



PREPARED FOR THE PLAN COMMISSION

Project Address: 5801 Cottage Grove Road (16th Aldermanic District – Ald. Tierney)
Application Type: Zoning Map Amendment and Certified Survey Map
Legistar File ID # [61385](#) & [61596](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Tony Adams; 5801 Cottage Grove Road; Madison, WI 53718

Contact Person: Travis Leeser; Cleary Buildings; 190 Paoli St; Verona, WI

Requested Actions: Approval of a request to rezone 5801 Cottage Grove Road from A (Agricultural District) to SR-C1 (Suburban Residential–Consistent 1 District) and approval of a conditional use for an accessory building exceeding 800 square feet.

Proposal Summary: The applicant and property owner is requesting approval to rezone the property at 5801 Cottage Grove Road from A (Agricultural District) to SR-C1 (Suburban Residential–Consistent 1 District) and conditional use approval to build a 1600 square foot garage and shop.

Applicable Regulations & Standards: §28.182(6) MGO lists the standards for zoning map amendments. §28.183(6) MGO lists the conditional use approval standards.

Review Required By: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards of approval met and **approve** the conditional use request for an accessory building exceeding 800 square feet and forward Zoning Map Amendment ID 28.022–00465, rezoning 5801 Cottage Grove Road from A to SR-C1, to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies found in this report.

Background Information

Parcel Location: The approximately 32,663-square foot (0.75-acre) parcel has no frontage on Cottage Grove Road, but is approximately 240 feet south of Cottage Grove Road, and is less than 300 feet east of the Interstate 39/90 right of way. The parcel is within Aldermanic District 16 (Ald. Tierney) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject property is currently developed with a 1,340-square foot one-story house with tuck-under garage built in 1971, and zoned A (Agricultural District). Access to Cottage Grove Road is through both the parcel to the west and that to the north.

Surrounding Land Uses and Zoning:

- West: Single-family residence, zoned SR-C1 (Suburban Residential–Consistent 1 District), with Interstate 39/90 beyond;
- South & East: Schoenstatt Sisters of Mary Convent and farmed agricultural land, zoned A (Agricultural District).
- North: Vacant parcels previously occupied by single-family residences, zoned A.

Adopted Land Use Plans: The [Comprehensive Plan](#) (2018) recommends Medium Residential uses for the site. The [Cottage Grove Neighborhood Development Plan](#) (1992) proposes medium density residential/housing mix 3.

Zoning Summary: The proposed lot is currently zoned A and is requested to be zoned SR-C1, which will be reviewed in the following sections of this report.

Zoning Criteria	Required	Proposed
Lot Area (sq. ft.)	8,000	32,663
Lot Width	60 ft	160 ft
Front Yard Setback	30 ft	58 ft
Side Yard Setback	6 ft	68 ft, 101 ft
Rear Yard Setback	3 ft (accessory building)	55 ft
Usable Open Space	1,300 sq ft	1,300+ sq ft
Maximum Lot Coverage	50%	<50%
Maximum Building Height	15 ft (accessory building)	15 ft (see zoning comment 1)

Other Critical Zoning Items	Utility Easements
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Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: The subject site is only partially served by public utilities. The property uses a private well and septic system.

Project Description, Analysis, and Conclusion

Project Description

The applicant is requesting approval of a request to rezone the site from A (Agricultural District) to SR-C1 (Suburban Residential–Consistent 1 District) and intends to build a 33-foot by 48-foot shop and storage building for a boat, RV, tractor, and cars. The front (west) gabled facade is proposed to have an overhead garage door and personal access door. The rear facade also includes an overhead door. The gray metal building is not shown with any windows. Because the size and orientation of the lot and location of the existing residence, the proposed accessory building would not conform to the requirements of the Agriculture district. Therefore, the applicant is requesting a zoning map amendment to change the property’s zoning from A to SR-C1, whereby the house and garage would be in conformance with the requirements.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Medium Residential uses for the site. The Medium Density land use designation includes a variety of relatively intense housing types. The [Cottage Grove Neighborhood Development](#)

[Plan](#) (1992) proposes medium density residential uses at approximately 16 dwelling units per acre. While the use is not currently proposed to change, a change to a residential zoning is consistent with plan recommendations.

Zoning Map Amendment Standards

The Zoning Map Amendment standards, found in 28.182(6), M.G.O. state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the [Comprehensive Plan](#), and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's [Comprehensive Plan](#). 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan." The Planning Division believes that the Plan Commission can find that the proposed zoning map amendment to rezone one lot from A to SR-C1 meets the applicable standards for approval.

Conditional Use Standards

The Plan Commission shall not approve a Conditional Use without due consideration of the City's adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of MGO §28.183(6) are met. Due to the site's location, size, and future land use recommendations in the Comprehensive Plan and Cottage Grove NDP, Planning staff believe the conditional use standards of approval can also be met.

Recommendation

Planning Division Recommendation (Contact Colin Punt, 243-0455)

The Planning Division recommends that the Plan Commission find the standards of approval met and **approve** the conditional use request for an accessory building exceeding 800 square feet and forward Zoning Map Amendment ID 28.022-00465, rezoning 5801 Cottage Grove Road from A to SR-C1, to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following condition:

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

Zoning (Contact Jacob Moskowitz, (608) 266-4560)

1. Two different height measurements are shown on the plans. Clarify on final plans that mean roof height does not exceed 15 ft.

City Engineering Division - Main Office (Contact Brenda Stanley, (608) 261-9127)

2. Applicant shall clarify if septic system modifications are proposed with proposed lot improvements. If there are, permitting will required Board of Public Works approval.
3. The location of the new building appears to be in a natural drainage path. Revise site plan to show a swale to direct water around the building.
4. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. It is necessary to show the

location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)

5. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
6. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

Engineering Division – Mapping (Contact Jeff Quamme, 266-4097)

7. The current legal access over adjacent lands to Cottage Grove Rd is per Doc No.169058 and appears to diverge from the actual access location. The Owner may wish to further confirm the current physical access relationship to those per recorded documents.

The Fire Department, Parks Division, Forestry Section, Water Utility, and Metro Transit have reviewed this request and have recommended no conditions of approval.