



**Project Address:** 609-621 Pine Street, 1505 Beld Street (District 13 – Alder Evers)  
**Application Type:** Zoning Map Amendment  
**Legistar File ID #** [66234](#)  
**Prepared By:** Heather Stouder, Planning Division

**Summary**

**Requested Action:** Rezoning of property at 609-621 Pine Street and 1505 Beld Street from the CC-T (Commercial Corridor- Transitional) to TR-C2 (Traditional Residential-Consistent 2) District. There are no changes to the property in conjunction with the rezoning request.

**Proposal Summary:** Rezoning of property from CC-T to TR-C2, sponsored by Alder Tag Evers, District 13.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Zoning Map Amendments (§28.182(6) M.G.O.)

**Review Required By:** Plan Commission, Common Council

**Summary Recommendations:** 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:** The subject site includes four parcels totaling just over 17,000 square feet (0.4 acres) located at the southeast corner of Pine and Beld Streets. The site is within Aldermanic District 13 (Alder Evers) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:**

Address	Lot Size (sq. ft.)	Land Use	Year of Construction
609 Pine St	3,800	Single-family home	1926
615 Pine St	3,800	Two-family home	1927
621 Pine St	4,560	Single-family home	1950
1505 Beld St	4,981	Single-family home	1926

**Surrounding Land Uses and Zoning:**

North: Across Pine Street to the north, a mix of single-, two-, and three-family homes in the TR-C2 District;

West: Across Beld Street to the west, a mix of commercial and small-scale residential properties in the CC-T District;

South: Across an alley to the south, single-family home in the TR-C2 District; and

East: A mix of single-, two-, and three-family homes in the TR-C2 District

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) for the site. There is no specific recommendation in the South Madison Plan (2005).

## Description, Analysis and Conclusion

**Description of Zoning Change** – When the zoning code and map were adopted in January 2013, a mapping error was made for the subject property, inconsistent with plan recommendations at that time (and also subsequent plan recommendations) to generally maintain the existing land uses. The requested rezoning would rectify the error made, and appropriately zone the property into the TR-C2 District, similar to other residential properties in this area.

While the proposed rezoning to TR-C2 is consistent with the surrounding area, it is worth noting that it will create a non-conforming use at 615 Pine Street, where a two-unit building exists today. This non-conforming use is similar to a few other two-family and three-family buildings properties nearby, which have long been non-conforming uses in a single-family zoning district, even prior to the 2013 adoption of the new zoning code and map.

**Standards for Review of Zoning Map Amendments-** Zoning Map Amendment standards, found in 28.182(6), M.G.O. 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 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 described above, staff believes that a rezoning to TR-C2 is consistent with the “Low Residential” land use recommendation for this area in the Comprehensive Plan.

## Recommendation

### Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find that the zoning map amendment standards are met and **approve** the requested rezoning at 609-621 Pine Street and 1505 Beld Street.