



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 5144 Spring Court (District 19 – Ald. Clear)  
**Application Type:** Conditional Use  
**Legistar File ID #** [42748](#)  
**Prepared By:** Christopher Wells, Planning Division  
**Reviewed By:** Jay Wendt, Principal Planner  
Report Includes Comments from other City Agencies, as noted

## Summary

**Applicant:** John Seamon; SEA Design; N3302 S. Oakland Road; Town of Oakland, WI 53538  
**Contact:** John Seamon; SEA Design; N3302 S. Oakland Road; Town of Oakland, WI 53538  
**Property Owner:** Thomas Kneubuehl/Christian Kanemier; 5144 Spring Court; Madison, WI 53705

**Requested Actions:** The applicant requests conditional use approval to construct additions to an existing single-family residence in TR-C2 zoning on a lakefront parcel at 5144 Spring Court.

**Proposal Summary:** The applicant first proposes to demolish an existing, detached, single-car garage and add approximately 860 square-feet of living area to an existing home as well as a 418-square-foot attached garage and carport.

**Applicable Regulations & Standards:** This proposal is subject to the review standards for Lakefront Development [Section 28.138] and Conditional Uses [Section 28.183]. Section 28.138(2)(a) of the Zoning Code states that additions to a principal building on a lakefront lot in excess of five hundred (500) square feet require a Conditional Use.

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the standards for lakefront development and conditional uses are met and **approve** the conditional use requests to construct additions to an existing single-family residence in TR-C2 zoning on a lakefront lot at 5144 Spring Court. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

## Background Information

**Parcel Location:** The 11,226-square-foot subject property is located on the north (lake) side of Spring Court. The site is within Aldermanic District 19 (Ald. Clear); Madison Wellhead-Protection District #14; and within the limits of the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site includes the existing 1,645-square-foot single-family home. City Assessor’s records indicate the home was constructed in 1925 and has three bedrooms and two-and-a-half bathrooms. It also has a detached, one-car garage, located on the west side of the home.

**Surrounding Land Use and Zoning:**

North: A small inlet off of Lake Mendota;

South: Single-family homes zoned TR-C2 (Traditional Residential - Consistent 2 District);

East: Single-family homes, zoned TR-C2; and

West: Single-family homes, zoned TR-C2.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends low-density residential development for the subject site and surrounding properties. The Spring Harbor Neighborhood Plan (2006), while making no specific recommendation about the subject parcel, does make the general recommendation to “maintain the existing residential character within the neighborhood.”

**Zoning Summary:** The property is zoned TR-C2 (Traditional Residential-Consistent 2).

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000	11,820
Lot Width	40	50
Front Yard Setback	20	45
Max. Front Yard Setback	30	45 (existing nonconforming)
Side Yard Setback	6	4
Lakefront Yard Setback	34	44
Usable Open Space	750	750+
Maximum Lot Coverage	65%	29%
Maximum Building Height	35	23
Other Critical Zoning Items	Floodplain; Utility Easements; Wellhead Protection District	

*Table Prepared by Jacob Moskowitz, Zoning Code Officer*

**Environmental Corridor Status:** The subject site is located in a mapped environmental corridor, and a small portion of the property adjacent to the lake is within the flood fringe and flood storage districts. The proposed addition or accessory building is not proposed in this area.

**Public Utilities and Services:** This property is served by a full range of urban services including seven day-a-week Metro service (located approximately 0.3 miles away at the intersection of University Avenue and Spring Harbor Drive).

## **Project Description, Analysis, and Conclusion**

The existing two-story home was constructed in 1925 according to City Assessor’s records. It includes 1,645 square-feet of living area with three bedrooms and two-and-a-half bathrooms. The home also includes an existing one-car detached garage, located on the west side of the home.

The applicant proposes alterations to a lakefront property that require conditional use approval to construct an approximately 860-square-foot addition to the principal structure. These requests are subject to the approval standards for Lakefront Development and Conditional Uses.

The proposed additions will result in a home of approximately 2,880 square-feet. The first story of the additions will be clad in board and batten siding (to match the rest of the building), while the second story will be clad in a horizontal lap siding for slight differentiation. The additions will all have a shallow-sloping hip roof and while

standing-seam metal will be used on the 2-story addition (to match that of the existing mansard roof), an architectural shingle will be used on the garage and carport.

This proposal is generally consistent with the Comprehensive Plan's recommendation for low-density residential land use. The subject property is also within the planning area for the Spring Harbor Neighborhood Plan, adopted to guide redevelopment activities in the Spring Harbor neighborhood. While the neighborhood plan does not contain specific recommendations for lakefront residential areas, it does encourage that new and redeveloped homes be of a height and scale that is relative to the neighborhood and is sensitive to its natural character. In regards to height, the proposed building appears to be well under the maximum allowable height of 35 feet, with a depicted height of 22 feet. Staff notes that the heights of the surrounding homes are varied, consisting of one and two-story structures.

The Planning Division believes the standards for Conditional Uses and Lakefront Development can be met. The conditional use standard for lakefront development (Standard 13) states that "When applying the above standards to lakefront development under Sec. 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 on either side of the subject property. This measurement includes living areas, enclosed porches, basement areas, and estimated attached garage space. Using this analysis, staff found that the principal building sizes range from approximately 933 to 6,131 square-feet. The median size is approximately 2,390 square-feet, compared to 4,128 square-feet for the subject building with the proposed additions. While this is 73-percent above the median, it is still within the range of approved houses and staff notes that the subject lot is the largest in the study area. For immediate comparison, the adjacent home to the west is approximately 2,200 square-feet (and sits on a 9,173 square-foot lot) and the adjacent home to the east is approximately 3,650 square-feet (and sits on a 9,821 square-foot lot).

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 basements) to lot area. (An 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 0.35, which is close to the estimated median 0.39 FAR for the surrounding homes.

Regarding shoreline coverage, Section 28.138(3)(a) states that "on any zoning lot not more than thirty percent (30%) of the frontage shall be cleared of trees and shrubbery. Within the waterfront setback requirements tree and shrub cutting shall be limited by consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland." While the majority of the proposed site changes occur outside of this 35-foot setback (from the normal waterline), the applicant is proposing to remove two flowerbeds which contain annuals. Staff does not anticipate this having any measurable negative impact on the shoreline.

Lastly, in regards to the design of the carport, staff notes that the supporting column is very close to the required six-foot side setback (for two-story additions). According to Section 28.132, the roof (eve) of the carport is allowed to encroach a maximum of three feet into the front yard setback and two feet into the side yard setback. The applicant shall submit revised plans clarifying the location of the carport relative to the property line before final sign off.

The Planning Division believes that the standards for Lakefront Development and Conditional Uses can be met. At the time of report writing, staff was not aware of concerns regarding this proposal.

## Recommendation

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

The Planning Division recommends that the Plan Commission find that the standards for lakefront development and conditional uses are met and **approve** the conditional use requests to construct additions to an existing single-family residence in TR-C2 zoning on a lakefront lot at 5144 Spring Court. 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

### **Engineering Division (Mapping)** (Contact Jeffrey Quamme, (608) 266-4097)

1. Public Sanitary sewer crosses this property. This was previously a Town of Madison sewer, now maintained by the City of Madison. An easement of public record has not been located for this sewer. The property owner shall grant a 15' wide public sanitary sewer easement centered on the existing facilities. A City of Madison Real Estate project will be required to draft, record and provide authorization for the easement. Coordinate with and provide legal descriptions and map exhibits to Jeff Quamme at [jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com) or 1600 Emil Street, Madison, WI 53703 (Ph. 608-266-4097).
2. Plans shall have a demolition plan denoting the improvements to be demolished as part of this project.
3. The site plan shall show and denote the 25' building lines along the front and rear of the lot as shown on the plat of Spring Harbor Block 1.
4. A copy of the boundary survey by JSD Professional Services, Inc. of the lot shall be provided to Jeff Quamme ([jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com))

### **Zoning Review** (Contact Jacob Moskowitz, (608) 266-4560)

5. New carport appears to encroach into required 6' side yard setback. Submit revised plans clarifying the location of the carport relative to the property line.
6. Show regulatory floodplain/flood storage area location on final site plan. If home building is to be constructed into the regulatory floodplain area, provisions of Sec. 28.121 and 28.123 must be met. No filling of floodplain or flood storage areas is being requested at this time. Any filling of the regulatory floodplain must be reviewed and approved under a separate process.

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

7. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

### **Water Utility** (Contact Dennis Cawley, (608) 261-9243)

8. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

This property is in a Wellhead Protection District–Zone (14). This use is permitted in this district.