



Report to the Plan Commission

October 4, 2010

Legistar I.D. 19788
6901 Old Sauk Court
Rezoning

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval to establish permanent zoning (R1- Single Family Residence District) for an existing single-residence.

Applicable Regulations & Standards: Section 28.04(7) states that properties annexed to the City and not previously zoned are assigned temporary zoning. Prior to the issuance of any permits for new construction, a permanent zoning district classification must be obtained. Section 28.12 (10) provides the process for zoning map amendments.

Summary Recommendation: The Planning Division recommends the Plan Commission find that the zoning map amendment standards are met and forward zoning map amendment ID 3499, rezoning 6901 Old Sauk Court to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the recommended conditions from reviewing agencies.

Background Information

Applicant / Contact / Owner: Kimberly A. Santiago; 6901 Old Sauk Court; Madison, WI 53717

Proposal: The applicant requests approval of a zoning map amendment to establish permanent R1 (Single-Family Residence District) for an existing single-family home. The property now has temporary residential zoning, established when the property was annexed to the City. **Note**, the application form lists the existing zoning as "Temporary Agriculture" though staff has determined that the existing zoning is "Temporary R1 (Single Family Residential District)"

Parcel Location: The subject site is 28,370 square feet in area and located on the south side of Old Sauk Court, a cul-de-sac accessed from Old Sauk Road east of its intersection with North Gammon Road. The site is within Aldermanic District 19 and the Madison Metropolitan School District.

Existing Conditions: The property includes a one-story single-family home built in 1954. The property was given temporary zoning upon annexation to the City and permanent zoning has never been applied for at this property.

Surrounding Land Use and Zoning: The subject property is surrounded to the north and west by multi-family town-homes and condominiums, zoned R3 (Single-Family and Two-Family District) and R4 (General Residence District) zoning. To the east is St. Thomas Aquinas Church and St. Ambrose Academy (zoned R1 Single-Family Residence District) with single-family residences, beyond. Properties to the south primarily consist of other single-family homes, with either temporary zoning or R1 zoning.

Adopted Land Use Plan: The Comprehensive Plan recommends low-density residential uses for the subject site.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

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

Zoning Summary: The property is proposed for R1 Zoning (General Residence District).

| Requirements | Required | Proposed |
|-----------------------------|-------------------|---------------------|
| Lot Area | 8,000 sq. ft. | 28,370 sq. ft. |
| Lot width | 65' | 129.90' |
| Usable open space | 1,300 sq. ft. | adequate |
| Front yard | 30' | 56.8' |
| Side yards | 7' | 18.3' LS / 50.8' RS |
| Rear yard | 40' | 126.3' |
| Floor area ratio | n/a | n/a |
| Building height | 2 stories/35' max | 1 story (existing) |
| Site Design | Required | Proposed |
| Number parking stalls | 1 | 1 (existing) |
| Other Critical Zoning Items | Utility Easements | |

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Project Review

The applicant requests approval of a zoning map amendment to establish permanent R1 zoning (Single-Family Residence District) on the subject property. This 28,370 square foot site includes a one-story single-family home, constructed in 1954. The property currently has “Temporary” R1 zoning, established when the property was annexed to the City in 1978. This is the first request to establish permanent zoning on this property in the City.

No alterations are proposed as part of this request, though the applicant seeks this zoning change in anticipation of constructing a future addition to the existing home. Section 28.04(7) of Zoning Ordinance states “prior to the issuance of any permits for new construction, a permanent zoning district classification must be obtained.” Plans for the addition are not complete at this time, though the anticipated extent of the addition is described in the letter of intent. Both the existing home and the described addition would comply with the R1 district setback standards. Once permanent zoning is established, the applicant would be able to submit detailed addition plans for administrative review and the issuance of permits.

This zoning map amendment would be consistent with the Comprehensive Plan’s recommendation for low-density residential development. Staff support this request to rezone the property from “temporary” to “permanent” R1 zoning.

Recommendation and Proposed Conditions of Approval

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| Major/Non-Standard Conditions are Shaded |
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Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends the Plan Commission find that the zoning map amendment standards are met and forward zoning map amendment ID 3499, rezoning 6901 Old Sauk Court to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the recommended conditions from reviewing agencies.

The following conditions have been submitted by reviewing agencies:

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

This agency submitted a report with no conditions of approval.

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

This agency submitted a report with no conditions of approval.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency submitted a report with no conditions of approval.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency submitted a report with no conditions of approval.

Water Utility (Contact Dennis Cawley, 261-9243)

All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. This property is not in a Wellhead Protection District. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

Parks Division (Contact Tom Maglio, 266-6518)

This agency did not submit a response to this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.