

PLANNING DIVISION STAFF REPORT

August 28, 2017



PREPARED FOR THE PLAN COMMISSION

Project Address: 116 Juneberry Drive (District 3 – Alder Hall)
Application Type: Planned Development Zoning Map Amendment and Certified Survey Map Referral
Legistar File ID # [48229](#) and [48490](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Owner: David Simon; Veridian Homes AB, LLC.; 6801 South Town Drive; Madison, WI 53713

Contact: Brian Munson; Vandewalle & Associates; 120 E Lakeside St; Madison, WI 53715

Requested Action: The applicant requests approval to amend a Planned Development - Specific Implementation Plan (PD-SIP) in order to amend lot size and width standards and to create two lots for split two-family-twin homes via Certified Survey Map.

Proposal Summary: The applicant proposes to rezone from an approved Planned Development – General Development Plan – Specific Implementation Plan (PD-GDP-SIP) to a revised PD-GDP-SIP to allow a specific lot to be divided into two 2,850-square foot single family home lots with modified minimum width and lot area requirements. A corresponding Certified Survey Map is proposed to divide the lot into two lots for split two-family-twin homes under the amended standards.

Applicable Regulations & Standards: This request is subject to the approval standards for Zoning Map Amendments (Section 28.182 MGO), Planned Developments (Section 28.098 MGO), and Land Subdivisions (Section 16.23 MGO).

Review Required By: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022 – 00299 approving an Amended PD-GDP-SIP for 116 Juneberry Drive and Common Council with a recommendation of **approval**. The Planning Division further recommends that the Plan Commission find the standards are met and approve the submitted two-lot Certified Survey Map. These recommendations are subject to input at the public hearing and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The 5,700-square foot (.131-acre) subject site is located at 116 Juneberry Drive, just north of Reston Heights Drive and south of the future extension of Milwaukee Street, on the far east edge of Madison, south of Interstate 94. It falls within Aldermanic District 3 (Ald. Hall) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is currently vacant. It is zoned Planned Development (PD).

Surrounding Land Uses:

North: Vacant, zoned Planned Development (PD);

South: Two single family homes on small lots, both zoned PD;

West: Across a rear alley, single family homes, zoned PD; and

East: Across Juneberry Drive, a stormwater retention basin, which is part of the Door Creek open space corridor.

Adopted Land Use Plans: The [Comprehensive Plan \(2006\)](#) recommends low-density residential development for the subject property, which it defines as up to 15 dwelling units per acre. The [Sprecher Neighborhood Development Plan \(2005\)](#) recommends low-medium density residential development for the subject property, which it defines as 8 to 11 units per acre.

Zoning Summary: The property is zoned Planned Development (PD).

Requirements	Required	Proposed
Lot Area (sq. ft.)	2,700 sq. ft. (zero lot line) Amended PD(GDP-SIP)	2,850 sq. ft.
Lot Width	28.5' (zero lot line) Amended PD(GDP-SIP)	28.5'
Front Yard Setback	16'	TBD
Max. Front Yard Setback	25'	TBD
Side Yard Setback	5' 0' (zero lot line)	TBD
Rear Yard Setback	2' (alley garage)	TBD
Floor Area Ratio	.70	TBD

Other Critical Zoning Items	Urban Design (PD), Utility Easements
------------------------------------	--------------------------------------

Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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

Public Utilities and Services: The site is served by full range of urban services. Weekday morning and evening peak Metro bus service is located along Milwaukee Street and Wyalusing Drive less than one half mile to the west.

Previous Approvals

At its July 15, 2003 meeting, the Common Council conditionally approved the preliminary plat of "The Meadowlands", City of Madison, Dane County, Wisconsin and the rezone from Temporary Agriculture to R2T, R4, Conservancy, and PUD-GDP. Approximately 9.6 acres, including the subject site for this proposal, were rezoned from PUD-GDP to PUD-SIP at the July 6, 2004 meeting of the Common Council.

On May 8, 2017, a four-lot certified survey of property located at 116-122 Juneberry Drive, Section 1, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin was conditionally approved. Among the conditions placed on the approval were that all proposed lots comply with the minimum lot width and lot area required by the Meadowlands PD zoning district, which included proposed lots 703 and 704 at 116 Juneberry Drive.

Project Description, Analysis, and Conclusion

The zoning map amendment being requested is approval of an amended Planned Development-General Development Plan-Specific Implementation Plan (PD-SIP). This request applies only to Lot 601 and consists of amending the minimum lot size to 2,700 square feet for zero lot line homes from 3,000 square feet and amending the minimum lot width to 28.5 feet from 30 feet. The resulting lot would be subdivided via Certified Survey Map to create proposed lots 703 and 704. Lot 601 was originally intended as a twin home lot, but found to be non-conforming during the most recent phase of implementation. The platting error was noticed while attempting to divide the parcel for the construction of attached single family homes. This zoning amendment would allow the lot to be subdivided as originally intended and would not create additional density beyond that which was originally approved for the plat and Planned Development zoning.

This request is subject to the Zoning Map Amendment (Section 28.182(6)) and Planned Development standards (Section 28.098(2)) of the Zoning Code, as well as Land Subdivision standards (Section 16.23). The analysis below begins with a summary of the adopted plan recommendations as the specific approval standards reference these documents.

Conformance with Adopted Plans

The Planning Division believes the request is consistent with adopted plan recommendations. The [Comprehensive Plan \(2006\)](#) recommends low-density residential development for the subject property, which it defines as up to 15 dwelling units per acre. The [Sprecher Neighborhood Development Plan \(2005\)](#) recommends low-medium density residential development for the subject property, which it defines as 8 to 11 units per acre. When originally platted the parcel was zoned with a minimum lot size of 3,000 square feet for a density of roughly 14.5 units per acre, which is consistent with these recommendations. While the net density of one lot at the proposed 2,700 square foot minimum lot area would be roughly 16.1 units per acre, Lot 601 is 5,700 square feet, and taken as a whole with two homes, yields a density of roughly 15.3 units per acre. When the Meadowlands Neighborhood was originally approved, the density at the high end of the Comprehensive's Plan was approved, despite being higher than the Sprecher NDP's recommendation. However, the overall density of the neighborhood is not affected by the proposed change. Staff believes that by modifying the lot width and area requirements for this one site would not materially affect the neighborhood or surrounding properties.

Zoning Map Amendment Standards

Staff believes the Zoning Map Amendment standards are met. These standards 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 "furtheres or does not contradict the objectives, goals and policies contained in the comprehensive plan."

Planned Development Standards

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic

buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans. See Zoning Code Section 28.098 (1) for further information.

As noted above, the General Development Plan was approved by the Common Council on July 15, 2003 and the Specific Implementation Plan approved on July 6, 2004. This request is considered a major amendment to the underlying General Development Plan and as such, the Planned Development standards must be applied to this zoning map amendment request.

The specific approval standards for Planned Developments are provided in Section 28.098(2) of the Zoning Code. In summary, staff believes the following standards of 28.098(2) are met. Staff notes regarding standard (a) *Shall not be allowed simply for the purpose of increasing overall density*, that this PD-GDP and original SIP were approved with the same number of approved lots/units and total area, and thus same average density across the development. The slight minimum dimensional decrease and density increase on this site do not alter the overall neighborhood, plat, or even block density. Staff does not have any concerns related to the appropriateness of the proposed development in its current context. The approved building type for these lots, zero-lot-line split two-family-twin homes, are appropriate for the lot size and layout, especially all setbacks are to remain as per previous approvals.

Land Subdivision Standards

This proposal is also subject to the Land Subdivision standards in Section 16.23 MGO, particularly 16.23(d) regarding Lots. Staff believes that the standards of this section can be met with the technical comments recommended by reviewing City agencies. While the resulting lots would be smaller than approved in the original subdivision and PD zoning, staff believes the proposed lots are appropriate for their intended use.

Public Input

At the time of report writing, staff has not received any comments on the proposed request.

Conclusion

The applicant requests approval of an amended Planned Development – Specific Implementation Plan (PD-SIP) to modify the minimum lot width and lot area requirements for a parcel at 116 Juneberry Drive. The applicant then also requests approval of a Certified Survey Map to create two lots in accordance with the requirements of the PD-SIP. This zoning amendment and CSM would allow the lot to be subdivided as originally intended and would not create additional density beyond that which was originally approved for The Meadows plat and Planned Development – General Development Plan zoning.

The Planning Division believes that the standards for Zoning Map Amendment and Planned Development can be met with this proposal. This development is consistent with both the [Comprehensive Plan](#) and the [Sprecher Neighborhood Development Plan](#)'s recommendations for low- and low-medium-density residential uses. The Planning Division further believes the proposed site design is consistent with the surrounding development pattern.

Recommendation – Zoning Map Amendment

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID Section 28.022 – 00299 approving an Amended Planned Development District to approve a Planned Development - Specific Implementation Plan for 116 Juneberry Drive to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and conditions recommended by reviewing agencies.

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

Engineering Division (Main Office) (Contact Tim Troester, (608) 267-1995)

1. 4.15 A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

Engineering Division (Mapping) (Contact Jeffrey Quamme, (608) 266-4097)

2. 1.13 The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record

Fire Department (Contact Bill Sullivan, (608) 261-9658)

3. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers>

Recommendation – Certified Survey Map

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission find the standards are met and approve a two-lot Certified Survey Map for 116 Juneberry Drive to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and conditions recommended by reviewing agencies.

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

Engineering Division (Main Office) (Contact Timothy Troester, 608-267-1995)

1. 4.15 A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the

applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

Parks/Forestry Review (Contact Janet Schmidt, (608) 261-9688)

2. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the East Park -Infrastructure Impact Fee district. Please reference ID# 17121.1 when contacting Parks about this project.

3. The following note should be included on the subdivision: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."
4. Parks Division will be required to sign off on this subdivision.

Engineering Division (Mapping) (Contact Jeffrey Quamme, (608) 266-4097)

5. 6.5 Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM must be submitted to Engineering Division Surveyor / Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL Plat or CSM in PDF form is preferred. Transmit to jrquamme@cityofmadison.com
6. 6.6 This pending Certified Survey Map application shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.