



**Project Address:** 402 Rustic Drive  
**Application Type:** Conditional Use  
**Legistar File ID #** [30127](#)  
**Prepared By:** Kevin Firchow, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

## Summary

**Applicant:** Kathleen Shaw and Travis Stone; Emerson Assisted Living Boutique AFH; 402 Rustic Drive; Madison, WI 53718  
**Contact:** Kathleen Shaw; Emerson Assisted Living Boutique AFH; 402 Rustic Drive; Madison, WI 53718  
**Property Owner:** Travis Stone

**Requested Action:** The applicant requests approval of conditional use to construct a building addition creating a structure with 10,000 square feet of floor area.

**Proposal Summary:** The applicant proposes to add an addition adding four bedrooms and a garden room onto an existing house for use as an Adult Family Home for seniors with physical disabilities. Adult Family Homes are permitted uses, however, structures exceeding 10,000 square feet of floor area require conditional use approval in the SR-C1 Zoning District.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Conditional Uses [M.G.O. Section 28.183]

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request for a building addition creating a structure exceeding 10,000 square feet in area, subject to input at the public hearing and the conditions recommended by the reviewing agencies.

## Background Information

**Parcel Location:** The 51,056 square foot (1.2 acre) subject property is located on the south side of Rustic Drive, east of its intersection with South Sprecher Road. The site is within Aldermanic District 3 and within the limits of the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site includes an existing single-family home, constructed in 2001. City Assessor's records indicate the one-story home now has five bedrooms, four full bathrooms and one half-bathroom. The north and west sides of the property are screened with mature trees.

**Surrounding Land Use and Zoning:**

North: Undeveloped lot and single-family homes, zoned TR-C3 (Traditional Residential-Consistent 3)

South: Single-family homes, zoned SR-C1 (Suburban Residential-Consistent 1)

East: Large-lot single family homes in the Town of Blooming Grove

West: Platted and undeveloped single-family lots zoned Planned Development (PD).

**Adopted Land Use Plan:** The Comprehensive Plan recommends low density residential development for the subject site and surrounding properties.

**Zoning Summary:** The property is zoned SR-C1 (Suburban Residential-Consistent 1).

	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	51,056 sq. ft.
Lot Width	50 ‘	115.40’
Front Yard Setback	30’	133.2’
Side Yard Setback	One-story: 6’ / Two-story:7’.	23.7’ RS 14.6 LS
Rear Yard Setback	Lesser of 30% lot depth or 35”	adequate
Maximum height	2 stories/35	2 stories/ less than 35’
Maximum lot coverage	50%	Less than 50%
Usable open space (sq. ft. per d.u.)	1,300 sq. ft.	adequate
Site Design	Required	Proposed
Number parking stalls	1	3
Landscaping	No	No
Lighting	No	No
Building forms	Yes	Meets building forms req.
<b>Other Critical Zoning Items</b>	Utility easements	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

**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, with the exception of bus service.

**Project Description**

The applicant proposes to construct a one-story, 2,449 square foot addition to an existing residence. Based on the floor area calculations by City Zoning, the resulting structure would have 10,766 square feet of floor area. The addition will provide four bedrooms and a “garden room.” Plans show each bedroom will have a private bathroom. The addition will be constructed behind the existing home, connected by a hallway as shown on the attached plans. The addition will be clad in vertical six inch siding. No basement is proposed beneath the addition.

## Analysis and Conclusion

Buildings or structures with a floor area exceeding 10,000 square feet require conditional use approval in the SR-C1 (Suburban Residential-Consistent 1) District.

The application notes that the building is being converted for use as an adult family home for elderly with physical disabilities. The Zoning Code defines “Adult Family Home” as a “State of Wisconsin licensed or certified place where three (3) or four (4) adults reside and receive care, treatment or services that are above the level of room and board and that may include up to seven (7) hours per week of nursing care per resident.” The applicant indicates that they are state-licensed for up to four residents. Please note that adult family homes are a permitted use in this zoning district. The establishment of an adult family home is not before the Plan Commission. Only the physical building addition is before the Plan Commission as a conditional use.

This request is subject to the conditional use standards of Section 28.183 and staff believes these standards can be met. In addition, there are two supplemental regulations related specifically to buildings exceeding 10,000 square feet of floor area:

- a. In any residential district, 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.
- b. In any residential district, 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.

Planning Division staff is not recommending any additional conditions to address the above supplemental regulations.

In conclusion, staff believes the standards for approval can be met. At the time of report writing, staff was not aware of any neighborhood concerns on this request.

## Recommendation

### Planning Division Recommendation (Contact Kevin Firchow, 266-5974)

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request for a building addition creating a structure exceeding 10,000 square feet in area, subject to input at the public hearing and the conditions recommended by the reviewing agencies.

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

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

1. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on

a separate layer name/level number: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.), e) right-of-way lines (public and private), f) all underlying lot lines or parcel lines if unplatted, g) lot numbers or the words "unplatted", h) lot/plat dimensions, i) street names, and all other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred [addressing@cityofmadison.com](mailto:addressing@cityofmadison.com). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. (POLICY and MGO 37.09(2) & 37.05(4))

2. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6572)

3. When the applicant submits plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
4. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
5. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

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

6. Shall comply with Supplemental Regulations for Buildings or structures exceeding ten thousand (10,000) square feet in floor area.

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

7. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

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

8. This property is not in a wellhead protection district. All operating private wells shall be identified and permitted by the Water Utility in accordance with Madison General Ordinance 13.21. All unused private wells shall be abandoned in accordance with Madison General Ordinance 13.21. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

**Parks Division** (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

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

This agency did not provide comments for this request.