



**Project Addresses:** 2002-2006 Monroe Street  
**Application Type:** Rezoning  
**Legistar File ID #** [34607](#)  
**Prepared By:** Heather Stouder, AICP, Planning Division

## Summary

**Requested Action:** Rezoning of property at 2002-2006 Monroe Street from the PD (Planned Development) District to the TR-C2 (Traditional Residential – Consistent 2) District. A small change to remove a breezeway connecting the two existing buildings will be required in conjunction with the rezoning request.

**Proposal Summary:** Rezoning of property from PD to TR-C2, sponsored by the Plan Commission.

**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:** 2002-2006 Monroe Street is located on the northwest corner of Monroe Street and South Prospect Avenue; Aldermanic District 13 (Dailey); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The 12,200 square foot property has two buildings joined by a breezeway, which have been recently utilized by a non-profit organization for the housing for women and children. The site has driveway access from Monroe Street and a small garage in the northwestern portion of the parcel at 2006 Monroe Street.

### Surrounding Land Use and Zoning:

North and West: Single-family homes in the TR-C2 District.

East: Across South Prospect Avenue to the east, retail and office buildings in the TSS District.

South: Across Monroe Street to the south, single-, two-family, and small multifamily buildings in the TR-C4 District.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends low-density residential uses for this area. The Monroe Street Commercial District Plan (2007) does not have a more specific recommendation.

## Description, Analysis and Conclusion

**Description of Zoning Change –** The property currently lies within the Planned Development District (formerly the Planned Unit Development District), in order to allow for the properties to be utilized by Domestic Abuse Intervention Services for housing and services for women and children. The two houses are physically joined by a breezeway which will need to be removed as a condition of approval of this request to restore the properties for use as single-family homes in the TR-C2 Zoning District, consistent with their surroundings.

A new driveway and small garage accessed from South Prospect Avenue has been contemplated for the 2002 Monroe Street property on the corner, and will likely be sought as a permitted use at a later date in the near future. Interior renovations of both homes are assumed, and will be reviewed and approved by Building Inspection staff in the near future.

**Standards for Review for Zoning Map Amendments**-The proposed zoning map amendment for 2002-2006 Monroe Street from the PD (Planned Development) District to the TR-C2 (Traditional Residential-Consistent 2) District is consistent with the Comprehensive Plan recommendation for low-density residential uses.

## 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 request for rezoning at 2002-2006 Monroe Street, subject to the condition below and input provided at the public hearing.

1. The applicant shall work with Zoning staff to ensure that final plans submitted for staff review and approval meet all zoning requirements for the TR-C2 Zoning District. The breezeway connecting the two properties shall be removed on final plans.