

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

RE: I.D. #11135, Conditional Use Application – 615 N. Lake Street

1. Requested Action: Approval of a conditional use to convert a former fraternity house into a three-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: Gary Brink; Gary Brink & Associates, Inc. 8401 Excelsior Drive, Madison, WI 53717

Property Owner: CWGS Properties, LLC; 25 East Cedar; Chicago, IL 60611
2. Development Schedule: The applicant wishes to commence work in July 2008 with completion scheduled for August 2008.
3. Location: An approximately 3,548 square foot parcel located at 615 N. Lake Street, just west of its intersection with Langdon Street; Aldermanic District 8; Madison Metropolitan School District.
4. Existing Conditions: The subject building was formerly a fraternity house. The property is zoned R6 – DDZ3 (General Residence District, Downtown Design Zone 3) and is within the Langdon Street National Register Historic District.
5. Surrounding Land Use and Zoning: The subject property is located between similar residential structures, each zoned R6-DDZ3. The University of Wisconsin's Pyle Center is opposite the subject site, also zoned R6.
6. Adopted Land Use Plan: The City of Madison Comprehensive Plan includes the subject area within the "Langdon" sub-district of Downtown. Recommended uses include multi-unit residential buildings with a density between 16 to 60 units per acre.
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 fraternity house into a three-unit apartment building. The physical alternations proposed to complete the conversion consist primarily of interior remodeling, with the only exterior change being the addition of a wheelchair lift on the building's front porch. As a proposed multi-unit building in R6 zoning, this request is subject to conditional use review and the standards of Section 28.12(11).

The subject building is a three-story, 4,933 square foot structure. The property is located along a line of similar multi-family residential buildings located across the street from the University of Wisconsin's Pyle Center. The property is within the Langdon Street National Historic District. The City Preservation Planner has reviewed the applicant's plans and has no objections.

The remodeled building is proposed as a "three-flat" and includes 14 total bedrooms. The first and third floors include four-bedroom units and the second floor includes a five-bedroom unit. The first floor unit would be accessed through an exterior door on the front porch. Upper floors open to a side door, accessed through the property's driveway. All units would have access to the existing rear fire escape.

Interior improvements include the reconfiguration of spaces and the installation of new treatments including cabinets and vanities. Exterior improvements are limited to the installation of the aforementioned elevator lift. The lift would be located next to the existing wood stairway on the front porch of the building. The applicant's plans include a small detail of this feature.

The only change to the site plan is the addition of a small paved area connecting the wheelchair lift directly to the sidewalk. This is located in the front yard of the subject property and from the submitted plans, there does not appear to be any issues with encroachments upon City right-of-way. No on-site automobile parking would be provided.

The project has a calculated density of 37.5 units per acre and is consistent with the Comprehensive Plan's recommendation for 16-60 units per acre.

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 fraternity house into a three-unit building at 615 N. Lake

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Street, subject to input at the public hearing and the comments from reviewing agencies.