



PREPARED FOR THE PLAN COMMISSION

Project Address: 4502 Milwaukee Street
Application Type: Alder-Initiated Zoning Map Amendment
Legistar File ID #: [62435](#)
Prepared By: Heather Stouder, Planning Division Director

Summary

Property Owner: Watson Smith, LLC; 801 US Highway 1, North Palm Beach, FL 33408

Requested Action: Approval of a request to rezone 4502 Milwaukee Street from SR-V2 (Suburban Residential-Varied 2) to CC-T (Commercial Corridor–Transitional District)

Proposal Summary: Four alders are proposing a rezoning of this property with no proposed future use at this time.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments.

Review Required By: Plan Commission and Common Council

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00477 rezoning 4502 Milwaukee Street from SR-V2 to CC-T to the Common Council with a recommendation of **approval**, subject to input at the public hearing.

Background Information

Parcel Location: A 3.3-acre site on the northwest corner of Milwaukee Street and Milo Lane; Aldermanic District 15 (Foster); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site has a vacant 24,128 square foot, one-story building formerly utilized as a nursing home/congregate care facility (Karmenta).

Surrounding Land Use and Zoning:

North: A 10,884 square foot nursing home, zoned SR-V2 (Suburban Residential-Varied 2 District);

South: Across Milwaukee Street, single-family homes in the SR-C1 (Suburban Residential-Consistent 1 District), a mixed-use building with ground floor commercial space and second floor residential units in the CC-T (Commercial Corridor-Transitional) District, and a bank, also zoned CC-T;

East: Across Milo Lane, Two-Unit residential buildings, zoned SR-C3 (Suburban Residential-Consistent 3 District);

West: Immediately to the west, Toad Hill Children’s House, zoned SR-V2. The 46-acre Hiestand Park is further to the west.

Adopted Land Use Plan: The 2018 [Comprehensive Plan](#) recommends this “node”, including the subject site, the school immediately to the west, the nursing home immediately to the north and the commercial and mixed-use buildings across Cottage Grove Road to the south for Neighborhood Mixed-Use (NMU). The [Comprehensive Plan](#) states that NMU development should be compact and walkable and include residential uses, as well as retail, restaurant, service, institutional, and civic uses primarily serving nearby residents. Buildings in NMU areas are

generally recommended to be two to four stories in height, oriented towards streets, and located close to public sidewalks. For density, the Plan recommends 70 or less dwelling units per acre. The [Hiestand Neighborhood Plan](#) (2006) mentions the subject site as the Karmenta Nursing Home/Assisted Care Facility, but does not include a specific land use recommendation for the site.

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

Public Utilities and Services: The subject site is served by a full range of urban services, including Metro Transit, which operates daily service along Milwaukee Street.

Project Description and Analysis

There is no proposed change to the property at this time, but both the City and a non-profit partner are considering this site for temporary use as a mission house to serve families experiencing homelessness. Mission houses are not currently allowable in the SR-V2 District, but are allowable as a conditional use in the CC-T District, a district consistent with the Comprehensive Plan future land use recommendation for “Neighborhood-Mixed Use” at this location.

In tandem with Zoning Text amendment [62436](#), this rezoning would allow for the repurposing and reuse of the existing vacant nursing home building on the site as a mission house. The zoning text amendment referenced above would allow mission houses as a *permitted use* in the CC-T and CC Districts so long as the mission house operator receives funding from and enters into a service delivery contract with the City of Madison. Such funding and agreements ultimately require Common Council approval. Staff notes that if both amendments are approved, no further Plan Commission approvals would be necessary to establish a mission house at this location, with funding from and a service delivery contract approved by the City.

Staff understands that the existing facility is particularly well-suited to be converted to this use as minimal changes would be required in order for the existing building to serve this purpose. Staff also note that the area is well-served by transit.

This request is subject to the approval standards for Zoning Map Amendments. These standards are relatively broad and state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety and welfare, shall be consistent with the [Comprehensive Plan](#), and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes also requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City’s [Comprehensive Plan](#). 2010 Wisconsin Act 372 clarified “consistent with” as “furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan.”

As the [Comprehensive Plan](#) recommends mixed-use development for the site, staff believes that a finding of consistency can be made in regards to establishing CC-T Zoning on this site. If the mission house use were not to move forward on this property, or were to be a short-term use of the existing building, the site would be appropriately zoned to allow for other uses of the existing building or for redevelopment consistent with recommendations in adopted plans.

At the time of report writing, staff had been contacted by a nearby property owner regarding this request, though no written comments have been provided for Plan Commission consideration.

Conclusion

Four Madison Alders are requesting approval of a zoning map amendment to rezone the subject property to a district consistent with the Comprehensive Plan's recommended future land use. The rezoning would allow for the repurposing of the vacant building on the property as a mission house, and also position the property for future use or redevelopment alternatives consistent with recommendations in adopted plans. Staff supports the proposed rezoning.

Recommendation

Planning Division Recommendation

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00477 rezoning 4502 Milwaukee Street from SR-V2 to CC-T to the Common Council with a recommendation of **approval**, subject to input at the public hearing.