



PREPARED FOR THE PLAN COMMISSION

Project Address: 4110 Veith Avenue (District 18 – Ald. Kemble)
Application Type: Conditional Use
Legistar File ID # [39828](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Jay Wendt, Principal Planner

Summary

Applicant | Contact | Owner: Robert Manier, 4110 Veith Avenue; Madison, WI 53704

Requested Action: The applicant requests conditional use approval for an accessory building on a lakefront lot.

Proposal Summary: The applicant proposes to modify an existing accessory building. Modifications include enclosing an existing structure, removing an exterior stair and rooftop deck, and reinforcement of the structure’s footings.

Applicable Regulations & Standards: New accessory buildings are a conditional use on a lakefront lot. This proposal is subject to the standards for Conditional Uses [MGO Section 28.183(6)] and Lakefront Development [MGO Section 28.136].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that conditional use standards met and **approve** the request for an accessory building on a lakefront lot at 4110 Veith Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 31,637 square foot lakefront subject property is located on the west side of Veith Avenue. The site is within Aldermanic District 18 (Ald. Kemble) and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes a single-family home and existing accessory building.

Surrounding Land Use and Zoning:

North: Single-family homes zoned, SR-C2 (Suburban Residential-Consistent 2 District);

South: State of Wisconsin owned land with single-family homes zoned, SR-C2 (Suburban Residential-Consistent 2 District) beyond;

East: Single-family homes zoned, SR-C2 (Suburban Residential-Consistent 2 District) with park beyond; and

West: Lake Mendota.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Low Density Residential development for the subject site and surrounding properties.

Zoning Summary: The property is zoned SR-C2 (Suburban Residential-Consistent District). Further Zoning information was not available at the time of report writing.

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.

Project Description, Analysis, and Conclusion

The applicant requests conditional use approval for an accessory building on a lakefront lot. This request is subject to the Conditional Use and Lakefront Development approval standards.

The applicant proposes to modify an existing accessory building that was constructed approximately 15 years ago by a prior owner without necessary permits. From a zoning standpoint, this is being reviewed as a new structure. The current structure is not sided and enclosed in screen. It includes an exterior stair and roof deck. A photo of the structure is provided. As part of the alteration, this structure would be enclosed and converted into a secure storage building. It would be clad in horizontal cedar siding with double doors being installed on the lake side. Plans show the height of the structure would be 10 feet, 4 inches. The exterior stair and roof deck will be removed, removing some height to the structure. The applicant will also reinforce the structure's footings. The site plan also shows the installation of a new at-grade patio measuring approximately 151 square feet.

The letter of intent indicates that four diseased box elder trees surrounding the accessory structure would be removed to complete this project. Three trees are located on the structure's south side and another on the north east side. No other vegetation is proposed to be removed. At the time of report writing, the applicant was preparing a supplemental graphic showing the location of these trees. The applicant has committed to replacing these trees with four new trees in this general area. Details are recommended to be provided as part of final sign off.

Staff believes the applicable standards can be met. At the time of report writing, the Planning Division had received one call from a neighbor inquiring about the proposal, but is not aware of any objections to this request.

Recommendation

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

The Planning Division recommends that the Plan Commission find that conditional use standards met and **approve** the request for an accessory building on a lakefront lot at 4110 Veith Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- Recommended Agency Comments are included in the Attached Report -



PREPARED FOR THE PLAN COMMISSION

Project Address: 4110 Veith AVE
Application Type: Conditional Use
Legistar File ID# 39828
Requested Action: Accessory building and patio

Proposal Summary: The applicant requests conditional use approval for an accessory building on a lakefront lot.

Applicant: Robert Manier; 4110 Veith Ave Madison, WI 53704
Contact: Manier Living Trust; 4110 VEITH AVE Madison, WI 53704
Property Owner: Manier Living Trust; 4110 Veith Ave, Madison, WI 53704

-Please See the PLANNING DIVISION STAFF REPORT for More Information on this Request -

Recommended Agency Comments and Conditions

Major/Non-Standard Conditions are Shaded

Planning Review (Contact Kevin Firchow, (608) 267-1150)

1. That the applicant has agreed to provide four replacement trees in the general location where four diseased box elder trees are being removed. Details shall be provided on the plans submitted for final agency approval.

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

2. Applicant shall verify if permits are required by the Wisconsin Department of Natural Resources.

Traffic Engineering Review (Contact Eric Halvorson, (608) 266-6527)

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

Zoning Review (Contact Matthew Tucker, (608) 266-4569)

4. Revise final site plan to clearly show setback of the structure from the property lines. Note a minimum 3' setback is required.
5. Final site plan shall show lot coverage within 35' of the Ordinary High Water mark (OHWM) shall not exceed 20%. Proposed patio will not count toward lot coverage maximum if it is designed as a pervious patio. Provide detail on patio design.
6. The structure and patio are located within the regulatory floodplain and flood storage area. Prior to the issuance of a building permit, any filling of the flood storage area must be replaced on site and the structure must meet zoning and building code requirements for construction in a floodplain area.
7. Per sec. 28.138(3)(a), show vegetation to be removed and replaced with final plan set

Fire Review (Contact William Sullivan, (608) 261-9658)

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

Parks/Forestry Review (Contact Janet Schmidt, (608) 261-9688)

9. No Comments Provided.

Water Utility Review (Contact Dennis Cawley, 266-4651)

10. This property is not located 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, and will not need a copy of the approved plans.

Metro Review (Contact Timothy Sobota, (608) 261-4289)

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

City Eng. Review Mapping (Contact Jeffrey Quamme, (608) 266-4097)

12. No Comment Engineering Mapping



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