

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
January 28, 2007**

RE: I.D. #08907, Conditional Use – 901 Lake Court

1. Requested Action: Approval of a conditional use to allow the construction of a detached garage on a waterfront lot at 901 Lake Court.
2. Applicable Regulations: Section 28.04 (19) provides the standards for waterfront development; 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, Owner, and Contact: Robert and Deborah Luther; 901 Lake Court
2. Development Schedule: The applicant wishes to proceed in Spring/Summer 2008 with project completion scheduled for Fall/Winter 2008.
3. Parcel Location: An approximately 3,500 square foot parcel located at 901 Lake Court; Aldermanic District 13; Madison Metropolitan School District.
4. Existing Conditions: The site includes an existing two-story house with no garage.
5. The property is zoned R2- Single Family Residence District.
6. Proposed Use: The applicant proposes to build a 402 square foot detached garage.
7. Surrounding Land Use and Zoning: The subject site is located on Monona Bay / Lake Monona and surrounded to the east and west by other single-family residences zoned R2 (Single-Family Residence District).
8. Adopted Land Use Plan: The Comprehensive Plan recommends low-density residential uses for this area.
9. Environmental Corridor Status: Portions of the subject property are located within a mapped environmental corridor, though the location of the proposed garage appears to be outside of this boundary.
10. Public Utilities & Services: This 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) and the waterfront development standards of Section 28.04 (19).

ANALYSIS, EVALUATION AND CONCLUSION

The applicant requests approval to construct a detached garage on a waterfront lot. Accessory structures on waterfront lots, such as the proposed, require Plan Commission approval. This application is subject to the conditional use standards of Section 28.12 (11) and the waterfront development standards of Section 28.04 (19).

This lakefront property is approximately 40 feet in width and includes a two-story single-family residence. There is presently no garage on the property. The lot has approximately 40 feet of lake frontage but lacks any direct street frontage. Vehicle access to Lake Court is provided through easements across adjoining properties that connect to the on-site driveway.

The proposed detached garage would be constructed on the non-lake side of the property, placed on a portion of the existing driveway. Plans show the one-story garage would have a total area of 402 square feet. The proposed structure is divided into two sections. The first section measures 16 by 18 feet and includes the overhead door. A smaller second section is recessed from the main facade and measures 10 by 15 feet. Plans show that the garage would be placed three feet from the rear (eastern) property line and thirteen feet from the southern property line. The Zoning Board of Appeals approved front and side yard area exceptions for this project in November 2007.

The proposed garage is 12 feet in height. The structure would be clad in vinyl siding and include two gabled roofs, one over each section. The western (front) elevation includes a 14 by 18 foot overhead door and a small window on the recessed adjoining section. The southern (side) elevation of the garage includes double service doors. The northern (side) wall of the structure would be four feet from the residence, connected by a covered deck. Initial drawings submitted by the applicant show the eastern (rear) elevation including three windows. Prior to the review by the Zoning Board of appeals, the applicant clarified that this elevation will not include these windows. It is noted that no vegetation will be removed to accommodate construction of the garage.

The applicant has included letters of support from three surrounding property owners. Additionally, adjacent property owners at 915, 911, and 902/911 Lake Court and 906 Lawrence Street have signed a petition noting they do not object to the elimination of windows originally proposed for the rear facade.

The Planning Division does not object to the construction of the new garage and believes that the waterfront development and conditional use standards are met.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the project meets all applicable waterfront and conditional use standards and **approve** the proposed request for new construction of a detached garage on a waterfront lot. This recommendation is subject to input at the public hearing and comments from reviewing agencies.