

PLANNING DIVISION STAFF REPORT

October 17, 2016



PREPARED FOR THE PLAN COMMISSION

Project Address: 2725 Atwood Ave. (District 6 - Ald. Rummel)
Application Type: Conditional Use
Legistar File ID # [44174](#)
Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant, Owner and Contact: Ken Koepper; 2725 Atwood Avenue; Madison, WI 53704

Requested Action: The applicant requests approval of a Conditional Use to establish a single family dwelling in the Traditional Shopping Street (TSS) zoning district.

Proposal Summary: The applicant is seeking approval of a Conditional Use to establish a single family dwelling in the TSS zoning district at 2725 Atwood Ave. The applicant is proposing to convert an existing building that has been historically utilized as a two-story commercial building (art gallery) into a single family detached residence. As a result of the conversion, minor changes to the exterior of the existing building are proposed, including the addition of several windows on all facades, and dormers on the north side of the second story to create additional living space. No changes to the existing building footprint or site are proposed.

Applicable Regulations & Standards: Pursuant to Section 28.061, MGO and as identified in the supplemental regulations pursuant to Section 28.151, MGO, single family detached dwellings require Conditional Use approval in the TSS zoning district. As such, they are subject to the review and approval standards pursuant to Section 28.183(6), MGO.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the Conditional Use standards are met and **approve** the request to establish a single family detached dwelling at 2725 Atwood Ave. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located on the south side of Atwood Avenue, just west of the intersection of Atwood and Miller Avenues. The project site is located within the Schenk-Atwood-Starkweather-Yahara Neighborhood and is comprised of approximately 5,100 square feet (0.12 acres).

The site is in Aldermanic District 6 (Ald. Rummel), the Madison Metropolitan School District, and within the Schenk-Atwood-Starkweather-Worthington Neighborhood Park Neighborhood Plan planning area.

Existing Conditions and Land Use: Currently the project site is comprised of a two-story, mixed-use building that provides a live-work unit with a recording studio on the ground floor and three-bedroom residence above. Overall, this building consists of approximately 3,200 square feet in size and maintains a similar architectural style and detailing that is present in the area with a flat roof configuration, stone cornice, sills and storefront windows.

Also located on the site is a second detached principal building that has been utilized as an art gallery. Originally this building was a carriage house until it was converted into a commercial building. This building, the subject of the applicant's request, is located entirely within the rear yard area; any changes in bulk will required a zoning variance, including the addition of dormers. This building is accessed from the sidewalk via a paved driveway, footpath, and gate located along the west side of the front structure.

Separating the two buildings is an at-grade patio with landscaped garden area measuring approximately 209 square feet in size. The patio/garden area is completely screened with an existing six-foot wood fence along the east property line and a building wall along the west.

Surrounding Land Use and Zoning: The project site is zoned Traditional Shopping Street (TSS). Pursuant to Section 28.065, MGO, the TSS zoning district's general purpose and intent statement speaks to:

- Encourage diversification of uses, including residential, commercial, and civic uses, in order to enhance the vitality and appeal of these areas.
- Maintain the viability of existing residential buildings located within or adjacent to these corridors.
- Encourage appropriate transitions between higher-intensity uses within TSS districts and adjacent lower-density residential districts.
- Facilitate preservation, development or redevelopment consistent with the adopted goals and policies of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

North (across Atwood Avenue): Single-family residential and Commercial/Office use; TSS zoning;

East: Commercial use (veterinary clinic); TSS zoning;

South: Multi-family (two units) residential; Traditional Residential-Varied 2 (TR-V2) zoning; and

West: Commercial use; TSS zoning.

Zoning Summary: A report from the Zoning Administrator was not received in time to be included in this report. Please see attached documents for further information.

The applicant has submitted an application for a variance for the proposed dormers (ZBA Case No. LNDVAR-2016-00022). The application will be reviewed by the Board of Zoning Adjustment at their October 13, 2016 meeting.

Comprehensive Plan: The Comprehensive Plan recommends Neighborhood Mixed Use (NMU) development for the project site. As defined in the Comprehensive Plan, NMU districts are locations for clusters of relatively small convenience shopping and services that serve as activity centers and gathering places for the surrounding neighborhoods or districts (Page 2-86). Recommended land uses, including housing types similar to Low-Density Residential districts, but with no fixed maximum number of apartment or row house dwelling units. Generally, relatively small buildings are preferred when the adjacent neighborhood is low density (Page 2-87).

Adopted Neighborhood Plan: The project site is located within the planning area boundary of the Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan (the "Plan"). The Plan identifies several goals specifically related to housing, including providing for a range of housing opportunities and preserving the existing housing stock (Page 17, the Plan). In addition, the Plan also identifies preserving the existing land use pattern in the neighborhood, especially neighborhood character as a goal (Page 21, the Plan).

Environmental Corridor Status: The subject site not within a mapped environmental corridor.

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

Project Description

The applicant is requesting approval of a Conditional Use to establish a single family detached dwelling unit in the TSS zoning district. As part of the applicant's proposal, an existing principal building located at the rear of the property will be converted from a commercial building (art gallery) to a single family residence with two bedrooms. The proposed residence will be comprised of two bedrooms and roughly 1,100 square feet.

As a result of the conversion of the commercial space into a residential space, minor changes to the exterior of the existing building are proposed, including the addition of several windows on each facade and dormers on the north side of the building. No site changes are proposed.

Analysis and Conclusion

Pursuant to Section 28.061, MGO and as identified in the supplemental regulations pursuant to Section 28.151, MGO, single family detached dwellings require Conditional Use approval in the TSS zoning district. As such, they are subject to the review and approval standards pursuant to Section 28.183(6), MGO.

Generally, the intent of a Conditional Use review is to determine if a particular site is an appropriate location for a proposed use, to evaluate the compatibility of that use with surrounding uses and development, and to mitigate potential nuisance impacts to surrounding properties. In order to approve the Conditional Use request, the Plan Commission must find that the proposed Conditional Use approval standards pursuant to Section 28.183(6), MGO have been met, including those related to normal and orderly development and mitigating nuisance impacts.

Planning Division staff believes that the proposed Conditional Use can meet the Conditional Use approval standards, given that:

- The area and site are both characterized by their predominantly mixed-use development. The addition of a dwelling unit on a site that is already considered mixed-use will have limited impacts to the existing neighborhood character. The overall mix of land uses and character will remain consistent (Standards #1-6).
- The conversion of the existing building and limited exterior alterations, including the addition of windows and dormers will not alter the existing building relationships and development patterns. Overall, the proposed alterations to the existing building will result in a more livable space (Standards #4 and 7).

At the time of report writing, no public comment was received.

Recommendation

Planning Division Recommendation (Contact Jessica Vaughn, (608) 267-8733)

The Planning Division recommends that the Plan Commission find that the Conditional Use standards are met and **approve** the request to establish a single family detached dwelling at 2725 Atwood Ave. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division (Contact Jessica Vaughn, (608) 267-8733)

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

City Engineering Division (Contact Brenda Stanley, (608) 267-9127)

1. The Applicant shall provide a note or show on the plans how the dwelling unit is being provided sanitary sewer service. Is the lateral being shared with the primary building or is there a separate sanitary sewer lateral for the dwelling unit? It is recommended (not required) to have a separate lateral for each building for maintenance.
2. 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 (POLICY).

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

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

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

A report from the Zoning Administrator was not received in time to be included in this report. Please see attached documents for further information.

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

1. 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>.

The limited visibility from the public street could lead to a delay in discovering a fire and the limited access will make manual fire suppression activities more difficult, MFD strongly recommends the project consider installing a multi-purpose plumbing/fire sprinkler system.

Parks Division (Contact Janet Schmidt, (608) 266-4714)

1. Park impact fees (comprised of the Park Development Impact Fee per Section 20.08(2), MGO, and the Parkland Impact Fee in-lieu of land dedication per Sections 16.23(8)(f) and 20.08(6), MGO will be required for all new residential development. The developer must select a method for payment of park fees before sign-off on the Conditional Use. This development is within the Olbrich impact fee district (SI25). Please reference ID#16142 when contacting Parks about this project.
2. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

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

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

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

City Engineering Review Mapping (Contact Jeff Quamme, (608) 266-4097)

1. The address of the new dwelling unit is 2727 Atwood Ave.