



Report to the Plan Commission

June 20, 2011

Legistar I.D. #22828
7122 Timberwood Drive
Conditional Use Request

Report Prepared By:
Heather Stouder, AICP
Planning Division Staff

Requested Action: Approval of a conditional use for mechanical equipment associated with a home based salon business in the R1 (Single-family Residence) District.

Applicable Regulations & Standards: Section 28.12(11) provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission finds that the conditional use standards can be met and **approve** the request for the conditional use for mechanical equipment associated with a home based salon business.

Background Information

Applicant and Project Contact: Jennifer Pavlick; 7122 Timberwood Drive; Madison, WI 53719

Property Owner: Steven Pavlick; 7122 Timberwood Drive; Madison, WI 53719

Proposal: The applicant is requesting a conditional use for mechanical equipment associated with a home based salon business in the R1 (Single-family Residence) District.

Parcel Location: 7122 Timberwood Drive is located on the north side of Timberwood Drive between Timberwood Court and Tanglewood Drive, Aldermanic District 7 (King); Verona Area School District

Existing Conditions: The 10,400 square foot parcel includes a split-level, 1,200 square foot single-family home constructed in 1998.

Surrounding Land Use and Zoning:

North: Across McKee Road to the north, single-family homes in the PUD-SIP (Planned Unit Development – Specific Implementation Plan) District

East, South, & West: Single-family homes in the R1 (Single Family Residence) District

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Low Density Residential (LDR) for this property.

Environmental Corridor Status: This property does not lie within a mapped environmental corridor.

Public Utilities and Services: The property is served by a range of urban services, including Metro Transit Routes 56 and 57.

Zoning Summary: The property is in the R1 (Single Family Residence) District.

Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	10,400 sq. ft.
Lot width	65'	80' existing
	1,300 sq. ft.	Adequate
Front yard	30'	Existing
Side yards	7' each side	Existing
Rear yard	40'	Existing
Building height	2 stories / 35'	2 stories existing
No. Parking stalls	1	1

Prepared by: Pat Anderson, Assistant Zoning Administrator

Project Description

The applicant proposes to incorporate a small home salon within the basement of an existing home. Section 28.04(26)(b)6 of the zoning code stipulates that for home occupations, conditional use approval is required for equipment such as the hydraulic chair and hood dryer proposed for the salon.

As proposed, the salon would be contained within a 110 square foot space on the lower level of the home. No exterior changes are proposed.

Proposed hours of operation are 8:00am to 8:00 pm, Monday through Friday, and 8:00 am to 1:00 pm on Saturday. Clients are encouraged to park in the driveway, and with only one client at a time, there may be up to two cars in the driveway during the overlap between appointments.

Staff is unaware of any opposition to the proposal at this time.

Evaluation and Conclusion

Staff foresees no negative impacts on nearby properties from the hydraulic chair and hood dryer proposed for the salon, which is the reason for conditional use review by the Plan Commission. The hours of operation suggested by the applicant will effectively limit traffic to and from the home, which will be very low due to the fact that the applicant is the sole proprietor with one client at a time.

Planning Division staff recommends that the Plan Commission finds that the conditional use standards can be met, and **approve** the request subject to input at the public hearing and conditions from reviewing agencies.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

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 subject to input at the public hearing and the following conditions:

The following conditions have been submitted by reviewing agencies:

Zoning Administrator (Contact Pat Anderson, 266-5978)

1. The home occupation is limited to 25% of the first floor of the home. Meet the home occupation standards in MGO Section 28.04(26). The proposal appears to meet these standards.

Fire Department (Contact Bill Sullivan, 261-9658)

2. The Madison Fire Department does no object to this proposal provided the project complies with all applicable fire codes and ordinances.

City Engineering (Contact Janet Dailey, 261-9688)

This agency submitted a report with no conditions of approval for this proposal.

Traffic Engineering (Contact Bryan Walker, 267-8754)

This agency submitted a report with no conditions of approval for this proposal.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency did not submit comments for this proposal.