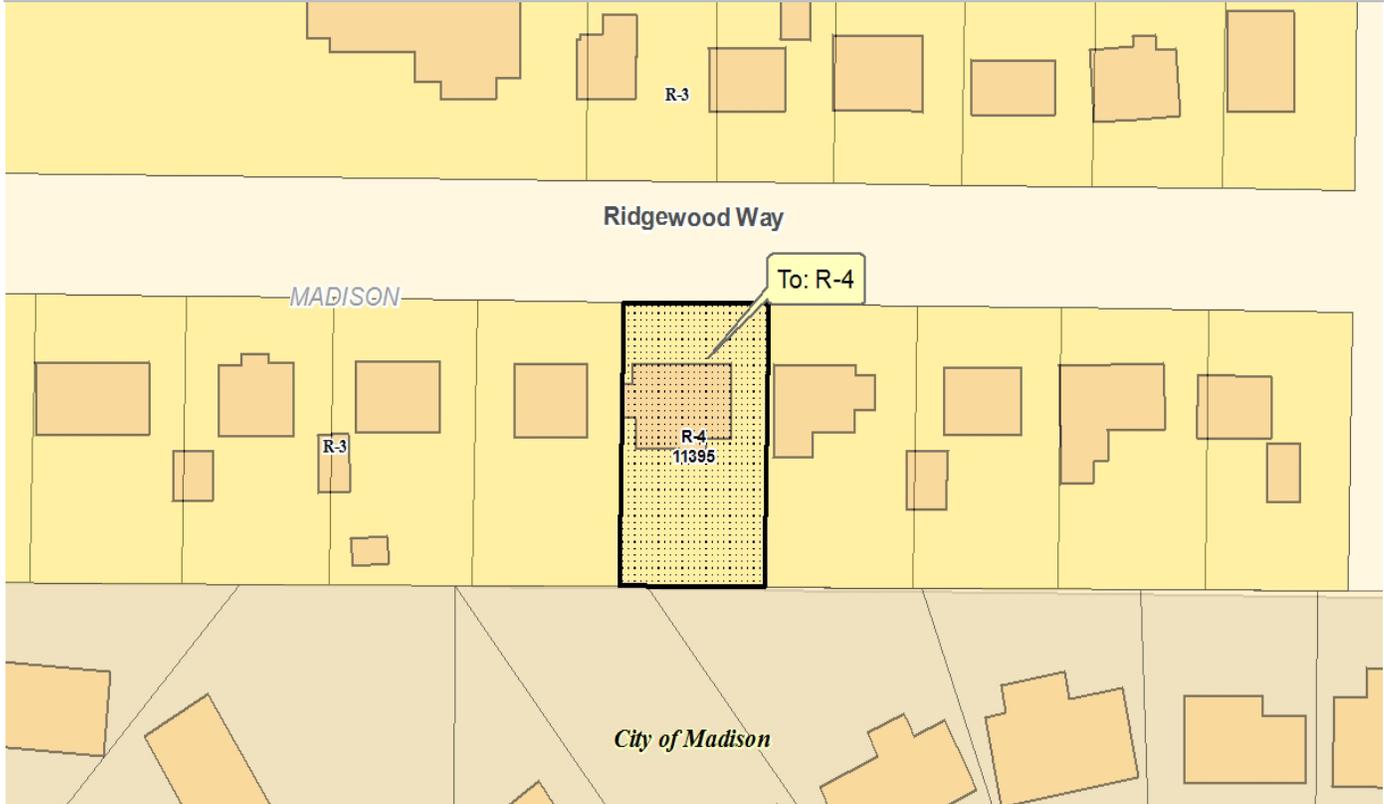


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 26, 2019	Petition 11395	
	<i>Zoning Amendment Requested:</i> TFR-08 (R-3) Residence District TO MFR-08 (R-4) Residence District		<i>Town/Section:</i> MADISON, Section 35
	<i>Size:</i> 0.185 Acres	<i>Survey Required:</i> No	<i>Applicant:</i> FELIPE G SOLACHE
	<i>Reason for the request:</i> CONVERTING A SINGLE FAMILY RESIDENCE INTO 3 APARTMENTS		<i>Address:</i> 1017 RIDGEWOOD WAY



DESCRIPTION: The application is for changing zoning from R3 to R4, in order to convert a single family home into a 3-unit residential building.

OBSERVATIONS: The surrounding area is a mixture of single family and multi-family housing.

TOWN PLAN: The area is included in the City of Madison, City of Fitchburg, and the town of Madison Cooperative Plan. The City of Madison requested that the application be denied based on lack of consistency with the plan (please see attached letter from the City of Madison Planning Division dated 3/12/2019).

TOWN: The town of Madison Board denied the petition.

STAFF: Staff recommends denial based on the following reasons:

- The Town of Madison does not support the proposal; and
- The proposal is not consistent with the City of Madison, City of Fitchburg, and Town of Madison Cooperative Plan. The area is planned on having the existing single-family and two-family residences preserved.

MARCH 26th ZLR: The petition was postponed to allow time for the applicant to speak to the Town of Madison to see if a two-family dwelling would be acceptable. There also was opposition by a neighboring owner which was opposed to multi-family housing.

STAFF UPDATE: The property is located in an area which has been a single-family neighborhood since the 1960's. The South Madison Comprehensive Plan suggests that these existing single-family residential areas be preserved to maintain single family housing stock. Multi-family development is directed to areas adjacent to major streets. The proposed site is approximately 850 feet east of Fish Hatchery Road with no direct connection to the major street. Due to the small size of the lot, the required 5 parking stalls may be an issue.

County Staff has contacted the Town of Madison regarding an amendment to the petition. The Town Plan Commission will review a proposed change to duplex zoning at their April 8th meeting. Staff will update the Committee at the meeting on the Town's interest.

