



# Report to the Plan Commission

May 2, 2011

**Legistar I.D. #22221**  
**2810 Maple View Drive**  
**Conditional Use Request**

Report Prepared By:  
Heather Stouder, AICP  
Planning Division Staff

**Requested Action:** Approval of a conditional use for mechanical equipment associated with a home based salon business in the R1 (Single-family Residence) District.

**Applicable Regulations & Standards:** Section 28.12(11) provides the guidelines and regulations for the approval of conditional uses.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission finds that the conditional use standards can be met and **approve** the request for the conditional use for mechanical equipment associated with a home based salon business.

## Background Information

**Applicant/Project Contact:** Melyssa Schroedl; 4342 Lilac Ln.; Madison, 53711

**Property Owner:** Benjamin and Elizabeth Voss; 2810 Maple View Dr.; Madison; 53719

**Proposal:** The applicant is requesting a conditional use for mechanical equipment associated with a home based salon business in the R1 (Single-family Residence) District

**Parcel Location:** 2810 Maple View Drive is located on the west side of Maple View Drive between Putnam Road and Maple View Court, Aldermanic District 7 (King); Verona Area School District.

**Existing Conditions:** The 9,900 square foot parcel includes a two-story 2,000 square foot single-family home constructed in 1989.

**Surrounding Land Use and Zoning:** The property is surrounded by single-family homes in the R1 (Single-family Residence) District.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends Low-Density Residential uses (LDR) for this property.

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

**Public Utilities and Services:** The property is served by a range of urban services, including multiple Metro Transit Routes running along nearby East Johnson Street, East Gorham Street, and East Washington Avenue.

**Zoning Summary:** The property is in the R1 (Single-family Residence) District.

Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	9,755 sq. ft.
Lot width	65'	80.09' existing
Usable open space	1,300 sq. ft.	Adequate
Front yard	30'	Existing
Side yards	7' each side	Existing
Rear yard	40'	Existing
Building height	2 stories / 35'	2 stories existing
No. Parking stalls	1	1

*Prepared by: Pat Anderson, Asst. Zoning Administrator*

## **Project Description**

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The applicant proposes to incorporate a small home salon within an attached garage of an existing home she plans to occupy in the near future. Section 28.04(26)(b)6 of the zoning code stipulates that for home occupations, conditional use approval is required for equipment such as the hydraulic chair and hood dryer proposed for the salon.

As proposed, the salon would be framed as a new interior space within half of the attached two-car garage. It occupies approximately 288 square feet, including an accessible restroom. The front façade of the house, including both overhead doors, would remain unchanged. A new private sidewalk linking the driveway to an entrance on the side of the garage is proposed as an accessible entrance to the salon area.

Hours of operation vary on any given day, but the applicant proposes that they be limited to Monday-Friday 8:00 am to 9:00 pm and Saturday 8:00 am to 4:00 pm. Clients are encouraged to park in the driveway, and with only one client at a time, there may be up to two cars in the driveway during the overlap between appointments.

As evidenced in e-mails between the applicant and neighborhood president, the Maple Prairie Neighborhood Association is supportive of the proposal. The applicant has contacted immediate neighbors, and indicates that they are supportive as well. Staff is unaware of any opposition at this time.

## **Evaluation and Conclusion**

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Staff foresees no negative impacts on nearby properties from the hydraulic chair and hood dryer proposed for the salon, which is the reason for conditional use review by the Plan Commission. The hours of operation suggested by the applicant will effectively limit traffic to and from the home, which will be very low due to the fact that the applicant is the sole proprietor with one client at a time.

Aside from the addition of a short private sidewalk leading to a side door, physical changes will be limited to the interior. When ownership changes in the future, the garage area could be converted back to a two-car garage if desired.

Planning Division staff recommends that the Plan Commission finds that the conditional use standards are met, and **approve** the request subject to input at the public hearing and conditions from reviewing agencies.

## **Recommendations and Proposed Conditions of Approval**

Major/Non-Standard Conditions are shaded

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### **Planning Division Recommendation** (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request subject to input at the public hearing and the following conditions:

### **Planning Division** (Contact Heather Stouder, 266-5874)

1. Hours of operation for the salon shall be limited to Monday – Friday, 8:00 am to 9:00 pm, and Saturday, 8:00 am to 4:00 pm.

### ***The following conditions have been submitted by reviewing agencies:***

#### **Zoning Administrator** (Contact Pat Anderson, 266-5978)

2. The home occupation is limited to 25% of the first floor of the home. Meet home occupation standards in MGO Section 28.04(26). The project appears to meet these standards.

#### **Fire Department** (Contact Bill Sullivan, 266-4420)

3. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

#### **City Engineering Division** (Contact Janet Dailey, 261-9688)

This agency submitted a response with no conditions for this request.

#### **Traffic Engineering Division** (Contact John Leach, 267-8755)

This agency submitted a response with no conditions for this request.

#### **Water Utility** (Contact Dennis Cawley, 261-9243)

This agency did not submit a response for this request.

#### **Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.