



Department of Planning & Community & Economic Development

## Planning Division

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**TO:** Plan Commission  
**FROM:** Timothy M. Parks, Planner  
**DATE:** November 16, 2015  
**SUBJECT:** ID [40438](#) – Creating Section 28.022-00204 of the Madison General Ordinances to rezone platted lots in the Autumn Ridge Reserve subdivision, generally addressed as 402 Burnt Sienna Drive, 9th Ald. Dist., from the SR-C2 (Suburban Residential–Consistent 2) District to the TR-C1 (Traditional Residential–Consistent 1) District.

On October 7, 2015, Chad Wuebben of Encore Construction, Inc., the developer of the “Autumn Ridge Reserve” residential subdivision, submitted a request to rezone the 51 single-family lots that comprise the plat from SR-C2 (Suburban Residential–Consistent 2) to TR-C1 (Traditional Residential–Consistent 1). The purpose of the zoning map amendment request is to subject the 51 lots to the less restrictive bulk requirements of the TR-C1 district compared to the previously approved SR-C2. A table summarizing the bulk requirements of the two districts follows.

The lands comprising the platted Autumn Ridge Reserve subdivision were attached to the City from the Town of Middleton on February 4, 2014. On May 20, 2014, the Common Council approved a request by Mr. Wuebben to rezone 403 and 404 Schewe Road from Temp. A (Agricultural District) to SR-C2 and conditionally approved the preliminary plat of Autumn Ridge Reserve to allow the future creation of 51 single-family lots and 3 outlots to be dedicated to the City for stormwater management and greenway purposes. On January 20, 2015, the Common Council conditionally approved the final plat of Autumn Ridge Reserve, which was recorded on July 22, 2015.

The following bulk requirements apply in the existing and requested residential districts:

	SR-C2	TR-C1
Lot Area	6,000 sq. ft per lot	6,000 sq. ft per lot
Lot Width	50'	50'
Front yard setback (Minimum)	30'	20'
Front yard setback (Maximum)	N/A	20% of block average; 30' max.
Side yard setback	One story: 6' / two story: 7'	One story: 6' / two story: 7'
Reversed corner side yard	15'	15'
Rear yard	Lesser of 30% lot depth or 35'	Lesser of 30% lot depth or 35'
Maximum lot coverage	50%	50%
Maximum building height.	2 stories/35'	2 stories/35'
Usable open space	1,000 sq. ft.	1,000 sq. ft.

The statement of purpose for the Suburban Residential–Consistent zoning districts includes that they were “established to stabilize and protect the essential characteristics of low- to moderate-density residential areas typically located in the outlying parts of the City,” while the statement of purpose for the Traditional Residential–Consistent suggests that those districts were created to “stabilize, protect and encourage throughout the City the essential characteristics of the residential areas typically located on the Isthmus, near East and near West portions of the City...”.

However, in applying the TR and SR districts to properties throughout the City during the mapping of the new Zoning Code that took effect on January 2, 2013 and through the approval of several subsequent zoning map amendment requests, adherence to these statements of purpose has been less rigorous. Instead, zoning map amendments such as the one proposed have been reviewed in the context of the specific needs of the applicants or proponents for each request vis-à-vis the zoning of surrounding properties and the applicable land use recommendations in adopted plans. Planning staff can recall only one zoning map amendment request accompanying a subdivision plat where the statement of purpose of a requested zoning district was raised as a topic for consideration in reviewing the development. Otherwise, single-family lots like those in Autumn Ridge Reserve have been approved in newly developing areas on both the east and west sides of the City with little or no regard for whether the zoning district(s) requested reflected the character intended in their statement of purpose, and similar lots for single-family development have been approved in the SR-C1, TR-C3 and TR-P (Traditional Residential–Planned) districts.

At the time the original zoning request and preliminary plat for Autumn Ridge Reserve were submitted for approval, the Planning Division indicated that the 51 single-family lots conformed to the applicable lot design standards in the Zoning Code and Subdivision Regulations and to the low-density residential land uses and street pattern recommended for the site by the 2002 Elderberry Neighborhood Development Plan. Staff also indicated that the proposed subdivision was consistent with the development pattern that has emerged gradually from east to west across the Elderberry neighborhood over the last 10 years, including the Sauk Heights (zoned SR-C1) and Woodstone (TR-C3) single-family subdivisions, Blackhawk Church Town Center mixed-use planned development (PD), and Paragon Place medium-density residential subdivision (SR-V2, TR-U1).

The proposed rezoning of the 51 lots to the TR-C1 zoning district does not alter these earlier findings and recommendations, and the Planning Division recommends that the Plan Commission forward the requested zoning map amendment to the Common Council with a recommendation of approval. There are no new conditions of approval recommended. If the rezoning is approved, the Autumn Ridge Reserve subdivision will continue to be implemented subject to the conditions previously applied to the preliminary and final plats.

cc: Ald. Paul Skidmore, District 9  
Robert Procter, Axley Brynelson, LLP  
Chad Wuebben, Encore Construction, Inc.