



**Project Address:** 1118 Sherman Avenue  
**Application Type:** Conditional Use  
**Legistar File ID #** [30132](#)  
**Prepared By:** Kevin Firchow, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

## Summary

**Applicant:** Jim Stetson, Dian Krause-Stetson; 1118 Sherman Avenue; Madison, WI 53703  
**Contact:** Tyler Smith, Destree Design Architects, Inc; 222 West Washington, #310; Madison, WI 53703  
**Property Owner:** Jim Stetson, Dian Krause-Stetson; 1118 Sherman Avenue; Madison, WI 53703

**Requested Action:** The applicants request approval of a conditional use to construct an addition to a single-family home on a lakefront lot.

**Proposal Summary:** The applicants propose to construct a two-story, 1,135 square foot addition along the lake side of the existing home.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Conditional Uses [M.G.O. Section 28.183] and Lakefront Development [Section 28.138].

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to construct an addition to an existing single-family residence on a lakefront lot at 1118 Sherman Avenue. This recommendation is subject to input provided at the public hearing and the conditions recommended by reviewing agencies.

## Background Information

**Parcel Location:** The 7,563 square foot subject property is located on the lake side of Sherman Avenue, between North Ingersoll and Few Streets. The site is within Aldermanic District 2; the Sherman Avenue National Historic District, and within the limits of the Madison Metropolitan School District.

**Existing Conditions and Land Use:** According to City Assessor records, the home was constructed in 1904 and is approximately 2,332 square feet in area. Additional historical information has been provided by the applicant and is included with the attached materials. It is noted that the home was designed by the Madison architectural firm Claude and Starke.

### Surrounding Land Use and Zoning:

North: Lake Mendota;

South: Single, two, three, and four-dwelling homes, zoned TR-C2 (Traditional Residential-Consistent 2);

East: Single-family lakefront homes, zoned TR-C2; and

West: Single-family lakefront homes, zoned TR-C2.

**Adopted Land Use Plan:** The Comprehensive Plan recommends low density residential development for the subject site and surrounding properties.

**Zoning Summary:** The property is zoned TR-C2 (Traditional Residential-Consistent 2).

|   | Required   | Proposed                   |
|---|--|----------------------------|
| Lot Area (sq. ft.)                        | 4,000 sq. ft.  | 7,562 sq. ft.              |
| Lot Width                                 | 40'  | 50.01'                     |
| Front Yard Setback                        | 20' or setback average up to 30'                           | 20' existing, no change    |
| Side Yard Setback                         | 5' – 1 story<br>6' – 2 story                               | 5'- RS<br>11'- LS          |
| Waterfront Setback                        | Average setback of adjoining properties<br>59.15' average. | 62.7'                      |
| Maximum height                            | 2 stories/35   | To be shown on final plans |
| Maximum lot coverage                      | 65%  | 46%                        |
| Maximum building coverage, nonresidential | 50%  | Less than 50%              |
| Usable open space (sq. ft. per d.u.)      | 750 sq. ft.  | Adequate                   |
| Number parking stalls                     | 1  | 1                          |
| Landscaping                               | No   | No                         |
| Lighting                                  | No   | No                         |
| Building forms                            | Yes  | Meets building forms req.  |
| <b>Other Critical Zoning Items</b>        | Historic District (Places), Waterfront                     |                            |

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor. Portions of the property closest to the lake are within the Flood Fringe and Flood Storage Districts, though the proposed addition appears to be outside of those areas.

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

## Project Description

The applicants propose to construct a two-story addition to an existing lakefront residence. The existing home was designed by the Madison architectural firm Claude and Starke and according to City Assessor records, constructed in 1904. The addition is proposed on the lake side of the home and will add approximately 1,135 square feet of area to the existing 2,232 square foot home. To accommodate the addition, an existing four-season room (constructed in the 1950s) will be removed. With the addition, portions of the home's interior will be reconfigured.

The addition will match the existing building in character and will be clad in matching stucco. Trim details are to match that of the existing home.

The Zoning Administrator report confirms the addition complies with the lake setback standards, which requires a minimum lake setback of just over 59 feet. As proposed, the setback is 62.7 feet.

The detailed letter of intent further summarizes the proposal and the applicants' intent with the project. In summary, the applicant seeks to preserve and restore the original character, while providing some updates such as improving energy efficiency.

Plans show that a row of shrubs and perennials along the property's east side will be removed. Other vegetation would remain.

## Analysis and Conclusion

The Lakefront Development standards of Section 28.138 require that additions to principal buildings in excess of 500 square feet require conditional use approval. This proposal is subject to the standards for Conditional Uses [M.G.O. Section 28.183] and Lakefront Development [Section 28.138].

Staff believes the applicable standards can be met with the proposal. Staff believes that the addition is well designed and complementary to the existing facades. While the Landmarks Commission has no jurisdiction over these plans, the applicant has discussed the renovations with the Preservation Planner who has raised no objections to this request.

The Tenney-Lapham Neighborhood Association voted unanimously to support the addition and restoration. Those comments are attached. Additionally, at the time of report writing, staff has received two emails in support of this request.

## Recommendation

### Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to construct an addition to an existing single-family residence on a lakefront lot at 1118 Sherman Avenue. This recommendation is subject to input provided at the public hearing and the conditions recommended by reviewing agencies.

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

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

1. Provide Engineering Mapping a copy of the shared driveway agreement of record for City of Madison Mapping records.

2. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6572)

This agency submitted a report with no recommended conditions.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

3. No vegetation is proposed to be removed with 35' of the Ordinary High Water Mark (OHWM).

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

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|---|
| <ol style="list-style-type: none"><li>4. 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: <a href="http://www.homefiresprinkler.org/Consumer/ConsHome.html">http://www.homefiresprinkler.org/Consumer/ConsHome.html</a></li></ol> |
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**Water Utility** (Contact Dennis Cawley, 261-9243)

5. This property is not in a wellhead protection district. All operating private wells shall be identified and permitted by the Water Utility in accordance with Madison General Ordinance 13.21. All unused private wells shall be abandoned in accordance with Madison General Ordinance 13.21. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

**Parks Division** (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.