



PREPARED FOR THE PLAN COMMISSION

Project Address: 2649 Milwaukee Street
Application Type: Conditional Use
Legistar File ID # [40394](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Leah Kornish, SOAR Case Management Services, Inc.; 2025 Atwood Avenue; Madison.

Property Owner: Susan Detering & Ian Gurfield, 2647 Milwaukee, LLC; 230 Dunning Street; Madison.

Requested Action: Approval of a conditional use to convert a single-family residence into a peer respite facility (counseling and community service organization) at 2649 Milwaukee Street.

Proposal Summary: The applicant is requesting approval to convert an approximately 1,800 square-foot single-family residence into a peer-run respite facility for up to 3 adult guests to stay a maximum of 5 nights while receiving peer counseling during a mental health or substance abuse crisis. Occupancy of the facility will commence as soon as all regulatory approvals have been granted.

Applicable Regulations & Standards: Table 28-D2 in Section 28.061(1) of the Zoning Code identifies counseling and community service organizations as a conditional use in the NMX (Neighborhood Mixed-Use District). Section 28.183 provides the process and standards for the approval of conditional use permits. Section 28.211 defines "Counseling/Community Service Organization" as an organization that provides social services, including day treatment services.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow a peer respite facility (counseling and community service organization) at 2649 Milwaukee Street subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Parcel Location: The subject site is a 5,000 square-foot parcel located at the southwestern corner of Milwaukee and Farwell streets; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is developed with a two-story, 1,800 square-foot three-bedroom single-family residence and detached shed on the eastern half of the property, and a one-story, 400 square-foot commercial building on the western half; all zoned NMX (Neighborhood Mixed-Use District).

Surrounding Land Use and Zoning:

North: Holy Cross Lutheran Church and single- and two-family residences across Milwaukee Street, zoned TR-V1 (Traditional Residential – Varied 1 District);

- South:** Single- and two-family residences along Farwell Street, zoned TR-C4 (Tradition Residential–Consistent 4 District);
- East:** Single-, two-, and multi-family residences along south side of Milwaukee Street, zoned TR-C4;
- West:** Hartwig Window Coverings and a two-family residence, zoned NMX (Neighborhood Mixed-Use District); future mixed-use development at Union Corners west of Anzinger Court, zoned PD.

Adopted Land Use Plans: The [Comprehensive Plan](#) identifies the subject site at the eastern edge of a larger area centered on the intersection of Milwaukee Street and E. Washington Avenue that is recommended for Community Mixed-Use and Transit-Oriented Development.

Zoning Summary: A zoning summary was not provided in time for inclusion in this report. However, the Zoning Administrator indicated verbally that the proposed conditional use met the bulk requirements applicable to the use per the NMX zoning district, and that Zoning had no conditions of approval.

Environmental Corridor Status: The property is not located within a mapped environmental corridor (see Map F7).

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service on E. Washington Avenue and Milwaukee Street.

Project Description

The applicant is requesting approval of a conditional use in the NMX (Neighborhood Mixed-Use) zoning district to convert a two-story, 1,800 square-foot three-bedroom single-family residence into a peer-run respite center for individuals to receive peer counseling during a mental health or substance abuse crisis. As part of the peer-run respite center, up to 3 “guests” may stay a maximum of 5 nights each while receiving support from the facility. A full description of peer respite and the proposed use of the subject site can be found in the [letter of intent](#) submitted with the conditional use request, including information on the background and training of the facility’s staff, intake procedures for guests of the proposed facility, its scope of the programming, and staffing. At this time, the counseling and other supports described in the letter of intent will only be offered to guests of the facility during their stay; those programs will not be offered to former guests or the general public at 2649 Milwaukee Street and will occur instead at another location. Due to the residential nature of the proposed use, it will operate 24 hours a day, 7 days a week year round.

The residence that will be used for the peer-run respite facility is located on a 5,000 square-foot parcel that also includes a one-story, 400 square-foot Quonset hut that is currently occupied by a hair salon. There is no parking on the site. A storage shed that the letter of intent indicates can be used for bike storage for the facility is located in the southeastern corner of the site accessible from Farwell Street. No physical improvements to the residence or site are proposed to accommodate the peer respite facility.

Analysis and Conclusion

The Zoning Administrator has determined that the proposed peer respite facility falls within the category of counseling/community service organization as defined by the Zoning Code, which is a conditional use in the NMX zoning district. The Planning Division believes that the proposed conditional use can meet the standards for approval based on its very defined program and procedures as outlined in the letter of intent. Although the subject site is located on the edge of a well defined low-density neighborhood characterized by single-, two- and

small multi-family residences to the immediate north, east and south, the residential character and limited scope of the proposed facility with a maximum of 3 guests on-site at any time suggests that any impact on surrounding properties should be limited. Additionally, its location just east of E. Washington Avenue, Winnebago Street and Union Corners affords the proposed use good access from around the community as well as nearby street parking opportunities should they be needed.

The concept of a peer-run facility providing mental health and substance abuse counseling and support services in a residential setting such as the one proposed is relatively new in the community. While no impacts on the surrounding area are anticipated with the proposed use, Planning staff feels that the conditional use approval should be initially limited to the specific scope outlined in the letter of intent and that any changes to the scope or operation of the facility require Plan Commission approval of a conditional use alteration (i.e. no "minor" alterations for such changes) following a duly noticed public hearing. This would include any changes to the operator of the facility or the expansion of the scope of services offered beyond those offered to the guests staying on site. However, minor, more physical changes to the site may still qualify for minor alteration approval.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow a peer respite facility (counseling and community service organization) at 2649 Milwaukee Street subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

Planning Division

1. This conditional use approval shall be limited to a peer-run respite facility for up to 3 adult guests staying a maximum of 5 nights each as described in the letter of intent submitted with the conditional use application. No counseling or support services shall be offered to other than the on-site resident guests without approval of an alteration to the conditional use by the Plan Commission following a duly noticed public hearing. No change in operator shall be allowed without Plan Commission approval.

City Engineering Division (Contact Janet Schmidt, 261-9688)

This agency reviewed this request and has recommended no conditions or approval.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

This agency reviewed this request and has recommended no conditions or approval.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency reviewed this request and has recommended no conditions or approval.

Fire Department (Contact Bill Sullivan, 261-9658)

2. Based on the maximum number of up to guests (3), the Madison Fire Department supports this project following the Wisconsin Uniform Dwelling Code.

3. Ensure that smoke alarms comply with MGO Section 34.907(b).

Water Utility (Contact Dennis Cawley, 261-9243)

4. Note: All operating private wells shall be identified and permitted and any unused private wells shall be abandoned by the Madison Water Utility in accordance with MGO Section 13.21.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency reviewed this request and has recommended no conditions or approval.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency reviewed this request and has recommended no conditions or approval.