

PLANNING DIVISION STAFF REPORT

October 19, 2020



PREPARED FOR THE PLAN COMMISSION

Project Address: 1882 E Main Street (District 6 – Ald. Rummel)
Application Type: Conditional Use
Legistar File ID # [62090](#)
Prepared By: Sydney Prusak, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Planning Division

Summary

Applicant: Catherine Goss; Bloodhouse, LLC; 414 Pawling Street, Apt. #3; Madison, WI 53704
Contact: Justice Roe; Giant Panther, LLC; 414 Pawling Street, Apt. #3, Madison, WI 53704
Property Owner: Accipiter Properties; 1882 E Main Street, #201; Madison, WI 53704

Requested Action: The applicant requests approval of a conditional use to establish a service business (tattoo shop) in an existing multi-tenant commercial building on a property zoned Industrial Limited (IL) District at 1882 E Main Street.

Proposal Summary: The applicant proposes to establish a tattoo studio in a second floor tenant space of an existing multi-tenant office building. No site plan or exterior changes are proposed with this application.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MGO §28.183] and the standards for Urban Design District 8 [MGO §33.24(15)]. The Supplemental Regulations [MGO §28.151] contain further regulations for this use.

Review Required By: Plan Commission. The Urban Design Commission (UDC) Secretary administratively reviewed this request.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the approval standards for conditional uses are met and **approve** the request to establish a service business (tattoo shop) on a property zoned Industrial Limited (IL) District at 1882 E Main Street. This request is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 8,315-square-foot (approximately 0.19-acre) subject site is located on the northwest side of E Main Street near the S First Street intersection. It is within Aldermanic District 6 (Ald. Rummel) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject parcel contains a two-story, 9,312-square-foot, multi-tenant, office building constructed in 1923. The proposed service business will occupy a roughly 700-square-foot second floor tenant space.

Surrounding Land Use and Zoning:

- North:** The Wisconsin and Southern Railroad Line, zoned Traditional Residential – Varied 1 (TR-V1), with single-family residences beyond;
- East:** The Wisconsin Southern Railroad Line, zoned TR-V1, with S First Street beyond;
- South:** Single-family residences, zoned Traditional Residential – Consistent 4 (TR-C4); and
- West:** A large mixed-use building (The Marling), zoned Traditional Employment District (TE) and an auto repair station, zoned Industrial Limited (IL).

Adopted Land Use Plan: The [Comprehensive Plan \(2018\)](#) recommends Medium Residential (MR) uses for the subject site. Additionally, the [East Washington Avenue Capitol Gateway Corridor Plan \(2008\)](#) recommends Medium Density Residential/Employment for the subject site. Lastly, the [Marquette-Schenk-Atwood Neighborhood Plan \(1994\)](#) makes no specific land use recommendations for the subject site.

Zoning Summary: The project site is zoned Industrial Limited (IL) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	8,315 sq. ft. (Existing)
Lot Width	75 ft.	186 ft.
Front Yard Setback	None	Existing, no change
Side Yard Setback	10 ft.	Existing, no change
Rear Yard Setback	30 ft.	Existing, no change
Maximum Lot Coverage	75%	Existing, no change
Maximum Building Height	None	Existing, no change

Site Design	Required	Proposed
Number Parking Stalls	No minimum	20
Accessible Stalls	1	1
Loading	No	No
Number Bike Parking Stalls	2	4
Landscaping	Yes	Existing, no change
Lighting	No	Existing, no change
Building Forms	Existing	Existing, no change
Other Critical Zoning Items	Urban Design (UDD #8); Utility Easements	

Table Prepared by Jacob Moskowitz, 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, Bloodhouse, LLC, proposes to establish a service business (tattoo shop) within a 700 square-foot tenant space in an existing, two-story, multi-tenant, office building. According to the letter of intent, the business will be by appointment only. The proposed hours of operation are 12:00 p.m. to 9:00 p.m. daily.

Conditional Use Standards

In regards to the approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, and finding that all of the Conditional Use Standards of MGO §28.183(6) are met.

While the [Comprehensive Plan \(2018\)](#) recommends Medium Residential (MR) uses, the [East Washington Avenue Capitol Gateway Corridor Plan \(2008\)](#) was amended in 2016 to allow Employment (E) uses for the subject site. The Planning Division believes that this proposal generally conforms to the Employment land use recommendation. Staff notes that the property is currently developed with an office building and the applicant will occupy a single tenant space.

Staff also believes that the Conditional Use Standards can be found met with this proposal. While the subject site is zoned Industrial Limited (IL) District, staff notes that industrial uses are non-existent in this area as the former Marling Lumber site was redeveloped with a large mixed-use building. The auto-repair station located at 1831 E Washington Avenue is the only other IL parcel on the 1800 block, and the adopted plans anticipate Employment/Residential development when that site redevelops in the future.

Given the lack of site changes and the limits of an appointment only service use, the Planning Division does not believe that this proposal will impact the uses, values, and enjoyment of other property in the neighborhood, nor will it impede the normal and orderly development of surrounding property for uses permitted in the district. Furthermore, the Urban Design Commission (UDC) secretary administratively reviewed this request, as it is located within Urban Design District #8 (UDD 8), and did not recommend any conditions of approval.

Lastly, the Supplemental Regulations [MGO §28.151] state that in the IL District, "service business shall be located only within a mixed-use building that includes office or other employment uses." Zoning confirmed that this standard is met.

Conclusion

Staff believes that the proposed service business can be found to meet the Conditional Use Approval Standards and recommends that it be approved by the Plan Commission, subject to input at the public hearing and comments from reviewing agencies.

If approved, the Plan Commission retains continuing jurisdiction over this conditional use, meaning that should complaints be filed, the Plan Commission could take further action on this conditional use as allowed in MGO §28.183(9)(d). At the time of report writing, staff was not aware of any concerns on this request.

Recommendation

Planning Division Recommendation (Contact Sydney Prusak, (608) 243-0554)

The Planning Division recommends that the Plan Commission find that the approval standards for Conditional Uses are met and **approve** the request to establish a service business (tattoo shop) on a property zoned Industrial Limited (IL) District at 1882 E Main Street. This request is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded
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Fire Department (Contact Bill Sullivan, (608) 261-9658)

1. Ensure addressing complies with City of Madison General Ordinances and is approved by City Engineering. Addresses shall be posted in accordance with MGO and the IFC.