



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 425 Woodward Drive  
**Application Type:** Conditional Use  
**Legistar File ID #:** [68189](#)  
**Prepared By:** Chris Wells, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Heather Stouder, AICP, Planning Division Director

## Summary

**Applicant & Property Owner:** Cathy Slichter and Nicholas Aiuto; 425 Woodward Drive; Madison, WI 53704  
**Contact:** Roger Smith; Design Coalition Architects; 2088 Atwood Avenue; Madison, WI 53726

**Requested Action:** Consideration of two requests - 1) a conditional use for the addition of two accessory buildings on a zoning lot abutting Lake Mendota, and 2) an alteration to an existing conditional use for the total area of accessory buildings measured at ground floor to exceed 1,000 square feet – in order to construct two accessory buildings on a lakefront parcel at 425 Woodward Drive.

**Proposal Summary:** The applicant proposes to construct two accessory buildings on the site – a one-story, 548-square-foot building with studio/office/exercise space at the northeastern corner of the site and a 75-square-foot storage shed along the western property line. With the addition of the two proposed accessory buildings, the combined area of the four accessory buildings on site, which already trigger the conditional use threshold of 1,000 square feet for the total area of accessory buildings on a lot, will now total 2,323 square-feet.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Conditional Uses [MGO §28.183] and Lakefront Development [MGO §28.138]. MGO §28.138(2)(a) states that any accessory buildings on zoning lots abutting Lake Mendota shall require conditional use approval. Furthermore, Section 28.131(1)(a) states that the total area of accessory buildings measured at ground floor that exceed 10% of lot area or 1,000 sq. ft. may be allowed by conditional use approval.

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the following two requests - 1) a conditional use for the addition of two accessory buildings on a zoning lot abutting Lake Mendota, and 2) an alteration to an existing conditional use for the total area of accessory buildings measured at ground floor to exceed 1,000 square feet – in order to construct two accessory buildings on a lakefront parcel at 425 Woodward Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

## Background Information

**Parcel Location:** The subject property is located on the south side of Woodward Drive, roughly 230 feet east of its intersection with Harper Road. The site is within Alder District 18 (Ald. Myadze) and within the limits of the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject property is a 34,485-square-foot (0.8-acre) lakefront lot. The lot’s single-family home, constructed in 1928, has a deep street setback and is situated close to Lake Mendota. An existing, roughly 384-square-foot boat house is also located near the shoreline. A roughly 1,380-square-foot garage/workshop/Accessory Dwelling Unit (ADU) building is located at the northeast corner of the site, near the street. The site also includes several mature trees and a protected Native American effigy mound.

**Surrounding Land Use and Zoning:**

North: Single-Family homes, zoned SR-C1 (Suburban Residential-Consistent 1);

South: Lake Mendota;

East: Lake fronting single-family homes, zoned SR-C1; and

West: Lake fronting single-family homes, zoned SR-C1; and

**Adopted Land Use Plan:** The [2018 Comprehensive Plan](#) recommends Low Residential (LR) uses for the subject site. The [Northport-Warner Park-Sherman Neighborhood Plan](#) does not provide specific recommendations with regards to the subject site.

**Zoning Summary:** The property is zoned SR-C1 (Suburban Residential-Consistent 1).

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft.	34,485 sq. ft.
Lot Width	60’	165.0’
Front Yard Setback	30’	30’ 0” <i>(See Comment #6)</i>
Side Yard Setback	One-story: 6’	6’ 0” east side yard 6’ 0” west side yard <i>(See Comment #6)</i>
Rear Yard Setback: Accessory building	3’ from Ordinary High Water Mark	Adequate
Usable Open Space	1,300 sq. ft.	Adequate
Maximum Lot Coverage	50%	Less than 50%
Maximum Building Height: Accessory building	15’	11’ 6” <i>(See Comment #5)</i>

Site Design	Required	Proposed
Number Parking Stalls	Single-family dwelling: 1 (location only)	Existing detached garage
Building Forms	Not required	Accessory buildings

<b>Other Critical Zoning Items</b>	Utility Easements; Floodplain
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*Tables prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor, though portions of the property adjacent to the lake are within the Flood Fringe and Flood Storage Districts. The proposed accessory building addition is on the street-side of the site, well away from the Flood Fringe and Storage Districts.

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

## Related Approvals

At its March 10, 2014 meeting, the Plan Commission approved three conditional use requests to allow the construction of an accessory dwelling unit on a lakefront lot at 425 Woodward Drive - 1) A conditional use for a new accessory dwelling unit (ADU); 2) A conditional use for the accessory buildings on a lot exceeding 1,000 square feet of area; and 3) A conditional use for an accessory building exceeding 800 square feet of area in the SR-C1 District. (Legistar File [32921](#))

## Project Description, Analysis, and Conclusion

The applicant requests consideration of two requests - 1) a conditional use for the addition of two accessory buildings on a zoning lot abutting Lake Mendota, and 2) an alteration to an existing conditional use for the total area of accessory buildings measured at ground floor to exceed 1,000 square feet – in order to construct two accessory buildings on a lakefront parcel at 425 Woodward Drive.

The subject property is a 34,485-square-foot lakefront lot. The lot's single-family home has a deep street setback and is situated close to Lake Mendota. An existing, roughly 384-square-foot boathouse is also located near the shoreline. The other accessory building on site, a roughly 1,380-square-foot garage/workshop/Accessory Dwelling Unit (ADU) building, is located at the northeast corner of the site, near the street.

The applicant is proposing to add two more accessory buildings on site. The first is a small, 75-square-foot detached storage shed. It will be slab on grade and located along the western property line, just north of the existing hot tub. The second building will be located to the east of the exiting garage/workshop/ADU, along the eastern property line. The submitted materials note that it will be 548 square feet in size, one-story in height, have a ¾ bath, work sink, and 426-square-foot basement, and be used as a studio/office/exercise space. The exterior of the structure will be clad in fiber cement siding and natural cedar shingles to match the adjacent structure. While sited in a wooded area, submitted materials indicate that just four of the seven trees in the immediate vicinity will need to be removed for the new studio structure.

The submitted materials also note that an archaeological survey was recently done by a consulting archaeologist to confirm that there are no Native American effigy mounds in the area of proposed construction. A copy of the survey is included in the submitted materials.

Staff believes the applicable standards can be met. This lot is the second largest lake-fronting lot on Woodward Drive and staff does not have concerns with adding either the 548- or 75-square-foot existing accessory buildings. Staff does not anticipate that either will negatively impact surrounding properties. Staff note that even with the addition of the two accessory buildings (and the 628 square feet of building area that they represent), the combined total of the four accessory building on site will be 2,323 square feet, which given the large property, equates to less than seven percent of lot coverage. Lastly, based on the submitted information, this addition will not impact the identified effigy mound. At the time of report writing, staff was not aware of any neighborhood concerns on this proposal.

## Recommendation

### Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the following two requests - 1) a conditional use for the addition of two accessory buildings on a zoning lot abutting Lake Mendota, and 2) an alteration to an existing conditional use for the total area of accessory buildings measured at ground floor to exceed 1,000 square feet – in order to construct two accessory buildings on a lakefront parcel at 425 Woodward Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

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

### Planning Division (Contact Chris Wells, (608) 261-9135)

1. The following information is provided for the reference of the applicant as many lakefront properties are associated with locations of Native effigy mounds and archaeological sites.  
  
Burial Sites Preservation (§ 157.70):  
  
(2r) Site Disturbance Prohibited. Except as provided under subs (4) and (5) and State Statute 157.111 and 157.112, no person may intentionally cause or permit the disturbance of a burial site or catalogued land contiguous to a catalogued burial site.  
  
(3) Report of Disturbed Burial Sites. (a) Except as provided under s. 979.01, a person shall immediately notify the Wisconsin Historical Society (608-264-6502) if the person knows or has reasonable grounds to believe that a burial site or the catalogued land contiguous to a catalogued burial site is being disturbed or may be disturbed contrary to the requirements of subs. (4) and (5).  
  
Many lakefront properties are associated with locations of Native American effigy mounds and archeological sites. This site is known to be associated with archeological and historic resources. The Burial Sites Preservation statute requires that the property owner contact the Wisconsin Historical Society to discuss the location of the proposed project and any possible disturbance of an archeological or historic resource before the work commences. During the construction work, if a burial site disturbance occurs, the work shall stop immediately until the Wisconsin Historical Society is able to assess the site.
2. As part of securing the required Request to Disturb from the Wisconsin Historical Society, also copy the submittal to the Ho-Chunk National Tribal Historic Preservation Office. Contact at The Ho-Chunk Nation's National Tribal Historic Preservation Office: William Quackenbush. P. O. Box 667, Black River Falls, WI 54615. Phone: 715-284-7181 ext. 1121. Email: [bill.quackenbush@ho-chunk.com](mailto:bill.quackenbush@ho-chunk.com)

### City Engineering Division (Contact Timothy Troester, (608) 267-1995)

3. The proposed accessory structure is in close proximity to the existing sanitary sewer and sanitary sewer easement (Doc No.'s 929392 and 929393). Revise the plan to show the surveyed location of the sanitary sewer and the sanitary sewer easement. If the proposed accessory structure encroaches upon the existing sanitary sewer easement the plan must be revised to move the structure outside of the existing sanitary sewer easement.

**City Engineering Division - Mapping** (Contact Jeffrey Quamme, (608) 266-4097)

4. The addition to the Accessory use in the northeast corner is to be constructed at minimum setbacks. Also the shed is to be constructed very near the existing Public Sanitary Sewer and Easement. (Doc No.'s 929392 and 929393) and at minimum setback. In light of this a copy of a map of a boundary survey completed by a Professional Land surveyor shall be provided to confirm there are accurately located property lines and existing Sanitary Sewer Easement limits being provided for placement of the improvements.

**Zoning Administrator** (Contact Jenny Kirchgatter, (608) 266-4429)

5. Provide elevations for the proposed 9' x 9' shed with the height shown. The maximum height is fifteen (15) feet. Height is measured from the average elevation of the approved grade at the front of the building to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, and to the midpoint of the ridge of a gable, hip, or gambrel roof. The average height shall be calculated by using the highest ridge and its attendant eave. The eave point used shall be where the roof line crosses the side wall.
6. Show the extent of the roof eaves and gutters for the studio and shed on the plans. Roof eaves and gutters may encroach a maximum of 3 feet into the front yard setback and 2 feet into the side yard setbacks.

**Water Utility** (Contact Jeff Belshaw, (608) 261-9835)

7. If a new water service is proposed to service the ADU then a Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.
8. If the existing water service is going to be used to serve the ADU then a Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

**The following agencies reviewed the request and recommended no conditions or approval:**

Traffic Engineering, Fire, Parks, and Forestry.