



Department of Planning & Community & Economic Development  
**Planning Division**

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December 15, 2014

Mr. Patrick Miles, Chair  
Dane County Zoning & Land Regulation Committee  
Dane County Zoning Division  
City-County Building, Room 116  
210 Martin Luther King, Jr. Blvd.  
Madison, Wisconsin 53703

RE: Conservancy Park Apartments, LLC-1481 Carver Street

Dear Mr. Miles,

I'm writing to comment on the proposed amendment of the deed restrictions on the property at 1481 Carver Street that would allow a second apartment building on the site. It is my understanding that the applicant is requesting removal of deed restrictions that limit the property to no more than one apartment building with a maximum of 24 dwelling units (one bedroom or smaller) in order to permit division of the existing 1.455 acre parcel. The proposal would result in the creation of a second parcel of .352 acres for a new multi-family apartment building with 6 additional dwelling units. The existing apartment building consisting of 24 units would be located on the remaining 1.103 acre parcel.

The *City of Madison, City of Fitchburg and Town of Madison Cooperative Plan* includes a provision in the first paragraph of Section 19 that *"The existing adopted plans and the future Comprehensive Plans of the Town and Cities shall govern any new infill development or redevelopment within the Plan territory."* The 1481 Craver Street proposal is inconsistent with the City of Madison Comprehensive Plan which recommends low density residential uses (0-15 dwelling units per acre) for the subject property. The proposed lot split would result in a density of 21.7 units on Lot 2 which includes the existing 24 unit building. The current density on the entire 1.455 acre site is 16.49 dwelling unit per acre, slightly higher than the City of Madison Comprehensive Plan's recommendation of 15 dwelling units per acre. The applicant proposes 6 additional dwelling units on the newly created Lot 1, which would result in a total density of 20.6 units per acre on Lots 1 and 2 combined. The density on Lot 1 would be 17 units per acre.

The City requests that the proposal to amend the deed restriction on the property at 1481 Carver Street that would allow a second apartment building on the property be denied because it is not consistent with the City of Madison's Comprehensive Plan and also the *City of Madison, City of Fitchburg and Town of Madison Cooperative Plan*.

We appreciate the opportunity to comment on the proposed rezoning. If you have any questions, please do not hesitate to contact me at 267-8732 or [rroll@cityofmadison.com](mailto:rroll@cityofmadison.com).

Sincerely,



Rick Roll  
Planner IV  
City of Madison Planning Division

c: Roger Lane, Zoning Administrator, Dane County  
Majid Allan, Senior Planner, Dane County Department of Planning & Development  
Katherine Cornwell, Director Planning Division  
Renee Schwass, Business Manager, Town of Madison  
Paul Soglin, Mayor City of Madison