

**Ordinance No. 8-11-628
Monona Common Council**

AN ORDINANCE REZONING 215 FEMRITE DRIVE FROM NEIGHBORHOOD SMALL BUSINESS (NSB) TO COMMUNITY DESIGN DISTRICT (CDD) FOR THE DEVELOPMENT OF A SMALL LOT SINGLE-FAMILY DETACHED HOME SUBDIVISION OF 6 HOMES

WHEREAS, Raywood Development, LLC owns the .84 acre property at 215 Femrite Drive, and requests to rezone it from Neighborhood Small Business (NSB) to Community Design District (CDD) for the purpose of developing a small lot subdivision of six (6) detached single-family homes on fee-simple lots; and

WHEREAS, a public hearing was held at the Plan Commission meeting August 8, 2011 according to Section 13-1-143 of the Monona Municipal Zoning Ordinance; and

WHEREAS, at the Plan Commission meeting August 8, 2011 a motion was approved for the of the rezoning of the property at 215 Femrite Drive from Neighborhood Small Business (NSB) to Community Design District (CDD) as requested in the proposal and plans presented and reviewed at the Plan Commission meeting August 8, 2011 for the development of a small lot single-family home subdivision of six (6) lots at 215 Femrite Drive, according to Section 13-1-142 Amendment of Zoning Map and 13-1-143 Amendment Procedure of the Monona Municipal Ordinances, and recommendation to the City Council for approval with the following Findings of Fact and Conditions of Approval:

Findings of Fact:

1. The Plan Commission has determined that the proposed use of a small lot single-family home subdivision of six (6) lots and homes proposed at 215 Femrite Drive is incompatible with the current Neighborhood Small Business District (NSB) zoning for this property that had been zoned NSB in 2005.
2. The Plan Commission has determined that the Community Design District Zoning District (CDD) is the appropriate Zoning District for the development of a small lot single-family home subdivision of six (6) lots at 215 Femrite Drive and for this land use, and the CDD Zoning District is also the appropriate Zoning District for the use of the Planned Community Developments (PCD) process which like a Planned Unit Development (PUD) allows more "freedom and flexibility" in the application of zoning standards and regulations, and "allows the subdivision control ordinance to be waived where deemed appropriate in the case of a planned community development."
3. Property owners in the general area have been notified of Plan Commission meetings, and public hearings have been held at each meeting 6/27/11, 7/25/11, and 8/8/11 to obtain input.
4. The proposed land use of a small lot single-family detached home subdivision development of six (6) lots and six (6) homes at 215 Femrite Drive is consistent with the City of Monona Strategic Housing Plan adopted in 2007 goals to increase the diversity of housing types in Monona, and to consider dense, mixed-use developments within walking distance to public and commercial facilities.
5. The proposed density of 7.1 units per acre with six (6) homes on .84 acres is similar to the maximum density allowed for Two-Family Zoned development in the Zoning Ordinance at two units per 10,000 square feet or 8.7 units per acre, and is consistent with the higher densities of land use and development in this neighborhood that contains the nearby multi-family residential land uses of Executive East Apartments to the west, and the Woodland Condominiums and Monona Meadows to the north.

6. The area along Femrite Drive from Monona Drive then east a few blocks contains a variety of residential land uses and development, including apartments, single-family homes, two-family homes, condominiums, senior housing apartments, and a church, and the small lot single-family home subdivision proposed by Raywood Development, LLC will add another type of housing to this mix, and one that is not represented and of a style that is part of the growing trend in housing.
7. The location proposed at 215 Femrite Drive at Femrite Drive and Roselawn Avenue of this New Urbanism style of low to moderate density single-family detached homes will allow the homeowners to be able to take advantage of nearby commercial areas and services, and in turn the homes will help support those businesses. The location at 215 Femrite Drive is also nearby to open spaces and parks (at Monona Woodland Park and Ahuska Park) that will provide the residents with recreational opportunities.

Conditions of Approval:

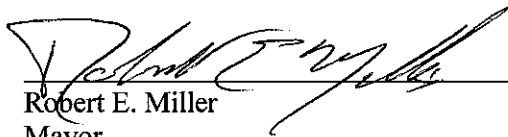
1. The rezoning of 215 Femrite Drive from Neighborhood Small Business (NSB) to Community Design District (CDD) is only for the proposed land use and general layout and design shown in the General Development Plan (GDP) submitted on August 4, 2011 by Raywood Development, LLC and reviewed at the Plan Commission meeting August 8, 2011, and is contingent on the approval of the General Development Plan and its implementation. If the property is not developed according to the General Development it shall revert back to Neighborhood Small Business (NSB).

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Monona, Dane County, Wisconsin, that the rezoning of 215 Femrite Drive from Neighborhood Small Business (NSB) to Community Design District (CDD) for the development of a small lot single-family home subdivision of six (6) lots, with the Findings of Fact and Conditions of Approval recommended by the Plan Commission is hereby approved; and

BE IT FURTHER RESOLVED, that the City Attorney is hereby directed to prepare the appropriate ordinance.

Adopted this 6th day of September, 2011.

BY ORDER OF THE CITY COUNCIL
CITY OF MONONA, WISCONSIN



Robert E. Miller
Mayor

ATTEST: Joan Andrusz

Joan Andrusz
City Clerk

Requested By: Raywood Development, LLC - 8/4/11
Approval Recommended By: Plan Commission – 8/8/11

Council Action:
Date Introduced: 8-15-11
Date Approved: 9-6-11
Date Disapproved: _____