

PLANNING DIVISION STAFF REPORT

August 29, 2016



PREPARED FOR THE PLAN COMMISSION

Project Address: 1810-1812 Dondee Rd. (District 16 - Ald. DeMarb)

Application Type: Conditional Use

Legistar File ID # [43792](#)

Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant & Property Owner: John Schneider; John P. Schneider LLC; 1810-1812 Dondee Rd.; Madison, WI 53716

Contact: Josh McPhail; Property Revival LLC; 4211 W. Beltline Hwy.; Madison, WI 53711

Requested Action: Approval of a Conditional Use to allow construction of a two-family twin residence at 1810-1812 Dondee Rd. within 300 feet of a zoning lot containing another two-family twin building.

Proposal Summary: The applicant is proposing the construction of one, two-family twin building on a lot platted for two-family twin residences as part of the approval and ongoing implementation of the Buckeye Meadows Subdivision. Construction will commence as soon as all regulatory approvals have been granted.

Applicable Regulations & Standards: Section 28.037(2)(a), MGO states that no two-family twin dwelling shall be constructed or converted in the SR-C3 zoning district within 300 feet of a zoning lot containing another two-family twin building, as measured from the perimeter of each zoning lot, unless approved by Conditional Use. As such, this application is subject to the Conditional Uses approval standards pursuant to Section 28.183(6), MGO.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the Conditional Use standards are met and **approve** the request for the construction of a two-family twin residence at 1810-1812 Dondee Rd. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located within the Buckeye Meadows subdivision (Lot 16) just south of the intersection of Dondee Road and Buckeye Road on the west side of the street. The project site is comprised of approximately 16,030 square-feet (0.37 acres).

The site is in Aldermanic District 16 (DeMarb) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The project site is currently undeveloped.

Surrounding Land Use and Zoning: The project site is zoned Suburban Residential-Consistent 3 (SR-C-3). Pursuant to Section 28.034, MGO, the Traditional Residential Consistent zoning districts' general purpose and intent statement speaks to:

- Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in context sensitive manner.
- Maintain or increase the compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent buildings orientation and parking placements.
- Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

North: Single-family residential; Suburban Residential-Consistent 1 (SR-C1) zoning;

South: City of Madison Stormwater Utility; Conservancy District (CN) zoning;

East (across Dondee Road): Two-family twin residential; SR-C3 zoning; and

West: Single-family residential; SR-C1 zoning.

Zoning Summary:

Zoning Criteria		
Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft.	sq. ft.
Lot Width	50'	97'
Front Yard Setback	25'	27'
Side Yard Setback	6'	9' (both)
Rear Yard Setback	Lesser of 30% lot depth or 35'	70'
Usable Open Space	750 sq. ft./du (1,500 sq. ft.)	
Maximum Lot Coverage	60%	
Maximum Building Height	2 stories/35'	
Site Design	Required	Proposed
Number Parking Stalls	1/du (location only)	2 proposed garage stalls/du
Number Bike Parking Stalls	None	None
Building Forms	None	Accessory Building

Other Critical Zoning Items	
Yes:	Utility Easements
No:	Urban Design, Historic District, Adjacent to Park, Barrier Free (ILHR 69), Wetlands, Floodplain, Wellhead Protection District

Zoning Table prepared by: Jacob Moskowitz, Zoning Code Enforcement Officer

Comprehensive Plan: The Comprehensive Plan recommends Low Density Residential (LDR) development for the project site. As defined in the Comprehensive Plan, LDR development is categorized for its low density (0-15 dwelling units/acre), primarily single-family detached residential development.

Environmental Corridor Status: The subject site not within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Previous Approvals

On October 11, 2005, the Common Council approved a request to rezone and plat 8.5 acres located at 4601-4613 E. Buckeye Rd. from single- and two-family residential zoning (R1) to R3, which later became SR-C3 (the current zoning designation) with the adoption of new Zoning Code in 2013. The subdivision, known as Buckeye Meadows, created 16, two-family lots, one single-family lot, and one outlot for public stormwater management on both sides of Dondee Road.

On September 19, 2005, the Plan Commission approved a demolition permit on to allow a single-family residence on the property to be demolished as part of its recommendations to the Common Council to approve the zoning map amendment and subdivision. The final plat was recorded on December 11, 2005. The Buckeye Meadows Condominium plat was declared on February 20, 2006.

On January 27, 2014, the Plan Commission approved similar conditional use requests for 1908-1910, 1914-1916 and 1920-1922 Dondee Rd. to allow construction of a two-family twin residence on Lots 10, 11 and 12 of the Buckeye Meadows subdivision, respectively.

On February 9, 2015, the Plan Commission approved a conditional use request for 1924-1926 Tarragon Drive to allow construction of a two-family twin residence on Lot 7 of the Buckeye Meadows subdivision.

On August 24, 2015, the Plan Commission approved conditional use requests for 1803-1805 and 1821-1823 Dondee Rd. to allow construction of two-family twin residences on Lots 1 and 4 of Buckeye Meadows, respectively.

On May 23, 2016, the Plan Commission approved a conditional use request for 1815-1817 Dondee Rd. to allow for the construction of one two-family twin residence on Lot 3 id Buckeye Meadows.

Project Description

The applicant is requesting Conditional Use approval for the construction of one two-family twin residence on Lot 16 of the Buckeye Meadows Subdivision, which is addressed as 1810-1812 Dondee Road. Given the grade on the project site, each unit is a walk-out ranch-style home with two bedrooms and two bathrooms and associated living spaces on the first floor (1,728) square-feet), and an additional bedroom, bathroom and living space located in partially finished basements (1,288 square-feet finished, 440 square-feet unfinished). A private deck located behind each unit and a side-loaded two-car garage (520 square-feet) located in front of each unit is also provided.

A building materials palette was not included in the plans set materials; a condition of approval has been included in the Planning Recommendations that requires the applicant to identify to include the identification of exterior building materials.

Analysis and Conclusion

Pursuant to 28.037(2)(a), MGO, no two-family twin dwelling shall be constructed or converted in the SR-C3 zoning district within 300 feet of a zoning lot containing another two-family twin building, as measured from the

perimeter of each zoning lot, unless approved by Conditional Use. As such, this application request is subject to the Conditional Uses approval standards pursuant to Section 28.183(6), MGO.

Generally, the intent of a Conditional Use review is to determine if a particular site is an appropriate location for a proposed use, to evaluate the compatibility of that use with surrounding uses and development, and to mitigate potential nuisance impacts to surrounding properties. In order to approve the Conditional Use request, Plan Commission must find that the proposed Conditional Use approval standards pursuant to Section 28.183(6), MGO have been met, including those related to normal and orderly development, mitigating nuisance impacts, and consistency and compatibility with the existing development.

Planning Division staff believes that the proposed Conditional Use can meet the Conditional Use approval standards given that:

- The area is characterized by its predominantly residential character with a variety of single- and two-family twin residences. The proposed two-family twin residence will be similar in character to surrounding two-family-twin residences built or under construction in the Buckeye Meadows development, which was platted to accommodate two-family-twin dwellings on the subject site. The development is also subject to a declared condominium plat that anticipates implementation of two-family-twin homes in a fashion similar to what is proposed for this property. Therefore, dispersion in a fashion similar what was intended by the new code seems impractical, and implementation of the 2006 development approvals should be allowed to continue (Standards #1-7); and
- To ensure that the proposed building material palette maintains a similar design aesthetic that is already present on the project site a condition of approval has been included in the Planning Division recommendations (Standard #9).

At the time of report writing, no public comment has been received.

Recommendation

Planning Division Recommendation (Contact Jessica Vaughn, (608) 267-8733)

The Planning Division recommends that the Plan Commission find the Conditional Use standards are met and **approve** the request for the construction of a two-family twin residence at 1810-1812 Dondee Rd. This recommendation 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

Planning Division (Contact Jessica Vaughn, (608) 267-8733)

1. Prior to final approval and building permit issuance, the Applicant shall submit final plans for review and approval by staff, and shall include the following revisions:
 - a. Revise the Site Plan to include a Land Use Summary Table, including site area, building footprint, lot coverage and open space calculations and clearly marked building setbacks as measured from the property line.
 - b. Revise the Building Elevations to include materials.

City Engineering Division (Contact Brenda Stanley, (608) 261-9137)

1. The Applicant shall provide a lot site plan to City Engineering for approval. This plan shall show elevations of walk-outs and foundation elevations including lot grading prior to release of building permits.
2. Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral or an ownership/maintenance agreement (recorded) shall be in place prior to plan approval (POLICY).
3. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement (POLICY).
4. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).
5. All work in the public right-of-way shall be performed by a City licensed contractor (Sections 16.23(9)(c)(5) and 23.01, MGO).
6. All damage to the pavement on Dondee Road, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).

Traffic Engineering Division (Contact Eric Halvorson, (608) 266-6527)

The agency reviewed this request and has recommended no conditions of approval.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

1. Elevated decks are shown on elevations, but not on the site plan. Include elevated decks on final site plan.
2. Site plan appears to show front yard setback measured to the street, rather than property line. Clarify location of property line on final site plan.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

1. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>.

Parks Division (Contact Janet Schmidt, (608) 266-4714)

The agency reviewed this request and has recommended no conditions of approval.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

The agency reviewed this request and has recommended no conditions of approval.

Metro Transit (Contact Timothy Sobota, (608) 261-4289)

The agency reviewed this request and has recommended no conditions of approval.

City Engineering Review Mapping (Contact Jeff Quamme, (608) 266-4097)

1. The floor plans do not match the First Addendum to Buckeye Meadows Condominium. A plat addendum and an amendment to the declaration is required as this proposal changes the area defined as a unit and also the common elements of the condominium.
2. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words unplatted
 - h) Lot/Plat dimensions
 - i) Street names

All other levels (contours, setbacks, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.