



Project Address: 6114-6204 Driscoll Drive (3rd District – Ald. Lemmer)
Application Type: Conditional Use
Legistar File ID # [59934](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant/Contact: Brian Munson, Vandewalle & Associates; 120 E. Lakeside Street; Madison, WI 53715

Property Owner: Chris Ehlers, Veridian Homes; 6801 South Town Drive; Madison, WI 53713

Requested Action: Approval of a conditional use for a residential building complex per Section 28.151 M.G.O.

Proposal Summary: The applicant is seeking to build twelve two-unit twin homes (24 total dwelling units) on a portion of the Northeast Addition to Grandview Commons located between Milwaukee Street and Driscoll Drive.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses. Section 28.183 M.G.O. provides the process and standards for the approval of conditional uses. Supplemental regulations regarding residential building complexes are found in Section 28.151 M.G.O.

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** the requested conditional use for a residential building complex to build twelve two-unit twin homes. These recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies in this report.

Background Information

Parcel Location: The site includes seven existing lots south of Milwaukee Street and north of Driscoll Drive. The nearest north-south streets are North Star Drive to the west and Rustic Drive to the east. The site is within Aldermanic District 3 (Ald. Lemmer) and the Madison Metropolitan School District.

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

Surrounding Land Uses and Zoning:

West: Vacant land zoned TR-P (Traditional Residential - Planned District) and planned for two-family twin homes;

South: Across Driscoll Drive, vacant land zoned TR-P and planned for alley-loaded single-family homes;

East: A mix of single-family homes and small multifamily buildings zoned SR-C1 (Suburban Residential – Consistent 1 District) and PD (Planned Development District); and

North: Across Milwaukee Street, a farm zoned A (Agricultural District) and single-family home zoned SR-C1.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential for the site. The [Sprecher Neighborhood Development Plan](#) (1998, most recently amended 2012) recommends housing mix 1 for the majority of the site and a small amount of housing mix 2 for the far western edge of the site.

Zoning Summary: The subject property is proposed to be zoned TR-P (Traditional Residential - Planned District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	600/d.u. + 300 per bedroom >2 = 21,600	128,000 sq ft
Lot Width	50 ft	780 ft
Front Yard Setback	10 ft (as modified)	10 ft
Max. Front Yard Setback	N/A (as modified)	N/A
Side Yard Setback	10 ft	32 ft, 55 ft
Rear Yard Setback	20 ft	30 ft
Usable Open Space	140 sq ft/d.u. = 3,360 sq ft	28,000 sq ft
Maximum Lot Coverage	75%	<75%
Maximum Building Height	4 stories/52 ft	2 stories

Site Design	Required	Proposed
Number Parking Stalls	48	48
Accessible Stalls	None	None
Loading	None	None
Number Bike Parking Stalls	None	None
Landscaping	Yes	Yes (see zoning comment 2)
Lighting	No	No
Building Forms	Two-Family Twin	Two-Family Twin

Other Critical Zoning Items	Urban Design Commission (Residential Building Complex), Utility Easements
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Table prepared by Jacob Moskowitz, Assistant Zoning Administrator

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

Public Utilities and Services: The site is part of a larger development plat that is to be served by a full range of urban services.

Previous Approvals

The subject site is a portion of the plat for the Northeast Addition to Grandview Commons. The plat and zoning were approved by Common Council on February 6, 2018. The Plat included portions zoned TR-C3 (Traditional Residential-Consistent 3 District) and TR-P. In February 2020, the Plan Commission approved a major amendment to the adopted TR-P to replace seven four-unit buildings with twelve two-unit twin homes. The corresponding master plan depicted primary building entrances being oriented towards north-south pathways running perpendicular to Milwaukee Street and Driscoll Drive. No specific site or building plans were included in that submittal.

Project Description

The applicant is seeking approval of a conditional use for a residential building complex in order to build twelve two-unit twin homes. The property is zoned TR-P (Traditional Residential Planned and the adopted TR-P Master Plan provides for 12 two-unit twin buildings on a single parcel at this location. All units are two stories and include

three bedrooms and two-and-one-half bathrooms. Four driveways are proposed onto Driscoll Drive that serve the 24 units. Two driveways at the center of the site each serve a “pod” of four buildings (eight units). A driveway at the east end of the site serves two buildings (four units), and another driveway at the west end of the site serves two builds (four units) plus four more units in two two-unit twin homes on four fee-simple lots. Three through-block pedestrian walkways connect the “front” doors of the units to both Driscoll Drive and Milwaukee Street. The applicant has indicated that the construction of the proposed units will be implemented in multiple phases based on property sales. The architectural treatments will incorporate up to four elevation styles, as seen on the plans provided by the applicant. Material and color choices will be determined by purchaser preference at time of construction. Landscaping includes a number of trees, particularly along Milwaukee Street, and a variety of shrubs and perennial plantings near the bases of the buildings.

Due to the primarily east-west orientation of the twin homes within the site, side elevations face both Milwaukee Street and Driscoll Drive. The plans first submitted with this application included designs with a minimum of fenestration, articulation, and detail on these street-facing facades. Working with Staff, the applicant has provided updated designs for street-facing elevations with window adjustments, additional detailing, and masonry at the base of buildings to enhance the streetscape and views from adjacent streets. This is consistent with the master plan amendment approved in February 2020. While this general orientation was contemplated and approved with the previous master plan amendment, a corresponding minor alteration is being considered to the master plan. This updates the Building Design Standards to clarify that the twin homes' primary "front" entrances be allowed to face onto shared north-south sidewalk along internal courtyards and that these buildings are not required to have street-facing entrances. This amendment is necessary to reconcile differences between the approved master plan and general zoning requirements.

Analysis & Conclusion

This request is subject to the standards for conditional uses. This section begins with adopted plan recommendations, reviews conditional use approval standards, and finishes with the Urban Design Commission recommendation.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Low Residential for the site. The Low Residential land use designation is primarily made up of single-family and two-unit structures. [Sprecher Neighborhood Development Plan](#) (1998, most recently amended 2012) recommends housing mix 1 (low density residential) for the majority of the site and a small amount of housing mix 2 (low-medium density residential) for the far western edge of the site. For the Neighborhood Development Plan, low density residential is less than eight dwelling units per acre, and low-medium density residential is eight to eleven units per acre.

Conditional Use Standards

The Plan Commission shall not approve a conditional use without due consideration of the City’s adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of M.G.O. §28.183(6) are met. The applicant is requesting approval of a conditional use for a residential building complex per M.G.O. §28.032(1). The TR-P master plan for this site, establishing the number of units, building types, and general site layout, was previously approved in February 2020. As such, staff believes that the standards can be found met and offers further discussion on Standard 9, which states that "when applying the above standards to any new construction...the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the

statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation." Following work with staff to improve the street-facing elevations with better fenestration, articulation, and detailing, and considering the recommendation for approval from UDC, staff believes that the Plan Commission can find Standard 9 to be met.

Urban Design Commission

M.G.O 28.151 requires that residential building complexes be reviewed by the Urban Design Commission pursuant to the provisions in M.G.O. 33.24(4)(c). The Urban Design Commission reviewed the exterior design and appearance of the principal buildings and landscape plan and granted final approval with a recommendation of approval to the Plan Commission at its April 29, 2020 meeting. After acknowledging the improvements the applicant team made to the proposal design after working with Staff, the approval motion provided for adjustments in regards to simplifying the window sizes and types, extending the stone fireplace upward to look more like a chimney, and to swap out the Barberry on the landscape plan for a non-invasive species.

Conclusion

Staff believes the request to be consistent with the adopted TR-P Master Plan and the recommendations of the Comprehensive Plan, and the Sprecher Neighborhood Development Plan. Considering the improvements to the design and recommendation of the Urban Design Commission, Staff believes that the Plan Commission could find the standards for approval for conditional uses to be met.

At time of report writing, staff is unaware of any public comment.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the conditional uses request for a residential building complex to build twelve two-unit twin homes subject to input at the public hearing and the following conditions:

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

Urban Design Commission (Contact Janine Glaeser, 267-8740)

1. Simplify the window sizes and types, extend stone fireplaces upward to look more like a chimney, replace Barberry on landscape plan for a non-invasive species, with details to be approved by staff.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

2. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
3. Entrance orientation requirements are modified by a currently submitted alteration to the TR-P master plan.

City Engineering Division (Contact Brenda Stanley, 261-9127)

4. The applicant shall confirm that the lowest entrance opening of units 1190 to 1197 are set at a minimum of 968.5 - including garage floors.
5. Obtain a permit to Excavate in the Right-of-Way for completing the improvements in the public Right-of-Way. The permit application is available on the City Engineering Division website at <http://www.cityofmadison.com/engineering/Permits.cfm>. As a condition of the permit, surety to guarantee the construction of the improvements and a deposit to cover estimated City expenses will be required.
6. This development is subject to impact fees for the Door Creek North Phase 2 Impact Fee District(Sanitary, Storm Conveyance, Storm Outlet Structure). All impact fees are due and payable at the time building permits are issued (MGO Ch 20). Add the following note on the face of the plans: LOTS / BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
7. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
8. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
9. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 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. Information on this permit application is available on line:
<http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.
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 CARPC is required for this project to proceed.
10. Provide an ownership/maintenance agreement (recorded) for the private sewer main prior to CSM/plan approval. (Policy)
11. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
12. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
13. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

14. Condominium unit numbers are not to be used for addressing purposes. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
15. Any minimum building opening elevation shall be noted on the Condominium Plat and in the Condominium Declaration.
16. The stated Condominium application for this property shall be completed and recorded with the Dane County Register of Deeds. The new parcel (Unit) data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.
17. Submit a site plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) for the development of the building addresses. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final verification review application..

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

18. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
19. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
20. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
21. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

Parks Division (Contact Ann Freiwald, 243-2848)

22. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park -Infrastructure Impact Fee district. Please reference ID# 09118.3 when contacting Parks about this project.

Fire Department (Contact Bill Sullivan, 261-9658)

23. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers> An upgrade to include a fire sprinkler system with a cost estimate shall be made available for all two-family home sales..

Metro Transit (Contact Timothy Sobota, 261-4289)

24. Metro Transit operates limited commuter service weekday mornings and afternoons only along Milwaukee Street, adjacent this property. Metro Transit operates daily all-day service west of the Interstate, along Milwaukee Street at Thompson Drive, approximately two-thirds of a mile west of this property..

Water Utility (Contact Jeff Belshaw, 261-9835)

25. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. 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. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646