

Staff Report



**Zoning and
Land Regulation
Committee**

Public Hearing: **April 30, 2019**

Zoning Amendment Requested:

RE (Recreational) District TO GC (General Commercial) District

Size: **1.84 Acres**

Survey Required: **Yes**

Reason for the request:

Conditional Use Permit Request for Multi-family residential use in the GC district. Proposal is for a 26 Unit condominium development

**Petition 11412
CUP 02465**

Town/Section:

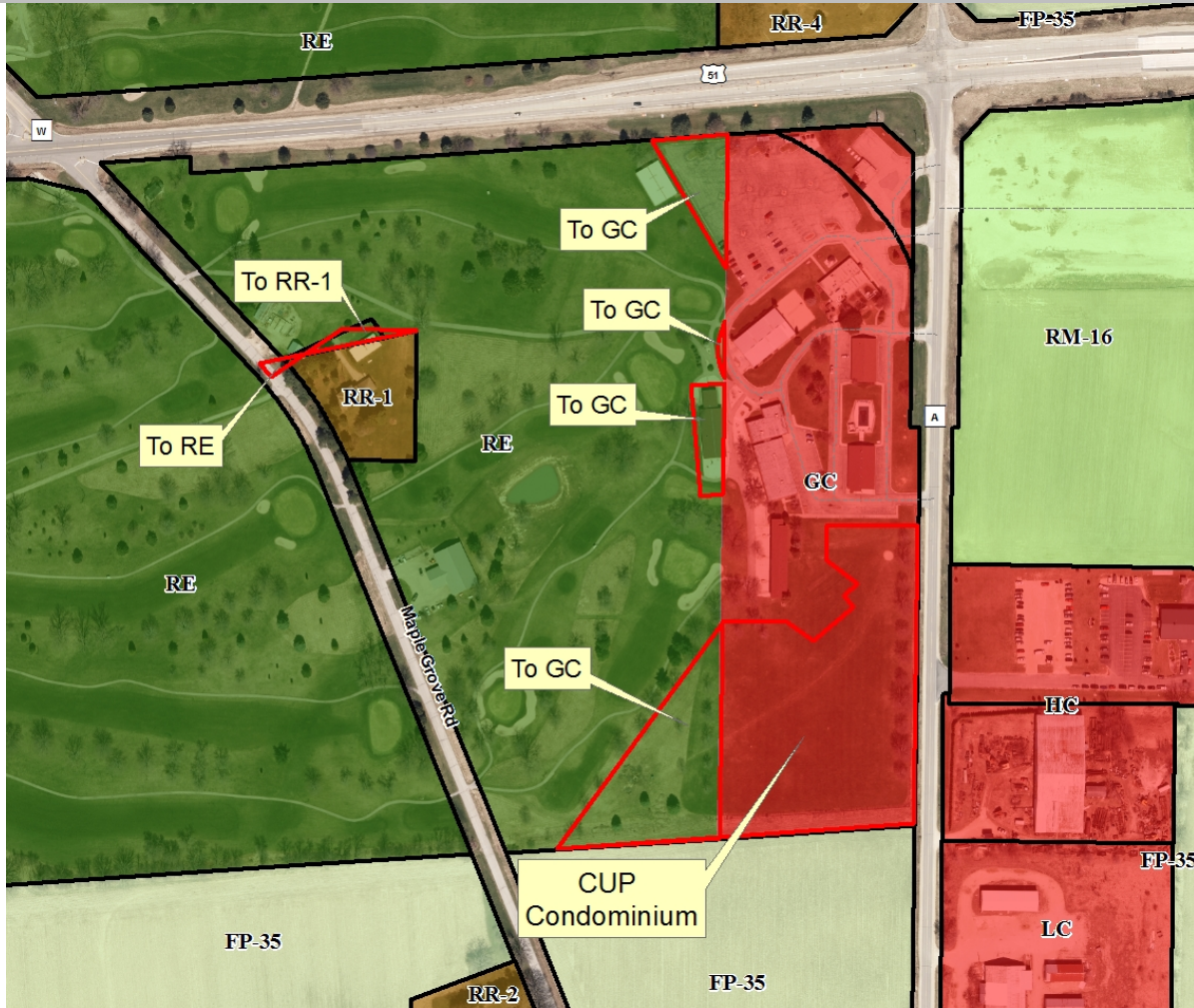
ALBION, Section 8

Applicant

**COACHMAN'S INN
ENTERPRISES INC**

Address:

**986 COUNTY
HIGHWAY A**



DESCRIPTION: Coachmans Inn Enterprises proposes to rezone a portion of the existing Coachman’s golf course from RE Recreational to GC General Commercial and requests approval of a Conditional Use Permit for multi-family residential use to allow development of up to 26 condominium units.

OBSERVATIONS: The proposal is an extension of the Coachman’s Inn Golf Resort. Currently there is a 27-hole golf course, a clubhouse, restaurant, banquet hall, and motel on the property. The proposal is to provide an area for single-family residences with direct access to the golf course. A similar proposal was presented in 1997. The project did not move forward due to concern regarding the on-site septic system. The current proposal consists of 13 two-family (duplex) structures. The concept plan included with the application lacks dimensions and supportive information to know that the structures, storm water management, and on-site septic system will fit on the lot.

TOWN PLAN: The Town Comprehensive Plan designates the future land use for this area to be “Commercial Outdoor Recreation”. Commercial Outdoor Recreation is defined as an area for “private outdoor recreation and resort properties”. No other information is provided relating to the allowable uses within the planning area.

The Town Comprehensive Plan also identifies this area as being within the “North Interchange Planning Area”. The plan provides some direction on the envisioned development of the area by noting that the area is appropriate for a mix of highway oriented land uses, limited residential development, and land uses complementary to the existing golf course resort development.

RESOURCE PROTECTION: No resource protection corridors located on the property.

DANE COUNTY HIGHWAY: CTH A is not a controlled access highway. An access permit will be required for any change of use or new points of access. Joint use access may be required. Estimate increase of traffic 150 trips per day. Existing access points may need to be realigned or eliminated to support the increase of traffic.

STAFF CONCERNS:

1. The new development will require compliance with Land Division Regulations for the property that is east of Maple Grove Road. Given the size of the lot and different zoning boundaries, several lots will need to be created for the defined land use areas. Lot boundaries are required to be coterminous with the zoning boundary lines. It is suggested to separate the recreational zoned area, the commercial area, the motel, and the residential areas onto separate lots. The zoning boundaries may need to be shifted to account for existing development.
2. It is understood that a separate lot will be created for the existing motel. The sanitary system will need to be located on the lot and the lot will need to have a minimum of 66 feet of frontage onto County Highway A. It is suggested to remove the optional duplex from the design and create a more rectangular lot for the existing motel.
3. If a separate lot is created for the motel, the residential development area could be on a separate lot as well. To keep with the current policies of the Town’s Comprehensive Plan, the proposed development area should be assigned the zoning district classification GC General Commercial and a conditional use permit obtained for the multi-family development (petition revised).
4. The sanitary system that supports the duplexes will need to comply with ZLR Committee policies. The community wastewater system shall comply with the nitrate-nitrogen standard established by the federal Maximum Contaminant Level (MCL) and the Wisconsin Groundwater Enforcement Standard (ES). The federal MCL is found in §40 CFR 141.62. The Wisconsin Groundwater Enforcement Standard is found in Wisconsin Administrative Code NR 140.10.
5. The development will access onto County Highway A. The proposal should be reviewed by Dane County Highway Department to see if any necessary improvements will be required.
6. The proposed building location appears to be extremely close to the south property line. The buildings should be shifted north to account for decks and patios. Building envelope dimensions should be shown as part of the review packet.
7. Scaled drawings should be provided showing exact dimensions of the structures, storm water management, proposed grading, and on-site septic system design.

Staff has requested that the applicant provide additional information so that a more thorough review can be provided. Pending receipt of additional information from the applicant, and consideration by the town of Albion, the proposal appears reasonably consistent with town plan policies.

ZONING PETITION

TOWN: The Town Board approved the petition with no conditions.

STAFF: The proposed zoning changes meet the dimensional standards of the zoning districts and appear to be consistent with the Town of Albion Comprehensive Plan.

CONDITIONAL USE PERMIT

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

STAFF: The application only contains a concept plan which lacks sufficient evidence to show that the proposal meets the six standards for obtaining a conditional use permit. Staff feel that the application as presented fails to meet Condition 1 (danger to public safety, comfort, and welfare), Condition 4 (adequate utilities), and Condition 5 (adequate ingress and egress) with the information presented. Staff suggest that the conditional use permit be postponed until additional information is presented that shows that the development is designed appropriately for the space; a septic system has been designed to accommodate 26 residences and fits on the property; County Highway A access is designed to accommodate the additional traffic; and the internal drive paths are designed to accommodate fire equipment.

TOWN: The Town Board approved the conditional use permit with 2 conditions.

1. The applicant needs approval from The Edgerton Fire District regarding the space for operations and secondary access.
2. The applicant shall develop and operate the site according to the Town of Albion's Commercial Design Review and get approval from the Town of Albion Plan Commission and Town of Albion Board before starting the project.