



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

TO: Plan Commission

FROM: Timothy M. Parks, Planner

DATE: May 21, 2018

SUBJECT: ID [51125](#) – Consideration of an alteration to an approved conditional use for a residential building complex at 9920 Watts Road; 9th Ald. Dist.

On June 20, 2017, the Common Council approved a request by Dan Schmidt, Latitude 43, LLC to rezone land previously addressed as 9910 Watts Road (Lot 1 of the 1000 Oaks subdivision) from SR-V2 (Suburban Residential–Varied 2 District) to TR-U1 (Traditional Residential–Urban 1 District) to facilitate the development of a residential building complex with 105 apartment units in two buildings with a pool and clubhouse. The Plan Commission found the standards met and approved the conditional use for the residential building complex at its June 5, 2018 meeting.

The May 2017 staff report for the original rezoning and conditional use request, which includes the rationale for the zoning change and the supplemental regulations for residential building complexes, is attached to this memo. The approved plans called for a one-story, approximately 3,200 square-foot clubhouse to be located off the northwestern corner of the southern of the two apartment buildings (Building A), with the pool and deck to be located off the western façade of the clubhouse. The pool and deck were planned to overlook a wooded wetland area located along the western edge of the subject property.

On April 4, 2018, Latitude 43, LLC submitted a request to amend the plans for the residential building complex to eliminate the pool and deck amenities and to reduce the size of the approved clubhouse due to project costs. In place of the larger clubhouse, the revised plans for Building A call for an approximately 1,200 square-foot fitness room at the northwestern corner of the building. A grassy slope with modest landscaping is proposed where the pool and deck were previously proposed. No other changes to the complex are proposed with the alteration, including the number of dwelling units proposed.

The Planning Division did not feel that the proposed alteration to the residential building complex to eliminate the pool and reduce the size of the clubhouse could be approved administratively. Recreational areas to serve the needs of the anticipated population are one of the criteria in the supplemental regulations (see page 6 of the May 2017 staff report) to be considered when the Plan Commission reviews a residential building complex. Staff felt that a change to an approved project such as its continued conformance to one or more of the supplemental requirements fundamental to the establishment of the use warranted review by the Plan Commission.

In reviewing the proposed alteration to reduce and eliminate the recreational amenities available at this 105-unit complex, the Planning Division recommends that the Plan Commission consider the availability of other recreational amenities in this still-developing area of the City. If the Plan Commission believes that the revised project plans for the 105-unit residential building complex meets the supplemental

requirements and standards for conditional use approval, it should approve the alteration subject to the following conditions:

1. Any modifications to the landscaping plan where the larger clubhouse, pool and deck were located shall be approved by the Urban Design Commission or its secretary prior to final staff approval of the altered plans.
2. As requested by the Traffic Engineering Division, the applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
3. As requested by the City Engineering Division—Mapping Section, the clubhouse no longer needs a proposed office suite number (STE 101) or community (RM 100) and fitness (RM 102) room numbers. The entire area is just 9920 Watts Road.