



PLANNING DIVISION STAFF REPORT

January 13, 2025

PREPARED FOR THE PLAN COMMISSION

Project Address: 913 Woodward Drive (18th District, Alder Myadze)
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [86418](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Tracey Anton & Doug Brejcha; 913 Woodward Dr; Madison, WI 53704

Contact: Daniel Wanke; Michael F Simon Builders; 817 S Division St; Waunakee, WI 53597

Requested Action: The applicant requests approval of a conditional use for lakefront development to construct an accessory building (garage) on a lakefront property.

Proposal Summary: The applicant proposes to demolish an existing detached garage and build a new detached garage on a lakefront parcel.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [§28.183 MGO]. §28.138(2) MGO states that new principal buildings on zoning lots abutting Lake Mendota and associated bays require Conditional Use approval.

Review Required by: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** a conditional use for lakefront development to construct an accessory building at 913 Woodward Drive, subject to input from the public hearing and the conditions from reviewing agencies beginning on page 4.

Background Information

Parcel Location: The 10,616-square-foot property is located on the south side of Woodward Drive on Lake Mendota west of Marcy Road. It is located within Alder District 18 (Ald. Myadze) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is a lakefront parcel zoned SR-C1 (Suburban Residential – Consistent 1 district). The site includes an existing 2780-square-foot, two-story, single-family residence. City Assessor's records indicate the home has four bedrooms and two-and-one-half bathrooms and that it was built in 2002.

Surrounding Land Use and Zoning:

North: Across Woodward Drive, single-family residences, zoned SR-C1;

East: Single-family residences, zoned SR-C1;

South: Lake Mendota; and

West: Single-family residences, zoned SR-C1.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Low Residential (LR) uses for the subject parcel. The [Northport-Warner Park-Sherman Neighborhood Plan](#) (2009) does not have specific land use recommendations for the site.

Zoning Summary: The property is zoned SR-C1 (Suburban Residential-Consistent 1).

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000	10,616
Lot Width	60 ft	50 ft (existing)
Front Yard Setback	30 ft	30 ft
Side Yard Setback	7 ft	7 ft, 10 ft
Lakefront Yard Setback	Existing	No change
Usable Open Space	1,300 sq ft	2,700 sq ft
Maximum Lot Coverage	50%	40%
Maximum Building Height	15 ft (mean roof height)	14.9 ft (1.)

Section 28.138(4)(a)1. Lakefront Yard Setback. The average setback of the principal building on the two (2) adjoining lots, provided that the setbacks of those buildings are within twenty (20) feet of one another.

Other Critical Zoning Items	Floodplain, Utility Easements
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Tables Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: While the property is not located in a mapped environmental corridor, a small area near the shoreline is partially located within the 1% flood storage district.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant proposes to demolish the existing detached garage at 913 Woodward Drive and construct a new detached garage. The existing garage is approximately 25 feet by 21 feet. The proposed garage is 32 feet by 23 feet. The overall height of the proposed building has not been provided on the plans (see Zoning comment 1), but appears to measure 19'-8". A finished studio area would be built out on the upper floor of the accessory building, but will not include a kitchen and will not meet the definition of an accessory dwelling unit. Roof, siding, and trim are intended to match the existing house. According to the letter of intent, there will be no work done on the lakefront side of the property. If approved, the applicant plans to begin construction in July 2025, with completion by October 2025.

Consistency with Adopted Plans

The [Comprehensive Plan](#) (2023) recommends Low Residential (LR) for this site, a land use designation predominantly made up of single-family and two-unit structures, but that may include smaller two-, three-, and four-unit apartment buildings and rowhouses. The [Northport-Warner Park-Sherman Neighborhood Plan](#) (2009) does not have specific land use recommendations for the site. In considering the adopted plan recommendations, the Planning Division believes that the proposed use is generally consistent with the [Comprehensive Plan](#) and the [Northport-Warner Park-Sherman Neighborhood Plan](#).

Conditional Use & Lakefront Development Standards

The Plan Commission shall not approve a Conditional Use without due consideration of the City's adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of MGO §28.183(6) are met. Staff notes that state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

The lakefront development standards found in §28.138 MGO were established to further the maintenance of safe and healthful conditions by preserving and enhancing water quality, habitats, viewsheds, and other environmental and aesthetic qualities of lakes. This section includes additional regulations including limitations on the clearing of shoreline vegetation, requirements for public sewer, environmental protections, and additional lot coverage standards. As noted above, the proposed accessory building replaces an existing detached garage and no changes are proposed for the lakefront side of the property. The three properties to the east and west of the subject property all have detached garages of similar or larger sizes.

Regarding the proposed garage's height, the overall height of the proposed building has not been provided on the plans (see Zoning comment 1), but appears to measure 19'-8". The maximum height allowed for accessory buildings is fifteen (15) feet, measured from the average elevation of the approved grade at the front of the building to the midpoint of the ridge of a gable, hip, or gambrel roof. Based on staff's measurements of the provided plans, the proposal appears to comply, but Zoning staff will confirm compliance with the code requirement prior to issuing building permit per the recommended condition of approval.

The conditional use standard for lakefront development (Standard 12) states that "when applying the above standards to lakefront development under MGO §28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development." As an estimate of total bulk, Staff utilized City Assessor's data to estimate principal building size for the homes on the five (5) developed lots to the west of the subject property. This calculation includes aboveground living areas, enclosed porches, and estimated attached garage space. Using this analysis, Staff found that the principal building sizes range from approximately 1,930 to 7,998 square-feet. The median size of the surrounding homes is approximately 3,065 square-feet, which is larger than the existing principal structure. The Zoning Code's definition of bulk also includes FAR, or floor area ratio, which compares the total building floor area (on all floors, including the basement) to lot area. (A FAR of 1.0 would indicate that the total building floor area is equal to the lot area.) The calculated FAR for the proposed principal structure is 0.297, which is the estimated median for the surrounding homes, and below the mean of 0.312. Based on this analysis, staff believe the bulk of the buildings on this site is well within the range of buildings in this area of the lakefront.

Conclusion

When considering the adopted plans, the design and bulk of the proposed new accessory building in the context of the surrounding development pattern, and the recommended conditions of approval, the Planning Division believes that the standards for conditional uses and lakefront development can be found met.

At the time of report writing, staff is unaware of public comment regarding this request.

Recommendation

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** a conditional use for lakefront development to construct an accessory building at 913 Woodward Drive, subject to input from the public hearing and the conditions from reviewing agencies below.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

1. Show the eave and peak height of the proposed accessory building on the elevations. The maximum height is fifteen (15) feet. Height is measured from the average elevation of the approved grade at the front of the building to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, and to the midpoint of the ridge of a gable, hip, or gambrel roof. The average height shall be calculated by using the highest ridge and its attendant eave. The eave point used shall be where the roof line crosses the side wall.

Engineering Division (Main Office) (Contact Brenda Stanley, (608) 261-9127)

2. Applicant shall show how the proposed ADU (Accessory Dwelling Unit) will be provided sanitary sewer service. City sanitary sewer is available for connection in both the street and in the sanitary easement between the home and the lake. A third option would be for the proposed ADU to connect to the primary building's plumbing. Applicant shall revise plan to clarify planned sewer lateral location.
3. Revise the site plan to show all existing sanitary sewer laterals in the project area as well as the size, invert elevation, and alignment of the proposed service for the new building. (POLICY)
4. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. It is necessary to show the location and means of drainage on the lot line between homes allowing drainage to the lake. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)

Engineering Division (Mapping) (Contact Julius Smith, (608) 264-9276)

5. Show the existing Sanitary Sewer Easement per Document No. 0913594 on the site plan. Note there appear to be improvements on site that are not shown on this site plan. If such improvements are located within the limits of this easement and were constructed outside of the limits of what was approved in the 2019 Landscaping and Seawall project they may require a Consent to Occupy agreement to remain in the City's easement.
6. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping. Show the improvements as permitted and constructed in the 2019 Seawall and Landscaping project. Additionally there appear to be further improvements between the house and the limits of the 2019 project that shall be shown on the site plan. Also as noted above show the utilities, the existing Sanitary Sewer and Storm Sewer on site.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

7. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers>

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

8. The proposed development shall be connected to the existing water supply system downstream of the existing water meter, otherwise connected with a new lateral off the public water system. If extending existing water supply plumbing, provide Madison Water Utility with the total water supply fixture Unit count and flow rate for both the existing structure and proposed development to determine if the existing water meter can accommodate total water supply requirements. See City of Madison Water Utility Standard Detail Drawing 7.42 for meter installation options. Update plan to indicate which option will be used to supply the proposed development with water service. Contact Nick Westphal at nwestphal@madisonwater.org or 608-261-9820 for verification, otherwise a Water Service Application and a Water Meter Application will be required for a new lateral connection.

The Planning Division, Traffic Engineering Division, Parking Division, Forestry Section, Metro Transit, and Parking Utility have reviewed this request and have recommended no conditions of approval.