

## PLANNING DIVISION STAFF REPORT

October 6, 2014



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 813 Woodward Drive  
**Application Type:** Conditional Use  
**Legistar File ID #:** [35406](#)  
**Prepared By:** Heather Stouder, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

### Summary

**Applicant/Contact:** Gary Wimmer; Dream House by Dream Kitchens; 5117 Verona Rd.; Madison, WI 53711

**Property Owner:** Steve Bethke; 813 Woodward Dr.; Madison, WI 53704

**Requested Action:** Approval of a conditional use for an addition to a single-family home on lakefront property in the Suburban Residential – Consistent 1 (SR-C1) District.

**Proposal Summary:** The applicant proposes to construct a 1,440 square foot two-story addition to the south side of a single-family home on a lakefront property in the SR-C1 District.

**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 813 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 property is located on the south side of Woodward Drive between Little Fleur Lane and Marcy Road; SR-C1 District; Aldermanic District 18 (Weier); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The 19,050 square foot (0.44 acre) lakefront property has a 3,679 square foot single family home constructed in 2003. A 530 square foot detached boat house sits in the southwestern corner of the property.

**Surrounding Land Use and Zoning:** The subject property is surrounded by single-family homes on relatively large lots in the SR-C1 District.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends Low Density Residential use for this area. The Northport-Warner Park-Sherman Neighborhood Plan does not have a more specific recommendation.

**Zoning Summary:** The property is in the SR-C1 District.

Dimensional Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft.	20,747 sq. ft.
Lot Width	50'	100'
Front Yard Setback	30'	30'
Side Yard Setback	6' – one story 7' – two story	14' – RS 13' - LS

Maximum height	2 stories / 35'	2 stories / 28' 6"
Lakefront setback	74.09'	78.32'
Maximum lot coverage	50%	TBD
Usable open space (sq ft per du)	1,300 sq. ft.	TBD

Site Design	Required	Proposed
Number parking stalls	1	2 existing
Landscaping	Yes	Yes
Lighting	No	No
Building forms	Yes	Meets building forms req.
<b>Other Critical Zoning Items:</b> Lakefront Development, Floodplain		

*Table prepared by Pat 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 range of urban services.

## Project Description, Analysis, and Conclusion

**Project Description** – The proposal consists of two additions and a major interior remodel to a 3,679 square foot single family home constructed in 2003. A small one-story 186 square foot addition to the southwest of the home enlarges the existing living/dining area. A 1,254 square foot two-story addition is proposed on the southeast portion of the home, including a major remodel and expansion of the first floor master suite and two second-floor bedrooms. This addition brings the home 12 feet closer to Lake Mendota, but still over 78 feet away from the ordinary high water mark, easily meeting the required lakefront setback. Exterior treatment would be fiber cement siding consistent with the existing exterior. The resulting structure would be an approximately 5,119 square foot, three bedroom home with an attached three car garage.

**Bulk Comparison** – As with all proposed lakefront additions requiring conditional use review, staff compared the relative size of the home to the lot (floor area ratio) with that of the five properties on either side of the subject property. As proposed, the property would have a floor-area ratio of 0.31, which is less than the 0.36 median floor area ratio of surrounding properties. While the subject home will be larger than any other in the area, the lot it sits on is nearly twice as large as the area average, and seems to accommodate the large home well within the required setbacks.

**Conditional Use Standards** -Staff believes that the proposal can meet the conditional use standards as summarized below:

- The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*  
Staff believes that this standard can be met.
- The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing these services.*  
Staff believes that this standard can be met.
- The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*  
Staff believes that this standard can be met, so long as conditions of approval are adhered to.
- The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

Staff believes that this standard can be met.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.*

Staff believes that this standard is met.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

Staff believes that this standard is met.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

Staff believes that this standard can be met, so long as all conditions of approval are adequately addressed.

9. *When applying the above standards to any new construction of a building or an addition to an existing building, the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendations.*

Staff believes that this standard can be met, noting that all Zoning requirements for the SR-C1 District are sufficiently addressed with the proposed addition.

13. *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 believes that while the proposed addition results in a home, while larger than others in the area, is comparable, and will fit in along this portion of Woodward Drive. The subject property is much larger than others, which results in a floor-area ratio similar and actually lower than other homes on the five developed lots on either side.

[Standards 8, 10-12, 14, and 15 do not apply to this request]

**Conclusion** – Staff has reviewed the proposed addition to a single-family home on lakefront property and believes that the conditional use standards can be met with the proposal.

## 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 813 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

### **Planning Division** (Contact Heather Stouder, 266-5974)

1. Final plans submitted to staff for review and approval shall include all windows, including those on the existing home

### **City Engineering Division** (Contact Janet Schmidt, 261-9688)

2. Modify the site plans to show the retaining walls.
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).
4. 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).
5. All damage to the pavement on Woodward Drive, 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).
6. 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)

### **Fire Department** (Contact Bill Sullivan, 261-9658)

7. 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>

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

8. Lakefront development shall comply with City of Madison General Ordinances Section 28.04 (19) The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. Provide a landscape plan to show landscape elements to be removed and show a detailed plan showing sizes and number of landscape elements to be added to the site. In addition, not more than 30% of the frontage of the lot shall be cleared of trees and shrubbery. (Note: Within the waterfront setback requirements tree and shrub cutting shall be limited to consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland.
9. Provide details of lot coverage subject to 28.211 on final plans.
10. Provide details of usable open space subject to 28.211 and 28.140 on final plans.