



Project Address: 2318 Atwood Avenue
Application Type: Conditional Use
Legistar File ID # 29874
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Owner: Rhonda and Philip Plourd; Plourd Properties, LLC; 802 Stoney Hill Ln, Cottage Grove, WI 53527

Requested Action: The applicant requests approval of a conditional use to convert a ground floor commercial space to residential use in the TSS (Traditional Shopping Street) District.

Proposal Summary: The applicant proposes interior changes to convert a ground floor commercial space into a second residential unit in an existing building.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(6)).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the requested conversion of commercial space to a residential dwelling unit at 2318 Atwood Avenue. 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 north side of Atwood Avenue between Jackson Street and Ohio Avenue in the TSS District; Aldermanic District 6 (Rummel); Madison Metropolitan School District

Existing Conditions and Land Use: The subject site is 3,197 square feet, and includes a 1,867 square foot building constructed for residential use in 1915. The ground floor has been used as a residential unit in recent years, but has zoning approvals as an office use, and the upper level is a residential dwelling unit which will remain.

Surrounding Land Use and Zoning:

North: Capital City Trail multi-use path and Atwood Community Gardens in the TSS District

South: Across Atwood Avenue, commercial and mixed-use buildings in the TSS District

East: Mixed-Use two-story buildings with ground floor commercial uses and apartments on the second floor in the TSS District

West: Two-unit residential building in the TSS District

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Low-Density Residential uses for this property.

Zoning Summary: 2318 Atwood Avenue is in the TSS (Traditional Shopping Street) District. Since the proposal would result in a purely residential building, the lot area, lot width, and side yard setback requirements in the TR-V2 District apply.

| Dimensional Requirements | Required | Proposed |
|--------------------------|---------------------------|----------------------------------|
| Lot Area | 4,000 sq. ft. | 3,197 sq. ft. (variance granted) |
| Lot Width | 40 | 40 |
| Front Yard Setback | 0 to 25 feet | adequate |
| Side Yard Setback | 10% lot width (4 ft.) | adequate |
| Rear Yard | 20% of lot depth (16 ft.) | adequate |
| Maximum Lot Coverage | 85% | Less than 85% |
| Maximum Height | 3 stories / 40 ft. | 2 stories (existing) |
| Usable Open Space | None | None shown |

| Site Design | Required | Proposed |
|-----------------------|----------|----------------------|
| Number parking stalls | None | N/A |
| Accessible stalls | None | N/A |
| Bike parking | None | None |
| Landscaping | No | Yes |
| Lighting | No | No |
| Building forms | Yes | Meets building forms |

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services, including Metro Transit routes 3 and 38.

Project Description

The applicants propose to obtain approvals for the conversion of office space to a three-bedroom residential unit on the ground floor of a two-story building in the TSS (Traditional Shopping Street) District, where new two-unit buildings are a conditional use. In this case, the ground floor residential use has been established within the space for the past several years without zoning approvals, but the applicants, who recently purchased the property, are seeking formal approvals at this time in conjunction with intended upgrades and repairs. As part of the proposed work, the landscaping in front of the building will be replaced with new shrubs and perennials. Otherwise, no major exterior changes to the building are proposed at this time.

Related Approvals

On May 9, 2013, the Zoning Board of Appeals approved a Zoning Variance for the minimum lot area requirement, which would have been 2,000 square feet per dwelling unit on this 3,197 square foot property.

Analysis and Conclusion

Staff believes that the proposed conversion of the mixed-use building to a two-unit residential building can meet all conditional use standards. The proposed use is consistent with the Comprehensive Plan recommendation for Low-Density Residential uses for this property. Further, the nearly 100-year old building looks like it was originally constructed for purely residential use, and a ground floor residential unit will not result in a loss of viable storefront space.

Conclusion

Staff believes that the proposal meets conditional use standards. It is consistent with the recommendations of both the Comprehensive Plan and with the variance obtained for lot area requirements, and otherwise can meet all zoning code requirements for the TSS District.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the requested conversion of commercial space to a residential dwelling unit at 2318 Atwood Avenue. 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

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

1. This property has private encroachments within the adjacent city of Madison owned "East Rail Corridor". The City of Madison Office of Real Estate Services is currently administering a lease with the property owner. The lease shall be finalized and recorded prior to issuance of final occupancy permits. If the property owner has any questions regarding the lease, contact Office of Real Estate Services Real Estate Agent Heidi Fischer at 264-9297 or hfischer@cityofmadison.com.
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
 - g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)

Zoning Administrator (Contact Pat Anderson, 266-5978)

3. On May 9, 2013, the City of Madison Zoning Board of Appeals approved a lot area variance for this parcel.

Fire Department (Contact Bill Sullivan, 261-9658)

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: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

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

5. 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 two (2) feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
6. 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.
7. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit a response to this request.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency did not submit a response to this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.