



PREPARED FOR THE PLAN COMMISSION

Project Address: 209 North Street (12th Aldermanic District – Ald. Palm)
Application Type: Conditional Use
Legistar File ID # [48147](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant, Contact, and Property Owner: Steven M. Karl; 826 Emerson Street; Madison, WI 53715

Requested Action: The applicant requests approval of a conditional use to add a dwelling unit at 209 North Street, to convert a single-family dwelling into a two-family – two-unit dwelling.

Proposal Summary: The applicants propose to convert an existing single-family dwelling into a two-family – two-unit dwelling.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MGO §28.183], as §28.032(1) indicates that an addition of dwelling unit to single family home in the TR-C4 (Traditional Residential – Consistent 4) District requires a Conditional Use.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards met and **approve** the request to convert a single-family residence into a two-family – two-unit residence at **209 North Street**. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 7,758-square-foot (0.18-acre) subject property is located on the west side of North Street, between E. Lawn Court and E. Dayton Street. The site is within Aldermanic District 12 (Ald. Palm) as well as the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is zoned TR-C4 (Traditional Residential – Consistent 4) District and includes an existing two-story, three-bedroom, two-bath, 1,575-square-foot single-family residence. According to City Assessor records, the residence was constructed in 1923. A concrete pad from a former garage sits near the rear of the property.

Surrounding Land Use and Zoning:

North: A single-family residence, zoned TR-C4 (Traditional Residential – Consistent 4) District;

South: A seven-unit rooming house operated by Porchlight, Inc., zoned TR-C4;

East: Single-family residences, zoned TR-C4; and

West: Across North Street are a two-unit residence and a six-unit apartment building, both zoned TR-C4.

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) recommends Low-Density Residential Uses (i.e. 0-15 dwelling units per acre) for the subject site and neighboring parcels. The [Emerson East Eken Park Yahara Neighborhood Plan \(2016\)](#), while making no specific recommendation about the subject parcel, does state that one of its *Land Use, Urban Design and Housing Recommendations* include, among others, broadening the variety of housing types and preserving single-family housing character of the neighborhood.

Zoning Summary: The property is in the TR-C4 (Traditional Residential – Consistent 4) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000	7,758
Lot Width	40'	77.8'
Front Yard Setback	20'	21'
Max. Front Yard Setback	30'	21'
Side Yard Setback	6'	11.1', 9.3'
Rear Yard Setback	30'	43'
Usable Open Space	1,500 sq ft	1,500+
Maximum Lot Coverage	65%	<65%
Maximum Building Height	2 stories, 35'	2 stories, 29'

Table Prepared by Jacob Moskowitz, Zoning Code Officer

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services, including nearby all-day weekday as well as weekend Metro Transit service located 300 feet to the north at the intersection of North Street and E. Johnson Street.

Project Description, Analysis, and Conclusion

The applicant requests conditional use approval to convert an existing single-family dwelling into a two-family – two-unit dwelling. This request is subject to the conditional use approval standards because MGO §28.032(1) indicates that an addition of dwelling unit to a single-family residence in the TR-C4 (Traditional Residential – Consistent 4) District requires a Conditional Use.

The subject site includes an existing two-story, three-bedroom, two-bath, 1,575-square-foot single-family residence. According to City Assessor records, the residence was constructed in 1923. An existing concrete driveway runs along the north of the site and leads along the residence to a concrete pad located towards the rear of the lot. The property is zoned TR-C4 (Traditional Residential – Consistent 4) District.

The applicant proposes to convert the existing single-family residence into a two-family – two-unit dwelling. This will be done by adding a two-floor addition to the south of the existing building. (A two-story deck will also be added, though this will not increase the size of any of the habitable spaces). Both units will be accessed off of the front entry area. The first floor unit will have two bedrooms, a living room, and kitchen as well as access to the ground-floor deck located on the east side of the building. It will also have an additional bedroom in the basement accessed via a staircase located on the southwest corner of the building. A second means of egress will be provided via a window well located along the southern elevation. The rest of the basement will only be accessible off of the entry area and will be completely separated from the bedroom.

The second floor units will be accessed via its own stairwell leading from the front entry. It will have three bedrooms, one full bathroom, a living room, kitchen and deck. The deck will provide the unit's second means of egress). The upper unit will also have access via a private internal staircase to a third floor loft.

Elevation drawings show that the addition, as well as the rest of the existing residence, will be clad with shake shingles (colored a medium-light wood tone) for the upper portion of the exterior walls and a 4-inch horizontal lap metal siding (colored a dark sage) for the lower portion. The corner boards and fascia will be colored a deep bluish-green. The windows will include wood trim colored brick red, and the roof will be clad with architectural shingles colored dark grey.

The Planning Division believes the conditional use standards can be found met. The Zoning Code states that the Plan Commission shall not approve a Conditional Use without due consideration of the City's adopted plans and finding that all of the Conditional Use standards of §28.183(6) MGO are met. At a density of about 11 dwelling units per acre, Staff believes that the proposal is consistent with the Comprehensive Plan's recommendation of Low-Density Residential Uses which it defines as 0-15 dwelling units per acre) for the subject site. Staff also believes that the proposal is consistent with the Emerson East Eken Park Yahara Neighborhood Plan Land Use, Urban Design and Housing Recommendations which include, among others, broadening the variety of housing types and preserving single-family housing character of the neighborhood.

Staff does not anticipate that the addition of the additional dwelling unit in the existing single-family residence will result in negative impacts on surrounding properties based on the size of the subject property and its ability to accommodate the additional dwelling unit while meeting all zoning code requirements. The fact that the subject property is approximately 70 feet wide along North Street - which is roughly 20 feet wider than the two neighboring lots along the same frontage – allows the lot to accommodate the proposed two-story addition along the southern elevation while still providing almost twice the required side yard setback. The proposed deck on the eastern (rear) portion of the property can be accommodated due to the atypical depth of the lot. At the time of report writing, staff was not aware of any concerns regarding this proposal.

Recommendation

Planning Division Recommendation (Contact Chris Wells, 261-9135)

The Planning Division recommends that the Plan Commission find that the conditional use standards met and **approve** the request to convert a single-family residence into a two-family – two-unit residence at **209 North Street**. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

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

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

1. Current plan shows less than 4,000 sf disturbed area. If plans are not revised, no Erosion Control or Storm Water Management Permits will be required.
2. Label the driveway on the plans as either existing or proposed.

City Engineering Division – Mapping (Contact Jeffrey Quamme, (608) 266-4097)

3. The first floor apartment is assigned an address of 209 North St Apt 101. The second floor apartment is assigned an address of 209 North St Apt 201. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Zoning (Contact Jacob Moskowitz, (608)266-4560)

The agency reviewed this request and has recommended no conditions or approval.

Madison Fire Department (Contact Bill Sullivan, (608) 261-9658)

4. 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>

Parks Division (Contact Janet Schmidt, (608) 261-9688)

5. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the North Park -Infrastructure Impact Fee district. Please reference ID# 17139 when contacting Parks about this project.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

This agency reviewed this request and had no recommended conditions of approval.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

The agency reviewed this request and has recommended no conditions or approval