



Report to the Plan Commission

February 20, 2012

Legistar I.D. #25346
5844 Thorstrand Road
Conditional Use

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Conditional Use approval to build an addition to a single-family residence exceeding 500 square feet on a waterfront lot.

Applicable Regulations & Standards: Section 28.04 (19) requires that development on waterfront lots, including additions exceeding 500 square feet of floor area during any ten year period, receives conditional use approval. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission finds the project meets the applicable waterfront and conditional use standards and **approve** the request to build an addition to single-family residence exceeding 500 square feet on a waterfront parcel at 5844 Thorstrand Road, subject to the recommended conditions and input provided at the public hearing.

Background Information

Applicant / Owner: Jeff and Sue Haen; Haen Real Estate; 9005 Royal Oaks Circle; Verona, WI 53593

Contact: Karen O. Davis; Udvari-Solner Design Company; 2631 University Avenue, Suite 104; Madison, WI 53705

Proposal: The applicant proposes to build a second-floor addition to a lakefront single-family residence, requiring conditional use approval. The applicant anticipates starting project work in February 2012 with work complete in June 2012.

Parcel Location: The parcel is an approximately 0.62-acre (26,897 square foot) waterfront parcel located along the southwestern shores of Lake Mendota. This parcel is located within Aldermanic District 19 and the Madison Metropolitan School District.

Existing Conditions: This lot includes a one-story square foot residence, built in 1961. The property also includes a 990 square foot boathouse and accessory shed.

Surrounding Land Use and Zoning: This property is surrounded by other lake-fronting single-family homes on Thorstrand Road, a private street. Surrounding properties are zoned R1 (Single-Family Residence District).

Adopted Land Use Plan: The Comprehensive Plan recommends low-density residential uses for this area.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor. A small portion of the property nearest to the lake is in the flood storage district, though the existing home and addition are outside of this area.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The property is zoned R1 (Single-Family Residence District)

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	26,897 sq. ft.
Lot width	65 ft.	65' ft. (existing)
Usable open space	1,300 sq. ft.	Adequate
Front yard	30 ft.	Adequate
Side yards	7'4" (RS) / 7' (LS)	6' (R) / 7'4" (LS)
Lake Setback Average	53.7 ft. Average setback	111.3' (See Comment # 5)
Building height	2 stories/35 ft.	2 story
Number parking stalls	1	2
Landscaping	As shown	Lands within 35' of lake not changing. (See Comment # 5)
Other Critical Zoning Items	Floodplain, Utility easements, Waterfront development	

Table Prepared by Pat Anderson, Assistant Zoning Administrator

Analysis, Evaluation, & Conclusion

The applicant requests conditional use approval to construct an addition to a single-family lakefront residence. This request is subject to the conditional use and waterfront development standards of the Zoning Code.

The home, built in 1961, is a one-story ranch-style structure with a partially exposed lower level on the lake side. When considering finished basement area, the existing home's total square footage exceeds 4,000 square feet. The structure includes an attached two-car garage. The property also includes a shed and boathouse. Photographs of the existing home have been provided by the applicant.

The proposed second-floor addition would add an estimated 1,205 square feet of living space above the current first floor. The existing first-floor footprint would not change, though this floor will undergo significant reconfiguration as part of the proposed renovations. In total, the renovated home will have approximately 5,000 square feet of finished space.

The extent of the second floor addition is shaded on the applicant's site plan. The proposed addition is smaller than the existing first-floor footprint and stepped back along the lake, front and east (right) sides. The second floor addition on the west (left) side matches the first-floor setback. The renovated home would have a height of 23 feet, five (5) inches, measured to the ordinance-required point midway between the roof peak and eave. That is well beneath the maximum height of 35 feet allowed in R1 zoning. The report from the Assistant Zoning Administrator indicates the property complies with the required setbacks.

The letter of intent states that no changes to the site, grading, or landscaping are proposed.

Staff believes that the waterfront development and conditional use standards are met with this proposal. At the time of report writing, staff was not aware of any objections to this request. The plan is consistent with the recommendations of the Comprehensive Plan or the Spring Harbor Neighborhood Plan.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission finds the project meets the applicable waterfront and conditional use standards and **approve** the request to build an addition to single-family residence exceeding 500 square feet on a waterfront parcel at 5844 Thorstrand Road, subject to the recommended conditions and input provided at the public hearing.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

1. Revise the site plan to show the location of the existing MMSD sanitary sewer main facility and the easement, including the Register of Deeds recording information.
2. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. (POLICY) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>
3. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

Traffic Engineering Division (Contact Bryan Walker, 267-8754)

This agency submitted a report with no recommended conditions of approval.

Zoning Administrator (Contact Pat Anderson, 266-5978)

4. Show designated flood plain area on the site plan. Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.04(20)(b) of the Madison General Ordinances.
5. Waterfront development shall comply with City of Madison General Ordinances Section 28.04 (19). The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. Your plans indicate that there will be no changes in this area.
6. Note – Any earth disturbing activity along the lake shore (rip rap, seawalls) may require a permit from the Department of Natural Resources. For more information contact the DNR at 266-2621.

Fire Department (Contact Bill Sullivan, 261-9658)

7. Evaluate SPS 321.03 for exiting requirements for single family dwellings. A second exit or a fire sprinkler system may be required for the upper floor.
 - a. Either way, MFD recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

Water Utility (Contact Dennis Cawley, 261-9243)

8. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit a response to these requests.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to these requests.