



Report to the Plan Commission

September 19, 2011

Legistar I.D. #23864
906 Williamson Street
Conditional Use

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval of a conditional use to convert a commercially-used building into a single-family residence in C2 (General Commercial District) zoning

Applicable Regulations & Standards: Dwelling units that occupy more than fifty percent of the total building floor area are a conditional use in the C1 and C2 Zoning Districts. 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 find that the conditional use standards are met and **approve** the requested conditional use to convert a commercially-used building into a single-family residence in C2 zoning, subject to input at the public hearing and the comments from reviewing agencies.

Background Information

Applicant / Owner: Mike Kohn; 1014 Williamson Street; Madison, WI 53703

Contact: Jim Glueck; Glueck Architects; 116 North Few Street; Madison, WI 53703

Proposal: The applicant proposes to convert a building previously utilized for commercial purposes into a single-family residence.

Parcel Location: The parcel is an approximately 8,712 square foot parcel located on the northeast corner of the intersection of Williamson and Patterson Streets. This parcel is located within Aldermanic District 6 and the Madison Metropolitan School District.

Existing Conditions: The site includes an existing residential building most recently utilized for commercial purposes. The property also includes a lawn around along the Patterson Street-side of the structure and a rear parking area.

Surrounding Land Use and Zoning: The site is immediately surrounded by other commercial uses including a bar, a mixed-use building, and convenience-type store. Surrounding zoning is either C2 (General Commercial District) and PUD-SIP (Planned Unit Development-Specific Implementation Plan.) Other single and multi-family residential development is interspersed along the Williamson Street frontage.

Adopted Land Use Plan: The Comprehensive Plan recommends community mixed use development for the subject property.

Environmental Corridor Status: The property is not within an environmental corridor.

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

Zoning Summary: The property is zoned C2 (General Commercial District)

Requirements	Required	Proposed
Lot Area	6,000 sq. ft., 2,200 sq. ft. for a 5-br home	8,712 sq. ft. existing
Lot width	50'	36'
Usable open space	160 sq. ft. per bedroom	TBD
Front yard	20'	existing
Side yards	6', with combined total of 15'	existing
Rear yard	30'	existing
Building height	Up to 3 stories or 40'	2 story
Site Design	Required	Proposed
Number parking stalls	1	4
Other Critical Zoning Items		(Third Lake Ridge Historic District); No Utility Easements Shown

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Analysis, Evaluation, & Conclusion

The applicant requests approval to convert an existing building in C2 (General Commercial District) zoning into a single-family residence. In this zoning district, dwelling units that occupy more than fifty percent of the total building floor area require conditional use approval. As such, this request is subject to the conditional use approval standards.

The subject building is a two-story structure at the northeast corner of Williamson and South Patterson Streets. While the building was most recently used for commercial purposes, the building was originally constructed as a home and remains residential in character. The re-converted residence would include five bedrooms, a kitchen, dining room, living room and two bathrooms. The letter of intent indicates that no exterior changes are proposed to complete this conversion. Staff note that the property is in the Third Lake Ridge Local Historic District and as such, exterior changes would either need approval by the Landmarks Commission or the City's Preservation Planner.

The site plan indicates a new row of evergreens (Taunton Yews) will be provided on the eastern edge of an existing paved four-stall parking area. The balance of the rear of site's rear yard is currently covered in gravel. The plans suggest that the existing lawn will be extended over this graveled area. Staff recommend that lawn is extended to this area and that this is labeled on the plans.

The City's Comprehensive Plan recommends Community Mixed Use Development for the subject site and much of the surrounding Williamson Street frontage. A stand-alone residential building is not inconsistent with this recommendation. The plan specifically includes housing as a recommended use, provided the building scale is appropriate with the adjacent neighborhood.

Staff believe the conditional use standards can be met. There are several stand-alone residential structures along Williamson Street that are in commercial zoning. At the time of report writing, staff was not aware of any concerns on this proposal.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the requested conditional use to convert a commercially-used building into a single-family residence in C2 zoning, subject to input at the public hearing and the comments from reviewing agencies.

1. That the extent of the lawn is clearly labeled on plans and that lawn (or other landscape treatment) replace the existing graveled area adjacent to the four-stall parking lot.

The following conditions have been submitted by reviewing agencies:

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

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

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)

2. Final site plan shall show parking area and impervious surfaces. Show surface material types. No parking allowed outside the designated areas shown on final site plan. All existing gravel areas outside of the designated parking areas shall be returned to green space and or useable open space and be shown on final site plan.
3. Remove temporary orange snow fence.

Fire Department (Contact Bill Sullivan, 261-9658)

4. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
5. Provide interconnected hardwired smoke alarms in accordance with Comm 21.09.

Parks Division (Contact Kay Rutledge, 266-4714)

6. There are no additional park fees due at this time.
7. 15. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Water Utility (Contact Dennis Cawley, 261-9243)

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.