

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
April 25, 2005

CERTIFIED SURVEY MAP AND DEEP RESIDENTIAL LOT APPLICATION:

1. Requested Action: Approval of a 2-lot certified survey map to provide two residential lots accommodating an existing single-family residence and the construction of a new single-family home located at 4309 Green Avenue. Proposed Lot 2 requires Plan Commission approval under the Zoning Code "deep residential lot" provisions.
2. Applicable Regulations: Section 16.23(3), Land Subdivision Regulations provides the procedure and regulations for the approval of certified survey maps. Section 28.04(11) provides the regulations for the approval of deep residential lots.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant (Subdivider): Rae Atira-Sancea and W. Math Heinzl, P.O. Box 14413, Madison, WI 53708; and Ron Williamson, Williamson Surveying Company, Inc., 104A West Main Street, Waunakee, WI 53597.
2. Status of Applicants: Property owner and surveyor.
3. Development Schedule: The applicant wishes to construct a new home on proposed Lot 2 in the near future.
4. Parcel Location: East side of Green Avenue north of the intersection with Knutson Drive, approximately 1-½ blocks west of Northport Drive, Aldermanic District 18, Madison Metropolitan School District.
5. Parcel Size: The existing parcel contains 50,858 square feet (1.16 acres). Proposed Lot 1, which will accommodate the existing single-family home, will contain 17,543 square feet. Proposed Lot 2, which will contain a new single-family residence, will provide 33,315 square feet.
6. Existing Zoning: R1 Single-Family Residence District.
7. Existing Land Use: Single-family residence.
8. Proposed Use: Create one lot for the existing single-family residence and a second lot to accommodate a new single-family residence.
9. Surrounding Land Use and Zoning (see map 1): This property is located within a low density residential neighborhood primarily zoned R1, R3 and C (Conservancy).

10. Adopted Land Use Plan: RL-X Low Density Residential (less than 8 units per acre) – Mixed-Housing Types District.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

This property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the subdivision and deep residential lots standards, which includes the conditional use standards.

ANALYSIS AND EVALUATION:

The applicants have recently purchased the property located at 4309 Green Avenue and are moving into the single-family home on this lot. This lot is approximately 147-feet in width and 347-feet in depth. The applicants wish to allow their son to construct a single-family home on this large lot. A certified survey map has been prepared dividing the subject property into two new lots. Zoning regulations require that all lots containing residential buildings provide a minimum lot width at the front yard setback line (65-feet in the R1 District). Due to the position of the existing house on this lot, which is approximately in the center of the frontage, the applicant's surveyor has only been able to accommodate a 30-foot wide owned strip attached to proposed Lot 2 (the rear lot) for access to the Green Avenue right-of-way. The provisions of Section 28.04(11), which allow the development of deep residential lots, allows the rear lot to be approved by the Plan Commission, when access to an improved public street is provided through an unobstructed strip of land not less than 30-feet in width. The proposed subdivision can comply with this requirement.

The applicants had initially desired to subdivide this existing 1.16 acre tract into three lots, however, due to the position of the existing house and its detached garage, could not provide adequate setbacks for the development of a second deep residential lot on this property.

The proposed single-family residence to be constructed on Lot 2 will be occupied by the applicant's son and family. Even after the subdivision of this existing lot, the resultant density will be approximately 1.72 dwelling units per acre on this 1.16 acre site. This density is nonetheless fairly consistent with other large single-family lots which surround this property.

CONCLUSION:

The zoning ordinance restricts the width of residential lots in the R1 District to no less than 65-feet. The deep residential lot provision within the Zoning Code, however, allows large, deep lots to be subdivided if provided with an owned 30-foot strip connected directly to the adjacent

public street right-of-way. These lot divisions must be approved by the Plan Commission. The subject property is 1.16 acres in size and even after subdivision will still yield a density of less than two dwelling units per acre. The subject lot is located within a single-family residential neighborhood, which typically has larger single-family home lots. The average surrounding density, however, is more in the range of 2-4 dwelling units per acre. The proposed subdivision can meet all zoning requirements and the requirements of Section 28.04(11) regarding the provision of deep residential lots. Staff recommends approval of this 2-lot certified survey map.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that this lot division is in the public interest, and the ordinance and conditional use standards are met and approve a 2-lot certified survey map containing a deep residential lot for the property located at 4309 Green Avenue, subject to input at the public hearing and reviewing agency comments.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 4/25/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **4309 Green Ave.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck.** See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 23, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 4309 Green Avenue, CSM

Present Zoning District: R-1

Proposed Use: Create a deep residential lot (Lot 2), Existing house on Lot 1

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS – **NONE.**

ZONING CRITERIA

| Bulk Requirements | Required | Proposed |
|--------------------------|------------------------|-----------------------------|
| Lot Area | 8,000 sq. ft. | 17,543 s.f. and 33,315 s.f. |
| Lot width | 65' Lot 1, 30' Lot 2 | 117.25' Lot 1 and 30' lot 2 |
| Usable open space | 1,300 sq. ft. each lot | adequate |
| Front yard | 30' | 35.3' Lot 1 |
| Side yards | 6' 1 story, 7' 2 story | 11.5' Lot 1 |
| Rear yard | 40' | 86.1' Lot 1 |
| Floor area ratio | n/a | n/a |
| Building height | 2 stories | 1 story Lot 1 |

| Site Design | Required | Proposed |
|-----------------------|-----------------|-----------------|
| Number parking stalls | 1 per lot | 2 Lot 1 |

| Other Critical Zoning Items | |
|------------------------------------|------------|
| Flood plain | No |
| Utility easements | None shown |

With the above conditions, the proposed project **does** comply with all of the above requirements.

**CITY OF MADISON
MADISON WATER UTILITY
523 E. MAIN ST.
266-4651**

MEMORANDUM

Date: April 5, 2005

To: Bill Roberts - Planning & Development
From: Dennis M. Cawley, Engineer IV - Water Utility
Subject: LOT DIVISION – 4309 Green Avenue

Madison Water Utility has reviewed this lot division and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

GENERAL OR STANDARD REVIEW COMMENTS

The water service lateral to lot 1 appears to cross lot 2. A private water service lateral easement shall be dedicated for this lateral. Lot 2 will require a separate water service lateral connected to a public water main.

The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

Dennis M. Cawley