

PLANNING DIVISION STAFF REPORT

June 4, 2018

PREPARED FOR THE PLAN COMMISSION



Project Address: 815 Big Stone Trail

Application Type: Conditional Use

Legistar File ID # [42304](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

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

Property Owner: Paul & Tamara Berns; 9906 Fallen Leaf Drive; 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 815 Big Stone Trail.

Note: This conditional use request was originally filed in March 2016 but was put on hold by the applicant and property owner until May 2018. New public hearing notices were sent in advance of the June 4, 2018 meeting. Also, an earlier version of the current request included accessory buildings greater than 800 square feet in floor area, which requires a conditional use in SR-C1 zoning. However, the plans pending for approval have been revised and no longer require a conditional use for the size of the proposed accessory building.

Proposal Summary: The applicant proposes to construct a two-story single-family residence with 14,817 square feet of finished floor area, 3,268 square feet of unfinished basement space, and 2,723 square feet of attached and partially attached garage space with parking for six autos. The proposed residence will contain approximately 20,808 square feet of finished and unfinished floor area inclusive of the garages. The applicant also proposes to construct a one-story, 792 square-foot detached poolhouse adjacent to an in-ground pool and deck proposed in the rear yard. Construction of the new residence and accessory building will begin as soon as all regulatory approvals have been granted, with completion anticipated in June 2019.

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.

"Floor area" is defined in Section 28.211 of the Zoning Code as "the sum of all gross horizontal areas under the roof of a building, including, but not limited to: basement floor space; elevator shafts and stairwells at each floor; floor space used for mechanical equipment, except equipment, open or enclosed, located on the roof; penthouses, attic space used for human occupancy, interior balconies and mezzanines; enclosed porches; floor area devoted to accessory uses, and; areas used for grade-level parking."

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 815 Big Stone Trail subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: An approximately 2.4-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):

Principal Building Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	105,460.69 sq. ft.
Lot Width	60'	255.47'
Front Yard	30'	104.41'
Side Yards	7' for two-story	10.6' north 18.92' south
Rear Yard	35'	191.16'
Usable Open Space	1,300 sq. ft.	Adequate
Maximum Lot Coverage	50%	Less than 50%
Maximum Building Height	Two stories and 35'	Will comply
Building Forms	Single-family detached dwelling	Will comply
Accessory Building Requirements	Required	Proposed
Side Yard Setback	6'	22.67'
Rear Yard Setback	3'	199.16'
Maximum Building Height	15'	More than 15' (See conditions)
Other Critical Zoning Items: Utility Easements		
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</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 Requests

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 seven single-family lots platted in the Eighth Addition to Blackhawk subdivision into two larger lots for future single-family residential development. CSM 13474 was recorded on March 22, 2013.

On April 4, 2016, the Plan Commission approved a conditional use to allow construction of a building (single-family residence) with 16,249 square feet of floor area at 9809 Trappers Trail on the lot adjacent to 815 Big Stone Trail.

Project Description

The applicant is requesting approval of a conditional use for a structure exceeding 10,000 square feet of floor area to allow construction of a single-family residence with approximately 20,808 square feet of floor area on an undeveloped 2.4-acre lot located at 815 Big Stone Trail in the Blackhawk subdivision.

The subject site is characterized by a modest slope that falls from east to west from a ridge that extends along the eastern edge of the subject property and the adjacent 1.4-acre property to the north at 9809 Trappers Trail. The subject parcel and 9809 Trappers Trail were created by the CSM referenced in the preceding section of the report. The 2.4-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 southern wall. The first floor of the residence will contain 7,580 square feet of finished interior space. The second floor above grade will contain 2,925 square feet of finished floor area, while the lower level will contain 4,312 square feet of finished floor area and 3,268 square feet of unfinished floor area. Two three-car garages will be attached to the residence off the northern side wall, with a covered portico connecting the two garages. The interior room layout of the new residence is depicted on the floorplans included in the application materials. According to the applicant, the residence will have 14,317 square feet of finished space on the three levels. The total space located within the walls of the residence is approximately 20,808 square feet of floor area inclusive of the unfinished basement space and 2,723 square feet in the attached garages according to staff calculations.

In addition to the residence, the applicant also proposes to construct a one-story, 792 square-foot detached poolhouse adjacent to an in-ground pool and deck proposed in the rear yard.

Analysis and Conclusion

Any building or structure with floor area exceeding 10,000 square feet is a conditional use in all residential zoning districts. The calculation of floor area effectively encompasses any area under the roof, including unfinished spaces for mechanical equipment, and parking located at-grade. In the case of the proposed residence, this includes both the attached and partially attached garages and the unfinished space in the basement as well as the 14,317 square feet of finished area on the main and second floors and in the basement.

Staff believes that the Plan Commission may find the standards for conditional use approval and the supplemental regulations for buildings exceeding 10,000 square feet of floor area in residential zoning districts met with this

request. Although the proposed single-family residence will be larger than the relatively large single-family residences located elsewhere throughout the surrounding 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. The 2.4-acre subject site and the adjacent 1.4-acre parcel on which another comparatively large single-family residence was approved in 2016 are also roughly four to six times larger than the other lots in the surrounding subdivisions, and the creation of the subject site and the adjacent parcel for future homes of the scale proposed was carefully considered when the lots were approved in 2012.

As of the drafting of this report, staff has received no correspondence for the record 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 815 Big Stone 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. Verify that the proposed raingarden shown on the plans complies with the approved stormwater management Plan for CSM 13474 on file at City Engineering.

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)

2. Note: The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

3. Reduce the height of the accessory pool cabana to a maximum of 15 feet in height. Height is measured from the average elevation of the approved grade at the front of the building to the midpoint of the ridge of a gable, hip, or gambrel roof. The average height shall be calculated by using the highest ridge and its attendant eave. The eave point used shall be where the roofline crosses the side wall. Show the height of the proposed accessory building on the elevations.
4. Eliminate the kitchen facility from the accessory pool cabana building. A kitchen facility is one which includes kitchen fixtures such as cabinets, sinks, refrigerators and stoves, or articles used or intended to be used for cooking.

5. Show the width of the two driveways at the front property line. Two driveways may be constructed within a front yard setback provided each driveway is a maximum of 11 feet wide at the property line.
6. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

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

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

Water Utility (Contact Adam Wiederhoeft, 266-9121)

7. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days' notice between the application submittal and the scheduled lateral connection/ extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E. Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Parks Division (Contact Sarah Lerner, 261-4281)

8. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

Metro Transit (Contact Tim Sobota, 261-4289)

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