

**PLANNING DIVISION REPORT  
DEPARTMENT OF PLANNING AND COMMUNITY  
AND ECONOMIC DEVELOPMENT  
January 28, 2008**

**RE: I.D. #08908, Conditional Use – 2830 Waunona Way**

1. Requested Action: Approval of a conditional use for the construction of a detached garage on a waterfront lot at 2830 Waunona Way.
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. Property Owner: Amy Walker and Heidi Hoffland; 2830 Waunona Way; Madison, WI, 53713  
  
Project Contact: Charles Cooner; Trim Craft Builders; 3817 Busse Street; Madison, WI 53714
2. Development Schedule: The applicant wishes to proceed in February 2008 with project completion scheduled for March 2008.
3. Parcel Location: An approximately 15,757 square foot parcel located at 2830 Waunona Way; Aldermanic District 14; Madison Metropolitan School District.
4. Existing Conditions: The site includes an existing two-story house and detached garage. The applicant notes the garage is not functional for automobile storage due to its poor condition.
5. The property is zoned R1- Single Family Residence District.
6. Proposed Use: Demolish the existing garage and build a replacement detached garage of approximately 400 square feet.
7. Surrounding Land Use and Zoning: The subject site is located on the southern shore of Lake Monona 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 detached garage of approximately 400 square feet on a waterfront lot. Accessory structures on waterfront lots 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 that the applicant plans to demolish.

The existing garage is setback approximately 30 feet from Waunona Way and over 250 feet from Lake Monona. The front-loaded, two-car garage includes two separate overhead doors that face onto the street. Pictures depicting the structure and its condition are included in the applicant's submittal. The applicant notes replacement of this structure is necessary to correct both functional and aesthetic issues. Functionally, the garage has developed a substantial lean that keeps the overhead doors from opening. Improper drainage has caused rotting of the structure's doors. Because of these conditions, automobiles cannot be kept in the garage. The applicant further notes that siding is beginning to come loose.

The proposed garage would be built in the same location as the existing structure and would have a nearly identical footprint, measuring approximately 400 square feet. The only difference in location is that the proposed structure will be shifted just over a foot closer to the east in order to meet current zoning setback standards.

The applicant notes that the proposed wall height will be eight feet, matching the height of the existing structure. However, the roof pitch will be increased to match that of the house, thus providing a taller building profile than what is there currently. Staff estimates the overall height of the structure to be 13 feet based on the submitted plans.

The applicant has provided elevation drawings for all sides of the structure. In follow-up correspondence, the applicant has also provided additional information on the building materials. The primary material will be cedar siding organized as both horizontal siding and shake/shingles, per the attached drawings. The street-facing side of the building includes one decorative overhead door and window. The home-facing side includes a window and service door. No doors or windows are shown on the side elevations.

The Planning Division does not object to the construction of the new garage and believes that the conditional use standards are met.

**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 comments from reviewing agencies.



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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**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
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Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

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

**Financial Officer**  
Steven B. Danner-Rivers

DATE: January 15, 2008  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 2830 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. Revise the plan to include an accurate location and dimensions of both the existing and the proposed garage. Clarify whether the entire existing foundation is proposed to be moved 1.2 feet to the east, or is it being proposed to add 1.2 feet of garage toward the east.

**GENERAL OR STANDARD REVIEW COMMENTS**

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

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** January 11, 2008

**To:** Plan Commission  
**From:** Patrick Anderson, Assistant Zoning Administrator  
**Subject:** 2830 Waunona Way, CU

**Present Zoning District:** R-1

**Proposed Use:** Demolish detached and build a new 420 sq. ft. detached garage (20' x 21').

**Conditional Use:** 28.04(19) Accessory building on a waterfront lot 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. Provide a minimum of 6 feet of side yard and 30 front yard setback for the detached garage.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	15,757 sq. ft.
Lot width	65'	40' (existing)
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	30
Side yards	6 feet	(1)
Lake Setback Average		adequate
Building height	2 stories/35'	1 story

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	2
Landscaping	As shown	Lands. w/in 35' of lake not changing.

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<b>Other Critical Zoning Items</b>	
Historic District	No
Landmark building	No
Flood plain	Yes
Utility easements	Yes
Water front development	Yes

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



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295  
Phone: 608-266-4484 • FAX: 608-267-1153

DATE: January 11, 2008  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **2830 Waunona Way**

The City of Madison Fire Department (MFD) 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.)

None

## **GENERAL OR STANDARD REVIEW COMMENTS**

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

1. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan