



PREPARED FOR THE PLAN COMMISSION

Project Address: 6114-6204 Driscoll Drive and vicinity (3rd District – Ald. Lemmer)
Application Type: Major amendment to an adopted TR-P
Legistar File ID # [58781](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Chris Ehlers, Veridian Homes; 6801 South Town Drive; Madison, WI 53713

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

Requested Actions: Approval of a request for an alteration to an adopted TR-P (Traditional Residential – Planned district) Master Plan for properties at 6114-6204 Driscoll Drive.

Proposal Summary: The applicant is requesting an amendment to an adopted TR-P (Traditional Residential – Planned district) Master Plan to replace seven four-unit buildings with twelve two-unit twins. No specific construction is proposed at this time.

Applicable Regulations & Standards: Section 28.053(6)(b) M.G.O. (Madison General Ordinances) provides the standards of approval for TR-P Master Plans. Section 28.053(8) M.G.O. describes the process for changes to TR-P Master Plans.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** an amendment to the Traditional Residential – Planned district at 6114-6204 Driscoll Drive subject to input at the public hearing and the conditions from reviewing agencies in this report.

Background Information

Parcel Location: The site includes seven existing lots south of Milwaukee Street and north of Driscoll Drive. The nearest north-south streets are North Star Drive to the west and Rustic Drive to the east. The site is within Aldermanic District 3 (Ald. Lemmer) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is currently undeveloped.

Surrounding Land Uses and Zoning:

West: Vacant land zoned TR-P (Traditional Residential - Planned District) and planned for two-family twin homes;

South: Across Driscoll Drive, vacant land zoned TR-P and planned for alley-loaded single-family homes;

East: A mix of single-family homes and small multifamily buildings zoned SR-C1 (Suburban Residential – Consistent 1 District) and PD (Planned Development District); and

North: Across Milwaukee Street, a farm zoned A (Agricultural District) and single-family home zoned SR-C1.

Adopted Land Use Plans: The [Comprehensive Plan](#) (2018) recommends Low Residential for the site. The [Sprecher Neighborhood Development Plan](#) (1998, most recently amended 2012) recommends housing mix 1 for the majority of the site and a small amount of housing mix 2 for the far western edge of the site.

Zoning Summary: The site is currently zoned TR-P (Traditional Residential - Planned District) and approved for 28 units in seven four-unit buildings.

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

Public Utilities and Services: The site is part of a larger development plat that is to be served by a full range of urban services.

Previous Approvals

The subject site was previously is a portion of the plat for the Northeast Addition to Grandview Commons. The plat and zoning were approved by Common Council on February 6, 2018. The Plat included portions zoned TR-C3 and TR-P. In July 2018, the owner initiated the application process for a zoning map amendment to remove the TR-P area, to be replaced with TR-C3 and Planned Development (PD). The PD area included the current site and proposed two-family twin homes similar to those now proposed. This application was not completed or reviewed by the Plan Commission.

Project Description

The applicant is requesting approval of an amendment to an adopted TR-P Master Plan for a portion of the Northeast Addition to Grandview Commons located between Milwaukee Street and Driscoll Drive. The existing Master Plan has been approved for seven (7) four-unit buildings on individual lots, plus four (4) two-unit twin buildings, 22 alley-loaded single family houses, and lots for three single-family houses with front-loaded garages. The proposed modification to the Master Plan would replace the seven (7) four-unit buildings on individual lots with twelve (12) two-unit twin buildings on a single parcel. The total number of dwelling units in the TR-P district would be reduced from 61 to 57. Because of the arrangement of units and garages, the number of driveways onto Driscoll Drive would decrease from eight to four. Three through-block pedestrian walkways are shown on the Master Plan, which connect the “front” doors of the units to both Driscoll Drive and Milwaukee Street. No development is proposed at this time; staff understands a separate condominium plat will be submitted. Conditional use approval for a residential building complex will also be required for construction of the two-family twins.

Analysis

This request is subject to the standards for Traditional Residential – Plan districts [28.053(3-5) M.G.O.]. The request is also subject to the process for changes to an adopted TR-P Master Plan [28.053(8) M.G.O.], which are identical to the process for major alterations to a conditional use [28.183(8) M.G.O.]. The analysis below begins with a summary of the adopted plan recommendations. This section will then analyze the standards for Traditional Residential – Planned districts.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Low Residential for the site. The Low Residential land use designation is primarily made up of single-family and two-unit structures. [Sprecher Neighborhood Development Plan](#) (1998, most recently amended 2012) recommends housing mix 1 (low density residential) for the majority of the site and a small amount of housing mix 2 (low-medium density residential) for the far western edge of the site. For the Neighborhood Development Plan, low density residential is less than eight dwelling units per acre, and low-medium density residential is eight to eleven units per acre.

TR-P Standards

TR-P Master Plans are subject to the standards for Traditional Residential – Plan districts found in 28.053(3-5) M.G.O.]. These standards include a mix of a minimum of three residential building types, proximity to public or common open space, and minimum requirements for the number of two-family, attached, or multi-family dwelling types. The standards also include dimensional requirements similar to all zoning districts, and site design standards, which include standards for provision of open space, street layout, street design, and treatment of non-residential uses. Because of the layout of the Master Plan and its general similarity to the existing adopted Master Plan, staff believes the TR-P standards can be found met.

Public Input

At time of report writing, Staff has received one letter of support regarding the TR-P amendment, which has been attached to the Plan Commission materials.

Conclusion

The applicant is requesting an amendment to an adopted TR-P (Traditional Residential – Planned district) Master Plan to replace seven four-unit buildings with twelve two-unit twins. No development is proposed at this time, and conditional use approval for a residential building complex will be required for construction of the buildings. Staff believes the proposed modifications to the TR-P Master Plan are consistent with the recommendations of the [Comprehensive Plan](#) and the [Sprecher Neighborhood Development Plan](#).

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** an amendment to the Traditional Residential – Planned district at 6114-6204 Driscoll Drive subject to input at the public hearing and the following conditions.

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

City Engineering Division (Contact Brenda Stanley, 261-9127)

1. Each lateral extended up the private streets that serve multiple properties will be required to have a manhole structure on both sides of the sewer lateral.
2. This development is subject to impact fees for the Door Creek North Phase 2 Impact Fee District Impact Fee District (storm and sanitary impact fee). All impact fees are due and payable at the time building permits are issued (MGO Ch 20). Add the following note on the face of the plans: LOTS / BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
3. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
4. If the lot configurations are modified and the revised layout necessitates shared storm sewer infrastructure or cross drainage, the applicant will need to provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the land division or site development as proposed prior to final sign off.

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

5. The stated Condominium application for this property shall be completed and recorded with the Dane County Register of Deeds. The new parcel (Unit) data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.

Parks Division (Contact Kathleen Kane, 261-9671)

6. 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(2) 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# 09118.3 when contacting Parks about this project.

Fire Department (Contact Bill Sullivan, 261-9658)

7. 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>

The Planning Division, Zoning Administrator, Traffic Engineering Division, Forestry Section, Water Utility, and Metro Transit reviewed this request and have recommended no conditions of approval.