

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
of November 19, 2007**

RE: I.D. #08147, Conditional Use – 5438 Lake Mendota Drive

1. Requested Action: Approval of a conditional use for a 600 square foot addition to a single-family residence and construction of a detached garage at 5438 Lake Mendota Drive.
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. Applicant and Contact: Michael Houswerth; Nicolas Construction; 824 Lincoln Green Road; DeForest, WI 53532

Property Owner: Mike and Jeanette Tierney; 5438 Lake Mendota Drive; Madison, WI 53708
2. Development Schedule: The applicant wishes to proceed in December 2007 with completion anticipated for March 2008.
3. Parcel Location: An approximately 16,533 square foot parcel located at 5438 Lake Mendota Drive, near its intersection with Clifford Court; Aldermanic District 19; Madison Metropolitan School District.
4. Existing Conditions: The site includes the subject residence, a two-story single-family home of approximately 1,600 square feet. Other structures on the site include a smaller secondary residence, a boathouse, and an additional shed.
5. Proposed Use: The applicant proposes two projects subject to conditional use approval. The first project is the construction of a 600-foot addition to the main residence. The second project is the construction of a two-stall garage of approximately 588 square feet.
6. 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).

7. Adopted Land Use Plan: The Comprehensive Plan recommends for low-density residential uses for this area.
8. Environmental Corridor Status: The site is not located within a mapped environmental corridor.
9. 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 of two projects on a waterfront lot at 5438 Lake Mendota Drive. The first project is the construction of an addition to the main residence, proposed to add approximately 600 square feet to the structure. The second project is the construction of a two-stall garage of approximately 588 square feet. Both requests are subject to the conditional use standards of Section 28.12 (11) and the waterfront development standards of Section 28.04 (19).

The subject property is a rectangular 16,533 square foot lot with approximately 66 feet of street and lake frontage. There are currently four buildings on the subject property including the subject residence, a smaller secondary residence, a boathouse, and an additional shed. Although the number of residences does not comply with current zoning standards, this is an existing condition which is considered legal and non-conforming.

The subject residence is currently classified as a two-story colonial-style home of approximately 1,600 square feet. The residence has a gambrel-style roof with dormer windows on its east and west sides. City records indicate the home was built in 1938 and has three bedrooms and one full bath. Although there are multiple accessory buildings on the property, the applicant notes that there is not a garage.

The applicant has calculated the lake setback for the subject residence is 114 feet. Upon review, the Zoning Administrator has confirmed that this meets applicable waterfront setback standards. This setback would not change with the proposed addition, however, additional building mass will be built up to this line. The home is located among a line of other single-family residences located on the southwestern shores of Lake Mendota.

The applicant has not provided the actual lake setbacks for adjoining properties, but a staff review of existing aerial photos indicates that the lake setbacks are generally consistent for neighboring properties. City records indicate the home to the east was constructed in 2004 and is two stories in height. The applicant has provided photos of this building in relationship to the subject property. At its closest point, this home is approximately 25 feet from the subject

residence. Much of this home is set slightly closer to the lake, but the corner nearest to the subject residence appears to have a similar setback and photos submitted by the applicant show several windows providing rear and side lake views from this corner of the home. The home to the west is a one-story ranch-style home. This home sits nearly 40 feet from the subject residence and has roughly the same lake setback.

The proposed home addition is largely a second-story addition, however, an expansion is also planned for a portion of the first floor. The first floor would be expanded towards the lake, in an area now used as a deck. The rebuilt second floor will cover the entire first floor, including the new expanded area. The applicant estimates that the addition will add 600 square feet to the existing 1,600 square foot home.

The proposed addition will provide several changes to the appearance of the residence. The applicant has provided hand-drawn elevations depicting the changes. Upon completion, the residence will have a taller profile, as the addition will make the residence two full stories along the entire perimeter of the home. The applicant proposes to replace the existing gambrel-style roof with a 9/12 pitched gabled roof, designed in part to enhance the roof's potential to capture solar energy. The proposed southeast elevation includes a reference to "optional solar shingles" as a potential roofing material. Staff recommend that the roofing material(s) be confirmed prior to plan sign-off.

Changes to the proposed front facade include a possible projection for an elevator and reconfiguration of the second story windows. The addition will add new first and second story mass to the lakeside of the home, where currently only a first-floor projection exists. This facade will include a first floor picture window and patio doors with a relatively symmetrical pattern of second floor windows. An attic window will be located above the second floor. The new side elevations show a taller structure, providing an extra story of height. The applicant has not finalized the selection of materials. Plans indicate that brick will remain on the first floor with the second floor to be clad in EIFS or cement-fiber siding. Staff recommend that the applicant confirm the actual siding materials prior to final agency sign off.

The applicant has provided a detailed floor plan depicting the changes to the second floor. This floor will retain two bedrooms, but these will be expanded in size per the attached drawings. A master bathroom will be added on the new floor. Additionally, closet space will be expanded to allow for a laundry room on this floor. The new second-story open space created with the addition will be used as an office, workout space, or television room. Drawings depicting changes to the first floor were not submitted.

The applicant's second request is for approval of a two-stall garage. The "front-loaded" garage would be sited in the front yard, as shown on the attached site plan. The structure measures 21 by 28 feet with a total area of 588 square feet. Elevation drawings indicate that the street-facing facade would include two separate garage doors and a gabled roof. The applicant further indicates that like the house, the garage roof will be designed to maximize its potential to capture solar energy. The garage would be 12.75 feet in height, including attic space located above the main floor. A new 21 foot-wide driveway would be added to the site to provide access to the

garage. Building materials would be similar to what is proposed for the home, however, the applicant has not confirmed the exact materials that would be used.

The Planning Division believes that the proposed home is consistent with the R1 zoning on the property and with the Comprehensive Plan's recommendation for low-density residential land use. The City recently adopted the Spring Harbor Neighborhood Plan to guide redevelopment activities in the Spring Harbor neighborhood, including the subject site. While the plan does not contain specific recommendations for lakefront residential areas, it does encourage that new/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 reflected and staff believe that the proposed building addition would not make this building out of character with the neighborhood. Additionally, the applicant has included an inventory of on-site vegetation and indicates no trees would be damaged or removed to facilitate construction of the addition.

The Planning Division believes that the conditional use and waterfront development standards could be met with the applicant's request for the proposed addition and new garage.

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 a home addition and new detached garage on a water front lot, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant specifies and that Planning Division staff approve the roofing and primary exterior materials for the both the home and accessory garage. As noted in this report, several materials are not yet specified. This information can be included in the plans submitted for final sign-off. In the alternative, the Plan Commission could specify materials to be used; in which case, the applicant would work with staff to implement this recommendation.