

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of October 31, 2007**

RE: ID # 07735: Zoning Map Amendment I.D. 3317 To Rezone 651 S. Sprecher Road from A, R2, R3 & R4 to all R2 and I.D. #07835, Approval of the final plat of "Sprecher Road Estates"

1. Requested Actions: Approval of a request to rezone 5.45 acres of the property addressed 651 S. Sprecher Road from A (Agriculture District), R2 (Single-Family Residence District), R3 (Single and Two-Family Residence District) and R4 (General Residence District) to R2 and approval of a final creating nine single-family lots, one lot for a future City fire station and a lot for a future Madison Metropolitan School District school.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property Owner: Madison Metropolitan School District; Rick Hopke, representative.

Surveyor: Dave Jenkins, Jenkins Survey & Design, Inc.; 161 Horizon Drive; Verona.
2. Development Schedule: No development schedule has been provided.
3. Parcel Location: Approximately 20.8 acres located along the east side of S. Sprecher Road between Wyalusing Drive and Dominion Drive; Aldermanic District 3; Madison Metropolitan School District.
4. Existing Conditions: Undeveloped land, zoned A (Agriculture District), R2 (Single-Family Residence District), R3 (Single and Two-Family Residence District) and R4 (General Residence District).
5. Proposed Land Uses: The applicant indicates that the nine single-family lots created with this final plat will be developed by the school district through its Lafollette High School Home Building training program. A 1.4-acre lot at the northeast corner of S. Sprecher Road and Wyalusing Drive will be purchased by the City of Madison for future Fire Station #13. The remaining land will be retained by the school district for a future elementary school building. The site will be wholly zoned R2 (Single-Family Residence District) following the proposed zoning map amendment, which was a condition of approval of the preliminary plat.
6. Surrounding Land Use and Zoning:

North: Door Creek Church, zoned PUD-SIP;

South: Alta Green Condominiums, zoned PUD-SIP; single-family residences zoned R2 (Single-Family Residence District) and two-family residences zoned (Single and Two-Family Residence District) in the Reston Heights subdivision;

East: Dominion Park, zoned R2, and single-family residences in the Reston Heights subdivision, zoned PUD-SIP

West: Covered Bridge Condominiums planned residential development, zoned R3.

7. Adopted Land Use Plan: The Sprecher Neighborhood Development Plan identifies the subject site for institutional uses.
8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor. The subject site and adjacent City park are identified as public lands on the map.
9. Public Utilities & Services: The property will be served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the standards for zoning map amendments contained in the Zoning Ordinance and the standards for final plats contained in the Subdivision Regulations.

PREVIOUS APPROVALS

On June 15, 1999, the Common Council approved a final plat creating lots 92 lots for single-family, two-family and multi-family development and a public park and five outlots for future development. The site was previously zoned R2, R3 and R4 at the time the Reston Heights subdivision was approved. In May 1999, the Madison Metropolitan School District purchased approximately 20 acres of the final plat area for future use as a school. The final plat was recorded on May 23, 2001 with a revised lot arrangement that took into account the purchase of land by the school district.

On July 17, 2007, the Common Council approved the preliminary plat for the Sprecher School Estates subdivision.

PLAT REVIEW

The Madison Metropolitan School District is requesting approval of the final plat of Sprecher Road Estates (formerly MMSD Sprecher School Estates) creating 11 lots from Lot 248 of the First Addition to Reston Heights. The subject site a 20.8-acre lot that extends along most of the frontage of S. Sprecher Road between Dominion Drive on the north and Wyalusing Drive on the south with the exception of two existing single-family lots located along the Sprecher Road

frontage, including one that is located in the Town of Blooming Grove. The School District is also requesting approval to rezone the site from A (Agriculture District), R2 (Single-Family Residence District), R3 (Single and Two-Family Residence District) and R4 (General Residence District) to all R2 zoning.

At the time the original preliminary plat was approved for this site circa 1999, the subject site was envisioned for 35 single-family lots, 21 two-family lots and one lot for multi-family use. The proposed lots were zoned R2, R3 and R4, respectively. Subsequent to the approval of a final plat in 2001 that proposed creation of the aforementioned lots, the Madison Metropolitan School District purchased the subject lands for a future school and the plat was recorded with one lot corresponding to the future school site. The underlying zoning has not been changed.

The subdivision calls for Herndon Drive to extend north from its current terminus at Wyalusing Drive to connect to Dominion Drive. Lot 1 of the plat will be a 1.4-acre lot that the City of Madison has an accepted offer to purchase for use as a future fire station. Lots 2-10 of the proposed plat will be retained by the school district to be developed as single-family residences in the future through a home building program based out of Lafollette High School. Lot 11 of the subdivision will be retained for the school district for a future school site. A 40-foot building line will be provided in the rear yard of the single-family lots that will back onto S. Sprecher Road. Staff is requesting that a 25-foot side yard building line be provided for Lot 8, which abuts S. Sprecher Road at Dominion Drive.

The request to rezone the 20.8-acre parcel to R2 single-family zoning complies with a Planning Division-requested condition of approval on the preliminary plat of the MMSD Sprecher School Estates subdivision that the entire site be zoned R2 to reflect the use of proposed Lots 2-10 as single-family residential lots. Both the future school and fire station uses proposed are allowed in R2 zoning. Schools are conditional uses subject to the review and approval of the Urban Design Commission and Plan Commission. Fire stations up to 10,000 square feet in floor area are permitted uses in residential zoning districts subject to Urban Design Commission review as public buildings. If the fire station exceeds 10,000 square feet of floor area, it becomes a conditional use also subject to approval by the Plan Commission before construction.

ANALYSIS & CONCLUSION

The subject site was identified in the Sprecher Neighborhood Development Plan for institutional uses coinciding with the Madison Metropolitan School District's purchase of the property for a future school site in 2001. Staff believes that the subdivision of the 20.8 acres to create a smaller lot for the future school as well as a lot for a City fire station is consistent with this current institutional land use recommendation. Previously, the plan called for the area of this preliminary plat to be entirely developed with low-density residential uses, reflected in how the property was zoned and conceptually divided prior to the purchase of the site by the school district. The proposed creation of the nine single-family lots between extended Herndon Drive and S. Sprecher Road and the rezoning of the entire 20.8-acre site to R2 zoning are consistent with the original low-density residential land use recommendation for this site in the original

neighborhood plan.

RECOMMENDATION

The Planning Division recommends that the Plan Commission forward the final plat of “Sprecher Road Estates” to the Common Council with a recommendation of **approval** subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That a 25-foot building line be provided adjacent to S. Sprecher Road for Lot 8.
3. That the applicant submit a landscaping and screening plan for Planning Division approval prior to recording of the final plat that provides screening and landscaping for the 40-foot buffer strip adjacent to S. Sprecher Road for the rear yard of Lots 2-7 and the 25-foot side yard of Lot 8. The applicant shall subject these lots to a restrictive covenant requiring the installation of the screening and landscaping on the approved plan to occur at the time buildings on those lots are completed and prior to the issuance of a Certificate of Occupancy. The restrictive covenant shall be submitted to the City Attorney’s Office and Planning Division for approval prior to recording of the final plat.