



Project Address: 5510 Lake Mendota Drive
Application Type: Conditional Use
Legistar File ID # [31937](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Owner: Sarah Spencer; 3100 Lake Mendota Dr.; Madison, WI 53705

Project Contact: Brian Mast; Brian Mast Construction; Hayward, WI

Requested Action: Approval of a conditional use for an accessory building on lakefront property in the automobile repair facility in the TR-C1 (Traditional Residential – Consistent 1) District.

Proposal Summary: The applicant proposes to construct a new one-car detached garage on property where a new single-family home was recently completed.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(6)).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards can be met, and **approve** the proposal. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: 5510 Lake Mendota Drive is a lakefront property located on the east side of Lake Mendota Drive between Capital Avenue and Epworth Court; Aldermanic District 19 (Clear); Madison Metropolitan School District.

Existing Conditions and Land Use: The 1/3-acre property is relatively deep and narrow, sloping gently from west to east. The 2,000 square foot single-family home on the property was approved as a conditional use in 2012. Construction is nearly complete.

Surrounding Land Use and Zoning: The area surrounding the property is zoned R1 (Single-Family Residence District), and consists of single-family homes on 10,000 to 15,000 square foot lots.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends continued Low Density Residential land use for the area.

Zoning Summary: The property is in the TR-C1 (Traditional Residential – Consistent 1) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	16,970.52 sq. ft.
Lot Width	50'	65.65'
Front Yard Setback	20'	20'
Side Yards	One-Story: 6 Two-Story: 7	8'
Lake Setback Average	Avg. of adjoining properties	Adequate
Maximum Height	2 Stories / 35'	Adequate
Maximum Lot Coverage	65%	Less than 65%
Usable Open Space	1,000 sq. ft.	Adequate
Maximum Building Coverage	50%	Less than 50%

Site Design

Number Parking Stalls	1	1
Landscaping	Yes	Lands within 35' of lake not changing

Other Critical Zoning Items: Floodplain, Sewer Easement, Lakefront Development

Prepared by: Pat Anderson, Asst. Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant proposes to construct a detached, one-car garage between the house and the street. The proposed garage is very small at 11-feet tall at the highest point, 29-feet deep, and 12.5 feet wide, for a total of 363 square feet. Placed twenty feet from the front property line, the garage door is perpendicular to the street, and the entire structure will be somewhat obscured from the street behind three new coniferous trees. The garage will be clad in fiber cement, likely black. The garage generally compliments the contemporary design of the nearly-finished single-family home on the site.

As proposed, the driveway arrangement does not meet zoning requirements (see Condition No. 1 below), but small adjustments can be made to the site plan to meet these requirements, and staff understands that the applicant is currently working with zoning staff to address them. Adjustments should not change the proposed design or location of the garage on the site. Staff is not aware of any concerns about the proposed garage, and believes that it can meet the conditional use standards, so long as recommended conditions from reviewing agencies are addressed in the final plans submitted for staff review.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

Planning Division staff recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request for a new accessory building at 5510 Lake Mendota Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Zoning Administrator (Contact Pat Anderson, 266-5978)

1. Pursuant to Section 28.141(9)(b)1, within a front yard setback or street side yard setback, the driveway must lead only from a street to the nearest garage or approved parking area. The plans as submitted would allow for front yard parking in violation of section 28.141(8)(c) Work with Zoning staff to submit final plan sets that comply with MGO Section 28.141(8) and (9).

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

2. Revise plans to remove all retaining walls and private plantings from the right of way.
3. The new drive approach shall require a Terrace Permit. The permit application can be found online at the website below: <http://www.cityofmadison.com/engineering/Permits.cfm>
4. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).
5. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater Management Facilities
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)

No other agencies had comments pertaining to this proposal.