



PREPARED FOR THE PLAN COMMISSION

Project Address: 5785 Cottage Grove Road (16th Aldermanic District – Ald. Tierney)
Application Type: Zoning Map Amendment and Certified Survey Map
Legistar File ID # [54501](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Robin Thompson; 5785 Cottage Grove Road; Madison, WI 53718.

Requested Actions: Approval of a request to rezone 5785 Cottage Grove Road from A (Agricultural District) to SR-C1 (Suburban Residential–Consistent 1 District).

Proposal Summary: The applicant and property owner is requesting approval to rezone the property at 5785 Cottage Grove Road from A (Agricultural District) to SR-C1 (Suburban Residential–Consistent 1 District). The proposed zoning would help facilitate the construction of a new attached garage, which would not comply with the setbacks in the A District.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments.

Review Required By: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00362, rezoning 5785 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 4.7-acre parcel has no frontage on Cottage Grove Road, but is approximately 170 feet south of Cottage Grove Road, and is bounded by the Interstate 39/90 right of way on the west. 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 1,764-square foot one-story house built in 1959, and zoned A (Agricultural District).

Surrounding Land Uses and Zoning:

West: Beyond Interstate 39/90, Elvehjem neighborhood, zoned SR-C3 (Suburban Residential–Consistent 3 District);

East: A single-family home, Schoenstatt Sisters of Mary Convent, and farmed agricultural land, all zoned A (Agricultural District).

North: Small commercial building recently used as a dwelling, zoned NMX (Neighborhood Mixed Use District).

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. There are no “critical zoning items” (Urban Design, floodplain, etc.) pertinent to the site.

Zoning Criteria	Required	Proposed
Lot Area (sq. ft.)	8,000	204,812 sq ft
Lot Width	60 ft	306 ft
Front Yard Setback	30 ft	39 ft
Side Yard Setback	One story: 6 ft/Two story: 7 ft	181 ft, 65 ft
Rear Yard Setback	35 ft	1,000 ft
Usable Open Space	1,300 sq ft	>1,300 sq ft
Maximum Lot Coverage	50%	<50%
Maximum Building Height	2 stories/35 ft	1 story

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

The applicant is requesting approval of a request to rezone the site from A (Agricultural District) to SR-C1 (Suburban Residential–Consistent 1 District). The subject site is a triangularly shaped parcel bounded by Interstate 39/90 on the west, agricultural lands to the south east, and dispersed residential uses to the north along Cottage Grove Road. The applicant intends to remove and replace an attached garage with a larger attached garage that is 3 feet wider and 9 feet deeper. The proposed addition does not conform to the large setback in the Agricultural zoning district. The side wall of the proposed garage will be 40 feet from the side lot line, well within the 80-foot side yard setback required under Agricultural zoning district. Therefore, the applicant is requesting a zoning map amendment to change the property’s zoning from A to SR-C1, whereby the required side yard setback would be just 6 feet and the house and garage would be in conformance with the requirements.

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 and no further development is proposed, a change to a residential zoning is consistent with plan recommendations.

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.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00362, rezoning 5785 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

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

1. Provide the Access Agreement / Easement that provides access over adjacent lands as currently being used.