

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
January 28, 2008**

RE: I.D. #08908, Conditional Use – 2830 Waunona Way

1. Requested Action: Approval of a conditional use for the construction of a detached garage on a waterfront lot at 2830 Waunona Way.
2. Applicable Regulations: Section 28.04 (19) provides the standards for waterfront development; Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Kevin Firchow, AICP, Planner

GENERAL INFORMATION

1. Property Owner: Amy Walker and Heidi Hoffland; 2830 Waunona Way; Madison, WI, 53713

Project Contact: Charles Cooner; Trim Craft Builders; 3817 Busse Street; Madison, WI 53714
2. Development Schedule: The applicant wishes to proceed in February 2008 with project completion scheduled for March 2008.
3. Parcel Location: An approximately 15,757 square foot parcel located at 2830 Waunona Way; Aldermanic District 14; Madison Metropolitan School District.
4. Existing Conditions: The site includes an existing two-story house and detached garage. The applicant notes the garage is not functional for automobile storage due to its poor condition.
5. The property is zoned R1- Single Family Residence District.
6. Proposed Use: Demolish the existing garage and build a replacement detached garage of approximately 400 square feet.
7. Surrounding Land Use and Zoning: The subject site is located on the southern shore of Lake Monona surrounded to the east and west by other single-family residences zoned R1 (Single-Family Residence District).
8. Adopted Land Use Plan: The Comprehensive Plan recommends low-density residential uses for this area.

9. Environmental Corridor Status: The site is not located within a mapped environmental corridor, though the portion of the property nearest to the lake is located within the flood fringe.
10. Public Utilities & Services: This property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the conditional use standards of Section 28.12 (11) and the waterfront development standards of Section 28.04 (19).

ANALYSIS, EVALUATION AND CONCLUSION

The applicant requests approval to construct a new detached garage of approximately 400 square feet on a waterfront lot. Accessory structures on waterfront lots require Plan Commission approval. This application is subject to the conditional use standards of Section 28.12 (11) and the waterfront development standards of Section 28.04 (19). The proposed detached garage would replace an existing detached garage that the applicant plans to demolish.

The existing garage is setback approximately 30 feet from Waunona Way and over 250 feet from Lake Monona. The front-loaded, two-car garage includes two separate overhead doors that face onto the street. Pictures depicting the structure and its condition are included in the applicant's submittal. The applicant notes replacement of this structure is necessary to correct both functional and aesthetic issues. Functionally, the garage has developed a substantial lean that keeps the overhead doors from opening. Improper drainage has caused rotting of the structure's doors. Because of these conditions, automobiles cannot be kept in the garage. The applicant further notes that siding is beginning to come loose.

The proposed garage would be built in the same location as the existing structure and would have a nearly identical footprint, measuring approximately 400 square feet. The only difference in location is that the proposed structure will be shifted just over a foot closer to the east in order to meet current zoning setback standards.

The applicant notes that the proposed wall height will be eight feet, matching the height of the existing structure. However, the roof pitch will be increased to match that of the house, thus providing a taller building profile than what is there currently. Staff estimates the overall height of the structure to be 13 feet based on the submitted plans.

The applicant has provided elevation drawings for all sides of the structure. In follow-up correspondence, the applicant has also provided additional information on the building materials. The primary material will be cedar siding organized as both horizontal siding and shake/shingles, per the attached drawings. The street-facing side of the building includes one decorative overhead door and window. The home-facing side includes a window and service door. No doors or windows are shown on the side elevations.

The Planning Division does not object to the construction of the new garage and believes that the conditional use standards are met.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the project meets all applicable waterfront and conditional use standards and **approve** the proposed request for new construction of a detached garage on a waterfront lot. This recommendation is subject to input at the public hearing and comments from reviewing agencies.