

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
March 24, 2008**

RE: I.D. # 09622 Conditional Use Application – 2150 East Washington Avenue

1. Requested Action: Approval of a conditional use to allow the addition of one dwelling unit in a property zoned R5.
2. Applicable Regulations: Sections 28.08(6) (c) and 28.08(5)(c) 5 identify multiple-family dwellings and the division/addition of any single-family residence that creates additional dwelling units as conditional uses. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Kevin Firchow, AICP, Planner

GENERAL INFORMATION

1. Applicant and Property Owner: Jacob Furnald; 2150 E. Washington Avenue; Madison, WI 53704.
2. Development Schedule: The applicant did not specify a development schedule.
3. Location: An approximately 4,675 square foot parcel located on the northwest corner of East Washington Avenue and Fourth Street, across from East High School; Aldermanic District 12; Madison Metropolitan School District.
4. Existing Conditions: The property includes a former mixed-use commercial building that has been converted into a single-family home.
5. The property is zoned R5 (General Residence District).
6. Proposed Land Use: The applicant wishes to create a second dwelling unit within the structure.
7. Surrounding Land Use and Zoning:
 - North: (6 N. Fourth Street) Two-unit residence, zoned R5
 - South: (2153 East Washington Avenue) Two-unit residence, zoned R5
 - East: (2222 East Washington Avenue) East High School, zoned R4
 - West: (2146 East Washington Avenue) Single-family residence, zoned R5
8. Adopted Land Use Plan: The Comprehensive Plan recommends low-density residential (LDR) uses for this property.
9. Environmental Corridor Status: The subject site is not located in a mapped environmental

corridor.

10. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the conditional use standards of Section 28.12 (11).

ANALYSIS, EVALUATION & CONCLUSION

The applicant requests conditional use approval to add one dwelling unit to a single-family residence. The subject property is zoned R5 (General Residence District) and the creation of an additional dwelling unit is a conditional use within this district.

The two-story subject building is owner-occupied and was originally designed as a mixed-use commercial building. The structure has since been converted into a single-family residence. The first floor includes a laundry room and a large workspace area. A kitchen, dining room, bathroom, and two bedrooms are found on the second floor.

The proposed apartment will be created by dividing and remodeling the existing structure and no building addition is proposed. The new unit will be located at the rear of the structure, occupying portions of the first floor and basement. The applicant indicates the first floor will be divided with the existing workspace area remaining a portion of the original residence. The combined bathroom-laundry area and an additional room would become part of the new apartment. Staff recommend that the separation between these units is clearly labeled on the plans submitted for final sign-off. Renovation plans also include improvements to the basement portion of the apartment in which one bedroom and a kitchen will be added. Total area of the apartment is estimated to be 976 square feet. In the letter of intent, the applicant indicates that a family member will occupy the new dwelling unit.

Submitted plans do not indicate changes to the building's exterior. Access to the new apartment unit would occur through the existing rear door that opens directly into the proposed apartment. Entry to the existing residence will occur through existing side and front doors. The new unit would have access to five windows on the first floor and two in the basement.

Zoning staff has determined that the project meets the criteria for parking and usable open space requirements. Off-street parking exists in a driveway and garage at the rear of the property, accessed from Fourth Street. Open space includes an approximate 30-foot wide side yard on the west side of this property.

The Planning Division believes that the addition of a second dwelling unit within this relatively large residence would be consistent with development on nearby properties. The surrounding blocks include a mix of single and multiple-family homes allowed under R5 zoning. The applicant has discussed their plans at neighborhood meetings and at the time of report writing, the Planning Division is not aware of any concerns on the project. Further, the proposed use is

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consistent with the Comprehensive Plan recommendation for low-density residential development for this property. Staff believe that the conditional use standards could be met.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find the conditional use standards are met and **approve** the applicant's request to allow the addition of one dwelling unit in a property zoned R5 at 2150 East Washington Avenue, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the plans submitted for final agency sign-off clearly label and identify the separation between the dwelling units.