

PLANNING DIVISION STAFF REPORT

August 25, 2014



PREPARED FOR THE PLAN COMMISSION

Project Address: 2110 Linden Avenue
Application Type: Conditional Use
Legistar File ID #: 34912
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Contact/Property Owner: Beth Skogen; 2110 Linden Ave; Madison, WI; 53704

Requested Action: Approval of a conditional use for a bed and breakfast facility in the TR-C4 District.

Proposal Summary: The applicant proposes to utilize a bedroom in a single-family home for guests paying to stay overnight, using www.airbnb.com.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(7)).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request at 2110 Linden Avenue. 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 property is located on the north side of Linden Avenue between Winnebago Street and Rusk Street; Traditional Residential – Varied 1 (TR-V1) District; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions and Land Use: The 3,200 square foot property has a 1,268 square foot single-family home, constructed in 1916, and a one-stall detached garage accessible from an adjacent public alley.

Surrounding Land Use and Zoning: The property is surrounded by single- and two-family homes on small lots in the TR-V1 District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low-density residential uses for this area. Adopted neighborhood plans have no further detailed recommendations.

Zoning Summary: The property is in the Traditional Residential – Varied 1 (TR-V1) District

Dimensional Requirements	Required	Proposed
Lot Area	3,000 sq. ft.	3,200 sq. ft.
Lot Width	30'	40'
Front Yard Setback	20'	15'6"
Side Yard Setback	6'	8' – RS 10' – LS
Rear Yard	Lesser of 25% of lot depth of 25'	25'

Maximum Height	2 stories / 35'	2 story
Maximum Lot Coverage	70%	Less than 70%
Usable Open Space	500 sq. ft.	Adequate

Site Design		
Number parking stalls	1 per 2 bedrooms in addition to requirements for dwelling	1 (See Page 3, Condition No. 5)
Bicycle parking	1 per 2 bedrooms, minimum of 2 stalls	None shown (See Page 3, Condition No. 2)
Other Critical Zoning Items: None		

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

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

Project Description, Analysis, and Conclusion

The applicant proposes to utilize a single-family home as a bed and breakfast facility with one bedroom which could be rented out for a maximum stay of 21 days. No interior or exterior changes are proposed at this time. The 3,200 square foot lot has a 1,268 square foot, three-bedroom single-family home with one parking space in a detached garage accessed via a public alley on the west side of the property. As proposed, one of the three bedrooms would be utilized for paying overnight guests, who would stay a maximum of 21 consecutive days, as required for bed and breakfast facilities. Automobile parking for bed and breakfast guests would be on the street.

The applicant explained to staff that she intends to market the availability of the room using www.airbnb.com, which would typically be a permitted use. She does not intend to serve breakfast to guests. However, based on the fact that there is only one bathroom in the house (and not a separate bathroom for the guest(s), the facility must be classified as a "bed and breakfast" facility to meet public health requirements, and thus, requires conditional use review.

Due to the limitation of the bed and breakfast facility to just one guest room, staff has no concerns regarding any impacts of this use on surrounding properties. Staff notes that the bed and breakfast use would typically require one on-site parking stall per two bedrooms. However, the Zoning Administrator has administratively approved a reduction to that requirement, and thus no parking stalls are required for the bed and breakfast use.

Staff believes that all of the conditional use standards can be met with this request, so long as all conditions of approval are addressed by the applicant.

Recommendation

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 at 2110 Linden Avenue. 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
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Zoning Administrator (Contact Pat Anderson, 266-5978)

1. Meet supplemental regulations of MGO Section 28.151 for bed and breakfast establishment and all other building codes.
2. Provide a minimum of 2 bicycle parking spaces as required per Sec. 28.141(4) and 28.141(11). Provide a detail of the bike rack design.
3. The petitioner shall obtain all necessary health licenses from the Madison and Dane County Public Health Department for the bed and breakfast establishment before the use is to commence. Contact Ms. Beth Cleary (243-0327) at the Madison and Dane County Public Health Department to discuss these requirements.
4. Establish *Room Tax / Sellers Permit* before the use is to commence. Contact the City of Madison Treasurers Office at 266-4771
5. This approval includes a one-stall parking reduction for the bed and breakfast.

Fire Department (Contact Bill Sullivan, 261-9658)

6. Ensure smoke alarms are installed in accordance with MGO 34.907.

No other agencies submitted comments for this request.