



PREPARED FOR THE PLAN COMMISSION

Project Addresses: 2645 Union Street (6th Aldermanic District, Ald. Rummel)

Application Type: Zoning Map Correction

Legistar File ID # [44590 http://madison.legistar.com/LegislationDetail.aspx?ID=1448007&GUID=77BBB3C5-C8CC-45EE-B57A-B649AD7CF104&Options=ID/Text/Text&Search=30660](http://madison.legistar.com/LegislationDetail.aspx?ID=1448007&GUID=77BBB3C5-C8CC-45EE-B57A-B649AD7CF104&Options=ID/Text/Text&Search=30660)

Prepared By: Chris Wells, Planning Division

Summary

Requested Action: Rezoning of property at 2645 Union Street from the TR-C4 (Traditional Residential-Consistent 4) District to TR-V1 (Traditional Residential - Varied 1) District. No changes to these properties are proposed at this time.

Proposal Summary: Rezoning of property from TR-C4 to TR-V1, sponsored by the Planning Division.

Applicable Regulations & Standards: This proposal is subject to the standards for Zoning Map Amendments [MGO §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 of property at 2645 Union Street from the TR-C4 (Traditional Residential-Consistent 4) District to TR-V1 (Traditional Residential - Varied 1) District, subject to input at the public hearing.

Background Information

Parcel Location: The 3,960-square-foot (0.09-acre) 2645 Union Street parcel is located on the south side of Union Street between E. Washington Avenue and Oak Street; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions and Land Use: The two-story 1,116-square-foot single-family residence on the front of the property was constructed in 1923, and contains three bedrooms and two bathrooms. The gymnasium attached to the neighboring church to the east, the Holy Cross Lutheran Church, crosses over the property line and covers the back half of the site. The lot itself is part of the broader Church “zoning lot.”

Surrounding Land Use and Zoning:

North: Single-family residences, zoned TR-C4 (Traditional Residential - Consistent 4);

East: Holy Cross Lutheran Church, zoned TR-V1 (Traditional Residential - Varied 1);

South: Holy Cross Lutheran Church, zoned TR-V1;

West: Single-family residences, zoned TR-C4.

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) recommends low-density residential uses (0-15 units/acre) for this area, noting that a limited amount of commercial (such as small offices) and other land uses are appropriate in these areas. The [Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan \(2000\)](#) recommends the City’s Planning Unit and the neighborhood associations work with property owners, neighborhood residents, and business owners to explore changing the zoning from R4 [(i.e. Single-Family to 8-Unit Buildings)] to R3 [(i.e. Single-Family & Two-Family Buildings)] with the intent to preserve the neighborhood residential character.

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. The land use records used for mapping purposes indicated “single family” use for this lot, , when the presence of a second building – the gymnasium of the abutting Holy Cross Lutheran Church which straddles both sites - was not included in the land use record. The requested rezoning would rectify the error made, and appropriately zone the property into the TR-V1 (Traditional Residential - Varied 1) District which the sizeable abutting church property (which also owns the subject property) is zoned.

Standards for Review for Zoning Map Amendments - The proposed zoning map amendment for 2645 Union Street from the TR-C4 (Traditional Residential-Consistent 4) District to the TR-V1 (Traditional Residential - Varied 1) District is generally consistent with the [Comprehensive Plan \(2006\)](#), which specifically recommends non-residential uses such as *Places of assembly and worship (if at a scale compatible with other existing or planned development in the area)*. The Zoning Map Amendment is also generally compatible with the [Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan \(2000\)](#) which includes recommendations for the preservation of the neighborhood residential character. Operation Fresh Start, a local non-profit which provides youth with employment training, education, and independent living skills with the goal of self-sufficiency, plans to purchase the adjacent church for use as a classroom and office space for its programming. They have expressed plans to sell the existing home to an owner-occupant as part of a future condominium.

Alder Rummel has expressed support for the proposed Zoning Map Amendment.

Recommendation

Planning Division Recommendation (Contact Chris Wells, 261-9135)

The Planning Division recommends that the Plan Commission find that the zoning map amendment standards are met and **approve** the requests for rezoning at 2645 Union Street, subject to input at the public hearing.