



**Project Addresses:** 1146 and 1148 Williamson Street

**Application Type:** Rezoning

**Legistar File ID #** [32029http://madison.legistar.com/LegislationDetail.aspx?ID=1448007&GUID=77BBB3C5-C8CC-45EE-B57A-B649AD7CF104&Options=ID|Text|&Search=30660](http://madison.legistar.com/LegislationDetail.aspx?ID=1448007&GUID=77BBB3C5-C8CC-45EE-B57A-B649AD7CF104&Options=ID|Text|&Search=30660)

**Prepared By:** Heather Stouder, AICP, Planning Division

## Summary

**Requested Action:** Rezoning of property at 1146-1148 Williamson Street from the TR-V2 (Traditional Residential-Varied 2) District to the TSS (Traditional Shopping Street) District. No exterior physical changes to these properties are proposed at this time.

**Proposal Summary:** Rezoning of property from TR-V2 to TSS, sponsored by Alder Marsha Rummel.

**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 two subject properties are located on the north side of Williamson Street between South Ingersoll Street and South Few Street; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

### Existing Conditions and Land Use:

1146 Williamson Street – Two-story mixed-use building constructed in 1889 on a 4,356 square foot property. Current uses include Lao Laan-Xang Restaurant and two second story efficiency apartments.

1148 Williamson Street – Two-story mixed-use building constructed in 1905 on a 5,676 square foot property. Current uses include a real estate office and a second floor 4-bedroom apartment.

### Surrounding Land Use and Zoning:

North: RP's Pasta, in the TE (Traditional Employment) District, and single-family homes facing Few Street in the TR-C4 (Traditional Residential – Consistent 4) District

East: Third Lake Lofts Condominiums, a 16-unit building, in the PD (Planned Development) District

South: Across Williamson Street, single to four-family homes in the TR-V2 District, and Café Costa Rica, in the TSS District

West: Single-family homes in the TR-V2 District, and a gas station in the TSS District

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends high-density residential uses for these two properties, and they are immediately adjacent to an area recommended for neighborhood mixed-use.

## Description, Analysis, and Conclusion

This change is needed due to a simple mapping error made in conjunction with the adoption of the new zoning code, which went into effect in January 2013. This error was recently recognized when a new potential ground-floor tenant for the mixed-use building at 1148 Williamson Street met with zoning staff to discuss the change of use and building permitting process for interior remodeling work to accommodate a new office space.

The generalized future land use map shows these properties as recommended for high-density residential uses, where some supporting commercial uses are anticipated. These properties are also immediately adjacent to an area recommended for neighborhood mixed-use. Thus, staff believes that the rezoning request is generally consistent with the Comprehensive Plan.

The property was formerly zoned C2 (General Commercial), prior to the erroneous change to a residential zoning district. When applying zoning districts within this area, staff made an effort to maintain conforming zoning for existing commercial and mixed-use buildings, even in cases such as this one where adopted plans recommend residential uses. In this case, an error was made. The two properties have had longstanding commercial uses on the ground floor, and should have been zoned TSS (Traditional Shopping Street), similar to other established commercial properties along this block of Williamson Street.

**Zoning Map Amendment Standards**-The proposed zoning map amendments for 1146-1148 Williamson Street from TR-V2 to TSS are generally consistent with the Comprehensive Plan. The TSS District will allow for the existing commercial uses to continue as conforming uses, and the redevelopment supported in the TSS district 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 1146-1148 Williamson Street, subject to input at the public hearing.