

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
April 7, 2008**

RE: I.D. #---, Conditional Use Application – 609 E. Gorham Street

1. Requested Action: Approval of a conditional use to convert a former 17-bed rooming house into a six-unit apartment building.
2. Applicable Regulations: Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Drafted By: Kevin Firchow, AICP, Planner

GENERAL INFORMATION

1. Applicant, Contact, and Property Owner: Michael Matty; Renaissance Property Group; 1 Sherman Terrace; Madison, WI 53704
2. Development Schedule: The applicant estimates project completion on May 1, 2008.
3. Location: An approximately 8,712 square foot parcel located at 609 E. Gorham Street near its intersection with N. Blair Street, across from James Madison Park. Aldermanic District 2; Madison Metropolitan School District.
4. Existing Conditions: The subject building is a vacant 17-bed rooming house. The property is zoned R5 (General Residence District) and is within the Fourth Lake Ridge National Register Historic District.
5. Surrounding Land Use and Zoning: The subject property is located among several small (2-6 unit) apartment buildings and single-family residences zoned R5 (General Residence District).
6. Adopted Land Use Plan: The City of Madison Comprehensive Plan recommends “medium density residential” uses (MDR) for this site. This recommendation includes a density range of 16-40 units per acre. The recently adopted Tenney Lapham Neighborhood Plan more specifically recommends a density range of 16-25 units per acre for this area.
7. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
8. 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).

ANALYSIS, EVALUATION, AND CONCLUSION

The applicant requests conditional use approval to convert a former 17-bed rooming house into a six-unit apartment building. The proposed physical alternations include a significant interior remodeling and historic restoration of the building's facade. As a proposed multi-unit apartment building in R5 zoning, this request is subject to the conditional use review and the standards of Section 28.12(11).

The subject building is a two-story, 5,148 square foot structure. The building is currently vacant and was most recently used as a 17-bedroom rooming house. The property is located among a line of similar small apartment buildings and single-family homes across from James Madison Park. Adjacent properties include three and six unit apartment buildings. Based on the parcel size, a six-unit structure would be consistent with density requirements for R5 zoning.

The remodeled building would include one (1) studio apartment, two (2) one-bedroom units, two (2) one-bedroom units with dens, and one (1) one-bedroom loft apartment. Two of these units will be accessible. The applicant notes that the overall bed count will be reduced from 17 to six. Units would be accessed through internal hallways with amenities including in-unit washers, dryers, and dishwashers.

Several physical alterations to the building are proposed. Interior improvements include reconfiguration of spaces along with new electrical service, plumbing, and the installation of energy efficient appliances. Exterior changes include a new roof, windows, paint, and restoration of the front porch. The property is within the Fourth Lake Ridge National Register Historic District. The City Preservation Planner has reviewed the applicant's plans and has no objections.

The site plan indicates there will be seven vehicle-parking stalls with one being accessible. The applicant notes there will be at least ten bicycle-parking stalls. Additionally, it appears that the plan exceeds the zoning requirements for usable open space with approximately 1,200 square feet provided. The site plan does not indicate the location of the building's dumpster or associated screening, and staff recommend this information be included in the plans submitted for final sign-off.

The project has a calculated density of 30 units per acre and is consistent with the Comprehensive Plan's recommendation for 16-40 units per acre. While reducing the overall density of the building, the proposed project remains slightly higher than the 16-25 units per acre

ID #---
609 E Gorham Street
April 7, 2008
Page 3

density recommended for this area in the recently adopted Tenney Lapham Neighborhood Plan. As a renovation project, staff does not believe that this small difference in recommended density is a substantial issue, noting that the proposed project addresses other neighborhood plan recommendations such as maintaining and restoring the neighborhood's historic housing stock. The conversion would also provide consistency with the density and dwelling unit type found on surrounding properties. Staff believe that the project can meet applicable conditional use standards.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the conversion of a 17-bed rooming house into a six-unit apartment building at 609 E. Gorham Street, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant identifies the location(s) of dumpsters and screening or enclosures for that facility.