



Report to the Plan Commission

February 4, 2009

Legistar I.D. #13533
529 N. Pinckney 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 the addition of a dwelling unit in an existing 14-unit apartment building.

Applicable Regulations & Standards: R6H zoning (Section 28.08 (14)) defaults to the permitted and conditional uses in the R6 General Residence District. Section 28.08 (7)(c) identifies multi-family residences as a conditional use in R6. 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 the addition of a 15th dwelling unit in the existing 14-unit apartment building located at 529 N. Pinckney Street, 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 Sundstrom, Apex Property Management, Inc.; 1741 Commercial Avenue; Madison.

Agent/Contact: Peter Rott, Isthmus Architecture, Inc.; 613 Williamson Street; Madison

Proposal: The applicant wishes to add a 15th dwelling unit in the attic level of an existing two-story, 14-unit multi-family building. The applicant wishes to proceed as soon as all necessary approvals have been granted, with completion scheduled for Spring 2009.

Parcel Location: An approximately 8,290 square-foot parcel located 300 feet north of E. Gilman Street on the northeasterly side of N. Pinckney Street; Mansion Hill Historic District; Aldermanic District 2; Madison Metropolitan School District.

Existing Conditions: A three-story converted residence containing 14 dwelling units occupies the site.

Surrounding Land Use and Zoning: The subject site is generally surrounded by other multi-family residences of varying density located in the R6H General Residence District) with the exception of a parking lot located on the southwesterly side of N. Pinckney Street, which is owned by the National Guardian Life Insurance Company and zoned PUD-GDP.

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site in the "Mansion Hill Residential sub-district," which allows multi-unit high-density residential uses with densities of up to 60 units per acre.

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

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

Zoning Summary: Existing HIS-MH (Mansion Hill) R6H (General Residence District) zoning:

Requirements	Required	Proposed
Lot Area	5,850 sq. ft.	8,291 sq. ft.
Lot Width	50'	52'
Usable open space	1,260 sq. ft. (70 sq. ft./ bedroom)	1,447 sq. ft.
Front Yard	15'	7.2' (existing)
Side Yards	7.5' each side 18' min. combined	(sufficient, existing)
Rear Yard	30'	(existing)
Floor Area Ratio	2.0	1.16
Building Height	--	3 stories
No. Parking Stalls	0 (Central business district)	10
Accessible Stalls	0	0
Loading	N/A	N/A
No. Bike Parking Stalls	15	9 (see condition #11, page 5)

Prepared by: Pat Anderson, Asst. Zoning Administrator

Project Analysis & Conclusion

The applicant is requesting approval of a major alteration to an existing conditional use to allow for the third level attic of a 14-unit multi-family building located at 529 N. Pinckney Street to be converted into a fifteenth dwelling unit. The subject site is a 0.19-acre parcel located approximately 300 feet north of E. Gilman Street on the northeasterly side of N. Pinckney Street in the HIS-MH R6H General Residence District and Mansion Hill Historic District. The property is generally surrounded by a variety of other HIS-MH R6H-zoned multi-family residential buildings ranging in design, mass and density, with the exception of a surface parking lot on the west side of N. Pinckney Street, which is zoned PUD-GDP and is owned by a nearby insurance company located at the corner of Wisconsin Avenue and E. Gilman Street.

The existing apartment building on the property is a three-story converted wood-framed structure constructed in 1908 that includes 9 efficiencies, 3 one-bedroom apartments and 2 two-bedroom apartments. Three of the existing units are located in the basement of the structure, with 6 units on the first floor and 5 units on the second floor. The floorplans submitted indicate that the third level attic is currently unoccupied but is partitioned into various rooms located along a central hallway. The building is a Prairie-style structure that includes two prominent gable dormers along the northwesterly, street-facing façade. The residence is noted in the City's preservation records as a contributing structure in the Mansion Hill Historic District.

Parking for 10 cars is provided in diagonal stalls located in the easterly side yard of the building with access from a single driveway from N. Pinckney Street. A portion of the rear yard turnaround for the parking area is located on the adjacent property to the northeast, which is developed with a sidewalk extending from the Haase Towers apartment building on E. Gilman Street to nearby Lake Mendota. A concrete retaining wall extends along the easterly side property line to divide the subject parking area from a parking area serving the adjacent Hobbs-Van Vleck Condominium at 519 N. Pinckney Street. Parking for 9 bikes is provided in the rear yard.

Plans for the conditional use alteration call for the addition of a third two-bedroom unit totaling 1,304 square feet of space, which will encompass the entire attic level of the building. Primary access to the attic-level unit will be provided by an existing internal stairwell along the easterly side wall of the building, with secondary egress to be provided by an existing fire escape along the rear elevation. The unit will also include one full bathroom and various shared living spaces as shown on the proposed floorplan. The letter of intent indicates that the conversion will occur completely within the interior of the building; no exterior renovations are proposed. Because no exterior alterations are proposed, the project will not require the approval of a Certificate of Appropriateness by the Landmarks Commission prior to proceeding.

Multi-family residences are identified as conditional uses in the R6H zoning district. In reviewing the proposed major alteration to the existing conditional use, Planning Division staff believes that the standards for approval can be met. The conversion of the attic level into a single two-bedroom unit should result in a high-quality rental unit that should not have a negative impact on nearby properties, which are predominantly developed with high-density multi-family housing options in a variety of building types. The conversion of the attic level into a residential unit should also not have a negative impact on the historic character of the contributing structure within the Mansion Hill 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 the addition of a 15th dwelling unit in the existing 14-unit apartment building located at 529 N. Pinckney Street, subject to input at the public hearing, the following Planning Division conditions and the conditions from reviewing agencies:

1. That any exterior alterations to the building receive prior approval of the Landmarks Commission of a Certificate of Appropriateness.
2. That the final plans be revised per Planning Division approval prior to final signoff and the issuance of building permits as follows:
 - a.) clearly show and dimension the usable open space provided for this property;
 - b.) show the existing rear fire escape on the floorplans for each floor above grade and on a revised site plan.
3. That the applicant provide details regarding how trash is managed on this site for approval by the Planning Division and Zoning Administrator prior to final approval of this conditional use and the issuance of building permits. Note that satisfaction of this condition may require submittal of a detailed plan showing a trash enclosure and screening as required by the Zoning Ordinance and per Planning Division approval.

The following conditions have been submitted by reviewing agencies:

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

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.

5. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. Email file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.

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

6. A condition of approval shall be that no residential parking permits will be issued for 529 N. Pinckney Street, this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants in the apartment leases. The applicant shall submit for 529 N. Pinckney Street a copy of the lease noting the above condition in the lease when submitting plans for City approval.
7. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side, signage, percent of slope, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
8. 529 N. Pinckney Street is located in the Central Area Back Yard Parking Standards Zones. If the applicant uses the Central Area Back Yard Parking Standards, no parking spaces should be shown and the area shall be noted as "**529 N. Pinckney Street parking is in accordance MGO 28.08(1)(g) – Central Area Back Yard Parking Standards.**" If the applicant shows existing parking spaces, all dimensions shall be shown in accordance for items A, B, C, E, and O for degree of angle parking with 9- foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2 or note on site plans.
9. All directional and regulatory signage and pavement markings on the site shall be shown and noted on the plan.
10. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

11. Provide 15 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.
12. Provide a detailed landscape plan. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances.
13. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. Lighting will be limited to .10 watts per square foot.
14. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of one van accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8 feet wide with an 8-foot striped out area adjacent.
 - b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c.) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where require.

Parks Division (Contact Tom Maglio, 266-4711)

15. The developer shall pay park fees totaling \$1,993.05 for the additional unit for park dedication and development fees. The developer must select a method for payment of park fees before signoff on the conditional use.

Fire Department (Contact Bill Sullivan, 261-9658)

16. That the applicant provide a manual fire alarm system per IFC 907.2.9 due to the additional dwelling unit created above the level of exit discharge.
17. That the applicant provide a sprinkler system per IFC 903.2.7 due to the additional dwelling unit.
18. Dwelling units shall be addressed per MGO 10.34.

Water Utility (Contact Dennis Cawley, 261-9243)

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

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.