

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of December 10, 2008**

RE: I.D. #13002, Conditional Use – 5104 Spring Court

1. Requested Action: Approval of a major alteration to an existing conditional use to allow construction of an addition to a single-family residence on a lakefront parcel located at 5104 Spring Court.
2. Applicable Regulations: Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses; Section 28.04 (19) provides the standards for waterfront development.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION:

1. Applicant: Peter Barden, Schorr Construction, Inc.; 6520 Sunset Drive; Verona.

Property Owner: ~~David & Edyie Walther; 7525 Red Fox Trail; Madison.~~
2. Development Schedule: The applicant wishes to proceed as soon as all necessary approvals have been granted.
3. Parcel Location: An approximately 7,458 square-foot parcel located at 5104 Spring Court; Aldermanic District 19; Madison Metropolitan School District.
4. Existing Conditions: A single-family residence and detached garage, zoned R2 (Single-Family Residence District).
5. Proposed Use: The applicant wishes to raise the roofs of both the residence and detached garage to provide additional attic storage space as part of an exterior renovation.
6. Surrounding Land Use and Zoning: The subject site is generally surrounded by other single-family residences located along Spring Court and Lake Mendota Drive in the R2 Single-Family Residence District, with the exception of Merrill Springs Park/ Path, which borders the property on the east.
7. Adopted Land Use Plan: The Comprehensive Plan identifies this area for low-density residential uses.
8. Environmental Corridor Status: The site is not located within a mapped environmental corridor. Adjacent Merrill Springs Park/ Path is mapped as public land.
9. Public Utilities & Services: This property is served by a full range of urban services

STANDARDS FOR REVIEW:

This application is subject to the waterfront development standards of Section 28.04 (19) and the conditional use standards of Section 28.12 (11).

PREVIOUS APPROVALS

On November 19, 1984, the Plan Commission approved a demolition permit and conditional use to allow a single-family residence on a waterfront lot to be demolished and a new residence to be constructed. The Zoning Board of Appeals granted the subject residence a variance to the required lakefront setback on November 15, 1984.

ANALYSIS, EVALUATION AND CONCLUSION:

The applicants are requesting approval of a major alteration to a previously approved conditional use to allow modifications to the roof of an existing single-family residence and detached two-car garage located at 5104 Spring Court. The 0.17-acre property is zoned R2 and is developed with a one-story, 1,120 square-foot residence constructed in 1985. The residence contains three bedrooms and two baths.

The applicants wish to undertake an exterior renovation of the vinyl-sided residence and garage within their existing footprints. The exterior renovation will include the replacement of the vinyl exterior with a combination of brick veneer and cedar and shake siding. As part of the façade changes, the applicants are proposing to increase the height of both the one-story residence and detached garage by replacing the existing 4-12 pitched roofs on each with higher angled 6-12 roofs. The increased height of the garage will accommodate a casement window on the southerly elevation facing Spring Court, while the lake-facing façade will have custom windows added below the roofline as shown on the elevations included with the application materials. The letter of intent indicates that the increased roof heights are proposed to "gain useable walk up attic storage above the existing garage with a suitable headroom of 7'..." The plans indicate that the change in roof pitches increases the height of the house 2' 7" and the garage 3' 7" from their existing heights.

The applicants initially proposed the exterior alterations as a minor alteration to the approved conditional use, which requires the approval of the Planning Division director following the advice of the district alder. However, citing prior neighborhood opposition regarding proposals for the subject residence, Ald. Mark Clear recommended that the matter be referred to the Plan Commission for consideration at a duly noticed public hearing.

The Planning Division believes that the conditional use standards can be met with this request. Staff feels that the exterior renovations will update the appearance of the one-story residence and garage and that the increase in roof height does not appear to be inconsistent with the scale and character of other residences constructed or renovated on Spring Court in recent years, including full two-story residences on the same side of the street. Staff has also not been contacted to date by any nearby owners or residents expressing concerns with the proposal.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find the standards met and **approve** a major alteration to an existing conditional use to allow construction of an addition to a single-family residence on a lakefront parcel 5104 Spring Court, subject to input at the public hearing and comments from reviewing agencies.



Department of Public Works
City Engineering Division

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DATE: December 3, 2008

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 5104 Spring Court Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. There is no record for a public sanitary sewer easement for the sewer located on this property. Applicant shall dedicate a 15 ft public sanitary sewer easement for the existing main, with the easement centered on the existing centerline of the main. A field survey shall be conducted to locate manholes both upstream and down stream to determine the alignment of the sewer. Applicant shall submit a sketch, legal description and a \$500 administrative fee (payable to the City of Madison Treasurer) and the City's Real Estate section shall draft the easement and provide for owner signature. Please reference City Real Estate Number 9083 and City Engineering Project Number 53B2829 on all correspondence. All information should be provided to Eric Pederson of Engineering Mapping (Epederson@cityofmadison.com).

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments: NONE

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 15, 2008

To: Plan Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 5104 Spring Court

Present Zoning District: R-2

Proposed Use: Major alterations to Waterfront home.

Reason for Conditional Use: 28.04(19): Waterfront development/ additions or alterations to principal buildings in excess of 500 sq. ft. is a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project): **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS:

1. The cutting of trees and shrubbery shall also be limited in the strip thirty-five (35) feet from the normal high water mark of Lake Mendota.

R-2 ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	7,458 sq. ft.
Lot width	50'	44.5'
Usable open space	1,000 sq. ft.	Adequate
Front yard	30'	29.7' existing
Lake Setback Average	63.07'	63.07' +
Side yards	6' 1-story, 7' 2-story	7.5' L / 7.7' R
Building height	2 stories/35'	2 story, less than 35'

Site Design	Required	Proposed
Landscaping	existing	No change proposed. (1)

Other Critical Zoning Items	
Flood plain	Yes
Utility easements	None shown
Adjacent to park	Yes
Water front development	Yes (1)

With the above conditions, the proposed project **does** comply with all of the above requirements.