



**Project Address:** 5006 Lake Mendota Drive  
**Application Type:** Conditional Use  
**Legistar File ID #** [33461](#)  
**Prepared By:** Kevin Firchow, AICP, Planning Division

Report Includes Comments from other City Agencies, as noted

## Summary

**Applicant:** Chris Carpenter; 5006 Lake Mendota Drive; Madison, WI 53705

**Contact:** Amy Hasselman; Architecture Network, Inc; 116 East Dayton Street; Madison, WI 53703

**Property Owner:** Chris Carpenter; 5006 Lake Mendota Drive; Madison, WI 53705

**Requested Actions:** The applicant requests conditional use approval to construct an accessory building on a lakefront lot.

**Proposal Summary:** The applicant proposes to construct a second one-car garage along the street-side of the subject lakefront lot. The garage includes a lower level room but is not an accessory dwelling unit.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Conditional Uses [Section 28.183] and Lakefront Development [Section 28.138].

**Review Required By:** Plan Commission (PC)

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the standards for conditional uses and lakefront development are met and **approve** the conditional use to construct an accessory building on a lakefront lot at 5006 Lake Mendota Drive. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

## Background Information

**Parcel Location:** The subject site is a 10,125 square foot lakefront lot on Lake Mendota Drive, about 300 feet east of its intersection with Merrill Springs Road. The site is within Aldermanic District 19 and within the limits of the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site includes an existing single-family home with a detached garage on the street-side of the property. A second surface parking stall is located adjacent to Lake Mendota Drive on the west side of the property. A boathouse is located along the shore.

### Surrounding Land Use and Zoning:

North: Lake Mendota;

South: Single-family homes zoned SR-C1 (Suburban Residential- Consistent 1) with the Blackhawk Country club to the southwest;

East: Single-family homes zoned TR-C1 (Traditional Residential-Consistent 1); and

West: Single-family homes zoned TR-C1.

**Adopted Land Use Plan:** Both the Comprehensive Plan (2006) and the Spring Harbor Neighborhood Plan (2006) recommend Low Density Residential land use for the area.

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor. A portion of the property along the shoreline is within the flood fringe and flood storage districts; however, the proposed accessory building is located on the opposite of the property, near the street.

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

**Zoning Summary:** The property is zoned TR-C1 – Traditional Residential – Consistent 1 District

	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	10,125 sq. ft.
Lot Width	50 ‘	50’
Front Yard Setback	20’	20’6”
Side Yard Setback	7’	7’6”
Maximum height	15’	11’-3”
Maximum lot coverage	50%	36%
Usable open space (sq. ft. per d.u.)	1,000 sq. ft.	adequate
Number parking stalls	1	2
Landscaping	No	No
Lighting	No	No
Other Critical Zoning Items	Utility easements, Floodplain	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

## Project Description, Analysis, and Conclusion

The applicant requests approval of a conditional use to construct a new accessory building on a lakefront lot. This request is subject to the approval standards for conditional uses and lakefront development.

The site currently includes a detached one-car garage on the street-side of the property. That garage is approximately 312 feet in area and measures just over 15 feet in height to its roof peak. The building is clad in shake siding and includes decorative carriage-style doors. The property’s driveway now leads to this garage and a second surface parking stall in the property’s front yard, which does not conform to zoning setback regulations. Between these parking stalls, the driveway runs parallel to Lake Mendota Drive.

The applicant proposes to construct a second detached one-stall garage, slightly smaller in height and footprint to the existing garage. Like the existing garage, it will be clad in shake siding and include a decorative carriage-style door. A finished space will be constructed in a lower level beneath the garage, which is possible due to the site’s topography. This is not proposed as an accessory dwelling unit.

The driveway would be reconfigured into two separate driveways and the portion paralleling the street would be removed. A variance allowing two driveways on the site was approved by the Zoning Board of appeals in February 2014.

The existing home sits lower than the existing garages and will be further blocked from street view with construction of the new accessory structure. The nearby lakefront homes consist of a wide-variety of styles and some properties include more prominent garages along the street. Staff does not believe the resulting project would be inconsistent with other lakefront homes in the area. Like the existing garage, the proposed garage is believed to be an attractive accessory building.

This proposal is generally consistent with the Comprehensive Plan's recommendation for low-density residential land use. The subject property is also within the planning area for the Spring Harbor Neighborhood Plan, adopted to guide redevelopment activities in the Spring Harbor neighborhood. While the neighborhood plan does not contain specific recommendations for lakefront residential areas, it does encourage that new and redeveloped homes be of a height and scale that is relative to the neighborhood and is sensitive to its natural character.

The Planning Division believes the conditional use and lakefront development standards can be met. At the time of report writing, staff was not aware of any concerns from nearby neighbors on this proposal.

## Recommendation

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

The Planning Division recommends that the Plan Commission find that the standards for conditional uses and lakefront development are met and **approve** the conditional use to construct an accessory building on a lakefront lot at 5006 Lake Mendota Drive. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

### **Recommended Conditions of Approval** Major/Non-Standard Conditions are Shaded

### City Engineering Division (Contact Janet Schmidt, 261-9688)

1. Provide a label on the site plan denoting the sanitary sewer behind the dwelling that runs west to east is subject to an easement to the City of Madison as per Document No. 964094.
2. Show graphically the extent of and label the existing 6' wide sanitary sewer easement to the City of Madison per Document No. 975456. It is described as being the South 150 feet of the West 6 feet of the Lot.
3. A Consent to Occupy Easement document shall be drafted by City of Madison staff and recorded at the Dane County Register of Deeds to define responsibilities and requirements in conjunction with the existing retaining wall improvements that are noted to remain within the existing Sanitary Sewer Easement along the west side of the Lot. Coordinate the necessary map exhibits with and provide the required \$500 administrative fee (Check to "City of Madison Treasurer") to Jeff Quamme at jrquamme@cityofmadison.com or 608-266-4097. Upon receipt of the materials, a City of Madison Madison Real Estate project will be created to administer the document and to obtain the necessary approval(s).

4. A Public Storm Sewer Easement document shall be drafted by City of Madison staff and recorded at the Dane County Register of Deeds to define location, responsibilities and requirements in conjunction with the existing storm sewer that currently exists along the easterly side of the Lot. Coordinate the necessary map exhibits with Jeff Quamme at jrquamme@cityofmadison.com or 608-266-4097. Upon receipt of the materials, a City of Madison Real Estate project will be created to administer the document and to obtain the necessary approval(s). The administrative fee for this document shall be waived by the Office of Real Estate Services for this easement.
  5. Applicant shall show the existing storm sewer, sanitary sewer, and easements on the plan.
  6. The applicant shall have the existing sanitary sewer televised prior to work and again upon completion. Provide a copy of the televised sewer main to City Engineering PRIOR to work commencing on the site. The applicant shall be responsible for any damage to the City's public sanitary main. If the a copy of the televised sewer main is not provided to the City prior to the commencement of the work, any disputed damages to the sewer shall be the responsibility of the property owner to have repaired.
7. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
  8. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
  9. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)
  10. 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, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).
  11. 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 Eric Halvorson, 266-6572)

This agency submitted a report with no comments on this request.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

12. A variance for a second driveway was granted February 13, 2014 by the Zoning Board of Appeals. A condition was applied requiring the removal of noncompliant paving, as shown on the proposed site plan. Final plans shall be consistent with ZBA approved plans of February 13, 2014.
13. Filling, grading and excavation of the zoning lot may be permitted only where protection against erosion, sedimentation and impairment of fish and aquatic life has been assured. Obtain necessary erosion control permits.

**Fire Department** (Contact Bill Sullivan, 261-9658)

This agency submitted a report with no comments on this request.

**Parks Division** (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

**Water Utility** (Contact Dennis Cawley, 261-9243)

14. 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.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.