



Project Address: 1316 Hooker Avenue
Application Type: Conditional Use Alteration
Legistar File ID # [31684](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: James McFadden, McFadden & Company; 380 W. Washington Avenue; Madison.

Property Owner: Fish Hook Properties, LLC c/o Gabe Horstick; 2136 N. Racine Avenue; Chicago, Illinois.

Requested Action: Approval of an existing conditional use-residential building complex to allow a former indoor pool to be converted into 3 additional dwelling units in an apartment building at 1316 Hooker Avenue.

Proposal Summary: The property owner wishes to convert a pool in the exposed basement of an existing 8-unit apartment building into 3 one-bedroom apartments. The apartment building is part of the Maple View Condominium complex comprised of 2 adjacent multi-family buildings and 3 nearby two-family twin residences that were developed as a planned residential development under the 1966 Zoning Code, which are now considered residential building complexes in the new code. The existing building at 1316 Hooker Avenue is currently undergoing renovation, and the owner is also requesting approval to add balconies to 4 units. The conversion of the basement into the 3 proposed units and the addition of 4 balconies for existing units will commence as soon as all regulatory approvals have been granted, with completion scheduled in spring 2014.

Applicable Regulations & Standards: The Zoning Code defines a Residential Building Complex as a group of two or more residential buildings on a single parcel or tract of land, developed under single ownership and common management subject to supplemental regulations in Section 28.151. Table 28C-1 of Section 28.032(1) identifies residential building complexes as a conditional use. Section 28.183 of the Zoning Code provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** an existing conditional use-residential building complex to allow a former indoor pool to be converted into 3 additional dwelling units in an apartment building at 1316 Hooker Avenue, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: The Maple View Condominiums, which includes 1316 Hooker Avenue, comprise an approximately 2-acre L-shaped parcel that extends along the west side of Hooker Avenue as it curves into Steensland Drive; Aldermanic District 12 (Palm); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject building is a two-story, 8-unit apartment building with exposed basement. The building to the north at 1402 Hooker Avenue is a two-story, 12-unit apartment building, while the building to the south is a two-story apartment building with 5 units. The 3 two-family twin residences also

included in the condominium are addressed 1501, 1505 and 1509 Steensland Drive. The entire condominium complex is zoned TR-V2 (Traditional Residential–Varied 2 District).

Surrounding Land Use and Zoning: The condominium complex is bounded on the north by single-family residences in TR-C2 (Traditional Residential–Consistent 2 District) zoning and on the south and east by the Maple Wood Condominiums in PD zoning. A Union Pacific Railroad line forms the western edge of the site, with the Village of Maple Bluff further to the west.

Adopted Land Use Plan: The Comprehensive Plan recommends the subject site and adjacent condominium to the south for Community Mixed-Use development, with the properties north of Steensland Drive recommended for Low-Density Residential development.

Zoning Summary: The property is zoned TR-V2 (Traditional Residential–Varied 2 District):

Requirements	Required	Proposed
Lot Area	2,000 sq. ft. per unit (68,000 sq. ft.)	86,248 sq. ft.
Lot Width	50'	115.8', existing
Minimum Front Yard	20'	13.2'
Maximum Front Yard	Not more than 20% of block average up to 30'	Adequate, existing
Side Yard	6' for two-story buildings	Adequate, existing
Rear Yard	Lesser of 25% lot depth or 25'	Adequate, existing
Building Height	3 stories and 40'	2 stories and less than 40'
Maximum Lot Coverage (all bldgs.)	70%	54%
Usable Open Space	500 sq. ft.	See Zoning conditions
Building Form	Single-family detached building	Complies with requirements
Automobile Parking	1 per dwelling unit (42)	43
Accessible Parking	2	1 – See Zoning conditions
Bicycle Parking	1 per dwelling unit & 1 guest space per 10 dwelling units	31 – See Zoning conditions
Other Critical Zoning Items		
Yes:	Urban Design (Secretary review), Utility Easements	
No:	Wellhead Protection, Barrier Free, Floodplain, Landmarks, Waterfront Development	
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>		

Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map E6).

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit service nearby on N. Sherman Avenue.

Project Description

The applicant and property owner are requesting conditional use approval to convert the exposed basement of an existing 8-unit apartment building at 1316 Hooker Avenue into 3 additional dwelling units. The space to be converted is currently an unused pool serving the Maple View Condominiums in which the building is located. The condominium includes the adjacent 12-unit building to the north (1402 Hooker Avenue), 5-unit building to

the south (1310 Hooker) and 3 two-family twin residences at 1501-1509 Steensland Drive. In addition to the pool, the complex includes shared parking facilities located at the rear of the three Hooker Avenue multi-family buildings. The subject building was constructed in 1961, with the adjacent multi-family buildings constructed in 1973 and 1959, respectively. The application includes photos of the 6 buildings that comprise the condominium, which was declared in 1983. Modifications to the condominium documents will be required in order to convert the former common element into the additional dwelling units proposed.

The 3 units proposed to replace the pool will be built with interior access from an existing stairwell serving the two-story building and will include individual entries along the exposed western wall of the lower level. An existing one-car garage, mechanical room and resident storage room also located in the basement will remain. The 3 one-bedroom units proposed will range in size from 875 to 915 square feet as shown on the attached floorplans.

The conversion of a portion of the basement into additional dwelling units coincides with the owner's ongoing refurbishment of the 8-unit building with new fixtures and finishes. As part of that work, the conditional use alteration requests approval of 4 balconies for the units facing Hooker Avenue and the construction of a new canopy over the front door, which will replace a tall A-framed canopy. The letter of intent and plans also indicate that the existing parking lot will be resurfaced, additional landscaping installed and a new trash enclosure constructed.

Analysis and Conclusion

The Planning Division believes that the conditional use standards can be met for the proposed alteration to allow the exposed basement of the existing 8-unit apartment building to be converted into 3 additional dwelling units. The conversion of the underutilized space and renovation of the building, including the proposed front balconies and entrance modifications, should not have a negative impact on the uses, values and enjoyment nor normal and orderly development of the surrounding area. Staff also believes that the supplemental regulations for residential building complexes are met with the request, including the requested reduction in the required front yard for the building, which currently provides less than the 20-foot front yard required in TR-V2 zoning.

The proposed exterior alterations to the building and site improvements were considered relatively minor by staff and were reviewed and approved by the Secretary of the Urban Design Commission.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** an alteration to an existing conditional use-residential building complex to allow a former indoor pool to be converted into 3 additional dwelling units in an apartment building at 1316 Hooker Avenue, subject to input at the public hearing and the following conditions:

The following conditions of approval have been submitted by reviewing agencies:

Major/Non-Standard Conditions are Shaded

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

1. A complete site plan shall be submitted that contains all requirements listed on the Parking Lot/ Site Plan Approval Checklist as provided by the Department of Planning and Community and Economic Development. The property boundaries and easements of record shall also be shown.
2. The conversion of the Pool Room area noted as Common Element on the Maple View Condominium Plat to individual units along with the addition of balconies as Limited Common Elements will require an Addendum to the Condominium Plat and Amendment to the Condominium Declaration as per Chapter 703 of Wisconsin Statutes. A recorded copy of the plat Addendum and Declaration Amendment is required prior to building permit issuance. The Addendum and Amendment are required to be submitted to the Department of Planning for review and approval prior to recording at the Register of Deeds.
3. A public water main transects this condominium plat within the vacated Hooker Avenue area. The water main was in place at the time of vacation of the right of way in 1977 as Resolution 32006, File 4600-158. The resolution did not contain specific language retaining a Public Water Main Easement. To better memorialize the public water main and the need for maintenance and replacement of all related facilities, the applicant shall contact Dennis Cawley of the Water Utility (dcawley@madisonwater.org or 261-9243) and Jeff Quamme of City Engineering Mapping (jrquamme@cityofmadison.com or 266-4097) to coordinate the creation and recording of a Permanent Limited Easement for Public Water Main.
4. Building 5 (1316 Hooker Avenue) condominium units will require all new addresses for the individual units. The addition of the 3 lower level units will necessitate the change of all 8 of the existing 1316 Hooker Avenue units.
5. We show 1505 Steensland Drive as a three-unit complex. Sheet S1 labels it as a duplex.
6. The site plan shall identify lot and block numbers of any recorded Certified Survey Map or plat.
7. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
8. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
9. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
10. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

11. When the applicant shall submit 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 and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2 feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
12. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
13. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
14. All parking facility design shall conform to MGO standards as set in Section 10.08(6).
15. All 'small vehicle' parking shall be clearly identified and properly controlled for use by only such vehicles.

Zoning Administrator (Contact Pat Anderson, 266-5978)

16. The applicant is requesting a setback reduction for this project, as permitted in the supplemental regulations for a residential building complex when "equivalent open spaces are provided." The required front yard setback is 20 feet where the plans for the entrance canopy and front balconies propose a front yard setback of 13'-2" at it closest point.
17. The subject property is shown on CSM 2762. The submitted plans show an encroachment onto the property to the south of 1310 Hooker Avenue. The property to the south, outlot #1 of CSM 8441 does not show an easement for this encroachment. The driveway must be redesigned to be contained entirely within the zoning lot or an easement must be granted to allow the encroachment onto Outlot 1 of CSM 8441.
18. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
19. Provide 37 bike parking stalls for the existing three buildings on Hooker Avenue, including 3 guest stalls. Bike parking shall be located in a safe and convenient location on an impervious surface subject to MGO Section 28.141(11) and shall be shown on the final plans. A minimum of 90% of the required bike parking stalls shall be designed as long term stalls, with the remaining 10% as short-term bike parking. Work with Zoning staff to resolve bike parking requirements for the development.
20. Pursuant to MGO Section 28.142(3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
21. Parking requirements for persons with disabilities must comply with MGO Section 28.141(4)(e). Final plans shall show the required accessible stalls, including van accessible stalls.

22. The project, including the existing dwelling units, requires 14,000 square feet of useable open space (UOS). Submitted plans do not clearly identify the required and qualifying UOS on the site. Identify qualifying UOS on final plans. Note: Balconies and elevated decks do not qualify as UOS. If the UOS behind the homes on Steensland Dr. is to be counted toward the requirement, provide evidence that the residents of the buildings on Hooker Ave have rights-of-use to this area, as a common element of the condominium.

Fire Department (Contact Bill Sullivan, 261-9658)

23. An automatic sprinkler system is required throughout the proposed ground floor.

Water Utility (Contact Dennis Cawley, 261-9243)

24. All operating private wells shall be identified and permitted and all unused private wells shall be abandoned by the Water Utility in accordance with MGO Section 13.21.

Parks Division (Contact Kay Rutledge, 266-4714)

25. The developer shall pay approximately \$7,060.20 for park dedication and development fees for the 3 additional multi-family units proposed to replace the pool area. The developer must select a method for payment of park fees before signoff on the conditional use. This development is within the Warner park impact fee district (SI21). Please reference ID# 13156 when contacting Parks Division staff about this project.

Fees in lieu of parkland dedication in 2013 are \$1,708.00 per multi-family unit and \$2,684.00 per single- and two-family unit. Park development fees in 2013 are \$645.40 per multi-family unit and \$1,003.96 per single- and two-family unit, for a combined impact fee of \$2,353.40 per multi-family unit and \$3,687.96 per single- and two-family unit. Park impact fees are adjusted on January 1 of each calendar year, and the park impact fees due at the time of building permit issuance may be higher than the amounts stated above to reflect these annual adjustments.

26. Approval of plans for this for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.