



**Project Addresses:** 3302 Monroe Street, 3310 Monroe Street, and 2602 Arbor Drive  
**Application Type:** Rezoning  
**Legistar File ID #** [33194](#), [33195](#)  
**Prepared By:** Heather Stouder, AICP, Planning Division

## Summary

**Requested Action:** Rezoning of property at 3302 Monroe Street and 3310 Monroe Street from the TSS (Traditional Shopping Street) District to the TR-V1 (Traditional Residential-Varied 1) District; Rezoning of property at 2602 Arbor Drive from the TSS (Traditional Shopping Street) District to the TR-U1 (Traditional Residential – Urban 1) District. No changes to these properties are proposed at this time.

**Proposal Summary:** Rezoning of property from TSS to TR-V1 and TR-U1, sponsored by Alder Sue Ellingson.

**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:** 3302 and 3310 Monroe Street are located on the north side of Monroe Street between Copeland Street and Western Avenue, and 2602 Arbor Drive is located at the northwest corner of Arbor Drive and Knickerbocker Street; Aldermanic District 13 (Ellingson); Madison Metropolitan School District.

### Existing Conditions and Land Use:

3302 Monroe Street – Single-family home constructed in 1927 on a 4,400 square foot property  
3310 Monroe Street – Four-unit building constructed in 1950 on a 13,200 square foot property  
2602 Arbor Drive – 32-unit building constructed in 1967 on a 34,401 square foot property

### Surrounding Land Use and Zoning:

To the north of Monroe Street properties are single-family homes in the TR-C2 (Traditional Residential – Consistent 2) District. To the west, across Copeland Street is the Arbor House Bed and Breakfast. To the south, across Monroe Street, is the Arboretum in the CN (Conservancy) District. To the east, across Western Avenue, is Dudgeon School Park in the PD (Planned Development) District.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2006) recommends neighborhood mixed-use in this area. The [Monroe Street Commercial Corridor Plan](#) recommends continued residential use.

## Description, Analysis and Conclusion

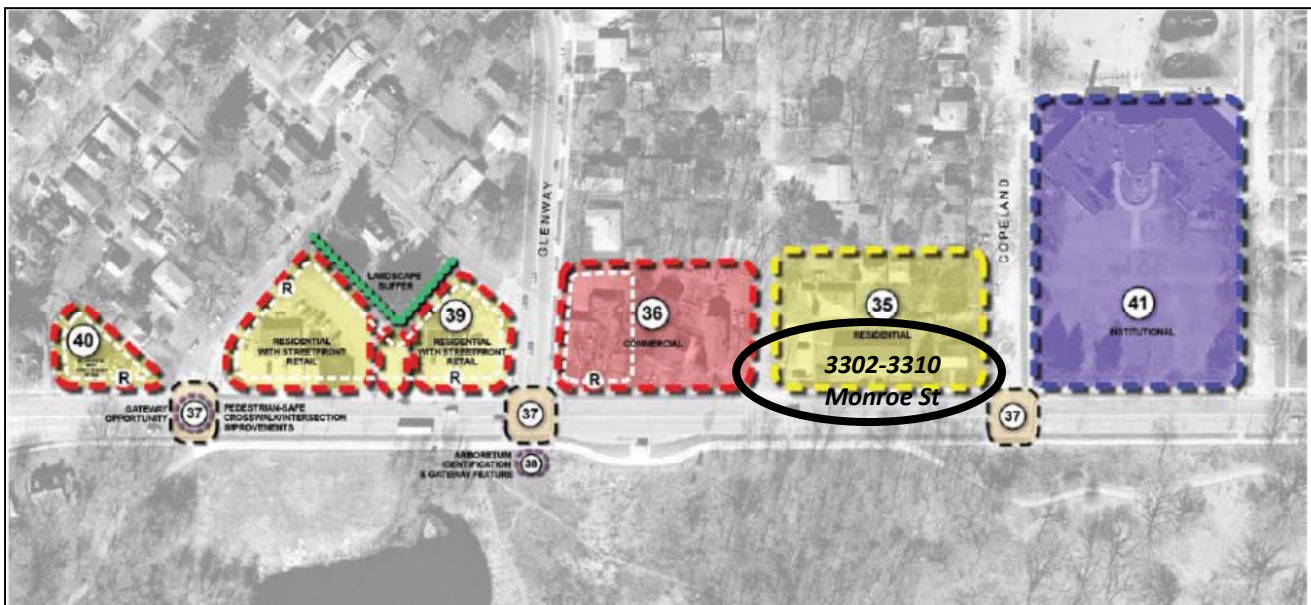
### Description of Zoning Change

For 3302 and 3310 Monroe Street, the TR-V1 District will allow for the existing single-family home and four-unit building to remain conforming uses, and will be equivalent to the former R4 Zoning on these two properties.

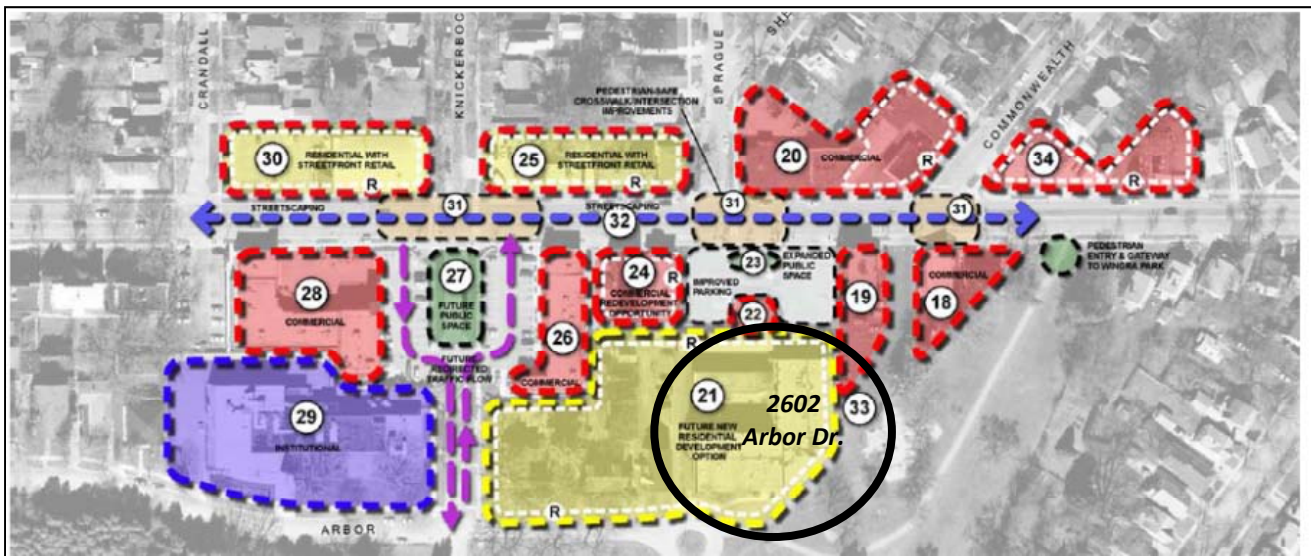
Similarly, for 2602 Arbor Drive, the TR-U1 District will allow for the existing 32-unit building to remain conforming, and will be equivalent to the former R5 Zoning on this property.

**Plan Consistency**

Although the current TSS zoning is generally consistent with the Comprehensive Plan (2006) recommendation for neighborhood mixed-use in this area, a number of residential and mixed use districts would also be consistent with the Comprehensive Plan. In this case, the Monroe Street Commercial District Plan (2007) includes more specific recommendations for these three properties to remain in residential use (see maps below). When the zoning map was created in 2012, this recommendation was inadvertently overlooked. Otherwise, they would have been zoned for residential use as recommended in the neighborhood plan.



**Figure K-17: Land Use, Development Strategies, and Target Projects for the Monroe-Glenway Node.** Yellow depicts residential, red depicts commercial, and blue depicts institutional land uses. The dashed line surrounding the area depicts ground floor use and the fill depicts land use on upper floors. White dashed lines indicate potential redevelopment sites.



**Figure K-9: Land Use, Development Strategies, and Target Projects for the Monroe-Commonwealth Node.** Yellow depicts residential, red depicts commercial, and blue depicts institutional land uses. The dashed line surrounding the area depicts ground floor use and the fill depicts land use on upper floors. White dashed lines indicate potential redevelopment sites.

## **Standards for Review**

**Zoning Map Amendments**-The proposed zoning map amendments for 3302 Monroe Street and 3310 Monroe from TSS (Traditional Shopping Street) to TR-V1 (Traditional Residential–Varied 1) and for 2602 Arbor Drive from TSS to TR-U1 (Traditional Residential–Urban 2) are consistent with the Comprehensive Plan. The redevelopment supported in these zoning districts would be very similar to the existing land uses, and thus 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 3302 Monroe Street, 3310 Monroe Street, and 2602 Arbor Drive, subject to input at the public hearing.