



Project Address: 409 East Washington Avenue
Application Type: Rezoning
Legistar File ID #: [32267](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant / Contact / Property Owner: Robert C. Metzger; N4426 Old Hwy 73; Columbus, WI 53925

Requested Action: Approval of the rezoning of property from Urban Mixed-Use (UMX) to Downtown Residential 1 (DR-1) District to allow for conversion of a commercial building to a single-family residence.

Proposal Summary: The applicant requests this rezoning to provide conforming zoning for an existing residential-style structure which is now intended to be utilized as a single-family home. The subject building had been previously been utilized as a mixed-use/live-work structure with an office in part of the home. No changes to the building or site are proposed as part of this application.

Applicable Regulations & Standards: This proposal is subject to the standards for zoning map amendments (MGO Section 28.182).

Review Required By: Plan Commission (PC), Common Council (CC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments can be met and forward the request to the January 21 meeting of the Common Council with a recommendation to **approve** the proposal at 409 East Washington Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The property is located on the southeast side of East Washington Avenue between South Hancock Street and South Franklin Street; Urban Design District 4; First Settlement Local Historic District; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions and Land Use: The 4,356 square foot property includes a 1,665 square foot building that had previously been converted to include a 165 square foot commercial office. The balance of the structure had been used as a residence. City Assessor's records indicate the building was constructed in 1885.

Surrounding Land Use and Zoning:

Northwest: Across East Washington Avenue, a commercial dry cleaning business in the Urban Mixed-Use (UMX) District.

Northeast: Mixed use two-story building with two dwelling units and first floor office space in the Urban Mixed-Use (UMX) District.

Southeast: Three-unit multi-family building in the Downtown Residential 1 (DR-1) District.

Southwest: Single-family home in the Downtown Residential 1 (DR-1) District.

Adopted Land Use Plan: The Comprehensive Plan (2006) includes this property within the First Settlement-Old Market Place Downtown Residential Sub-District, where both residential and mixed-use buildings are recommended. The Downtown Plan (2012) recommends predominantly residential uses for this block of East Washington Avenue, the preservation of the historic character of the First Settlement Historic District, and rehabilitation of existing housing with selective allowance of new housing on vacant or underutilized non-historic site in this area.

Zoning Summary: The applicant requests approval to rezone the property to the DR-1 (Downtown Residential 1) District. No changes to the building or site are proposed.

Requirements	Single-family	Proposed (No Changes Proposed)
Lot Area	3,000 sq. ft.	4,356 sq. ft.
Lot width	30'	50'
Front Yard Setback	15'	'
Side Yard Setback	5'	' RS ' LS
Rear Yard	30'	Adequate
Maximum lot coverage	75%	TBD
Minimum Height	2 stories	1 story
Maximum Height	See Downtown Height Map	N/A
Usable open space	40 sq. ft. per bedroom (120)	To be shown on final plans.
Number parking stalls	1	1
Loading	0	0
Number bike parking stalls	0	0
Landscaping	No	No
Lighting	No	No
Building form	Yes	existing
Other Critical Zoning Items	Urban Design District, Historic District, Utility Easements, Barrier free (ILHR 69), Wellhead Protection	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant requests approval to rezone the subject property from the UMX (Urban Mixed Use) District to the DR-1 (Downtown Residential-1) District to convert the existing building from a live-work/mixed use structure to a single-family home. This request is subject to the standards for Zoning Map Amendments.

The applicant states that they recently purchased and renovated the existing residential-style building. The applicant notes permits were issued for the renovations. The building had previously been utilized as a mixed-use building as it included a 165 square foot commercial office space on the ground floor. The balance of the structure had been used as a residence. The new owner wishes to utilize the structure as only single-family dwelling. Single-family dwellings, however, are not a permitted use in the UMX zoning district.

Prior to the new zoning code taking effect, the subject property was zoned C3 (Highway Commercial District). The UMX zoning was applied, in part, to maintain conforming zoning for how the site was being utilized at that time.

Staff believes the conversion is consistent with adopted plan recommendations. The Comprehensive Plan (2006) includes this property within the First Settlement-Old Market Place Downtown Residential Sub-District, where both residential and mixed-use buildings are recommended. The Downtown Plan (2012) recommends predominantly residential uses for this block of East Washington Avenue, the preservation of the historic character of the First Settlement Historic District, and rehabilitation of existing housing with selective allowance of new housing on vacant or underutilized non-historic site in this area.

Staff notes that the property immediately to the southwest is already zoned DR-1, as is much of the First Settlement Neighborhood. Ald. Rummel has indicated her support for this proposal and staff was not aware of any opposition at the time of report writing. Staff believes that the standards for zoning map amendments can be met.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments can be met and forward the request to the January 21 meeting of the Common Council with a recommendation to **approve** the proposal at 409 East Washington Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

1. Revise the site plan to reflect the 49.5 foot width of the parcel as per deed, not 50 feet.

2. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

Zoning Administrator (Contact Pat Anderson, 266-5978)

3. No site changes, all existing conditions.

Water Utility (Contact Dennis Cawley, 266-4651)

This agency did not submit comments for this request.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

This agency did not submit comments for this request.

Parks Division (Kay Rutledge, 266-4816)

This agency did not submit comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency submitted a report with no comments for this request.