

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
April 18, 2005

RE: I.D. 00962, Certified Survey Map – 423-501 Pflaum Road

1. Requested Action: Consideration of a two-lot Certified Survey Map (CSM) of the Damman property located at 423-501 Pflaum Road and establishing a building line for one lot.
2. Applicable Regulations: Section 16.23, Land Subdivision Regulations, Madison General Ordinances provides the requirements for land divisions. Section 28.04 (9) stipulates that the Plan Commission may determine the width of an irregularly shaped lot by establishing a building setback line based on the procedures set forth in Section 28.12 (11) (conditional uses).
3. Report Drafted By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicants & Property Owners: Marc C. and Olga M. Damman; 501 Pflaum Road; Madison, Wisconsin 53716.

Land Surveyor: Al Kaukl, Badger Surveying; 2702 International Drive; Madison, Wisconsin 53704
2. Requested Action: Approval of a certified survey map to allow for the division of approximately 1.08 acres of land into two residential lots.
3. Parcel Location: Generally located on the south side of Pflaum Road between Alder Road and Groveland Terrace; Aldermanic District 16; Madison Metropolitan School District.
4. Existing Zoning: R1 (Single-Family Residence District)
5. Existing Land Use: The property consists of two parcels. An existing single-family home and two detached sheds are located on the eastern lot; the western lot is vacant.
6. Proposed Land Use: The applicant proposes to readjust the boundary between two parcels.
7. Surrounding Land Use and Zoning: The subject site is surrounded on the west, south and east by single-family residences, zoned R1 (Single-Family Residence District). LaFollette High School is located to the north of the site across Pflaum Road.
8. Adopted Land Use Plan: This area is identified as "Residential, Low-Density Single Unit Housing Type Uses" according to the 1988 Land Use Plan.

9. Environmental Corridor Status: There are no mapped environmental corridors located on the subject property.
10. Public Utilities & Services: The property is served by a full range of urban services.

ANALYSIS, EVALUATION AND CONCLUSION

The 1.08-acre site is comprised of two existing parcels: 423 Pflaum Road, an undeveloped 69.44-foot wide parcel with approximately 10,000 square feet of lot area, and 501 Pflaum Road, a 50-foot wide, "L"-Shaped parcel with approximately 34,500 square feet of lot area that is developed with a single-family residence and two detached sheds. The residence sits 165 feet south of the front property line on the 294-foot deep parcel. A driveway and 13-foot wide cross-access easement extend along the common property line between the two parcels. The site is zoned R1 and is surrounded to the south, west and east by other single-family residences on a variety of different sized lots. The two subject lots are part of a row of incongruously shaped lots that extend along the south side of Pflaum Road between Alder Road and Groveland Terrace. LaFollette High School is located across Pflaum Road from the site.

The applicants propose to adjust the common boundaries between the two parcels to create a more equal division of the 47,238 square feet of their property. Under the proposal, the side yard of the house, which extends behind 419 Pflaum Road (a neighboring parcel) and 423 Pflaum Road, would be joined to 423 Pflaum Road by the extension of the common property line between 423 and 501 Pflaum. The common line extends perpendicular to Pflaum Road at a slight angle, and would continue southwesterly to the rear property line to create a 25,559 square-foot lot west of the line. The house and two sheds would occupy the remaining 21,679 square feet east of the common line.

A certified survey map is required to accomplish the proposed lot line adjustment because the 501 Pflaum Road parcel was not created by a formal subdivision of land (423 Pflaum was created by CSM). The Subdivision Regulations allow for lot line adjustments to be accomplished without City review when the lots involved were created by survey and the parcels are under separate ownership.

R1 zoning requires that new lots contain a minimum of 8,000 square feet of lot area and 65 feet of lot width at the street. While both lots exceed the minimum lot area requirements, Lot 2 only provides 50 feet of frontage along Pflaum Road and a total of 55 feet of lot width. Lot width is measured at the rear line of the minimum required front yard, or 30 feet in R1, hence the divergent numbers on the incongruously shaped lot. Because the overall site has only 119.44 feet of frontage along Pflaum Road and a combined lot width of only 123 feet, it is not possible for the proposed land division to comply with the minimum lot width provisions of R1 and be processed administratively.

The Zoning Ordinance, however, provides the following exception for lots that cannot comply with the minimum lot width provisions:

"When approved by the Plan Commission in accordance with the procedures set forth in Section 28.12(11) lot width may be measured at right angles to the lot depth, at a distance from the street frontage equal to the average building setback of the adjacent residences for three residential buildings on both sides of the subject lot, provided such setback is greater than the required front yard."

Based on aerial photography and staff estimations, the average setback of the two houses to the east, three residences to the west and the residence at 501 Pflaum Road is 90 feet, which is also where proposed Lot 2 provides a minimum 65 feet of width. A building line will be established on the certified survey map prohibiting any future development on the land from projecting ahead of this line.

The Planning Unit believes that the conditional use standards can be met in granting the needed lot width exception, as the granting of the exception and the establishment of the building line should not impact the use or enjoyment of neighboring parcels or have a detrimental impact on the development pattern. As noted above, the south side of this block of Pflaum Road is already characterized by a variety of oddly shaped lots of varying sizes, with front yard setbacks of residences on those properties ranging from 35 to 165 feet from Pflaum Road. Staff generally believes that the lot arrangement proposed by the land division will result in more standard lot configuration to support future construction. Staff also believes that the lot width exception should be granted to allow the existing nonconforming lot at 501 Pflaum Road to become conforming.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission **approve** this Certified Survey Map subject to the input at the public hearing and comments from reviewing agencies.