



PREPARED FOR THE PLAN COMMISSION

Project Address: 817 Big Stone Trail
Application Type: Conditional Use
Legistar File ID # [73358](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Jason DeNoble, Hart DeNoble Builders, Inc.; 7923 Airport Road; Middleton.

Property Owner: Abbey Wentland; 9819 Fallen Leaf Drive; Madison.

Requested Action: Approval of a conditional use to allow construction of a building (single-family residence) with floor area in excess of 10,000 square feet at 817 Big Stone Trail.

Proposal Summary: The applicant proposes to construct a two-story, six-bedroom single-family residence with 9,606 square feet of finished floor area with an attached three-car garage. The proposed residence will contain approximately 14,195 square feet of finished and unfinished floor area inclusive of the garage according to the letter of intent. Construction of the new residence and accessory building will begin as soon as all regulatory approvals have been granted, with completion anticipated by September 2023.

Applicable Regulations & Standards: Table 28-C1 in Section 28.032(1) of the Zoning Code identifies buildings or structures with floor area exceeding 10,000 square feet as a conditional use in all residential zoning districts subject to Supplemental Regulations in Section 28.151. Those supplemental regulations state that the building floor area, bulk, height and massing may be limited as part of the conditional use approval in order to ensure compatibility with surrounding uses, and that an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood. Section 28.183 provides the process and standards for the approval of conditional use permits.

“Floor area” is defined in Section 28.211 of the Zoning Code as “the sum of all gross horizontal areas under the roof of a building, including, but not limited to: basement floor space; elevator shafts and stairwells at each floor; floor space used for mechanical equipment, except equipment, open or enclosed, located on the roof; penthouses, attic space used for human occupancy, interior balconies and mezzanines; enclosed porches; floor area devoted to accessory uses, and; areas used for grade-level parking.”

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use for a single-family residence with floor area in excess of 10,000 square feet at 817 Big Stone Trail subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: An approximately 1.21-acre parcel generally located in the Eighth Addition to Blackhawk subdivision north of Old Sauk Road, on the east side of Big Stone Trail as it curves to become Trappers Trail at River Birch Road; Alder District 9 (Conklin); Middleton-Cross Plains School District.

Existing Conditions and Land Use: Undeveloped land, zoned SR-C1 (Suburban Residential–Consistent 1 District).

Surrounding Land Use and Zoning: The subject site is generally surrounded by single-family residences located in the Blackhawk and Greystone subdivisions, all zoned SR-C1 (Suburban Residential–Consistent 1 District).

Adopted Land Use Plan: The 1994 [Blackhawk Neighborhood Development Plan](#) identifies the subject site and surrounding properties for low-density residential uses.

Zoning Summary: The site is zoned SR-C1 (Suburban Residential–Consistent 1 District):

Principal Building Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	52,751 sq. ft.
Lot Width	60'	130'
Front Yard	30'	89'
Side Yards	7' for two-story	15.4' north 13.8' south
Rear Yard	35'	190'
Usable Open Space	1,300 sq. ft.	24,700 sq. ft.
Maximum Lot Coverage	50%	24%
Maximum Building Height	Two stories and 35'	Two stories, 31'
Building Forms	Single-family detached dwelling	Will comply
Other Critical Zoning Items: Utility Easements		
<i>Prepared by: Jacob Moskowitz, Assistant Zoning Administrator</i>		

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

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

Previous Approvals

On December 11, 2012, the Common Council approved the vacation of River Birch Court and approved a Certified Survey Map of property located at 1-15 and 2-8 River Birch Court and 809 Big Stone Trail to combine seven single-family lots platted in the Eighth Addition to Blackhawk subdivision into two larger lots for future single-family residential development. CSM 13474 was recorded on March 22, 2013.

On April 4, 2016, the Plan Commission approved a conditional use to allow construction of a building (single-family residence) with 16,249 square feet of floor area at 9809 Trappers Trail on the lot adjacent to 815-817 Big Stone Trail.

On June 4, 2018, the Plan Commission approved a conditional use to allow construction of a building (single-family residence) with 20,808 square feet of floor area at 815 Big Stone Trail.

On August 12, 2019, the Plan Commission approved a conditional use to allow construction of a building (single-family residence) with 14,400 square feet of floor area at 815 Big Stone Trail.

On March 14, 2022, the Secretary of the Plan Commission administratively approved a Certified Survey Map (CSM) creating two single-family lots from the 2.4-acre parcel addressed as 815 Big Stone Trail. A resolution approving the CSM and authorizing the City to sign it and any other documents related to the proposed land division was approved by the Common Council at its March 29, 2022 meeting. The two-lot CSM was recorded on April 28, 2022 as CSM 15991.

Project Description

The applicant is requesting approval of a conditional use for a structure exceeding 10,000 square feet of floor area to allow construction of a single-family residence with approximately 14,195 square feet of floor area on an undeveloped 1.21-acre lot located at 817 Big Stone Trail in the Blackhawk subdivision.

The subject site is characterized by a modest slope that falls from east to west from a ridge that extends along the eastern edge of the subject property and the adjacent 1.4-acre property to the north at 9809 Trappers Trail. The subject site is devoid of significant tree cover. The surrounding properties include other single-family residences located in the Blackhawk and Greystone subdivisions.

The proposed residence will be a two-story structure that faces west, which will include a lower level exposed along portions of the southern wall. According to the letter of intent, the first floor of the residence will contain 4,257 square feet of finished interior space. The second floor above grade will contain 2,932 square feet of finished floor area, while the lower level will contain 2,417 square feet of finished floor area as well as an unspecified amount of unfinished floor area. A three-car garage will be attached to the residence off the southern side wall. The interior room layout of the new residence is depicted on the floorplans included with the application materials. According to the applicant, the residence will have 9,606 square feet of finished space on the three levels. The total space located within the walls of the residence is approximately 14,195 square feet of floor area inclusive of unfinished basement space and the attached garage.

Analysis and Conclusion

Any building or structure with floor area exceeding 10,000 square feet is a conditional use in all residential zoning districts. The calculation of floor area effectively encompasses any area under the roof, including unfinished spaces for mechanical equipment, and parking located at-grade. In the case of the proposed residence, this includes both the attached and partially attached garages and the unfinished space in the basement as well as the 9,606 square feet of finished area on three levels.

Staff believes that the Plan Commission may find the standards for conditional use approval and the supplemental regulations for buildings exceeding 10,000 square feet of floor area in residential zoning districts met with this request. Although the proposed single-family residence will be larger than the relatively large single-family residences located elsewhere throughout the surrounding Blackhawk and Greystone subdivisions, staff does not believe that the proposed residence will have a negative impact on the uses, values and enjoyment or the normal and orderly development of surrounding properties or the larger neighborhood. A similarly large residence was approved in 2016 and constructed on the adjacent parcel to the north

As of the drafting of this report, staff has received no correspondence for the record about the proposal from area residents and property owners.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use for a single-family residence with floor area in excess of 10,000 square feet at 817 Big Stone Trail subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. The floorplans shall include a legible North arrow and each elevation shall be revised to include directional labels (North, South, etc.).
2. For clarity, please revise the floorplans to include the areas of all of the finished and unfinished spaces, with the total finished and unfinished area on each floor noted.
3. Show the height of the proposed building on all elevations. The maximum height allowed by zoning is 35 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than 15% higher than the maximum height of the zoning district.

City Engineering Division (Contact Tim Troester, (608) 267-1995)

4. Obtain a Street Terrace Permit for the proposed work (installation of the driveway apron, landscaping, etc.). This permit application is available and must be completed online on the City Engineering Division website.
5. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151. However, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
6. 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.

City Engineering Division – Mapping Section (Contact Jeff Quamme, (608) 266-4097)

This agency has reviewed this request and recommended no conditions or approval.

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

7. Note: The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available from the Home Fire Sprinkler Coalition.

Traffic Engineering Division (Contact Sean Malloy (608) 266-5987)

This agency has reviewed this request and recommended no conditions or approval.

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

This agency has reviewed this request and recommended no conditions or approval.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

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| 8. Update plan set to include a utility plan indicating how the property will be provided with a water service. |
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9. A Water Service Application Form and fees shall be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers and Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Parks Division (Contact Ann Freiwald, (608) 243-2848)

This agency has reviewed this request and recommended no conditions or approval.

Forestry Division (Contact Brandon Sly, (608) 266-4816)

10. Additional street trees are needed for this project. Tree planting specifications can be found in Section 209 of City of Madison Standard Specifications for Public Works Construction. All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

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

This agency has reviewed this request and recommended no conditions or approval.