



PREPARED FOR THE PLAN COMMISSION

Project Addresses: 409 East Main Street (6th Aldermanic District, Alder Rummel)
Application Type: Rezoning
Legistar File ID # [38744](#)
Prepared By: Heather Stouder, AICP, Planning Division

Summary

Requested Action: Rezoning of property at 409 East Main Street from the DR1 (Downtown Residential 1) to the UMX (Urban Mixed Use) District. No changes to the property in conjunction with the rezoning request, although a concurrent request for approval of a third floor addition has been reviewed by the Landmarks Commission, and will later be submitted to UDC and Plan Commission.

Proposal Summary: Rezoning of property from DR1 to UMX, sponsored by Alder Marsha Rummel, District 6.

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: 409 East Main Street is located on the south side of East Main Street between South Hancock Street and South Franklin Street; Aldermanic District 6 (Rummel); First Settlement Local Historic District; Wellhead Protection District 17; Madison Metropolitan School District.

Existing Conditions and Land Use: The two-story, 5,256 square foot building was constructed in 1899 and remodeled in 1998. It is currently used as office space.

Surrounding Land Use and Zoning:

Northwest: Across East Main Street to the south, St. Patrick's Church, a Landmark building in the DR1 District.

Northeast and Southeast: Two-story row houses in the PD (Planned Development) District.

Southwest: Law offices in a building originally constructed as a residence in the DR1 District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends a wide variety of uses for the First Settlement – Old Market Place District, noting that it is primarily a residential area. The Downtown Plan (2012) recommends predominantly residential uses, at a maximum of three stories in height.

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, when the long term use of the building and property as an office was inadvertently missed. The requested rezoning would rectify the error made, and appropriately zone the property into the UMX District, similar to other commercial and mixed-use properties in this area.

Standards for Review for Zoning Map Amendments-The proposed zoning map amendment for 409 East Main Street from the DR1 (Downtown Residential 1) District to the UMX (Urban Mixed Use) District is generally consistent with the Comprehensive Plan and Downtown Plan, in that some commercial and mixed-use buildings such as that which exists on the site today are supportable within the First Settlement Neighborhood and other predominantly residential downtown neighborhoods.

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 409 East Main Street, subject to input at the public hearing.