

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
August 15, 2006

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to remove an existing boathouse and build a new boathouse on this shoreline parcel located at 2118 Waunona Way.
2. Applicable Regulations: Section 28.04(9) requires that new construction on a waterfront parcel must obtain a conditional use permit. An accessory building on a waterfront parcel is considered a conditional use. Section 28.04(19) provides the general regulations for waterfront development.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: Chris and Sarah Fortune, 2118 Waunona Way, Madison, WI 53713; Melissa Destree, Destree Design Architects, 222 West Washington Avenue, Suite 310, Madison, WI 53703.
2. Status of Applicant: Property owners/architect.
3. Development Schedule: 2006-2007.
4. Parcel Location: North side of Waunona Way between Fayette Avenue and Hoboken Road, Madison Metropolitan School District, 14th Aldermanic District.
5. Parcel Size: 18,186 square feet.
6. Existing Zoning: R1.
7. Existing Land Use: Single-family dwelling.
8. Surrounding Land Use and Zoning: This site is surrounded by single-family houses along Waunona Way zoned R1.
9. Adopted Land Use Plan: The adopted Comprehensive Plan shows this area as LDR Low Density Residential (0-15 units per acre).
10. Environmental Corridor Status: This property is not located within a mapped environmental corridor but is on the shore of Lake Monona.

PUBLIC UTILITIES AND SERVICES:

The full range of urban services are available to this site.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards.

ANALYSIS, EVALUATION AND CONCLUSION:

The applicant is submitting this proposal to demolish an existing boathouse and construct a new boathouse generally in the same location. The applicant's letter of intent and photographs (attached) indicate that the existing boathouse structure on this site is in poor condition. The proposed new 500 square foot boathouse will have an enclosed boat storage area and a partially covered deck on the roof of the new boathouse. In addition to the boathouse, the owners are intending to construct a lap pool directly adjacent on a terraced area going down to the lakeshore. The applicant has supplied very good computer renderings that show this proposal.

There is a considerable slope to this property that will partially conceal the new boathouse/swimming pool area from the adjacent residential properties. The construction of the new boathouse and swimming pool will result in some repositioning of the terraced retaining walls leading down to the lakeshore. All the significant vegetation on the site will be preserved.

The Zoning Administrator has determined that all of the applicable regulations, have been addressed.

The applicant has indicated that they have talked to the neighboring property owners regarding this proposal.

Prior to issuance of a building permit the applicant is required to provide evidence of the State of Wisconsin Department of Natural Resources permit for the proposed work or evidence that the permit is not required.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve this application for a new boathouse on this site subject to the reviewing department comments and any neighborhood input at the public hearing.



Department of Public Works
City Engineering Division

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David A. Davis, R.L.S.

DATE: August 8, 2006

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 2118 Waunona Way 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. N/A |
|--------|

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments: NONE

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**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 1, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2118 Waunona Way

Present Zoning District: R-1

Proposed Use: Replace an existing boat house with a new boathouse 495 sq. ft. with a 495 sq. ft. covered and partially enclosed recreation area above the boathouse adjacent to the swimming pool.

Conditional Use: 28.04(19) Waterfront development is 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

1. Note: Boat houses shall not be constructed for human habitation. A second kitchen facility cannot be constructed in the boathouse structure. As proposed, the partially enclosed structure appears to be within the accessory boathouse structure guidelines.
2. Clearly show the property lines on the site plan. One sheet of the site plan set shall include the entire lot. The site plan shall show dimensions of the building and setbacks from the property lines at right angles to the property lines.
3. 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.)

4. The pool and the boathouse shall be a minimum of 3' from the side or rear property lines as measured at right angles to the property line to the nearest portion of the building.
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.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	18,100 sq. ft.
Lot width	65'	69.39'
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	existing
Side yards	3' boathouse & pool	(4)
Rear yard	3' boathouse & pool	(4)
Building height	15' to av. mean of acc. bldg.	7' 4"

Site Design	Required	Proposed
Number parking stalls	1	existing

Other Critical Zoning Items	
Historic District	No
Landmark building	No
Flood plain	Yes
Utility easements	None shown
Water front development	Yes

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