



PREPARED FOR THE PLAN COMMISSION

Project Address: 5114 Spring Court (19th Aldermanic District, Alder Clear)
Application Type: Conditional Use
Legistar File ID # [47305](#)
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 Scott Johnson; XDEA Architects; 2 Horatio Street., 11L; New York, NY 10014

Property Owner: Jim & Jan Eisner; 5114 Spring Court; Madison, WI 53705

Requested Action: The applicant requests a conditional use to allow an addition exceeding 500 square feet to a single-family residence on a lakefront property at 5114 Spring Court.

Proposal Summary: The applicant proposes a roughly 1,000-square-foot addition to an existing 1,670-square-foot single-family residence. While the majority of the addition will be the new second story (which will use the existing foundation), the proposal also includes a fireplace and chimney (on the lakefront façade) which will further expand the building’s footprint two feet farther towards the lake (and into the lakefront setback). Note: the proposal has already received a lakefront setback variance from the Zoning Board of Appeals for both the fireplace as well as the second-story addition.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MGO §28.183] and Lakefront Development [MGO §28.138], as §28.138(2)(a) of the Zoning Code states that additions to principal building totaling in excess of five hundred (500) square feet during any ten (10) year period on zoning lots abutting Lake Mendota and associated bays, shall require Conditional Use approval.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for conditional uses and lakefront development are met and **approve** the conditional use request to allow an addition exceeding 500 square feet to a single-family residence on a lakefront property in TR-C2 zoning at 5114 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 11,300-square-foot (0.26-acre) subject property is located near the end of Spring Court, on the northern (lake) side. The site is within Aldermanic District 19 (Ald. Clear) and is within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes the existing 1,750-square-foot, one-story single-family home. City Assessor’s records indicate the home was constructed in 1999 and has two bedrooms and two full bathrooms. The existing home also has a detached two-car garage.

Surrounding Land Use and Zoning:

North: Lake Mendota

South: Across Spring Court are 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 state that a plan goal is 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 sq. ft.	11,304.9 sq. ft.
Lot Width	40'	53'
Front Yard Setback	20'	12.5' existing garage setback
Max. Front Yard Setback	30' or up to 20% greater than block average	Existing setback
Side Yard Setback	One-story: 5' Two-story: 6'	9.5' east 7.9' west
Lakefront Yard Setback	Sec. 28.138(4)(a)1. below (44.1')	40.6' <i>(See Comment #5)</i>
Usable Open Space	750 sq. ft.	Adequate
Maximum Lot Coverage	65%	Less than 65% <i>(See Comment #7)</i>
Maximum Building Height	2 stories/ 35'	3 stories/ 26.6' <i>(See Comment #4)</i>

Section 28.138(4)(a)1. Lakefront Yard Setback. The average setback of the principal building on the two (2) adjoining lots, provided that the setbacks of those buildings are within twenty (20) feet of one another.

Site Design	Required	Proposed
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	Existing detached garage
Number Bike Parking Stalls	None	None
Landscaping: Inventory of Shoreline Vegetation	Yes	Yes <i>(See Comments #8 & #9)</i>
Building Forms	Not required	Existing single-family dwelling with addition < 50%

Other Critical Zoning Items	Floodplain; Utility Easements
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Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: A small portion of the property adjacent to the lake appears to be located in a mapped environmental corridor as well as within the flood storage district. Prior to final sign off, the applicant shall work with the Planning Division and Capital Area Regional Planning Commission to confirm that proposed development will not be located within the mapped environmental corridor.

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

Previous Approvals

On May 11, 2017, the Zoning Board of Appeals approved the request by the applicant for a lakefront setback variance to construct a second-story addition and fireplace onto an existing one-story single-family home.

Project Description

The existing home was constructed in 1999 according to City Assessor's records. It includes 1,750 square-feet of living area with two bedrooms and two bathrooms. The site also includes an existing two-car detached garage.

The applicant proposes a roughly 1,000-square-foot addition to an existing 1,670-square-foot single-family residence. An addition of this size on a lakefront parcel will require conditional use consideration. While the majority of the addition will be the new second story, the proposal also includes a fireplace and chimney (on the lakefront façade) which will further expand the building's footprint two feet towards the lake (and into the lakefront setback). Note: the proposal has already received a lakefront setback variance from the Zoning Board of Appeals for both the fireplace as well as the second-story addition.

The proposed alterations also include a recladding of the exterior materials. The end result will be a modern, rectilinear, two-story building with a basement. Exterior materials will consist primarily of stucco for the walls, colored a warm beige. The lower-level of the southern elevation will be clad with walnut wood slats. Walnut will also be used for major horizontal elements on the building (for example the recess right below the roof fascia as well as between the first and second floors on the northern and southern elevations). The roof fascia will be a metal, colored either grey or terra cotta. The ground floor entrance doors and north facing window wall are glass with metal trim. All other doors and windows will have wood stained walnut.

A wooden walkway will run along the eastern side of the site and connect the garage at the front of the site with the residence main entry located along its eastern elevation. Spanning above it will be a metal trellis, colored either white or terra cotta. Running approximately 28 feet along the inside (western) edge of the walkway will be a roughly 6½-foot tall wall clad in walnut. A low, roughly 4½-foot tall and 26-foot long stone wall will also be added along the outer edge of the walkway adjacent to the garage.

Two stone decks are proposed: one an 8-foot by 28-foot deck along the southern façade of the residence and the other, a 10-foot by 30-foot deck with bench along the northern façade.

While no bulk changes are proposed for the garage, the applicant is proposing to re clad the structure with the same stucco as the residence. Solar shingles (colored smokey grey) will be added on the roof.

Regarding landscaping, the rain garden currently located on the north side of the garage will be enlarged and redesigned to create a roughly 8-foot wide planting strip along the southern and western edges of the inner courtyard (i.e. the space between the garage and residence). Three of the four trees currently located in this area are proposed for removal while the fourth, an Emerald Arborvitae, will be relocated next to the existing Arborvitae located halfway along the eastern lot line and joined by a third. A Black Chokeberry will be added just to the south of these trees. Ten arborvitae, a Columnar Oak, and Mixed Sedges will be added along the western side of the inner courtyard, and six Viburnum will be added along the eastern side. One other tree, the Serviceberry located to the southwest of the garage, will be moved further to the southwest, to the corner of the site.

The site currently has two trellises and both will be relocated. The cedar garden trellis, currently located to the north of the garage, will be relocated along the western property boundary, in line with the stone patio proposed along the southern façade. (Another garden trellis, identical in appearance to the former, will be added on axis, along the eastern property line). The other existing garden trellis, this one made of glass, will be relocated to the redesigned inner courtyard and located just to the north of the garage.

Analysis and Conclusion

This proposal is subject to the approval standards for Conditional Uses and Lakefront Development.

Conditional Use Standards

The Planning Division believes the standards for Conditional Uses can be found met. In regards to the approval standards, the Plan Commission shall not approve a Conditional Use without due consideration of the City's adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of MGO §28.183(6) are met. These standards include one related exclusively to lakefront development (Standard 13) which 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 calculation includes living areas, enclosed porches, basement areas, and estimated attached garage space. Using this analysis, staff found that the surrounding principal building sizes range from approximately 1,104 to 5,947 square-feet. The median size is approximately 2,528 square-feet, compared to roughly 2,670 square-feet for the proposed principal structure (which is 5½-percent above the median).

The Zoning Code's definition of bulk also includes FAR, or floor area ratio, which compares the total building floor area (on all floors) 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 adjacent lots along Spring Court range from 0.10 to 0.52. The calculated FAR for the proposed principal structure is 0.24, which is 18-percent below the estimated median for the surrounding homes. In regards to height, the proposed home appears to be well under the maximum allowable height of 35 feet, with a depicted height of approximately 26.5 feet. Staff notes that the heights of the surrounding homes are varied, consisting of one and two-story structures.

Lakefront Development Standards

The lakefront development standards were established to further the maintenance of safe and healthful conditions by preserving and enhancing water quality, habitats, viewsheds, and other environmental and aesthetic qualities of lakes. This section includes additional regulations including limitations on the clearing of shoreline vegetation, requirements for public sewer, environmental protections, and additional lot coverage standards. This section also includes the methodology to establish the building setback from the lake. Staff believe the lakefront development standards are met as long as the applicant work's with City staff to resolve any issues related to the placement of the proposed stone deck in relation to the public sanitary sewer easement which runs through the property's lakefront area.

Staff also note that a small portion of the property adjacent to the lake appears to be located in a mapped environmental corridor as well as within the flood storage district. Prior to final sign off, the applicant shall work with the Planning Division and Capital Area Regional Planning Commission to confirm that proposed development will not be located within the mapped environmental corridor.

In conclusion, the Planning Division believes that the standards for Lakefront Development and Conditional Uses can be met. The new home is believed to be compatible with the varied development pattern along Spring Court. This proposal is consistent with the [Comprehensive Plan's \(2006\)](#) recommendation for low-density residential land use. The subject property is also within the planning area for the [Spring Harbor Neighborhood Plan \(2006\)](#), 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.

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 conditional uses and lakefront development are met and **approve** the conditional use request to allow an addition exceeding 500 square feet to a single-family residence on a lakefront property in TR-C2 zoning at 5114 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 (Main Office) (Contact Timothy Troester, (608) 267-1995)

1. Consent to occupy easement agreement shall be completed per Engineering Mapping comment of the same. The agreement shall contain language specific to the private improvements being constructed in the easement and that if the City requires access to the public sanitary sewer in the future that said private improvements must be removed and replaced at the sole cost of the property owner.
2. The property owner shall be responsible for any damages caused to the public sanitary that is located in the easement between the proposed house and garage that is a result of the private construction activities. The City televised this public sanitary line in March 2017. The property owner shall televise this public sanitary line upon completion of the private construction activities and submit it to City Engineering for review and determination if repairs are required. Alternately, the property owner can request the City to re-televise the sanitary sewer upon completion of construction and reimburse the City for the televising costs.

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

3. A portion of the home and the proposed stone deck will encroach into the Public Sanitary Sewer Easement per Document No. 3111465. A Consent to Occupy Easement agreement shall be required to permit these improvements within the easement. Applicant shall coordinate the required information and fees with Jeff Quamme (jrquamme@cityofmadison.com) to have City Real Estate draft and record the agreement.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

4. Remove the third floor rooftop deck and second floor landing and stairway access to the rooftop deck. The rooftop deck located above the second floor creates a third floor level which is not allowed in the TR-C2 (Traditional Residential-Consistent 2) zoning district.
5. The Zoning Board of Appeals, at its meeting of May 11, 2017, approved the request for a lakefront setback variance.
6. Include a copy of the topographic survey dated April 4, 2017 with the final plan set.
7. Provide lot coverage information for the area within thirty-five (35) feet of the Ordinary High Water Mark (OHWM). Lot coverage within thirty-five (35) feet of the OHWM shall not exceed twenty percent (20%). Public paths within this area shall not be included in the lot coverage limit.
8. Submit details of the trellis covered walkway connecting the house to the detached garage. The trellis must maintain a 3-foot minimum setback distance from the garage.
9. Submit details of the proposed green roof and landscape features such as the freestanding limestone wall and wood wall.
10. Filling, grading and excavation of the zoning lot may be permitted only where protection against erosion, sedimentation and impairment of fish and aquatic life has been assured. Obtain necessary erosion control permits.

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

11. 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: <https://homefiresprinkler.org/fire-sprinkler-guide/>