



Report to the Plan Commission

May 4, 2009

Legistar I.D. #14543

5324 Lake Mendota Drive

Conditional Use – Lakefront Residence Alteration

Report Prepared By:

Kevin Firchow, AICP

Planning Division

Requested Action: Approval to allow an addition to a single-family residence on a lakefront lot.

Applicable Regulations & Standards: Section 28.04 (19) requires that new principal buildings or additions to buildings on a waterfront parcel must obtain a conditional use permit. 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 find that the conditional use standards are met for the proposed major alteration to an existing-single family residence on a waterfront parcel and **approve** the requested conditional use subject to input at the public hearing and comments from reviewing agencies.

Background Information

Applicant: Don and Susan Lauffer; 1806 Moonlight Drive; Bartlesville, OK 74006

Agent / Contact: Randy Bruce; Knothe & Bruce Architects; 7601 University Ave; Middleton

Property Owner: Same as the Applicant

Proposal: The applicant proposes a major alteration to a single-family residence on a lakefront lot. Upon completion, the renovation would add 726 square feet to this residence. Construction would commence in Spring 2009 with completion scheduled for Summer/Fall 2009.

Parcel Location: The parcel is an approximately 0.13-acre (5,951 square foot) waterfront parcel located along the southwestern shores of Lake Mendota, south of Lake Mendota Drive's intersection with Harbor Court. This parcel is located within Aldermanic District 19 and the Madison Metropolitan School District.

Existing Conditions: The property includes a 1,476 square foot home, constructed in 1942.

Surrounding Land Use and Zoning: The subject site is located on the southwestern shores of Lake Mendota surrounded by other single-family residences zoned R1 (Single-Family Residence District).

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

Environmental Corridor Status: The property is not within an environmental corridor, however a small portion of the property nearest to the lake is in the flood fringe. The proposed renovation would not occur within this area.

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

Zoning Summary:

Bulk Requirements	Required	Proposed *
Lot Area	8,000 sq. ft	5,951 sq. ft
Lot width	65'	50"
Usable open space	1,300 sq. ft	Adequate
Front yard	30'	36.9'
Side yards	7'	6.4' (L) 8.1' (R)
Lake Setback Average	29.4'	28.6' *
Building height	2 Stories / 35'	2 Story (existing 1 story)
Number parking stalls	1	2
Landscaping	As Shown	Landscaping within 35' of lake not changing
<i>Table Prepared by Pat Anderson, Assistant Zoning Administrator</i>		

* At their March 19, 2009 meeting, the City of Madison Zoning Board of Appeals approved a waterfront setback variance of 28.6 feet, as represented on the submitted plans. The board also approved side yard area as represented on the submitted plans.

Analysis, Evaluation, & Conclusion

The applicant requests conditional use approval for a major alteration to an existing single-family residence on a waterfront parcel. The residence is currently a “cape cod” style home, with a total area of 1,476 square feet. The building is two stories in height, though usable area of the second story is somewhat reduced by the slope of the roof. The building’s basement level is visible from the street and includes an attached one-car garage and other living space. The “first floor” includes a kitchen, living room, and sunroom. The existing second floor includes two bedrooms, including the master.

There are two primary components to the proposed alteration. The first is extending the height of the existing second floor, resulting in additional living space. The second component is the construction of a new addition on the street-facing side of the structure. This addition would include a new attached garage with a bedroom above. A breezeway would connect the addition to the renovated main portion of the residence. The resulting home will provide three (3) bedrooms, two-and-one half (2.5) bathrooms, and a two-car attached garage. The total area would equal 2,202 square feet.

Elevation drawings and building renderings are included in the applicant’s submittal. The new street-facing facade would feature the garage addition. The garage doors are decorative carriage-style doors and the facade is clad in the shake-siding detail found throughout the building’s exterior. A gable end sits atop the garage and faces the street. The main entrance includes a large porch area, though it is recessed from the garage.

The renovated residence has an overall height of approximately 29 feet, ten inches, measured midway between the roof’s eave and peak. The street-facing garage addition measures approximately 20 feet,

three inches in height. While the alterations will result in a taller structure, the applicant notes that the roof height has been adjusted to address concerns raised by the neighborhood association. Staff request that if approved, the applicant's final sign-off plans include dimensioned elevation drawings for all sides of the building that label the finished-grade elevations at the building corners.

The proposed site plan is generally consistent with the surrounding development pattern. With the renovation, the residence will be setback roughly 37 feet from Lake Mendota Drive. The 28.6-foot lake setback would not change. The applicant was required to obtain a lake setback variance, as the existing house is less than one foot closer to the lake than the calculated setback of 29.4 feet. Additionally, the proposed side yards required the approval of area exceptions. The Zoning Board of Appeals approved both requests on March 19, 2009. Further dimensional information is found in the above table prepared by the Assistant Zoning Administrator.

The submitted plans show minimum disturbance of the existing vegetation, with only one tree proposed for removal. No vegetation removal is proposed within 35 feet of the shoreline. The existing trees that substantially screen the front of the property will also remain. New plantings will be installed on the southern edge of the property. City Zoning has requested additional information be submitted to confirm changes to landscaping.

The proposed home is consistent with the Comprehensive Plan's recommendation for low-density residential land use. The Spring Harbor Neighborhood Plan, adopted to guide redevelopment activities in the Spring Harbor neighborhood, which includes the subject site. 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. Many new buildings have been approved with a variety of building sizes and architectural styles, and staff believe that the proposed building addition would not be out of character with the neighborhood or the adjacent residences.

At the time of report writing, staff was not aware of objections to this proposal.

Staff believe that the waterfront development and conditional use standards can be met with this proposal.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

The Planning Division recommends that the Plan Commission find that the conditional use standards are met for the proposed major alteration to an existing-single family residence on a waterfront parcel and **approve** the requested conditional use subject to input at the public hearing and comments from reviewing agencies.

1. Submit a plan showing existing grades on the site. The applicant's final sign-off plans shall include dimensioned elevation drawings for all sides of the building that label the finished-grade elevations at the building corners for approval by staff.

The following conditions have been submitted by reviewing agencies:

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

2. The City has a sanitary sewer manhole that appears on the lot survey that the applicant shall provide access to with the proposed lot improvements. This past summer (2008) new laterals were stubbed into the lot for connection to. The City intends to abandon the sewer in the middle of the lot in 2012. The proposed lot improvements (addition) shall show a sanitary lateral connecting to the new lateral stubbed into the lot from the street.
3. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
4. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Traffic Engineering Division (Contact John Leach, 267-8755)

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

Zoning Administrator (Contact Pat Anderson, 266-5978)

5. Show designated flood plain area on the 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. The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. Provide a landscape plan to show landscape elements to be removed and show a detailed plan showing sizes and number of landscape elements to be added to the site. In addition, not more than 30% of the frontage of the lot shall be cleared of trees and shrubbery. (Note: Within the waterfront setback requirements tree and shrub cutting shall be limited to consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland.)
7. Zoning Board of Appeals on March 19, 2009 approved a Waterfront variance and a right and left side area exceptions as per the plans submitted. The new home to come within 28.6 feet to the normal high water mark of Lake Mendota, 6.4 feet on the left side and 8.1 feet on the right side.

Water Utility (Contact Dennis Cawley, 261-9243)

8. The Madison Water Utility shall be notified to remove the water meter prior to demolition. 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, and will not need a copy of the approved plans.

Fire Department (Contact Scott Strassburg, 261-9843)

9. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

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.