



Department of Planning & Community & Economic Development

## Planning Division

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**TO:** Plan Commission

**FROM:** Lisa McNabola, Planner

**DATE:** June 13, 2022

**SUBJECT:** ID [71221](#) – Approval of an Alder’s request to rezone property located at 222 and 230 Merry Street, 6th Aldermanic District from TR-U2 (Traditional Residential - Urban 2) District to TR-U1 (Traditional Residential - Urban 1) District.

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On May 10, 2022, Ald. Brian Benford, District 6, introduced an ordinance to rezone the two parcels at 222 and 230 Merry Street from TR-U2 (Traditional Residential - Urban 2) to TR-U1 (Traditional Residential - Urban 1). The .64-acre parcel at 222 Merry Street contains a 22-unit apartment building. The .28-acre parcel at 230 Merry Street contains a portion of the parking lot for the building and is otherwise vacant.

The Comprehensive Plan recommends Low Residential (LR) for the subject site. At this time, the subject properties are not being proposed for redevelopment. Rather, the rezoning would bring the property more into conformance with the LR land use category while maintaining the existing building as a conforming use.

Per the Comprehensive Plan, while the density range generally recommended for the LR land use category is up to 16 DU/ac, a small multifamily building may be a permitted building form “in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.” The TR-U1 District and TR-U2 District may both be used to implement the Low Residential land use category. The Traditional Residential – Urban Districts were established “to stabilize and protect and encourage the essential characteristics of high-density residential areas and to accommodate a full range of life-cycle housing.” The TR-U1 District generally allows for less intense development than the TR-U2 District. For example, in the TR-U1 District a multifamily building with up to 24 units is permitted by right, whereas in the TR-U2 District a multifamily building with up to 36 units is permitted by right.

A notice of the proposed rezoning was published in the City’s newspaper of record (Wisconsin State Journal) and notices were mailed to the property owners and occupants within 200 feet of the area subject to the map amendment.

### Recommendation

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00564, rezoning 222-230 Merry Street from TR-U2 to TR-U1, to the Common Council with a recommendation of **approval**.