



## Report to the Plan Commission

December 5, 2011

**Legistar I.D. #24669**  
**401 Woodward Drive**  
**Conditional Use for Waterfront Development**

Report Prepared By:  
Kevin Firchow, AICP  
Planning Division

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**Requested Action:** Approval to construct a new boathouse that will replace an existing boathouse that will be demolished down to its foundation.

**Applicable Regulations & Standards:** Section 28.04 (19) requires that the construction of a new accessory building on a waterfront parcel must obtain conditional use approval. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission finds the project meets all applicable waterfront and conditional use standards and **approve** the request to construct a new boathouse on a waterfront property at 401 Woodward Drive, subject to the recommended conditions and input provided at the public hearing.

### Background Information

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**Applicant:** Douglas H. Redmann; 3939 Monona Drive; Monona, WI 53716

**Contact:** John Thompson, Thompson Custom Builders, LLC; 5830 Lexington Street; McFarland, WI 53558

**Proposal:** The applicant proposes to demolish an existing boathouse down to its foundation and reconstruct a new structure in its place. The applicant intends to start the project as soon as necessary approvals are granted.

**Parcel Location:** The parcel is an approximately 20,228 square foot (0.46 acre) waterfront parcel located along the northern shore of Lake Mendota. This parcel is located within Aldermanic District 18 and the Madison Metropolitan School District.

**Existing Conditions:** This lot includes an existing ranch-style home, built in 1929, and a boat house. The current owner purchased the property in 2010. Further information is within the body of this report.

**Surrounding Land Use and Zoning:** This property is surrounded to the east by other waterfront single-family homes on Woodward Drive, zoned R1 (Single-Family Residence District). To the west are conservancy-zoned properties including the Harper Road lift station, with the Mendota State Hospital, beyond.

**Adopted Land Use Plan:** The Comprehensive Plan recommends low-density residential uses for this area.

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor. A small portion of the property nearest to the lake is in the flood fringe. Zoning has requested the flood plain be clearly labeled on the applicant's site plan.

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

**Zoning Summary:** The property is zoned R1 (Single-Family Residence District)

Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	18,920 sq. ft.
Lot width	65'	Adequate
Usable open space	1,300 sq. ft.	Adequate
Front yard	30'	30'
Side yards	3'	Adequate
Lake Setback (NHWM)	3'	TBD
Building height	15'	less than 15'
Landscaping	Yes	Lands w/in 35' of lake not changing.
<b>Other Critical Zoning Items:</b> Floodplain; Sewer Utility Easements, Waterfront Development		

*Table Prepared by Pat Anderson, Assistant Zoning Administrator*

**Analysis, Evaluation, & Conclusion**

The applicant proposes to demolish an existing boathouse down to its foundation for the purpose of constructing a new boathouse in its place. This proposal is subject to the conditional use and waterfront development standards. Please note, earlier this year the property owner made a separate application to demolish the existing home for the purpose of constructing a new home. That proposal is on hold at the applicant’s request. Only the renovated boathouse is before the Plan Commission at this time.

The existing boathouse is a two-level structure though the lower level is only partially exposed. The property grade drops roughly 15 feet from the backyard to the boathouse location nearer to the shoreline. As such, only the top of the structure is visible from the home. Along the lakeside, the lower level is also exposed and there is total height of approximately 18 feet. The upper floor of the structure is setback on the lake side and a deck sits above a portion of the lower level. The building now has a hip-style roof. The applicant’s letter of intent raises concerns on the condition of the existing deck, windows, floor joists, and fireplace. Exterior photos of the existing boathouse have been provided.

The new boathouse would be of a similar two-story design and built upon the existing foundation. Spot elevation heights indicate that there are no grade changes being proposed to accommodate the rebuilt structure. The new boathouse, while utilizing the same building footprint, would be roughly 3.5 feet taller than the existing structure. The ground floor has a floor-to-ceiling height of approximately 8 feet, 8 inches and the upper floor has a height of just over eight feet. A gabled roof with a 4-12 pitch is proposed, providing for a small amount of additional building mass compared to the existing roofline. The boathouse has a total area of approximately 444 square feet. A new 105 square foot deck, similar to the existing one, is proposed above the lower level. The new deck includes a longer two-foot cantilevered overhang beyond the lake-side wall. The letter of intent states the new building would be clad in a combination of wood siding and stucco.

City Zoning indicates the proposed structure meets the applicable bulk standards and staff note that the zoning ordinance specifies that boathouses shall not be constructed for human habitation. Please note, while the plans indicate no grade changes are proposed, earth disturbing activity along the lake shore (rip rap, seawalls, etc) may require a permit from the Department of Natural Resources.

Staff do not anticipate that the reconstructed boathouse, while taller than the existing boathouse, should have a negative impact on surrounding properties. Due to existing vegetation and topography, the new boathouse should have no visibility from the street and is anticipated not to be significantly different in bulk when viewed from the neighboring single-family home or City lift-station property. Since the building is being built upon the existing foundation, the applicant does not anticipate the removal of new vegetation near the shoreline. The applicant has specified that no trees or shrubs will be removed, including a few trees that are located relatively close to the existing structure.

At the time of report writing, staff was not aware of any opposition to this request and believe that the conditional use and waterfront development standards are met.

## **Recommendations and Proposed Conditions of Approval**

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Major/Non-Standard Conditions are Shaded

### **Planning Division Recommendation** (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission finds the project meets all applicable waterfront and conditional use standards and **approve** the request to construct a new boathouse on a waterfront property at 401 Woodward Drive, subject to the recommended conditions and input provided at the public hearing.

***The following conditions have been submitted by reviewing agencies:***

### **City Engineering Division** (Contact Janet Dailey, 261-9688)

1. An existing rock retaining wall encroaches onto the public sanitary sewer easement. The owner shall relocate this wall off the easement or re-record the easement with terms and conditions acceptable to the City Engineer. Contact Mike Dailey at 266-4058 to begin this process.
2. Show the proposed route for construction vehicles or equipment to access the boat house areas.
3. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) All Underlying Lot lines or parcel lines if unplatted; g) Lot numbers or the words "unplatted"; h) Lot/Plat dimensions; i) Street names; and All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred [addressing@cityofmadison.com](mailto:addressing@cityofmadison.com). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. (POLICY and MGO 37.09(2) & 37.05(4))

**Traffic Engineering Division** (Contact Bryan Walker, 267-8754)

This agency submitted a report with no recommended conditions of approval.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

4. Waterfront development shall comply with City of Madison General Ordinances Section 28.04 (19). The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. Your plans indicate that there will be no changes in this area.
5. Show designated flood plain area on the final site plan. Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.04(20)(b) of the Madison General Ordinances.
6. Boathouse setback shall be a minimum of three feet from and side lot line and the ordinary high water mark, provide setback on final site plan.

**Fire Department** (Contact Bill Sullivan, 261-9658)

This agency submitted a report with no recommended conditions of approval.

**Water Utility** (Contact Dennis Cawley, 261-9243)

7. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

**Parks Division** (Contact Tom Maglio, 266-6518)

This agency did not submit a response to these requests.

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

This agency did not submit a response to these requests.