



Project Addresses: 2802 Monroe St, 666 Crandall St, 2820 Monroe St, 668 Pickford St, 2902 Monroe St
Application Type: Rezoning
Legistar File ID # 30729, 30730, 30731, 30736, 30737
Prepared By: Heather Stouder, AICP, Planning Division

Summary

Requested Action: Rezoning of property at 2802 Monroe Street, 666 Crandall Street, and 2820 Monroe Street from the TSS (Traditional Shopping Street) District to the TR-V1 (Traditional Residential-Varied 1) District; Rezoning of property at 668 Pickford Street and 2902 Monroe Street from TSS (Traditional Shopping Street) District to the TR-C2 (Traditional Residential – Consistent 2) District. No changes to these properties are proposed at this time.

Proposal Summary: Rezoning of property from TSS to TR-V1 and TR-C2, sponsored by Alder Sue Ellingson.

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: The five subject properties are located on the north side of Monroe Street between Baltzell Street and Crandall Street; Aldermanic District 13 (Ellingson); Madison Metropolitan School District.

Existing Conditions and Land Use:

2802 Monroe Street – Two-unit building constructed in 1962, on 4,800 square foot property
666 Crandall Street – Single-family home constructed in 1914, on 4,800 square foot property
2820 Monroe Street – Two-unit building constructed in 1956, on 9,600 square foot property
668 Pickford Street – Single-family home constructed in 1928, on a 4,800 square foot property
2902 Monroe Street – Single-family home constructed in 1996, on a 4,750 square foot property

Surrounding Land Use and Zoning:

To the north and west are single-family homes, most of which are on 4,800 square foot properties, in the TR-C2 (Traditional Residential – Consistent 2) District. To the south, across Monroe Street, is a series of four to six-unit buildings in the TR-V2 (Traditional Residential – Varied 2) District. To the east, across Crandall Street, is an office building with a chiropractic clinic on a 0.4-acre property in the TSS (Traditional Shopping Street) District.

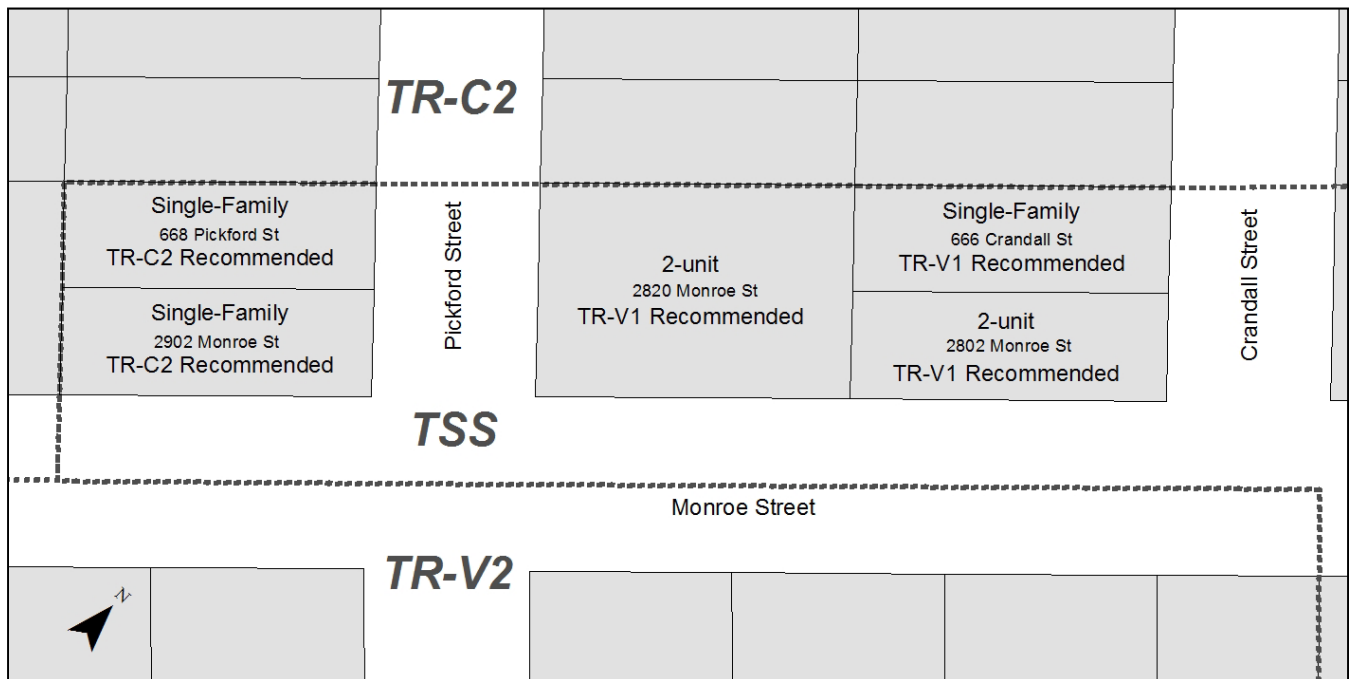
Adopted Land Use Plan: The Comprehensive Plan (2006) recommends neighborhood mixed-use in this area. The Monroe Street Commercial Corridor Plan does not have a specific recommendation for these properties. They are excluded from the mixed-use node immediately to the east, for which there are specific recommendations.

Related Actions

On July 22, 2013, the Plan Commission reviewed a request by District 13 Alder Sue Ellingson to rezone these five properties from the TSS District to the TR-C4 District. The Plan Commission recommended that the Common Council refer the request to the September 30 Plan Commission meeting for further analysis by staff, and the Common Council did so.

Description of Rezoning Request

After consultation with staff, Alder Ellingson has sponsored a substitute ordinance to rezone these five properties from the TSS District to low-density residential districts TR-C2 and TR-V1, as shown in the figure below, which includes the existing zoning districts, and notes the recommended districts for each individual property.



The westernmost properties at 2902 Monroe Street and 668 Pickford Street, each of which is developed with an owner-occupied single-family home, are recommended to be rezoned to the TR-C2 (Traditional Residential – Consistent 2) District, which allows for single-family homes and is consistent with the zoning to the west and north. Properties at 2802 Monroe Street, 2820 Monroe Street, and 666 Crandall Street, would be rezoned to the TR-V1 (Traditional Residential – Varied 1) District, which allows for single-family homes, 2-unit, 3-unit, and 4-unit buildings based on a minimum lot area requirement of 2,000 square feet per unit for buildings with greater than one unit.

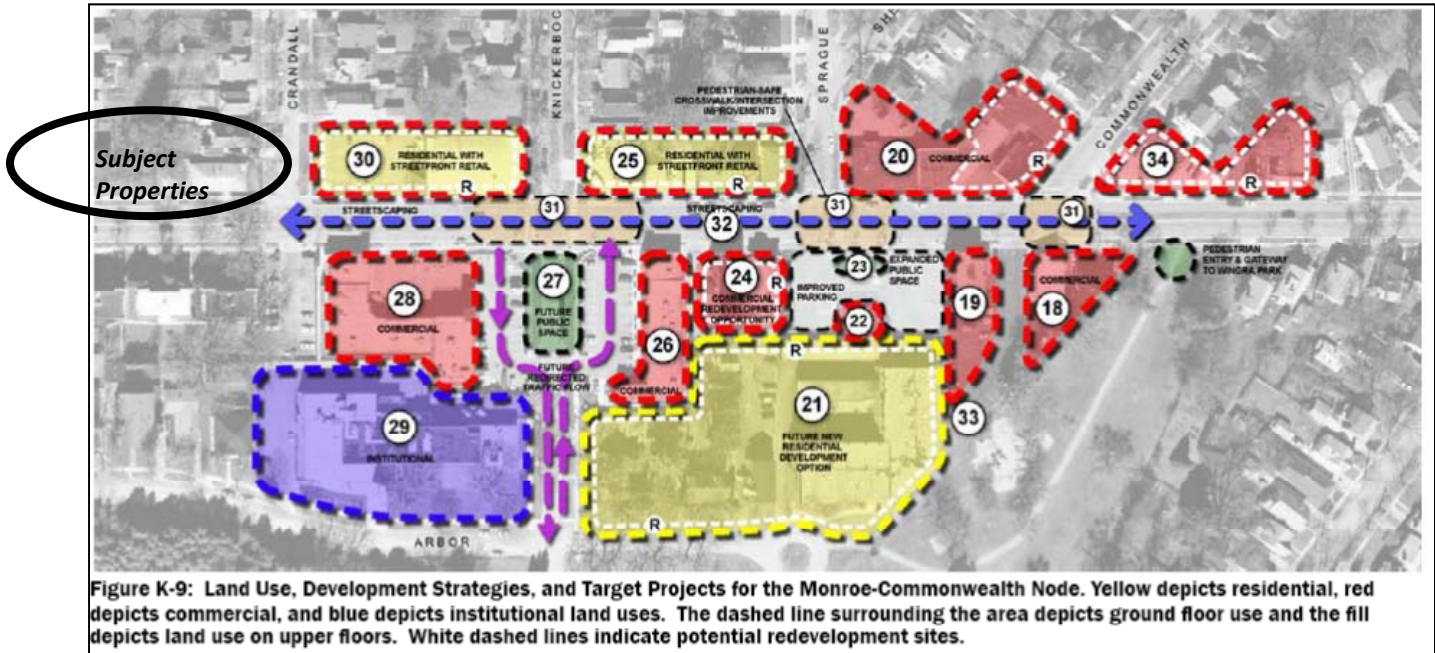
Analysis and Conclusion

Plan Consistency

Although the current TSS zoning is consistent with the Comprehensive Plan (2006) recommendation for neighborhood mixed-use in this area, there are a few other residential and mixed-use zoning districts that would also meet the consistency requirement. Since the Plan states that neighborhood mixed-use areas can include

low-density residential uses, the proposed rezonings from TSS to TR-C2 and TR-V1 are generally consistent with the Comprehensive Plan.

As has been noted, the five subject properties were just west of one of the three areas of focus – the “Monroe-Commonwealth Node” (see map below) - within the Monroe Street Commercial District Plan (2007). Thus, there were no specific land use recommendations for these parcels. Since they were not included within the commercial and mixed-use nodes thoroughly addressed in this plan, and since they were zoned R4 (General Residence District) under the former zoning code, the assumption of many during the planning process was probably that these properties would remain in residential use.



Methodology for 2013 Zoning Map

When applying the new zoning districts to properties throughout the city, staff utilized a mapping methodology approved by the Zoning Code Rewrite Advisory Committee and Plan Commission. Within this methodology, staff considered the existing land use and lot characteristics, the zoning at the time, and recommendations in the Comprehensive Plan and adopted neighborhood, corridor, and special area plans.

When plan recommendations were *consistent with* existing land uses, staff attempted to propose zoning districts that fit best with the existing land uses, lot characteristics, and previous zoning districts. When plan recommendations *differed from* existing land uses, there were various outcomes. First, if plan recommendations were for a longer planning horizon, and recognized that existing uses would remain until such time as redevelopment occurred, a zoning district that would allow for the existing uses to continue was chosen. In several instances, an adopted plan included specific zoning recommendations, which were followed, even if the rezoning resulted in the creation of a non-conforming use.

Occasionally, there were opportunities to apply zoning districts consistent with plan recommendations without creating new nonconformities. For instance, in this case, the application of the TSS District was consistent with the recommendation in the Comprehensive Plan, and since the Monroe Street Commercial Corridor Plan did not have a specific land use or zoning recommendation for these properties, staff did not rely on it at the time for guidance. TSS also allows for the existing uses (single and two-family homes) to remain as conforming uses.

For these five properties, a number of mixed-use and residential districts could have been consistent with the approved mapping methodology. However, the TSS District allows for far more development and commercial use than what was previously allowed under R4 zoning, which was limited to single and two-family homes and multi-family buildings with up to 8 units, based on a minimum lot size of 2,000 square feet per dwelling unit. Upon reexamination of the previous zoning and the intent of the Monroe Street Corridor Plan, staff believes that residential zoning to the proposed districts is more appropriate for these five properties at this time.

Description of Allowable Changes under Proposed Zoning

Under the proposed zoning, and based on existing lot characteristics, permissible additional development on these properties would include one additional dwelling unit at 666 Crandall Street, resulting in a two-unit building, and two additional dwelling units at 2820 Monroe Street, resulting in a 4-unit building. These same changes would have also been permissible under the previous R4 Zoning, through a conditional use approval would be required to add dwelling units under the 1966 code.. Further, the two properties that are currently utilized as rental properties (2802 and 2820 Monroe Street) would retain the same family definition under TR-V1 Zoning as they had under the old R4 Zoning. The owner-occupied single-family homes at 2902 Monroe Street and 668 Pickford Street would be zoned TR-C2, consistent with the zoning immediately to the west and north, and no additional dwelling units would be permitted on these properties.

Standards for Review

Zoning Map Amendments-The proposed zoning map amendments for 2802 Monroe Street, 2820 Monroe Street, and 666 Crandall Street from TSS (Traditional Shopping Street) to TR-V1 (Traditional Residential–Varied 1) and for 2902 Monroe Street and 668 Pickford Street from TSS to TR-C2 (Traditional Residential–Consistent 2) are consistent with the Comprehensive Plan. The redevelopment supported in these districts would be very similar to the existing land uses, and thus would not have foreseeable impacts on the public health, safety, and welfare.

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 2802 Monroe Street, 666 Crandall Street, 2820 Monroe Street, 668 Pickford Street, 2902 Monroe Street, subject to input at the public hearing.