

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
January 10, 2007

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to expand an existing detached garage located at 5532 Lake Mendota Drive.
2. Applicable Regulations: Section 28.04 requires that all new accessory buildings on waterfront parcels must obtain a conditional use permit. Section 28.08(2) requires that accessory buildings in the R1 Residence District that exceed 800 square feet in size require a conditional use permit.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: Angie Young, 5532 Lake Mendota Drive, Madison, WI 53705; Randy Becker, Becker Home Improvement, LLC, 208 Maria Lane, Cottage Grove, WI 53527.
2. Status of Applicants: Property owner and garage contractor.
3. Development Schedule: 2007.
4. Parcel Location: Northeast side of Lake Mendota Drive southeast of Capital Avenue, Madison Metropolitan School District, 19th Aldermanic District.
5. Parcel Size: 16,000 square feet.
6. Existing Zoning: R1.
7. Existing Land Use: Single-family dwelling and detached garage.
8. Surrounding Land Use and Zoning: This site is surrounded by single-family dwellings along Lake Mendota Drive zoned R1.
9. Adopted Land Use Plan: The adopted City of Madison Comprehensive Plan shows this neighborhood as LDR Low Density Residential, 0-15 units per acre.
10. Environmental Corridor Status: This property is not located within a mapped environmental corridor but is on the shore of Lake Mendota.

PUBLIC UTILITIES AND SERVICES:

The full range of urban services are available to this site.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards.

ANALYSIS, EVALUATION AND CONCLUSION:

The applicant is requesting permission to construct a 20' x 24' addition to the existing detached 20' x 20' garage on this shoreline property. The existing garage is located approximately 15-feet back from the Mendota Drive right-of-way. The proposed addition will be constructed directly to the rear of the existing garage building (see attached map). It is the property owner's intent to use this addition to the garage as a storage and work area, not to be used for automobile storage. The existing garage is a 2-stall structure with the garage door facing southeasterly and not towards Lake Mendota Drive. The proposed new addition will not have a garage door and will be separated by an interior wall from the existing garage.

There is more than adequate room to accommodate this addition on this 241-foot deep lot that has 62-feet of frontage on Lake Mendota Drive.

The proposed garage addition will have windows on all three sides, as well as an entry door to the rear of the proposed addition.

The waterfront development standards contained in the ordinance are not applicable to this proposal because of the garage placement away from the lakeshore. The proposed 480 square foot addition to the existing 400 square foot garage brings the total square footage for this building up to 880 square feet. The Zoning Code provides that in residential zoning districts, any building which exceeds 800 square feet must be approved by the Plan Commission as a conditional use.

As with most applications, staff advised the applicant to contact the adjacent property owners and provide information to them regarding this proposed addition.

RECOMMENDATIONS:

The Planning Unit feels that the conditional use standards can be addressed subject to neighborhood input at the public hearing. Subject to any neighborhood input at the public hearing, Planning staff recommends that the Plan Commission find that the ordinance standards are met and approve this application for expansion of an accessory building on the site.



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

January 11, 2007

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: 5532 Lake Mendota Drive – Conditional Use – Addition to Garage in Excess of 800 Sq. Ft.

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Randy Becker
Fax: 608-839-3060
Email: beckerhomeimprovement@verizon.net

DCD: DJM: dm



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: January 9, 2007

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 5532 Lake Mendota Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Prior to approval, revise site plans to show location of sanitary sewer service to this lot and any other private sewers that may cross this lot.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments: NONE

