



Report to the Plan Commission

July 25, 2011

Legistar I.D. #23334
844 Williamson Street
Conditional Use Request

Report Prepared By:
Heather Stouder, AICP
Planning Division Staff

Requested Action: Approval of a conditional use for the conversion of a ground floor commercial space into a second residential unit in the C2 (General Commercial) District.

Applicable Regulations & Standards: 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 that the conditional use standards can be met and **approve** the request for the conditional use.

Background Information

Applicant/Property Owner: William and Holly Alexander; Alex Enterprise, LLC; 4674 Raven Way; Cottage Grove, WI, 53527

Proposal: The applicant is requesting a conditional use for the conversion of a two story commercial building into two three-bedroom dwelling units in the C2 (General Commercial) District.

Parcel Location: 844 Williamson Street is located on the north side of Williamson Street between South Livingston Street and South Paterson Street; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions: The 4,350 square foot parcel includes a two-story commercial building with surface parking in the rear yard. Originally constructed as a house in 1870, the building has been used as office space in recent years. The property shares driveway access from Williamson Street with the adjacent property to the east.

Surrounding Land Use and Zoning: The property is surrounded by a mix of commercial and residential uses in the C2 (General Commercial) District. Immediately adjacent to the north and west is a storage yard managed by the Struck and Irwin Fence Company. To the east is a four-unit residential building which shares a driveway with the subject property, and beyond this, a corner tavern with upper story residential units, owned by the applicant. Across Williamson Street to the south are small multifamily residential buildings, including the Ridge Side Housing Cooperative.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Community Mixed-Use (CMU) for this property.

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

Public Utilities and Services: The property is served by a range of urban services and Metro Transit Routes on nearby Jenifer Street and East Washington Avenue.

Zoning Summary: The property is in the C2 (General Commercial) District.

Requirements	Required	Proposed
Lot Area	1,600 sq. ft. per DU	4,356 sq. ft. existing
Lot width	50'	33' existing lot
Usable open space	960 sq. ft.	960 sq. ft.
Front yard	0'	12' existing
Side yards	6', combined total 15'	4' RS / 3' LS existing
Rear yard	30'	62'
Floor area ratio	3.0 maximum	adequate

Site Design

No. Parking stalls	3	3
Accessible stalls	N/A	N/A
Loading	N/A	N/A
No. Bike Parking stalls	2	2
Landscaping	N/A	N/A
Lighting	N/A	N/A

Other Critical Zoning Items

Urban Design	No
Historic District	Yes (Third Lake Ridge Local Historic District)
Landmark Building	No
Floodplain	No
Utility easements	None shown
Barrier free (ILHR 69)	No

Prepared by: Pat Anderson, Asst. Zoning Administrator

Project Description, Evaluation, and Conclusion

The 2,488 square foot building was originally constructed for residential use in 1870, but both floors have been used as office space in recent years. The applicant proposes to convert existing office space two three-bedroom dwelling units, one on each floor. In the C2 (General Commercial) District, any building with over 50% of the floor area used as residential use requires conditional use review. No exterior changes are proposed to the building itself. Three parking stalls behind the building will be restriped and signed, but there are no additional site changes proposed

The Comprehensive Plan (2006) recommends Community Mixed-Use (CMU) for this stretch of Williamson Street, within which residential, commercial, and mixed-use buildings are envisioned. The property also lies within the Third Lake Ridge Local Historic District, and is a great example of residential architecture from the late 1800's. Since this was originally a residential building, staff believes that the proposal to return the building to residential use is an excellent way to maintain its viability over time. The two additional residential units at this location should have negligible impacts on surrounding properties. Alder Rummel, the Marquette Neighborhood Association, and the Greater Williamson Area Business Association support the proposal, and staff is unaware of any opposition at this time.

Staff recommend that the Plan Commission find that the conditional use standards are met, and **approve** the request subject to input at the public hearing and conditions from reviewing agencies.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request subject to input at the public hearing and the following conditions:

The following conditions have been submitted by reviewing agencies:

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

1. The approved addresses for this site are:

844 Williamson St. – Apt. 1

844 Williamson St. – Apt. 2

2. The site plan shall identify the location of the existing shared joint driveway and parking agreements and reference made to the associated Register of Deeds recorded document numbers which define these areas. (Doc 1782489 – Shared Driveway, Doc 1796265 – Joint Driveway Agreement and Parking Agreement & Doc 1931103 – Affidavit correcting both agreements).
3. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).

Zoning Administrator (Contact Pat Anderson, 266-5978)

4. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Racks shall be anchored to the ground or building to prevent the racks from being removed from the location. NOT: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
5. Lighting is required and shall be in accordance with MGO Section 10.085. Provide a plan showing at least .5 footcandle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 fc at 10 feet from the adjacent lot line (see City of Madison lighting ordinance).

Fire Department (Contact Bill Sullivan, 266-4420)

6. 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)

7. 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.

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

This agency submitted a response with no conditions of approval for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit a response for this request.