



PREPARED FOR THE PLAN COMMISSION

Project Address: 217 N. Meadow Lane (District 11 - Ald. Gruber)
Application Type: Conditional Use
Legistar File ID # [42558](#)
Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Jay Wendt, Principal Planner

Summary

Applicant & Contact: Todd Seiler; Next Step Building & Design, LLC; Blue Mounds, WI 53517

Property Owner: Melanie Ramey; 217 N. Meadow Lane; Madison, WI 53705

Requested Action: The applicant requests approval of a Conditional Use to construct a roughly 625 square-foot, one-story accessory dwelling unit located at 217 N. Meadow Lane.

Proposal Summary: The applicant requests approval of a Conditional Use to construct a roughly 625 square-foot, one-story accessory dwelling unit located at 217 N. Meadow Lane. The proposed accessory dwelling unit is to be located directly behind the existing primary residence.

Applicable Regulations & Standards: Accessory dwelling unit uses are identified as a conditional use in the Traditional Residential-Consistent 1 (TR-C1) zoning district. As such, they are subject to the standards for Conditional Uses pursuant to Section 28.183(6), MGO and the supplemental regulations pursuant to Section 28.151, MGO for accessory dwelling unit uses.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the Conditional Use standards are met and **approve** the request to construct a roughly 625 square-foot accessory dwelling unit at 217 N. Meadow Lane.

This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located within the Sunset Village Neighborhood, one block east of Midvale Boulevard, north of the intersection of Regent Street and N. Meadow Lane, on the east side of the street. The project site is comprised of approximately 9,116 square feet (0.20 acres).

The site is in Aldermanic District 11 (Ald. Gruber), the Madison Metropolitan School District, and the Hoyt Park Area Joint Neighborhood Plan planning area.

Existing Conditions and Land Use: The project site is comprised of a one-story single-family residence, roughly 1,570 square feet in size, with a one-car attached garage (264 square feet). The existing residence is a ranch-style home with a simple, square building footprint, hipped roof configuration, vinyl siding, and minimal,

traditional detailing, including a large corner window with brick knee wall and a small, covered front stoop and recessed front entry.

Development within proximity to the project site is primarily single-family residential in character comprised of one- and two-story homes consisting of ranch, bungalow and cape cod architectural styles. This block of the N. Meadow Lane frontage is marked by its large, landscaped front yards, consistent building setbacks, and mature trees.

Surrounding Land Use and Zoning: The project site is zoned Traditional Residential-Consistent 1 (TR-C1). The intent of the TR-C1 zoning district generally speaks to:

- Promoting the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- Ensuring that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- Facilitating the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

North: Single-family residential; TR-C1 zoning;

South: Single-family residential; TR-C1 zoning;

East: Single-family residential; TR-C1 zoning; and

West: Single-family residential; TR-C1 zoning.

Zoning Summary:

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	9,116.44'
Lot Width	50'	62.6'
Front Yard Setback	20'	Adequate
Side Yard Setback: Accessory Building	Located behind the rear plane of the principal building: 3'	3'6"
Rear Yard Setback: Accessory Building	3'	34'
Usable Open Space	1,000 sq. ft. per d. u.	1,000 sq. ft. +
Maximum Lot Coverage	50%	33.3%
Maximum Building Height: ADU	2 stories/ 25'	14'
Site Design	Required	Proposed
Number Parking Stalls	Single-family dwelling: 1 (location only) Accessory dwelling Unit: None	One existing attached garage stall
Number Bike Parking Stalls	None	None
Building Forms	Yes	Yes

Other Critical Zoning Items	Y/N
Urban Design	No
Historic District	No
Floodplain	No
Adjacent to Park	No
Barrier Free (ILHR 69)	N/A
Utility Easements	Yes
Wetlands	No
Wellhead Protection District	No

Zoning Tables prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Comprehensive Plan: The Comprehensive Plan recommends Low Density Residential (LDR) development for the project site and the surrounding area. LDR development is characterized by relatively low densities and a predominance of single-family and two unit housing types. The Comprehensive Plan identifies an average density of less than 16 units per acre for the LDR area as a whole. Within the LDR area, the Comprehensive Plan recognizes accessory dwelling units as a housing type in LDR districts (Pgs. 2-79 through 2-80).

Adopted Neighborhood Plan: The project site is located within the Hoyt Park Area Joint Neighborhood Plan (HPAJNP) planning area within an area designated as the Neighborhood Preservation Area. The Neighborhood Preservation Area comprises the majority of the planning area of the HPAJNP and is marked for its primarily single-family residential development. Although the Comprehensive Plan identifies a higher density range for the LDR land use designation, the HPAJNP recommends a density of 0-8 dwelling units per acre in the Neighborhood Preservation Area to maintain its existing lower density single-family residential character. In the Neighborhood Preservation Areas the plan emphasizes preservation of the existing character, land use and building relationships. Generally, goals and recommendations identified in the HPAJNP plan that speak to accessory dwelling units include:

- “...encouraging a broader range of housing types and densities while preserving the integrity and overall composition of the neighborhood” (Ch. 4: Housing Vision, Pg. 14, HPAJNP); and
- “Accessory dwelling units may be accommodated within the Area per the adopted Zoning Code standards” (Ch. 5: Land Use Policies, Pg. 12, HPAJNP).

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

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The applicant is requesting approval of a Conditional Use application for the construction of a roughly 625 square-foot, one-story accessory dwelling unit. The architecture of the proposed accessory dwelling unit resembles the existing principal residence reflecting the simple, square building footprint and ranch-style architecture, hipped roof, vinyl siding and small, covered front stoop with recessed entry.

The proposed accessory dwelling unit will be located directly behind the existing principal dwelling and garage. The side yard setback along the south property line, due to utility easements as reflected in the conditions of approval, will be several feet larger than that of the existing garage, which will significantly limit the visibility of the accessory dwelling unit from the street. A paver pathway will be installed from the sidewalk along N.

Meadow Lane to the accessory unit along the north side of the property. All of the utilities required to serve the accessory unit are existing, the majority of which will be extended from the principal residence, including water and sewer.

Analysis and Conclusion

Accessory Dwelling Units are permitted as a conditional use in the TR-C1 zoning district. As such, they are subject to the Conditional Use review criteria pursuant to Section 28.183(6), MGO. Generally, the intent of Conditional Use review is to determine if a site is an appropriate location for a particular use and to evaluate the compatibility of that use with surrounding uses and development as well as for consistency with the provisions within the Zoning Code, goals and policies identified in the Comprehensive Plan and the adopted neighborhood or special area plans.

Accessory dwelling units are also subject to the Supplemental Regulations pursuant to Section 28.151, MGO. Generally, the Supplemental Regulations speak to consistency and compatibility of the proposed accessory dwelling unit with the principal residence, including overall size, design/appearance and placement..

Planning Division staff believes that the proposed accessory dwelling unit is consistent with the Conditional Use approval standards, including the applicable development standards as outlined in the Zoning Code, the Comprehensive Plan and HPAJNP, and the Supplement Regulations pursuant to Section 28.151, MGO in that:

- The goals and policies identified in the city's Comprehensive Plan, especially those that speak to providing alternative housing options and those that speak to accessory dwelling units being a recognized housing type within the areas recommended for LDR development;
- The development standards and intent statement for the TR-C1 zoning district and the supplemental regulations for accessory dwelling units pursuant to Section 28.151, MGO, including those related to building design, size and location as discussed below;
- The existing neighborhood character will not be significantly impacted given that the principal single-family residential land use will remain. The area is characterized by its predominantly residential character. The proposed accessory dwelling unit is also a residential use that is incidental, and subordinate to the principal use.

Building Size and Scale. The immediately surrounding properties are comprised of single-family residential development. The existing residences are all 1-2 stories and range in size from under 1,000 square feet to 2,200 square feet in size, with the average size of roughly 1,250 square feet. Lot sizes range from roughly 8,000 square feet to over 11,000 square feet.

The subject property falls within the range of lot sizes in the surrounding neighborhood at 9,116 square feet as well as the overall building square footage at 1,889 square feet, a number that includes both the existing principal dwelling and proposed accessory dwelling unit on the project site. The size of the proposed accessory dwelling unit at 625 square feet is smaller than the average home size in the immediately surrounding area. Given, the proposed accessory dwelling unit is smaller in size and scale than principal dwelling units within the area the accessory dwelling unit is clearly ancillary to the principal unit.

- The proposed design is complementary to that of the existing surrounding development and principal dwelling unit.

Building Design and Location. The existing identifiable neighborhood character is primarily single-family detached dwelling units with minimal traditional homes, simple building footprints and hipped or gabled roof configurations, including ranch, bungalow and cape cod style homes.

The architectural style of the proposed accessory dwelling unit is similar to the principal building and consistent with the surrounding development because the proposed accessory dwelling unit has:

- A simple square building footprint, one story structure with a hipped roof configuration, similarly pitched;
- Minimalistic in detail, including a covered front porch and recessed entry;
- A material palette that is consistent with that of the principal dwelling unit, including vinyl siding and windows, and aluminum soffit and fascia; and
- Consistent with the primarily vertical fenestration orientation and standard sizing.

In addition, the proposed accessory dwelling unit will be located directly behind the principal dwelling unit and will have more generous building setbacks than are existing currently on the project site. Given the location of the proposed accessory dwelling unit and proposed building height (14 feet), staff believes that the accessory dwelling unit will have limited, if any, visibility from N. Meadow Lane.

- The Hoyt Park Area Joint Neighborhood Plan Land Use goals that identify accessory dwelling units as an appropriate use that may be accommodated in the planning area.

At the time of report writing, staff was not aware of any concerns on this request.

Recommendation

Planning Division Recommendation (Contact Jessica Vaughn, (608) 267-8733)

The Planning Division recommends that the Plan Commission find that the Conditional Use standards are met and **approve** the request to construct a roughly 625 square-foot accessory dwelling unit at 217 N. Meadow Lane. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

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

Planning Division (Contact Jessica Vaughn, (608) 267-8733)

1. The agency reviewed this request and has recommended no conditions of approval.

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

2. The Applicant shows the building within 3.5 feet of the PL on the south side of the lot. City Engineering holds an easement that is five feet off the property in this area. The building shall be moved out of the easement.
3. The rear yard of this property is subject to severe flooding on an intermittent basis. The applicant shall provide a site plan with existing ground elevations and proposed building elevations that will protect the structure from flood damage. This plan shall be reviewed and approved by City Engineering prior to release of building permit.

4. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service (POLICY).
5. The Applicant shall dedicate a 7.5-foot wide sanitary sewer easement on the property being improved as a condition of plan approval. The City sanitary sewer appears to be located below the southern property line.
6. No building improvements shall be located within the storm or sanitary sewer easements.

Traffic Engineering Division (Contact Eric Halvorson, (608) 266-6527)

7. The agency reviewed this request and has recommended no conditions of approval.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4569)

8. Revise the site plan to correctly show the lot dimensions. City of Madison records show that the lot (Sunset Village Sunset Ridge Addition, Lot 372) is 62.60 feet wide by 145.63 feet deep.
9. The proposed accessory dwelling unit shall comply with the supplement requirements of Section 28.151 for an Accessory Dwelling Unit.
10. Show the walkway connecting the accessory dwelling unit with the public sidewalk. Accessory dwelling unit entry ways within a rear or side yard shall be connected to a street frontage by a paved walkway or driveway.

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

11. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>.

Parks Division (Contact Janet Schmidt, (608) 266-4714)

12. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff on the conditional use. This development is within the Garner park impact fee district (SI29). Please reference ID#16115 when contacting Parks about this project.

13. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816

Water Utility (Contact Dennis Cawley, (608) 261-9243)

14. All operating private wells shall be identified and permitted by the Water Utility in accordance with Section 13.21, MGO.
15. All unused private wells shall be abandoned in accordance with Section 13.21, MGO.

Metro Transit (Contact Timothy Sobota, (608) 261-4289)

16. The agency reviewed this request and has recommended no conditions of approval

City Engineering Review Mapping (Contact Jeff Quamme, (608) 266-4097)

17. The site plan shall be revised to show the existing 10-foot wide Public Storm Sewer Easement along the south side of the Lot as per Document No. 706389 Dane County Register of Deeds.
18. The proposed Accessory Dwelling Unit shall be moved northerly to lie outside of the required 7.5-foot Sanitary Sewer easement. The Applicant shall also provide an accurate location of the existing attached garage. This may require the services of a Professional Land Surveyor. If any portion of the existing garage lies within the existing storm sewer or proposed sanitary sewer easement, a consent to occupy easement will be required to be drafted by City of Madison Real Estate staff and executed by the home owner to set forth conditions and to permit the encroachment of any existing improvement within the easement. Contact Jeff Quamme at 266-4097 or jrquamme@cityofmadison.com for additional information.
19. As required by Engineering, a 7.5-foot wide sanitary sewer easement along the south property line of this lot for the existing public sanitary sewer that runs along the south side of this lot and serves the existing home shall be drafted by City of Madison Real Estate Staff, executed by the owner and recorded by City Staff at the Dane County Register of Deeds. Contact Jeff Quamme (266-4097 or jrquamme@cityofmadison.com) for additional information.
20. The address of the ADU is 219 N Meadow Ln. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
21. The dimensions of the lot are incorrect. The record width is 62.6 feet (not 64') and the depth is 145.63 (not 146'). Correct the site plan accordingly.