



Report to the Plan Commission

April 29, 2009

Legistar I.D. #14545
2017-2021 Van Hise Avenue
Certified Survey Map Referral

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Consideration of a two-lot Certified Survey Map (CSM) of the Blanchard property located at 2017-2021 Van Hise Avenue creating a deep residential lot.

Applicable Regulations & Standards: Section 16.23, Land Subdivision Regulations, Madison General Ordinances provides the requirements for land divisions.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards for land divisions met with this request and **approve** a Certified Survey Map of property located at 2017-2021 Van Hise Avenue, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Applicant & Property Owner: Converse H. Blanchard, 2021 Van Hise Avenue; Madison.

Agent: Ron Trachtenberg, Murphy Desmond, SC; PO Box 2038; Madison.

Surveyor: Michelle Burse, Burse Surveying & Engineering, Inc.; 1400 E. Washington Avenue, Suite 158; Madison.

Proposal: The applicant proposes to subdivide the subject property into two lots. The applicant wishes to record the Certified Survey Map as soon as all regulatory approvals have been granted.

Parcel Location: An approximately 0.42-acre (18,390 square feet) parcel located at the southeastern corner of Van Hise Avenue and N. Prospect Avenue; University Heights Historic District; Aldermanic District 5; Madison Metropolitan School District.

Existing Conditions: An existing two-story single-family residence that faces Van Hise Avenue is located at the northwestern corner of the property.

Surrounding Land Use and Zoning: The subject site is generally surrounded by other single-family residences in R2 (Single-Family Residence District) zoning in the University Heights area.

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and surrounding area for low-density residential uses.

Environmental Corridor Status: The subject property is not located within a mapped environmental corridor

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

Zoning Summary: Existing R2 (Single-Family Residence District).

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	All proposed lots will exceed
Lot width	50'	All proposed lots will exceed
Usable open space	1,000 sq. ft.	---
Front yard	19.15' (setback averaging)	19.15' building line for Lot 2
Side yards	6' (one-story) 7' (two-stories)	Ex. house on prop. Lot 1: 9.9'
Rear yard	40'	Ex. house on prop. Lot 1: 55'
Floor area ratio	N/A	---
Building height	2 stories & 35 feet	Existing house is 2 stories
Building Coverage	N/A	---
<i>Prepared by: Tim Parks, Planning Division, with Pat Anderson, Asst. Zoning Administrator</i>		

Project Review, Analysis & Conclusion

The applicant is requesting approval of a Certified Survey Map to divide a 0.42-acre parcel located at the southeastern corner Van Hise Avenue and N. Prospect Avenue into two single-family lots. The site and surrounding residential properties are zoned R2 (Single-Family Residence District) and are located in the University Heights Local Historic District, which includes all of the properties generally bounded by University Avenue, Breese Terrace, N. Allen Street and Regent Street.

The subject site is developed with the two-story George C. Sellery House, which was constructed in 1910 and, according to the City's preservation files, is considered an "excellent example of Prairie School architecture". The 2,500 square-foot residence features a stucco exterior and unique tiered hip roof. The single-family residence is located in the northwestern corner of the property, with the front wall oriented to Van Hise Avenue behind a 9.9-foot setback. A 19.1-foot setback exists from N. Prospect Avenue. Professor Sellery was a University of Wisconsin-Madison professor of European history, dean of the College of Letters and Science from 1913-1942 and served as president of the University in 1937. Sellery Residence Hall on the University campus is named in his honor.

The subject site currently consists of two parcels of land oriented towards Van Hise Avenue. The parcel addressed as 2017 Van Hise is a rectangular 60-foot wide, 7,200 square-foot parcel that is mostly undeveloped with the exception of the easternmost wall of the house and a wide concrete driveway and parking pad. The remainder of the site is addressed 2021 Van Hise and is an L-shaped, 11,200 square-foot parcel that wraps around a portion of the 2017 parcel but excludes a small notch of land that was conveyed in the past to the neighbor at 21 N. Prospect Avenue and is developed with the neighbor's shed. The parcel at 2021 Van Hise is developed with the rest of the Sellery house. The overall site is characterized by relatively level ground on the northern portion of the property adjacent to the house, while the southern portion of the property features a gradual slope from south of the residence towards the southern property line. The site is also characterized by moderate mature tree cover south of the house.

The subject property will be divided to create a 6,755 square-foot parcel on the southernmost portion of the site. The vacant lot, which is shown as Lot 2 on the draft Certified Survey Map, will have 63 feet of frontage along N. Prospect Avenue and will include the portion of the subject property that wraps around the neighboring shed. The proposed lot will have 99.92 feet of lot depth as measured along the southern line of the lot and 119.91 feet of depth along the northern line adjacent to Lot 1 of this CSM,

which will measure 11,635 square feet in area and include the existing residence. The southern wall of the house will be 42.8 feet from the proposed common lot line.

Both lots proposed will provide the minimum 6,000 square feet of lot area required for parcels in the R2 zoning district. The lot widths provided also comply with the minimum 50 feet of frontage required under R2 zoning. Lot 1 will have approximately 97 feet of lot frontage along N. Prospect Avenue, which becomes the front yard for zoning purposes with this land division. Staff also believes that the proposed lots will comply with the lot design provisions in the Subdivision Regulations, which require an average lot depth of 100 feet for lots in R2 zoning. The average depth for Lot 2 as proposed will exceed this 100-foot minimum.

The proposed land division will create a development parcel that is similar in character to the four lots located west of the site across N. Prospect Avenue, which are each approximately 60 feet wide. Three of the four lots are developed with houses facing N. Prospect Avenue. In addition, the proposed CSM will establish a 19.15-foot deep building line on Lot 2 parallel to N. Prospect Avenue, which will ensure that a new residence constructed on that lot maintains the same general setback as the residences at 2021 Van Hise Avenue to the north and 21 N. Prospect Avenue to the south.

Finally, while there are a number of design-related provisions that apply to the subject site under the University Heights Historic District, there are no provisions for lot area or frontage that would apply to this request. Additionally, the Landmarks Commission will be required to review and approve any new construction on proposed Lot 2 following a public hearing, as required by the Landmarks Commission ordinance, Section 33.19. Staff proposes that a note to this effect be added to the CSM prior to recording.

Ordinarily, a land division request such as the one proposed would be reviewed administratively by staff to ensure conformance with various City regulations, including but not limited to the Zoning Ordinance and Subdivision Regulations. However, the Planning Division felt that, given the location of the property in the University Heights Historic District, this land division request should be referred to the Plan Commission for review as provided for in the Subdivision Regulations. Public hearing notices were sent to the applicants and to property owners within 200 feet of the property in advance of this hearing.

In reviewing a Certified Survey Map, Section 16.23 (5)(g)3 of the Subdivision Regulations stipulate that:

“The map shall be reviewed by the Department of Planning and Community and Economic Development, and other City agencies as determined by the Director of Planning and Community and Economic Development for comment concerning matters within their jurisdiction, for conformity with the provisions of the ordinances and for the possible effect of the proposed division on any plans as set forth in the master plan, the official map or neighborhood unit development studies.”

There are no adopted neighborhood plans for the University Heights neighborhood at this time. The Comprehensive Plan identifies the site and surrounding area for low-density residential uses and generally encourages infill development to be “compatible with established neighborhood character.” Additionally, the Comprehensive Plan generally recommends that redevelopment and infill projects be compatible with and compliment existing historic resources and characteristics of an area (Objective 3, Section 8, Volume II, page 8-4). Planning Division staff does not believe that the proposed division of the applicant’s property runs counter to the above recommendations.

In closing, the Planning Division believes that the proposed division of the subject property can meet the R2 zoning requirements and the standards for approval for Certified Survey Maps in the Subdivision

Regulations and that the lots proposed adhere to the development pattern present elsewhere in the University Heights neighborhood.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find that the standards for land divisions met with this request and **approve** the two-lot Certified Survey Map of property located at 2017-2021 Van Hise Avenue subject to input at the hearing and the following conditions:

1. That the following note be placed on the Certified Survey Map prior to Planning Division approval and recording: "Any new construction on proposed Lot 2 will be subject to the criteria and standards for alterations and new construction in the University Heights Historic District as set forth in the Landmarks Commission ordinance, Section 33.19 (12) of the Madison General Ordinances."

The following conditions have been submitted by reviewing agencies:

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

2. Property shall either have two separate sanitary sewer laterals or an ownership/ maintenance agreement (recorded) shall be in place prior to CSM approval.
3. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners required.
4. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division website for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the Engineering Division for this information.
5. Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to Engineering Division Surveyor / Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL CSM in PDF form is preferred.

Traffic Engineering Division (Contact John Leach, 267-8755)

This agency submitted a response with no comments or conditions of approval.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not submit a response for this request.

Parks Division (Contact Tom Maglio, 266-6518)

6. The developer shall pay park fees for the added single-family residence, totaling \$3,122.65 for park dedication and development fees. The developer must select a method for payment of park fees before signoff on the CSM.

Fire Department (Contact Scott Strassburg, 261-9843)

This agency submitted a response with no comments or conditions of approval.

Water Utility (Contact Dennis Cawley, 261-9243)

7. Proposed Lot 2 will require a new water service lateral.
8. In accordance with MGO 13.21, all operating wells shall be identified and permitted by the Water Utility and all unused private wells shall be abandoned.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.