



## Report to the Plan Commission

September 20, 2010

**Legistar I.D. #19906**  
**5454 Lake Mendota Drive**  
**Conditional Use**

Report Prepared By:  
Kevin Firchow, AICP  
Planning Division

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**Requested Action:** Approval to build an addition to single-family residence exceeding 500 square feet and to modify an existing boat house on a waterfront parcel.

**Applicable Regulations & Standards:** Section 28.04 (19) requires that additions totaling in excess of over 500 square feet of floor area during any ten year period. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission finds the project meets all applicable waterfront and conditional use standards and **approve** the requests to build an addition to single-family residence exceeding 500 square feet and to modify an existing boat house on a waterfront parcel at 5454 Lake Mendota Drive, subject to the recommended conditions and input provided at the public hearing.

### Background Information

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**Applicant/Contact:** Mark M. Wohlferd; Design Shelters, LLC; 3207 Glacier Ridge Road; Middleton, WI 53705

**Property Owner:** Richard and Carol Skorupan; 1810 Thorstrand Road; Madison, WI 53705

**Proposal:** The applicant proposes to build an addition to single-family residence exceeding 500 square feet and to make modifications and repairs to an existing boat house. The applicant anticipates starting project work in the fall of this year with completion scheduled for the Summer of 2011.

**Parcel Location:** The parcel is an approximately 0.39-acre (17,127 square foot) waterfront parcel located along the southwestern shores of Lake Mendota. This parcel is located within Aldermanic District 19 and the Madison Metropolitan School District.

**Existing Conditions:** This lot includes a 2,189 square foot residence, built in 1910. The property also includes a 880 square foot boathouse.

**Surrounding Land Use and Zoning:** This property is surrounded by other lake-fronting single-family homes on relatively large lots, zoned R2 (Single-Family Residence District). Immediately across the street is the Blackhawk Country Club in the Village of Shorewood Hills. Other single-family residences, zoned R1 (Single-Family Residence District), are located to the west on the opposite side of Lake Mendota Drive.

**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 small portion of the property nearest to the lake is in the flood fringe.

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

**Zoning Summary:** The property is zoned R1 (Single-Family Residence District)

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	17,127 sq. ft.
Lot width	65'	66' (existing)
Usable open space	1,300 sq. ft.	Adequate
Front yard	30'	32.8'
Side yards	7' (RS) / 8'9" (LS)	21.0' (R) / 10.2' (LS)
Lake Setback Average	115.95' pending survey	146.0' (See Comment #5)
Building height	2 stories/35'	existing 2 story
Site Design	Required	Proposed
Number parking stalls	1	2
Landscaping	As shown	Lands. w/in 35' of lake not changing. (See Comment #4)
Other Critical Zoning Items	Flood plain (See Comment #3), Utility Easements, and Waterfront Development (See Comment #5)	

*Table Prepared by Pat Anderson, Assistant Zoning Administrator*

## **Analysis, Evaluation, & Conclusion**

The applicant requests conditional use approval to construct an addition to a single-family residence and to modify an existing boathouse on a waterfront parcel. These requests are subject to the conditional use and waterfront development standards of the Zoning Ordinance.

The property now includes an existing 2,189 square foot home, built in 1910, and an 880 square foot boathouse.

The proposed lake-side addition has a footprint of roughly 372 square feet and would add an estimated 744 square feet of living space to the basement and first floor. On the basement level, the addition would connect to the existing basement space and include an at-grade "walk-out" exit to the rear yard. On the first floor, the addition creates a new lake room. The plans also depict a 120 square foot deck on the roof of the addition, accessed from a second floor bedroom. A 216-square foot elevated deck, accessed from the first floor, is also proposed. The plans indicate that the siding on the addition will match that found on the existing structure.

Survey information provided by the applicant indicates the calculated lake setback (based on the average of ten adjoining properties) is 115.95 feet. Both the house addition and the new decks comply with this setback, with distances of 161.6 and 146.0 feet, respectively. Even with the additions, the lake setback of the subject residence exceeds that of the adjacent homes.

The applicant's other request is to make modifications and repairs to an existing boathouse. Plans show that the size of the boathouse will be decreased as the 12 feet of that structure closest to the lake would be removed. New overhead and service doors would be added along the new lake-facing elevation. Plans show the existing gabled roof would be replaced with a flat roof and that new siding will be added.

The letter of intent states that no vegetation within 50 feet of the shoreline will be removed, though the vegetation inventory provided with these plans does not include information for the shoreline area. Staff recommend the plans submitted for final-sign off include that information. Plans also show proposed changes to the shoreline area including the removal of two concrete structures and the reestablishing of portions of the shoreline. Please note, earth disturbing activity along the lake shore may require a permit from the Department of Natural Resources.

Staff believe that the waterfront development and conditional use standards are met with this proposal. At the time of report writing, staff was not aware of any objections to this request. The plan is not in conflict with the recommendations of the Comprehensive Plan or the Spring Harbor Neighborhood Plan.

## **Recommendations and Proposed Conditions of Approval**

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Major/Non-Standard Conditions are Shaded

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

The Planning Division recommends that the Plan Commission finds the project meets all applicable waterfront and conditional use standards and **approve** the requests to build an addition to single-family residence exceeding 500 square feet and to modify an existing boat house on a waterfront parcel at 5454 Lake Mendota Drive, subject to the recommended conditions and input provided at the public hearing.

1. That the applicant includes the ordinance-required shoreline vegetation inventory, noting that the applicant has indicated no vegetation will be disturbed within 50 feet of the shoreline. This information should be shown for approval by Planning Division staff as part of sign-off.

### ***The following conditions have been submitted by reviewing agencies:***

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

2. Revise plans to show location of existing sanitary sewer lateral.

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

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

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

3. Show designated flood plain area on the site plan. 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.
4. The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. Provide a landscape plan to show landscape elements to be removed and show a

detailed plan showing sizes and number of landscape elements to be added to the site. In addition, not more than 30% of the frontage of the lot shall be cleared of trees and shrubbery. (Note: Within the waterfront setback requirements tree and shrub cutting shall be limited to consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland.)

5. Provide surveyors verification pursuant to section 28.04(19)(b)1. establishing the existing development pattern, setback from the normal high water mark. For purposes of this section, the existing development pattern shall mean the average setback of the five (5) developed zoning lots to each side of the proposed development lot. For all zoning lots, the principal building setback shall be not less than the existing development pattern.
6. Note – Any earth disturbing activity along the lake shore (rip rap, seawalls) may require a permit from the Department of Natural Resources. For more information contact the DNR at 266-2621.

**Fire Department** (Contact Scott Strassburg, 261-9843)

7. Note: A residential fire sprinkler system may be installed in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

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

8. 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.

**Parks Division** (Contact Tom Maglio, 266-6518)

This agency did not submit a response to these requests.

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

This agency did not submit a response to these requests.