



PREPARED FOR THE PLAN COMMISSION

Project Addresses: 1014 Williamson Street
Application Type: Rezoning
Legistar File ID # [34601](#)
Prepared By: Heather Stouder, AICP, Planning Division

Summary

Requested Action: Rezoning of property at 1014 Williamson Street from the TR-V2 (Traditional Residential-Variied 2) to the TSS (Traditional Shopping Street) District. No changes to these properties are proposed at this time.

Proposal Summary: Rezoning of property from TR-V2 to TSS, sponsored by the Planning Division.

Applicable Regulations & Standards: This proposal is subject to the standards for Zoning Map Amendments (MGO Section 28.182).

Review Required By: Plan Commission (PC) and Common Council (CC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that zoning map amendment standards can be met and **approve** the requested rezoning, subject to input at the public hearing.

Background Information

Parcel Location: 1014 Williamson Street is located on the north side of Williamson Street between Brearly Street and Ingersoll Street; Aldermanic District 6 (Rummel); Third Lake Ridge Local Historic District; Madison Metropolitan School District.

Existing Conditions and Land Use: The building on the front of the property was constructed in 1904, and is currently used as a veterinary clinic on the first floor, with two one-bedroom apartments on the second floor. A second building in the back of the property was constructed in 1864 is currently used as a two-unit building

Surrounding Land Use and Zoning:

North: Madison Gas and Electric facility in the TE (Traditional Employment) District.

East: Single-family home in the TR-V2 District

South: Across Williamson Street to the south, two-family homes in the TR-V2 District, a commercial bakery in the TSS District, and an 8-unit multi-family residential development in the PD District

West: Immediately to the west, a pet store in the TSS District, and on the corner of Williamson and Brearly Streets, a small privately-owned park in the TSS District (the park is not City-owned as previously noted)

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends medium-density residential uses for this area, noting that a limited amount of commercial and other land uses are appropriate in these areas. The Marquette Schenk-Atwood Neighborhood Plan (1994) does not have a more specific recommendation.

Description, Analysis and Conclusion

Description of Zoning Change

When the new zoning code and map were adopted in January 2013, a mapping error was made for the subject property, when the presence of a second building - a mixed-use building - on the subject property was inadvertently missed. The requested rezoning would rectify the error made, and appropriately zone the property into the TSS District, similar to other mixed-use properties in the area.

Standards for Review for Zoning Map Amendments-The proposed zoning map amendment for 1014 Williamson Street from the TR-V2 (Traditional Residential-Varied 2) District to the TSS (Traditional Shopping Street) District is generally consistent with the Comprehensive Plan, in that some small commercial uses such as that which exists on the site today are supportable within medium-density residential districts.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the zoning map amendment standards are met and **approve** the requests for rezoning at 1014 Williamson Street, subject to input at the public hearing.