



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 9809 Trappers Trail  
**Application Type:** Conditional Use  
**Legistar File ID #** [41949](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

## Summary

**Applicant:** Hart DeNoble Builders, Inc.; 7923 Airport Road; Middleton.

**Property Owner:** Aris and Marta Gialamas; 817 Silver Sage Trail; Madison.

**Requested Action:** Approval of a conditional use to allow construction of a building (single-family residence) with floor area in excess of 10,000 square feet at 9809 Trappers Trail.

**Proposal Summary:** The applicant proposes to construct a two-story, 13,364 square-foot single-family residence with finished basement. Construction of the new residence will begin as soon as all regulatory approvals have been granted, with completion anticipated in November 2016.

**Applicable Regulations & Standards:** Table 28-C1 in Section 28.032(1) of the Zoning Code identifies buildings or structures with floor area exceeding 10,000 square feet as a conditional use in all residential zoning districts subject to Supplemental Regulations in Section 28.151. Those supplemental regulations state that the 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, and that 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. Section 28.183 provides the process and standards for the approval of conditional use permits.

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use for a single-family residence with floor area in excess of 10,000 square feet at 9809 Trappers Trail subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

## Background Information

**Parcel Location:** An approximately 1.4-acre parcel in the Eighth Addition to Blackhawk subdivision located north of Old Sauk Road on the east side of Big Stone Trail as it curves to become Trappers Trail at River Birch Road; Aldermanic District 9 (Skidmore); Middleton-Cross Plains School District.

**Existing Conditions and Land Use:** Undeveloped land, zoned SR-C1 (Suburban Residential–Consistent 1 District).

**Surrounding Land Use and Zoning:** The subject site is generally surrounded by a combination of developed and undeveloped single-family residential lots located in the Blackhawk and Greystone subdivisions, all zoned SR-C1.

**Adopted Land Use Plan:** The 1994 [Blackhawk Neighborhood Development Plan](#) identifies the subject site and surrounding properties for low-density residential uses.

**Zoning Summary:** The site is zoned SR-C1 (Suburban Residential–Consistent 1 District):

| Requirements  | Required                        | Proposed                |
|---|---------------------------------|-------------------------|
| Lot Area  | 8,000 sq. ft.                   | 60,979 sq. ft.          |
| Lot Width   | 60'                             | 322'                    |
| Front Yard  | 30'                             | 46'                     |
| Side Yards  | 7' for two-story                | 19', 23'                |
| Rear Yard   | 35'                             | 146.6'                  |
| Usable Open Space                                     | 1,300 sq. ft.                   | Will exceed             |
| Maximum Lot Coverage                                  | 50%                             | 29.85%                  |
| Maximum Building Height                               | Two stories and 35'             | 34.25' (See conditions) |
| Building Forms  | Single-family detached dwelling | Will comply             |
| <b>Other Critical Zoning Items: None</b>              |                                 |                         |
| <i>Prepared by: Jacob Moskowitz, Zoning Inspector</i> |                                 |                         |

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

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

### Previous Request

On December 11, 2012, the Common Council approved the vacation of River Birch Court and approved a Certified Survey Map of property located at 1-15 and 2-8 River Birch Court and 809 Big Stone Trail to combine 7 single-family lots platted in the Eighth Addition to Blackhawk subdivision into 2 larger lots for future single-family residential development. CSM 13474 was recorded on March 22, 2013.

### Project Description, Analysis and Conclusion

The applicant is requesting approval of a conditional use for a structure exceeding 10,000 square feet of floor area to allow construction of an approximately 13,364 square-foot single-family residence on an undeveloped 1.4-acre lot located at 9809 Trappers Trail in the Blackhawk subdivision.

The subject site is characterized by a modest slope that falls from the east towards the north and west from a modest, tree-covered ridge that extends along the eastern edge of the subject property and the adjacent 2.4-acre property to the south, 815 Big Stone Trail. The subject parcel and 815 Big Stone Trail were created by the CSM referenced in the preceding section of the report. Most of the 1.4-acre subject site is devoid of significant tree cover. The surrounding properties include other existing or future single-family residences located in the Blackhawk and Greystone subdivisions.

The proposed residence will be a two-story structure that faces west that will include a lower level exposed along portions of the northern and eastern walls. The first floor of the residence will contain 4,262 square feet of finished interior space and an L-shaped, 2,295 square-foot attached six-car garage located along the south wall. The second floor above grade will contain 3,134 square feet of finished floor area, while the lower level will contain 3,673 square feet of finished floor area. The lower level will also include 2,885 square feet of unfinished

floor area consisting primarily of mechanical and storage spaces located below the first floor garage. The interior room layout of the new residence is depicted on the floorplans included in the application materials. According to the letter of intent, the residence will have 11,069 square feet of finished space on 3 levels, not including the floor area of the attached garage and unfinished area in the basement. The total space located within the walls of the residence is approximately 16,249 square feet according to staff calculations.

Staff believes that the standards for approval of conditional uses and the supplemental regulations for buildings exceeding 10,000 square feet of floor area in residential zoning districts can be met with this request. Although the proposed single-family residence will be larger than the relatively large single-family residences located elsewhere throughout the Blackhawk and Greystone subdivisions, staff does not believe that the proposed residence will have a negative impact on the uses, values and enjoyment or the normal and orderly development of surrounding properties or the larger neighborhood. As of the drafting of this report, staff is unaware of any concerns about the proposal from area residents and property owners.

## **Recommendation**

### **Planning Division Recommendation** (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use for a single-family residence with floor area in excess of 10,000 square feet at 9809 Trappers Trail subject to input at the public hearing and the following conditions:

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

### **City Engineering Division** (Contact Tim Troester, 267-1995)

1. This lot has an existing approved stormwater management permit (ENGT20-2013-01057), stormwater management plan, and stormwater management maintenance agreement (Document No. 5136425), copies of which are on file with City Engineering. This plan provides details of the approved rain garden and sizing for this lot. Include the approved stormwater practices from the stormwater management plan in the site plan submittal. If changes to the approved stormwater management plan are requested, those will need to be reviewed and approved separately prior to final approval of the site plans.
2. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
3. The applicant shall replace all sidewalk and curb and gutter that abuts the property, which is damaged by the construction, or any sidewalk and curb and gutter that the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
4. All work in the public right of way shall be performed by a City-licensed contractor.

### **City Engineering Division – Mapping Section** (Contact Jeff Quamme, 266-4097)

This agency did not submit comments or conditions or approval for this request.

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

5. Note: The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e).

**Zoning Administrator** (Contact Jenny Kirchgatter, 266-4429)

6. Provide measurements for building height, in accordance with Section 28.134(1)(b) of the Zoning Code.

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6527)

This agency reviewed this request and has recommended no conditions or approval.

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

7. Note: All operating private wells shall be identified and permitted and any unused private wells shall be abandoned by the Madison Water Utility in accordance with MGO Section 13.21.

**Parks Division** (Contact Janet Schmidt, 261-9688)

This agency did not submit comments or conditions or approval for this request.

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

This agency reviewed this request and has recommended no conditions or approval.