



Report to the Plan Commission

March 18, 2013

Legistar ID #29096
1417 Morrison Street
Conditional Use (Waterfront Development)

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval to construct an addition to an existing residence and to reconstruct an accessory building on a lakefront parcel.

Applicable Regulations & Standards: Section 28.138 requires that new principal buildings or additions to buildings on a lakefront parcel must obtain a conditional use permit. Section 28.183 provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the project meets the applicable waterfront and conditional use standards and **approve** the request for an addition to an existing single-family home and to reconstruct an accessory building at 1417 Morrison Street, subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Applicant / Owner: Joel and Kallie Stenman; 1417 Morrison St; Madison, WI 53703

Contact: Andrew Braman-Wanek; Ginkgo House Architecture; 3157 Milwaukee St; Madison, WI 53714

Proposal: The applicant proposes to remove an existing deck and construct a two-story addition. The proposal also includes a request to remove an existing boathouse to construct a new boathouse. Construction is scheduled to commence in March 2013 and would be complete by December 2013.

Parcel Location: The subject site is a 4,125 square foot parcel east of Dickenson Street. The proposal is within Aldermanic District 6 and within the limits of the Madison Metropolitan School District.

Existing Conditions: The site includes a 1,546 square foot single family home and a 240 square foot boathouse.

Surrounding Land Use and Zoning:

North: One and two-family homes, zoned TR-C4 (Traditional Residential-Consistent 4);

South: Lake Monona;

East: Single, Two, and four-unit homes, zoned TR-C4 and TR-V1 (Traditional Residential-Varied 1); and

West: Single and two family homes, zoned TR-C4.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low density residential development for this site and surrounding properties.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor. Portions of the property adjacent to the lake are within the flood fringe and flood storage districts. The proposed improvements do not appear to be within these areas.

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

Zoning Summary: The property is zoned R2 (Single and Two Family Residence District)

Dimensional Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000	4,125 sq. ft.
Lot Width	40'	33'
Front Yard Setback	20' or setback average	13' existing, no change
Side Yard Setback	On lots less than 50' shall be 10% of lot width or 3.3' + 3.0' = 6.3'	6.958' - RS 6.875' - LS
Waterfront Setback	Median setback. 46.7'	53'
Maximum height	2 stories/35	2 stories existing (See Comment #9)
Maximum lot coverage	65%	40.6% (See Comment #10)
Maximum building coverage, nonresidential	50%	5%
Usable open space (sq. ft. per d.u.)	750 sq. ft.	adequate
Number parking stalls	1	TBD (See Comment #8)
Landscaping	No	No
Lighting	No	No
Building forms	Yes	Meets building forms req.
Other Critical Items	None	

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 replace an existing boathouse on a lakefront parcel. These requests are subject to the Conditional Use and Lakefront Development standards of the Zoning Code.

The property now includes an existing 1,546 square foot home, built in 1909, and a 240 square foot boathouse.

The proposed lakeside additions will add approximately 885 square feet of living area to the home. The attached site plan shows two primary components to the addition – an attic addition (including a new shed dormer) above portions of the existing second story and a new two story addition beyond that. The entire structure would be sided in a combination of flat fiber cement board panels with horizontal cedar trim as an accent material.

Survey information provided by the applicant calculates the *average* lakeside setback from the OHWM (ordinary high water mark) at 41.48 feet. Under the new zoning code, the lakeside setback is calculated as the *median* setback. Based on the provided survey information, the median setback is 46.7 feet. The addition is complies with both the average and median setbacks with a proposed distance of 53 feet from the OHWM. With the additions, the house would exceed the lakeside setback of the home to the west, though would have a similar setback to the home to the east, when considering that structure's elevated deck.

The conditional use standards for lakefront development state that “When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.” Staff notes that these surrounding residences are two story structures including some taller two-story structures with attic or living space above the second floor. These structures range in size from roughly 1,500 to 3,800 square feet, with a median size of about 1,700 square feet. Staff notes the largest of these structures is a four-unit building. With the addition, this resulting structure will have an area just over 2,400 square feet, making it the third largest structure within this study area. Based on the submitted information, Zoning staff believes the project complies with the height and bulk regulations in the zoning ordinance, but requests additional information to confirm as part of final sign-off.

The applicant’s other request is to replace an existing 240 square foot boathouse with a new 230 square foot boathouse. The existing boathouse does not comply with sideyard setbacks, though the new structure would. This proposed accessory structure complies with the waterfront development standards limiting lot coverage within 35 feet of the ordinary high water mark to 20% of the area. The new structure has been designed with a flat roof to limit lake view impacts. Plans show this building will be clad in a combination of fiber cement siding and frosted glass.

The letter of intent states that no trees will be removed as part of this application. The applicant has not indicated any other vegetation would be removed. Compliance with the vegetation removal standards of Section 28.138 should be included on plans submitted for final sign off.

Finally, staff notes that a portion of the existing driveway is proposed to be removed, leaving a small parking stall within the required front yard. This condition is not allowed by the Zoning Code. The driveway should either lead to a offsite parking space or the driveway shall be removed. See the comments from the Zoning Administrator for further information.

Staff believes 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.

Recommendation

Major/Non-Standard Conditions are Shaded

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

The Planning Division recommends that the Plan Commission find the project meets the applicable waterfront and conditional use standards and **approve** the request for an addition to an existing single-family home and to reconstruct an accessory building at 1417 Morrison Street, subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

1. That the applicant confirms that the project meets the vegetation removal standards of section 28.138 on the plans submitted for final sign off.

The following conditions have been submitted by reviewing agencies:

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

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| <p>2. The applicant shall show the 100-year flood plain on the proposed site plan.</p> <p>3. The existing drainage pattern shall not be altered with the proposed construction.</p> |
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4. 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)
5. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5 and MGO 23.01)
6. All damage to the pavement on Morrison Street, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
7. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)). PDF submittals shall contain the following information:
- a) Building footprints.
 - b) Internal walkway areas.
 - c) Internal site parking areas.
 - d) Lot lines and right-of-way lines.
 - e) Street names.
 - f) Stormwater Management Facilities.
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

8. When the applicant shall submit plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
9. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.

10. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Patrick Anderson, 266-5978)

11. City records show that the driveway appears to have been widened, resulting in the creation of a front yard parking area. The proposed plans also show obstructions and removal of the existing parking alongside the home. The property owner shall exercise either of the two following options, to be finalized with final site plan approval:
 1. Maintain existing driveway and parking area alongside the home, including the removal of the illegally expanded area in the front yard in front of porch area),
 2. Removal all parking on the site, remove driveway and close cut per City Engineering design requirements.
12. Confirm the height of the proposed additions does not exceed height requirements as defined in Sec. 28.134. Provide revised elevations showing building heights from existing (pre-construction or filling) grades.
13. Section 28.138 (3) (f) Lot coverage within thirty-five (35) feet of the OHWM shall not exceed twenty percent (20%). Public paths within this area shall not be included in the lot coverage limit.
14. The proposed accessory structure appears to comp with MGO28.

Fire Department (Contact Bill Sullivan, 261-9658)

15. Per SPS 321.03(3) Provide an automatic sprinkler system in accordance with NFPA 13D or provide a second exit from the attic level.

16. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(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)

17. 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.