



Report to the Plan Commission

June 20, 2011

Legistar I.D. #22833
729 E. Gorham Street
Conditional Use

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a major alteration to an existing conditional use to allow an existing residential building at 729 E. Gorham Street containing a lodging house and efficiency apartment to be converted to a three-unit apartment building.

Applicable Regulations & Standards: Section 28.08(6)(c) identifies multi-family residences as a conditional use in R5 (General Residence District) zoning. 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 the conditional use standards met and **approve** a major alteration to an existing conditional use to allow conversion of 729 E. Gorham Street from a lodging house and efficiency into a three-unit apartment building, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Applicant & Property Owner: Stephen & Catherine Cairns, Sweet Homes; 1312 Spaight Street; Madison.

Proposal: The applicant wishes to convert a residential building containing a lodging house and efficiency apartment into a three-unit multi-family building as part of renovations to the structure, including enclosing a rear stairwell/ deck system. The applicant wishes to proceed as soon as all necessary approvals have been granted.

Parcel Location: A 4,752 square-foot (0.11-acre) parcel located midway between N. Blount and N. Livingston streets on the southerly side of E. Gorham Street; Aldermanic District 2 (Maniaci); Madison Metropolitan School District.

Existing Conditions: A three-story residence containing a lodging house and efficiency apartment, zoned R5 (General Residence District).

Surrounding Land Use and Zoning: The subject site shares a block primarily developed with a mix of single-, two- and multi-family residences zoned R5 (General Residence District). The site is located across E. Gorham Street from James Madison Park, zoned R5, and the Lincoln School Apartments, zoned PUD-SIP.

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and surrounding block for Medium-Density Residential uses. The Tenney-Lapham Neighborhood Plan identifies the subject site and rest of 700-block of E. Gorham Street for medium-density development between 16 and 25 units an acre and generally encourages the continuation of the building forms present on this block currently, which primarily consists of two- and three-story residential buildings located on individual parcels.

Environmental Corridor Status: This property is not located within a mapped environmental corridor. James Madison Park opposite the subject site is shown as public land on the corridor map.

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

Zoning Summary: Existing R5 (General Residence District) zoning:

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	4,752 sq. ft. (existing)
Lot Area for Dwelling Units	6,630 sq. ft.	1,878 sq. ft. variance on May 12
Lot Width	50'	36' (existing)
Usable open space	1,120 sq. ft.	Adequate
Front Yard	20'	14.67' (existing)
Side Yards	12' min. 26.75' min. combined	Variance granted on May 12
Rear Yard	30'	47'
Floor Area Ratio	N/A	---
Building Height	3 stories & 40'	Existing 3 stories
No. Parking Stalls	0 (Central business district)	10
Accessible Stalls	4	3 (existing)
Loading	N/A	---
No. Bike Parking Stalls	3	TBD (see condition #5, page 4)
Other Critical Zoning Items		
Yes:	Adjacent to Park, Barrier Free, Wellhead Protection (WP-24, Zone B)	
No:	Utility Easements, Urban Design, Floodplain, Landmark	
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>		

Project Analysis & Conclusion

The applicants are requesting approval of a major alteration to an existing conditional use to allow an existing building at 729 E. Gorham Street containing a lodging house and efficiency apartment to be converted to a three-unit apartment building. The existing building is a three-story wood-framed structure constructed in 1907 that includes 3 bedrooms each on the first and second floor, and a third floor loft/efficiency apartment located below the roof of the cross-gable structure. The rear of the building features a large wood fire escape stairwell that includes decks at the second and third floors.

The applicants propose to convert the first and second floor lodging house into one three-bedroom apartment per floor. A new enclosed Building Code-compliant stairwell is proposed at the southeasterly corner of the building, with new 10- by 10-foot decks to be built at each floor along the center of the rear wall. The applicants indicate that access to the new rear stairs will be key-restricted for use by tenants only. The unit on the top floor will remain unchanged. No significant changes to the site are proposed, though the applicants have indicated that they will increase the greenspace available as a result of the footprint of the new decks being smaller than the existing deck/ stairwell system being replaced.

In order to proceed, the proposed conversion required variances to be granted by the Zoning Board of Appeals. Specifically, the project required variances to the required side yards and to the lot area required in R5 zoning for a three-bedroom apartment building. The Zoning Board of Appeals reviewed

this project on May 12, 2011 and granted all of the variances necessary for the conversion. A copy of the ZBA minutes for this project is included in the Plan Commission's materials for this application.

Multi-family residences are identified as conditional uses in the R5 zoning district. In reviewing the proposed major alteration to the existing conditional use, Planning Division staff believes that the conversion of the building into a three-unit apartment should not have a negative impact on nearby properties and believes that the conditional use standards can be met. The subject site shares the 700-block of E. Gorham Street with a variety of single-, two- and multi-family residences located in two- and three-story wood-framed structures of similar vintage and architectural character as the subject building. The subject site and most of the surrounding block were recommended for continued medium-density residential uses between 16 and 25 units an acre in the 2008 Tenney-Lapham Neighborhood Plan, which also generally encourages the continuation of the building forms present on this block. The subject site is also located across E. Gorham Street from James Madison Park and the Lincoln School Apartments.

The property is located in the Fourth Lake Ridge National Historic District. Amy Scanlon, the City's Preservation Planner, informally reviewed the plans for the building alterations and believes that the design of the proposed enclosed stair and decks are more appropriate to the design of the historic house than the existing deck/ stair structure and should be acceptable in the national historic district.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the conditional use standards met and **approve** a major alteration to an existing conditional use to allow conversion of 729 E. Gorham Street from a lodging house and efficiency into a three-unit apartment building, subject to input at the public hearing and the conditions from reviewing agencies:

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

1. Clarify on the plan whether the bike rack is placed on impervious or pervious surface. Also indicate what the resultant surface will be along the NE side of the dwelling unit.
 2. Coordinate any necessary site address changes with City Engineering Division Mapping Section staff.
 3. Include existing building dimensions on the site plan.
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4. In accordance with MGO 10.34 – Street Numbers: Submit a PDF of each floor plan to the Engineering Mapping Section (Lori Zenchenko), lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

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

This agency submitted a response with no conditions of approval for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

5. Provide 3 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Note: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit comments for this request. The applicant shall contact Kay Rutledge in the Parks Division at 266-4714 prior to the issuance of building permits to determine what park impact fees, if any, are required to be paid as part of the proposed conversion.

Fire Department (Contact Bill Sullivan, 261-9658)

6. That the applicant provide a fire alarm system per IBC 907.
7. MFD recommends the installation of automatic fire sprinklers in accordance with NFPA 13R.

Water Utility (Contact Dennis Cawley, 261-9243)

8. This property is in a Wellhead Protection District. This use is permitted in the district. Any proposed change in use shall be reviewed by the Water Utility General Manager or his designee.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.