan Commission-initiated downzoning
to reflect adopted neighborhood plan

Public Hearing Date
Plan Commission
06 June 2011
Common Council
21 June 2011

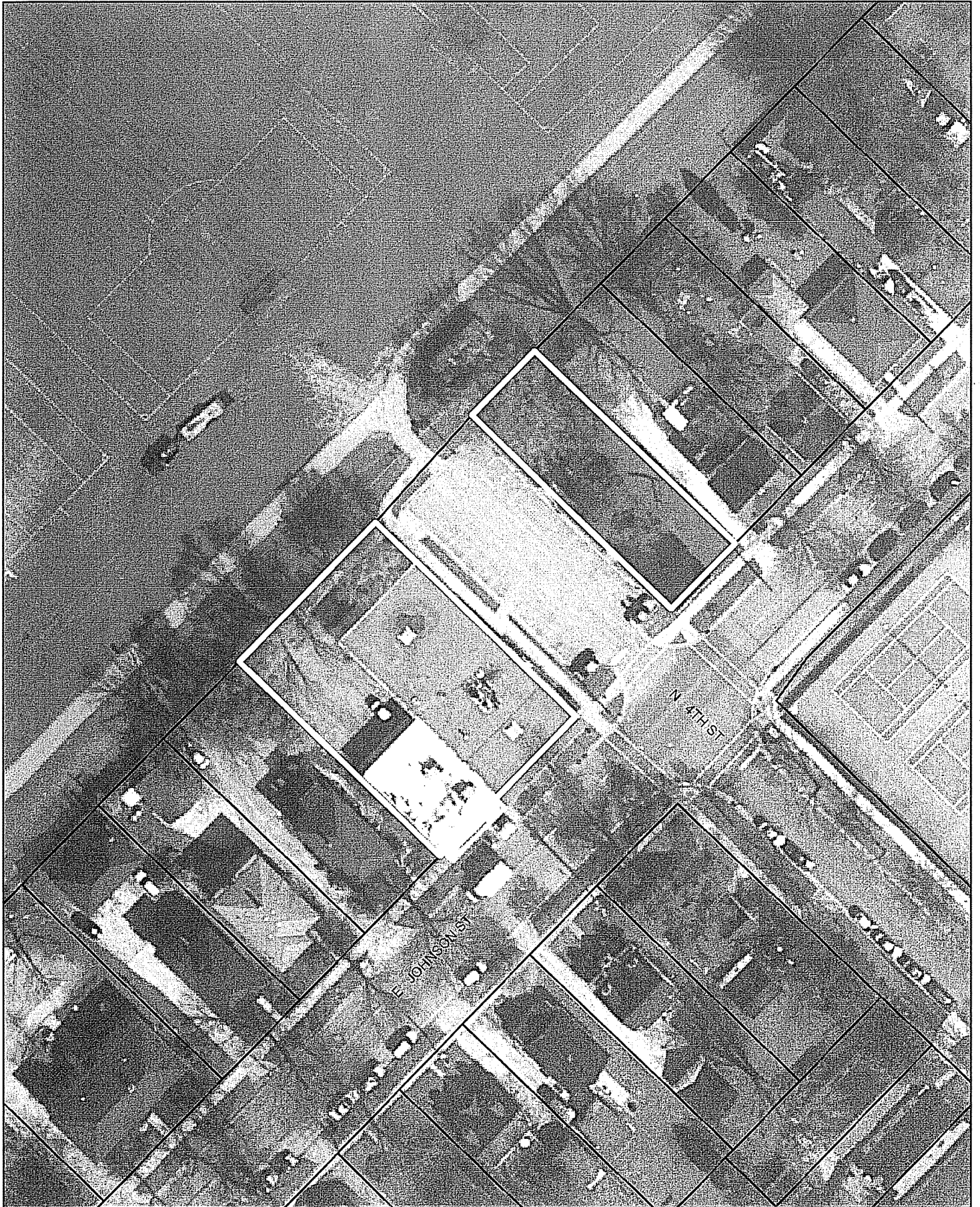


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 May 2011





Report to the Plan Commission

June 6, 2011

Legistar I.D. 22175
2146 and 2202 East Johnson Street
Plan Commission Initiated Rezone

Report Prepared By:
Kevin Firchow, AICP
Planning Division

At its April 11, 2011 meeting the Plan Commission initiated the process to "down-zone" 2146 and 2202 East Johnson Street from the C3 (Highway Commercial District) to the more restrictive C1 (Limited Commercial District). This rezoning request is co-sponsored by Ald. Satya Rhodes-Conway. This request was made in response to a recent demolition and conditional use request for a new Milio's Sandwich Shop at 2202 East Johnson Street. In reviewing that request, members of the Plan Commission noted that many of the intense uses allowed in the C3 district are incompatible with the surrounding uses.

No new development or site plan changes are included as part of this request. The property at 2146 East Johnson Street is currently used as a church. The aforementioned Milios at 2202 East Johnson Street is now under construction. These two parcels are entirely surrounded by properties zoned R4 (General Residence District). Non-residential uses within this area include East High School and Demetral Field.

Both of the existing uses would continue to be allowed uses under C1 zoning. Staff has discussed this request with the Zoning Administrator and understand that no non-conformities would be created through approval of this rezoning. Due to their proximity to a City-owned park, new development would require conditional use approval.

Along with sending out notice to owners and occupants within 200 feet of these properties, staff had previously sent a notice to the property owners after this request was initiated. At the time of report writing, staff was not aware of any questions or concerns on these proposals.

This zoning change was previously recommended in the *Emerson East - Eken Park Neighborhoods Plan*, adopted in 1998.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends the Plan Commission find that the zoning map amendment standards are met and forward zoning map amendment ID 3535, rezoning 2146 and 2202 East Johnson Street to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing.

Communities shape land use patterns through adopted land use plans and implement them through zoning codes. The Emerson East-Eken Park Neighborhoods desire to preserve the existing character of the neighborhood. However, existing zoning classification would allow for, in many cases, the: 1) conversion of single family homes to two or more units; and 2) allowance of highway commercial uses in residential areas (See Map 4).

Goal	Recommendation	Priority
	<p>1. <i>As part of an effort to preserve the existing character of the neighborhood, request the Planning Unit to work with property owners, neighborhood residents, and businesses to rezone the properties from R4 to R3 at the following locations: 1) the area bounded by Commercial Avenue on the north, East Johnson Street, Pennsylvania Avenue, and Packers Avenue on the west; North First Street on the south; and back lot lines of properties abutting East Washington Avenue on the east with the exception of the 300-400 blocks of Kedzie and Pawling Streets; 2) the area bounded by Commercial Avenue on the north; Northfield Place on the south; Union Pacific Railroad on the east; and North Sherman Avenue on the west (Superior Street, Northfield Place, Erie Court, and Michigan Court); and 3) rezone the residential properties, with the exception of 1948-1954 East Washington Avenue (The Avenue Apartments) on the north side of the 1900-2300 blocks of East Washington Avenue from R5 to R3.</i></p>	1
	<p>2. <i>As part of an effort to preserve the existing character of the neighborhood, request the Planning Unit to work with property owners, neighborhood residents, and businesses to rezone the properties from C3 to C1 at the following locations: 1) 2146 and 2202 East Johnson Street (James Reeb Church and office building, respectively); 2) single family structures at 2634 and 2637 Schofield Street; 3) 2301 and 2401 Commercial Avenue (Deon's Bait Shop and Resale Records, respectively); and 4) 2046-2050 East Johnson Street (formerly Rortvedt Auto Repair) (See Map 4).</i></p>	2
	<p>3. <i>As part of an effort to preserve park and open space areas in the neighborhood, request the Planning Unit to work with the Parks Division to rezone Demetral Field, East High Athletic Field, Washington Manor Park, and the greenspace along the south side of 1900 block of East Johnson Street from R4 to C (Conservancy).</i></p>	3

EXCERPT FROM
EMERSON EAST - EKEN PARK
NEIGHBORHOODS PLAN, 1998

