



Report to the Plan Commission – Addendum

June 1, 2009

Legistar I.D. #14245
6234 S. Highlands Avenue
Deep Residential Lot Certified Survey Map

Report Prepared By:
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Planning Division

Requested Action: Consideration of a two-lot Certified Survey Map (CSM) of the Greenwald property located at 6234 S. Highlands Avenue creating a deep residential lot.

Addendum: The Plan Commission referred this matter to June 1, 2009 to allow the applicants to have a meeting with the district alder and neighbors to discuss the proposed land division and to provide the Commission with additional information on tree preservation and future home construction on proposed Lot 1.

In regard to the first request by the Plan Commission, the applicants held a discussion with neighbors on their property on the evening of May 26, 2009, which was attended by Ald. Mark Clear. The applicants and alder also discussed the proposed land division in meetings preceding the May 26 discussion. Notice of the neighborhood meeting was sent to neighbors by e-mail on May 14.

The applicants have also submitted a tree preservation plan in response to the second request by the Commission. A certified arborist visited the subject property and has identified approximately 30 trees that may be preserved as part of the construction of a new residence on proposed Lot 1 of the Certified Survey Map. The attached tree preservation plan (undated) notes that the 30 or so trees will be preserved “as long as they do not conflict with future improvements to the lot.” The plan also notes that any trees within 20 feet of the construction zone on Lot 1 will be protected with snow fencing to be placed one foot outside the drip line of the tree to prevent root compaction. An exhibit showing the trees in relation to a building envelope for Lot 1 is attached. The envelope shown generally reflects the yards required for principal buildings in the R1R Rustic Residence District, which are 50 feet in the front yard, 30 feet in the side yards and 40 feet in the rear yard. A separate exhibit submitted by the applicants shows a conceptual building placement scenario within the envelope.

Lastly, the City Engineering Division has prepared an analysis of the parcels located in the Highlands neighborhood. The 10-page analysis and a one-page cover memo (from e-mail) are attached. In using the analysis, Planning staff notes that Certified Survey Maps with recording numbers 6000 or less were generally recorded before the R1R zoning was codified circa 1990. Certified Survey Maps numbered 1870 or less were recorded on or before the adoption of deep residential lot creation standards in October of 1975. Staff will note that some of the existing lots located in the Highlands were created after the advent of deep residential lot standards while portions of that neighborhood were still located in the Town of Middleton.

In closing, the Planning Division continues to recommend that the Plan Commission find the standards of approval met for this Certified Survey Map subject to the conditions of approval contained in the April 1, 2009 report, input at the June 1, 2009 public hearing and the additional information provided by the applicants.