

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
of October 1, 2007**

RE: I.D. #07598, Conditional Use – 5646 Lake Mendota Drive

1. Requested Action: Approval of a conditional use for the construction of a garage on a waterfront lot at 5646 Lake Mendota Drive.
2. Applicable Regulations: Section 28.04 (19) provides the standards for waterfront development; Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Kevin Firchow, AICP, Planner

GENERAL INFORMATION

1. Applicant and Property Owner: Tanya Cunningham; 5646 Lake Mendota Drive; Madison, WI 53705

Project Contact: Deb Crawley; Best Built Garage Builders; 405 Best Built Parkway; Marshall, WI 53559
2. Development Schedule: The applicant wishes to proceed on October 5, 2007 with project completion scheduled for November 2, 2007.
3. Parcel Location: An approximately 15,000 square foot parcel located at 5646 Lake Mendota Drive; Aldermanic District 5; Madison Metropolitan School District.
4. Existing Conditions: The site includes an existing three-story house and detached garage.
5. The property is zoned R1- Single Family Residence District.
6. Proposed Use: Demolish the existing garage and build a replacement 792 square foot detached garage.
7. Surrounding Land Use and Zoning: The subject site is located on the southwestern shores of Lake Mendota surrounded to the east and west by other single-family residences zoned R1 (Single-Family Residence District).
8. Adopted Land Use Plan: The Comprehensive Plan recommends low-density residential uses for this area.

9. Environmental Corridor Status: The site is not located within a mapped environmental corridor, though the portion of the property nearest to the lake is located within the flood fringe.
10. Public Utilities & Services: This property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the conditional use standards of Section 28.12 (11) and the waterfront development standards of Section 28.04 (19).

ANALYSIS, EVALUATION AND CONCLUSION

The applicant requests approval to construct a new 792 square foot garage on a waterfront lot. Accessory structures of over 500 square feet on a waterfront lot, such as the proposed, require Plan Commission approval. This application is subject to the conditional use standards of Section 28.12 (11) and the waterfront development standards of Section 28.04 (19). The proposed detached garage would replace an existing detached garage.

The existing detached garage is approximately 484 square feet in area and is setback approximately 76 feet from Lake Mendota Drive. The garage is side-loaded, with the driveway opening onto Laurel Crest, a gravel drive providing public access to Lake Mendota. The applicant notes that this structure is approximately 90 years of age and its replacement is necessary to correct both functional and aesthetic issues. Functionally, the garage is built on a slope with the front of the structure approximately two feet higher than the back. In the letter of intent, the applicant notes that this condition allows rain and melt-water to enter the structure. The applicant further indicates that the garage has a dirt and gravel floor that is often wet. The structure lacks a separate service door and the applicant indicates that there is minimal wiring and lighting. These deficiencies limit the usefulness of the structure for storage or workshop space.

The proposed garage is a one-story, three-car structure. The building measures 33 by 24 feet and is 14.5 feet in height. At 792 square feet, this structure is under the 800 square foot threshold in the R1 zoning district and would be a permitted use on a non-lakefront lot. The garage is proposed to be clad in vinyl siding and includes a shingled roof. The front of the structure faces Laurel Crest and includes two separate garage doors and a service entrance. The street-facing side of the building includes one window, roughly at the center of the facade. The home-facing side includes a window and service door. The eastern side of the building includes three windows located near the top of the facade to allow natural light while providing privacy.

The proposed structure is located in the same location as the existing garage. The applicant states that although this location is somewhat far from the residence, placing the building here would preserve several large trees on the lot. The new garage will have a narrower profile when viewed from Lake Mendota Drive, as the proposed garage is six feet shorter than the existing structure on this side. The proposed structure, however, has a wider profile along Laurel Crest and will be

15 feet closer to Lake Mendota Drive. The new structure has a street setback of over 60 feet. The sideyard setback to the east is increased by over two feet. The same driveway will be used, however, it will be widened closer to the garage.

The City Preservation Planner has reviewed the proposal and wishes to advise the applicants and their contractor(s) that this is a site of frequent Native American habitation. When excavations are done, care should be taken to watch for evidence of human burials.

The Planning Division does not object to the construction of the new garage and believes that the conditional use standards can be met. Based on plans submitted, it does not appear that the new structure will cause the loss of any lake views from Lake Mendota Drive or from adjacent properties.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the project meets all applicable waterfront and conditional use standards and **approve** the proposed request for new construction of a detached garage on a waterfront lot. This recommendation is subject to input at the public hearing and the conditions stated below.

1. Comments from reviewing agencies.
2. That the owner notifies the contractor that this area was the site of frequent Native American habitation. When excavations are done, care should be taken to watch for evidence of human burials.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

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210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
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Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: September 18, 2007
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: *for* 5646 Lake Mendota Drive Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The new garage construction shall direct all runoff to Laurel Crest. Provide locations of downspouts and drainage information.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

NONE.





Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

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215 Martin Luther King, Jr. Boulevard
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September 20, 2007

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **5646 Lake Mendota Drive – Conditional Use – New Detached Garage On Waterfront Lot**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person:
Deb Crawley
405 Best Built Parkway
Marshall, WI 53559

DCD: DJM: dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 20th 2007

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: 5646 Lake Mendota Dr

Present Zoning District: R-1

Proposed Use: Demolish a 530 sq. ft. (18'± x 30') detached garage and construct a new 792 sq. ft. (22' x 28') detached garage.

Conditional Use: 28.04(19) Accessory buildings on waterfront property are a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS - **NONE**

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	14,810.5 sq. ft.
Lot width	65'	50' (existing)
Usable open space	1,300 sq. ft.	Adequate
Front yard	30'	30'+
Side yards	6' each side	6'
Rear yard/waterfront	Not provided	Adequate
Building height	35'	1 story
Driveway width at court	Maximum 22' at r-o-w	22'

Site Design	Required	Proposed
Number parking stalls	1	3

Other Critical Zoning Items	
Water front development	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.