

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
February 25, 2008**

RE: LD #09249 Conditional Use Application – 5412 Lake Mendota Drive

1. Requested Action: Approval of a conditional use for a major alteration to an existing single-family residence on a waterfront parcel.
2. Applicable Regulations: Section 28.04 (19) requires that new principal buildings or additions to buildings on a waterfront parcel must obtain a conditional use permit. 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. Applicant and Property Owner: Dianne C. Christensen; 1711 Kendall Avenue; Madison, WI 53726

Project Contact: John Meyer, Architect; 1615 Cypress Trail; Middleton, WI 53562
2. Development Schedule: The applicant wishes to proceed in March 2008 and complete the project by September 2008.
3. Location: An approximately 0.5 acre waterfront parcel located along the southwestern shores of Lake Mendota, north of Lake Mendota Drive's intersection with Norman Way. Aldermanic District 19; Madison Metropolitan School District.
4. Existing Conditions: The property includes a 1,986 square foot split-level home with attached garage, constructed in 1958. The property also includes a boathouse.
5. The property is zoned R1 (Single-Family Residence District).
6. Proposed Land Use: No change in land use is proposed.
7. Surrounding Land Use and Zoning: The subject site is located on the southwestern shores of Lake Mendota 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 identifies the subject site as LDR-Low Density Residential.
9. Environmental Corridor Status: The property is not within an environmental corridor, however a small portion of the property nearest to the lake is in the floodplain. The proposed renovation would not occur within the floodplain.

10. Public Utilities & Services: The 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 & CONCLUSION

The applicant requests conditional use approval for a major alteration to an existing single-family residence on a waterfront parcel. The alteration includes converting the existing split-level structure into a full two-story building. To accomplish the renovation, a portion of the first story roof and the entire existing two-story portion of the home will be removed and reconstructed. Additionally, the applicant proposes to expand the footprint towards the street by approximately 12 feet and extend a small portion of lakeside portion of the home by three feet.

The proposed renovation would add 627 square feet of area to the main floor and another 272 square feet to the upper floor. The renovated residence would include a combined 2,410 square feet of living area on these two floors. Total garage area would decrease by 38 feet and the square footage of the screened-in porch would remain unchanged.

Building plans show that the general arrangement of the first floor will be similar to what currently exists. Notable changes include a more “open” floor plan, larger rooms, and the creation of a bedroom suite on the first floor. As with the existing building, the upper floor will include three bedrooms and two baths, however the configuration of the rooms will be different.

Elevation drawings and building renderings are included in the applicant’s submittal. The renovated front facade includes a full second story, with the front mass essentially divided into three sections. The entryway/garage portion is located closest to the street, however, has a significant setback as noted below. The kitchen/den area of the home is recessed roughly 15 feet from the entry section and the screen porch area is recessed approximately 25 feet. The rear elevation is divided into two sections, breaking up the mass along the lakeside of the home. The applicant indicates the building will be clad in cedar lap siding, cedar trim, and EIFS.

The proposed renovations do not change the sideyard setbacks, with roughly 23 and 33 feet remaining between the subject residence adjacent homes. Some additional building height and mass is shown with the proposed addition.

With the renovation, the residence will be setback roughly 144 feet from Lake Mendota Drive and just under 57 feet from the Lake Mendota’s ordinary high water mark. At the point of the small lakeside projection, the high water mark setback would be approximately 54 feet. The adjacent homes are both two-story structures and are located closer to the lake than the subject residence. In the letter of intent, the applicant states that the proposed renovation would not

impact these neighbors' lake views. The applicant was required to obtain a variance, as the existing home did not meet the average lake setback requirements due to relatively large lake setbacks for non-adjacent homes, northwest of the subject property. This variance was approved in January 2008.

The plans show minimum disturbance of existing vegetation. No vegetation removal is proposed within 35 feet of the shoreline and no trees will be removed on the subject property based on the proposed conceptual planting plans. New plantings will be installed on the eastern edge of the property and other ornamental trees will be added to the front yard. This plan also includes a notation that the lawn will be repaired.

The proposed home is consistent with the Comprehensive Plan's recommendation for low-density residential land use and the Spring Harbor Neighborhood Plan, adopted to guide redevelopment activities in the Spring Harbor neighborhood, which includes the subject site. While the neighborhood plan does not contain specific recommendations for lakefront residential areas, it does encourage that new and redeveloped homes be of a height and scale that is relative to the neighborhood and is sensitive to its natural character. Many new buildings have been approved with a variety of building sizes and architectural styles, and staff believe that the proposed building addition would not make this building out of character with the neighborhood or the adjacent two story homes.

Staff believe that the waterfront development and conditional use standards can be met with this proposal.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the conditional use standards are met for the proposed major alteration to an existing-single family residence on a waterfront parcel and **approve** the requested conditional use subject to input at the public hearing and comments from reviewing agencies.