

PLANNING DIVISION STAFF REPORT

June 8, 2015

PREPARED FOR THE PLAN COMMISSION



Project Address: 1113 Graedel Court (18th Aldermanic District, Alder Kembel)
Application Type: Conditional Use
Legistar File ID #: [38146](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Contact/Owner: Jeff Pulley; 1113 Graedel Court, Madison, WI 53704

Requested Action: Approval of a conditional use for an accessory dwelling unit in the Suburban Residential – Consistent 1 (SR-C1) District.

Proposal Summary: The applicant proposes a new accessory dwelling unit on a 1-acre property.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(6)).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request at 1113 Graedel Court. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The subject property is located on the south side of Graedel Court at its eastern terminus; Aldermanic District 18; Madison Metropolitan School District.

Existing Conditions and Land Use: The one-acre property has a 2,372 square foot single-family home constructed in 1974, located close to the center of the property, with a single access driveway from Graedel Court.

Surrounding Land Use and Zoning: The property is surrounded on the north and west sides by single-family homes in the SR-C1 District. Immediately to the south is the Lakeview Lutheran Church property in the SR-C1 District. Immediately to the east is the Dane County Human Services offices, on a 48-acre property in the Conservancy District by in the District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low density residential uses in this area.

Zoning Summary: This property is in the Suburban Residential – Consistent 1 (SR-C1) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000	43,764
Lot Width	60'	100'
Front Yard Setback	30'	38'
Side Yard Setback	6'	10' (east) ; 70' (west)
Rear Yard Setback	3'	adequate
Usable Open Space	1,300 (existing Home)	adequate
Maximum Lot Coverage	50%	<50%
Maximum Building Height	25'	18'±

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, Analysis, and Conclusion

The applicant proposes to construct a new accessory dwelling unit in the northwest portion of the one-acre property. As proposed, the 600 square foot structure would be placed 94 feet in front of the primary home on the property, but still 38 feet back from the front property line. The tightest setback is the proposed 10-foot setback from the western property line, which would place the structure over 55 feet away from the rear of a single-family home adjacent to the property. From base to the peak of the roof, the structure is 18 feet tall.

A new curb cut and short driveway are proposed to lead more directly to the new home. Details such as sidewalks leading to the new building are difficult to discern on the submitted plans, and are requested as a condition of approval.

Staff believes that the proposal can meet all conditional use standards, and recommends approval of the request.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request for a new accessory dwelling unit at 1113 Graedel Court. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Heather Stouder, 266-5974)

1. Final plans submitted for staff review and approval shall show a sidewalk leading to the main entrance of the accessory dwelling from the driveway.

Zoning Administrator (Contact Matt Tucker, 266-4569)

2. The submitted plan shows two driveways, an existing 16' wide driveway and a proposed second 16' wide driveway of a "horseshoe" design. Note: Sec. 28.141(9) limits the maximum width of the two driveways to 11' wide in the front setback. Final plans shall show compliant driveways, a maximum of 11' wide, maintaining the 11' width across the 30' front yard setback, leading to a parking area outside of the front yard setback.

3. Proposed accessory building shall meet all building codes as well as accessory dwelling unit complying with supplemental regulations of 28.151 MGO.
4. The number of occupants of the accessory dwelling unit shall not exceed one (1) family or two (2) unrelated individuals.

City Engineering Division (Contact Janet Schmidt, 261-9688)

5. The address of the ADU is 1111 Graedel Ct.

6. Each building shall have a separate sanitary sewer lateral. It is suggested that the lateral to the existing house be located by a plumber – it appears that the new building may be constructed over the existing lateral, which is not desirable. A Permit to Excavate in the Right of Way shall be taken out for the connection to the public sanitary sewer system for the new lateral.

7. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
 - b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)
8. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Schmidt (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff (MGO 16.23(9)(d)(4)).
9. 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).

Parks Division (Contact Kay Rutledge, 266-4714)

10. 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 the proposed Accessory Dwelling Unit. The developer must select a method for payment of park fees before signoff on the conditional use. This development is within the Warner impact fee district (SI21). Please reference ID#15128 when contacting Parks about this project.
11. Approval of plans for this 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.

Fire Department (Contact Bill Sullivan, 261-9658)

12. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.30(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

Water Utility (Contact Dennis Cawley, 266-4651)

13. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

No other agencies submitted conditions of approval for this request.