

PLANNING DIVISION STAFF REPORT

March 10, 2014



PREPARED FOR THE PLAN COMMISSION

Project Address: 425 Woodward Drive
Application Type: Conditional Use
Legistar File ID #: [32921](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Cathy Slichter and Nicholas Aiuto; 19 Griswold Court; Sterling, VA 20165
Contact: Christi Weber; Design Coalition, Inc; 2088 Atwood Avenue; Madison, WI, 53704
Property Owner: Same as property owner.

Requested Action: The applicant requests conditional uses to allow for the construction of an accessory dwelling unit on a lakefront lot. This includes conditional uses for: 1) New Accessory Dwelling Unit; 2) Exceeding 1,000 square feet of accessory building on a lot; 3) Accessory building exceeding 800 square feet of area; and

Proposal Summary: The applicant proposes to construct a two story addition to an existing detached accessory building for the purpose of creating an accessory dwelling unit (ADU). With the proposed modifications, the resulting accessory building will be 1,376 square feet in area, with 651 square feet utilized for the two-story ADU.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(6)) and the supplemental regulations for accessory dwelling units (MGO Section 28.151). This request is also subject to the standards for Lakefront Development (MGO Section 28.138).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the requested conditional uses to allow the construction of an accessory dwelling unit at 425 Woodward Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The subject property is located on the south side of Woodward Drive, roughly 230 east of its intersection with Harper Road. The site is within Aldermanic District 18 and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The 34,485 square foot property includes an existing single-family home, constructed in 1928 and two accessory structures. This includes the subject garage and workshop building (which is proposed to be modified with this request) and an existing boathouse. The site includes several mature trees and a protected Indian Mound.

Surrounding Land Use and Zoning:

North: Single-Family homes, zoned SR-C1 (Suburban Residential-Consistent 1);

South: Lake Mendota;

East: Lake fronting single-family homes, zoned SR-C1; and

West: Lake fronting single-family homes, zoned SR-C1; and

Adopted Land Use Plan: The Comprehensive Plan recommends low density residential development for this site.

Zoning Summary: The property is zoned SR-C1 (Suburban Residential-Consistent 1).

	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	34,485 sq. ft.
Lot Width	50 ‘	101.46’
Front Yard Setback	30’	8.58’ to existing garage. (1)
Side Yard Setback	6’ both right and left side.	adequate
Maximum height	25’ (ADU)	less than 25’
Maximum lot coverage	50%	Less than 50%
Usable open space (sq. ft. per d.u.)	1,300 sq. ft.	adequate
Number parking stalls	2	2 garage, 2 surface (4)
Landscaping	No	No
Lighting	No	No
Building forms	Yes	Meets building forms req.
Other Critical Zoning Items	Lakefront, Floodplain	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor, though portions of the property adjacent to the lake are within the Flood Fringe and Flood Storage Districts. The proposed accessory building addition is on the street-side of the site, well away from the Flood Fringe and Storage Districts.

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

Project Description, Analysis, and Conclusion

The applicant requests conditional use approval to construct an addition to an existing accessory building for the purpose of creating an accessory dwelling unit (ADU).

The subject property is a 34,485 square foot lakefront lot. The lot’s single-family home has a deep street setback and is situated close to Lake Mendota. An existing boat house is also located near the shoreline. A second 991 square foot accessory garage and workshop is located near the street.

The ADU will be constructed as an addition to the street-side accessory building. The two-story addition will add 385 square feet of area to the existing structure. Upon reconfiguration of that building, the ADU would have an area of 651 square feet on two levels. The enlarged structure will also retain the two-car garage and a slightly smaller workshop space. The exterior of the structure will be clad in fiber cement siding.

Staff believes the applicable standards can be met. This lot is the second largest lake-fronting lot on Woodward Drive and staff does not have concerns on adding 385 square feet to the existing accessory building. Staff does not anticipate that the addition or the establishment of an ADU will negatively impact surrounding properties. Based on the submitted information, this addition will not impact the identified Indian Mound nor will it cause any trees to be removed on the subject site. At the time of report writing, staff was not aware of any neighborhood concerns on this proposal.

Recommendation

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 uses to allow the construction of an accessory dwelling unit at 425 Woodward Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

1. The proposed new building addition will cross an underlying platted lot line of the plat of Woodward Grove. Current State building code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.
2. The location of the existing sanitary sewer and sanitary sewer easements shall be shown and labeled on the site plan. The easement documents are recorded at the Dane County Register of Deeds Office as Document No.'s 929392 and 929393.
3. The Accessory Dwelling Unit (ADU) has been assigned an address of 427 Woodward Drive.
4. The Applicant shall show the sanitary sewer main and laterals to serve the new addition.
5. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

6. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
7. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
8. 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 (Contact Eric Halvorson, 266-6527)

This agency submitted a report with no comments on this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

9. A variance from the required front yard setback and garage expansion was granted 12/12/2013
10. Meet all Supplemental regulations pursuant to Section 28.151, (Accessory Dwelling Unit).
11. The basement area may only be used for storage and shall not be designed for future habitable space. The floor to ceiling height shall not exceed 6 feet in the basement as shown on submitted plans.
12. The submitted plans show a 10'x20' surface parking stall that projects into the front setback. Provide for the final plan sets parking stalls that are clearly outside of the 30' front setback.

Fire Department (Contact Bill Sullivan, 261-9658)

13. 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>

Parks Division (Kay Rutledge, 266-4816)

14. The applicant shall pay approximately \$3,858.27 for park dedication and development fees for the new SF/duplex unit. The applicant must select a method for payment of park fees before signoff on the conditional use.

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.
16. This development is within the Warner park impact fee district (SI21). Please reference ID# 13177 when contacting Parks about this project.

Water Utility (Contact Dennis Cawley, 266-4651)

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.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.

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