



Report to the Plan Commission

January 25, 2010

Legistar I.D. #17146

1646 Sherman Avenue

Conditional Use (Addition to Waterfront Residence)

Report Prepared By:

Kevin Firchow, AICP

Planning Division

Requested Action: Approval to construct an addition to a single-family residence on a waterfront parcel.

Applicable Regulations & Standards: Section 28.04 (19) requires that new principal buildings or additions to buildings on a waterfront parcel must obtain a conditional use permit. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: Subject to input at the public hearing, the Planning Division recommends that the Plan Commission finds the project meets the applicable waterfront and conditional use standards and **approve** the proposed request for additions to a single-family residence on a waterfront lot at 1646 Sherman Avenue, subject to the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Applicant / Owner / Contact: Robert F. Johnson; 5277 N. Berkeley Boulevard; Milwaukee, WI 53217

Proposal: The applicant proposes to remove an existing garage and construct a two-story addition with a new attached garage.

Parcel Location: The parcel is an approximately 10,950 square foot waterfront parcel located along Sherman Avenue, north of Tenney Park and south of Sherman Avenue's intersection with Sherman Terrace. This parcel is located within Aldermanic District 2 and the Madison Metropolitan School District.

Existing Conditions: This lot includes a two-story 1,844 square foot residence, built in 1935.

Surrounding Land Use and Zoning: This site is surrounded by single-family homes zoned R4 (General Residence District). A four-unit apartment building, also zoned R4, is located immediately to the southwest. A 221-unit multi-building condominium complex, zoned R5 (General Residence District) is located across Sherman Avenue from the subject property.

Adopted Land Use Plan: The Comprehensive Plan recommends low-density residential uses for this area.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor. A portion of the property nearest to the lake is in the flood fringe. It does not appear that the proposed addition would not be constructed within this area.

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

Zoning Summary: The property is zoned R4 (General Residence District)

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq.ft.	10,950.39 sq.ft
Lot width	50'	51.35' + (irregular)
Usable open space	500 sq. ft.	Adequate
Front yard	25'	25' (See Comment #5)
Side yards	LS - 6'-4 1/2" (including 4 1/2" D.P.); RS - 6'	RS - Existing, No Change ; (LS) 4'-6""*
Lake Setback Average	Average 5 lots each side	Area of building addition exceeds lake setback average
Building height	2 stories/35'	2 story, less than 35'
Number parking stalls	1	1
Landscaping	Yes	Landscape within 35' of the lake not changing (See Comment #6)
Other Critical Items	Floodplain (See Comment #7)	
	<i>Table Prepared by Matt Tucker, Zoning Administrator</i>	

- * At its September 10th 2009 meeting, the City of Madison Zoning Board of Appeals approved a 1-10 1/2" variance to allow for the construction of the attached garage portion of the project to provide a 4'-6" side yard setback.

Analysis, Evaluation, & Conclusion

The applicant requests conditional use approval to construct an addition to a single-family residence on a waterfront parcel. This request is subject to the conditional use and waterfront development standards of the Zoning Ordinance.

Prior to submitting this request, the applicant received side-yard variance approval for a portion of the garage. This approval was granted by the Zoning Board of Appeals in September 2009. Previous variance requests were larger in their scope and included other living area encroachments in addition to the garage and were not granted. The Zoning Administrator has determined that a small portion of the proposed upper story is not consistent with the variance approval. Please see the attached comments. Staff note the proposed additions do not encroach into the waterfront setback.

The existing residence was built in 1935, according to City Assessor records. This two-story home is currently 1,844 square feet in area and includes three (3) bedrooms, one (1) full bathroom, and one (1) half bathroom. The property now includes a one-car attached garage.

The proposed renovations would add approximately 1,040 gross square feet of floor area to the house. The existing garage will be removed and replaced with a one-car garage of roughly the same size. A new first floor master bedroom, bathroom, and laundry room will be constructed behind the garage. The second floor addition includes a new bedroom, closet, hall, and bathroom. The existing deck would also be expanded along the lakeside of the home.

The proposed garage projects 14 feet in front of the main façade of the house. As a comparison, the existing garage projects out about two (2) feet. Staff note that many of the lakeside homes north of Tenney Park have similar projecting garages, many of them larger than what is proposed on this house. Staff note that this one-car garage is relatively modest in size and includes a decorative garage door.

The second story addition matches the existing height and roofline along the street-side of the residence. The upper floor is stepped back from the garage, flush with the front wall of the house. On the lakeside, the addition will project roughly nine (9) feet closer to the lake, though the existing sun room remains closer to the lake than this addition. The addition will primarily be clad in cedar shake siding, matching the existing materials. Staff note this information is labeled on the "Wall Section" drawing and should also be noted on the elevation drawings submitted for final plan sign-off.

In regards to the Waterfront Development standards, the Zoning Ordinance requires the applicant to indicate any trees and shrubbery that will be removed as a result of the proposed development. The ordinance also requires the applicant to provide a complete inventory of shoreline vegetation in any area proposed for building, filling, grading, or excavating. This information was not provided in the current plan set, though staff does not have information that vegetation within the shoreline area will be removed. This information should be provided for staff approval.

The Comprehensive Plan recommends low density residential development for this property and the surrounding area. This proposal is consistent with that recommendation.

Staff believe it is possible for the Plan Commission to find the applicable standards can be met and grant this conditional use, subject to the recommended conditions. Staff believe the resulting home would largely be consistent with the established development pattern and neighborhood character. At the time of report writing, staff was not aware of any objections to this proposal.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded
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Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

Subject to input at the public hearing, the Planning Division recommends that the Plan Commission finds the project meets the applicable waterfront and conditional use standards and **approve** the proposed request for additions to a single-family residence on a waterfront lot at 1646 Sherman Avenue, subject to the conditions recommended by the Planning Division and other reviewing agencies.

1. That the applicant labels the building exterior materials on the on the elevation drawings, for approval by Planning Division staff.
2. That the applicant provides a landscape inventory (and plans) as required by the Zoning Ordinance, for approval by Planning Division staff. The applicant shall indicate any trees and shrubbery which will be removed as a result of the proposed development. The applicant shall also identify any vegetation changes proposed within 35 feet of the shoreline.

The following conditions have been submitted by reviewing agencies:

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

3. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY)
4. 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)

Traffic Engineering Division (Contact John Leach, 267-8755)

This agency submitted a report with no recommended conditions of approval.

Zoning Administrator (Contact Matt Tucker, 266-4569)

5. Submitted plans show a portion of the home above the garage addition that projects into the required 6'-4" required side yard area. The variance approved for this project allows for the garage portion of the project only (not the 2nd floor above) to project into the required yard area. The plans must be modified or clarified to represent that the portion of the 2nd floor bathroom above the garage does not project into the required yard.
6. The submitted plans do not include a vegetation inventory of trees and shrubs, however, it does not appear that of vegetation within the waterfront area will be removed.
7. Show designated flood plain area on the site plan, as depicted on the City' official Floodplain Zoning maps (FEMA Floodplain maps). Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.04(20)(b) of the Madison General Ordinances.

Fire Department (Contact Scott Strassburg, 261-9843)

8. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

Water Utility (Contact Dennis Cawley, 261-9243)

9. 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, nor need a copy of the approved plans.

Parks Division (Contact Tom Maglio, 266-6518)

This agency did not submit a response to this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.