



PREPARED FOR THE PLAN COMMISSION

Project Address: 617 Woodward Drive (District 18 – Ald. Kemble)
Application Type: Conditional Use
Legistar File ID # [40040](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Reviewed By: Jay Wendt, Principal Planner
Report Includes Comments from other City Agencies, as noted

Summary

Applicant and Contact: Loren Imhoff, Loren Imhoff Homebuilder; PO Box 620795; Middleton, WI 53560

Property Owner: Mark and Carol Cullen; 617 Woodward Drive; Madison WI 53704

Requested Actions: The applicant requests approval of a conditional use to construct an accessory building on a lakefront lot.

Proposal Summary: The applicant proposes to demolish an existing detached garage for the purpose of constructing a new detached garage with finished upper level space. As proposed, this is not an accessory dwelling unit.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses.

Review Required By: Plan Commission (PC)

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 accessory building on a lakefront lot at 617 Woodward Drive. This recommendation is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The subject site is a 25,154 square foot (approximately 0.6 acre) property located on the south (lake side) of Woodward Drive. The site is within the limits of the Madison Metropolitan School District and within Aldermanic District 18 (Ald. Kemble).

Existing Conditions and Land Use: The site includes a single-family home with a detached one-car garage.

Surrounding Land Use and Zoning:

North: Wooded, undeveloped property zoned SR-C1 (Suburban Residential-Consistent 1);

South: Lake Mendota;

East: Single-family homes zoned SR-C1; and

West: Single-family homes zoned SR-C1.

Adopted Land Use Plan: The Comprehensive Plan recommends low density residential uses for the subject property and surrounding area.

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.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000	25,154
Lot Width	60'	124'
Front Yard Setback	30'	30'
Side Yard Setback	6'	6'
Usable Open Space	1,300'	1,300+
Maximum Lot Coverage	50%	17%
Maximum Building Height	15' (Mean Roof Height)	14.5' (Mean Roof Height)
Other Critical Zoning Items	Floodplain, Utility Easements	

Table Prepared by Jacob Moskowitz, Zoning Code Inspector II

Project Description, Analysis, and Conclusion

The applicant requests conditional use approval for an accessory building on a lakefront lot. This request is subject to the Conditional Use and Lakefront Development approval standards.

The proposed accessory building is a two-car detached garage, with upper level finished space. The structure would be sited on the street-side of the property, approximately 30 feet behind Woodward Drive. The existing detached garage in this area would be removed and replaced with the proposed structure.

The garage is 14.5 feet in height, just below the 15-foot maximum height allowed by the Zoning Code for accessory buildings. The garage is side-loaded with two decorative doors located on the structure's western façade. The street-facing façade includes the smaller of two shed dormers. A larger shed dormer is located on the south (home-facing) side of the structure. The upper level includes a 300 square foot "great room" and a full 90 square foot bathroom. The upper level does not include a kitchen and is not considered an accessory dwelling unit. The structure would be clad in vertical fiber-cement siding, to match the existing house.

The site plan indicates two small trees would need to be removed or trimmed to accommodate this request. Additionally, while some dimensions and setbacks are noted on the attached plans, the Zoning Administrator has requested the plans be drawn to scale and that all dimensions are accurately depicted. Plans should also clearly depict the location of the driveway and other improvements, such as fences, that are intended to remain. Such information should be clarified as part of the plans submitted for final sign-off.

Staff believes the applicable standards can be met. At the time of report writing, the Planning Division was not aware of opposition to this request. Staff notes that there are a variety of accessory buildings on Woodward Drive, varying in size and character. While the proposed building is a tall structure, it appears that it does comply with the regulations for accessory buildings.

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 accessory building on a lakefront lot at 617 Woodward Drive. This recommendation is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

- Recommended Agency Comments are included in the Attached Report -



PREPARED FOR THE PLAN COMMISSION

Project Address: 617 Woodward DR
Application Type: Land Use
Legistar File ID# 40400
Requested Action: Conditional use to construct an accessory building on a lakefront lot.

Proposal Summary: The applicant proposes to demolish an existing detached garage for the purpose constructing a new detached garage with finished upper level space.

Applicant: Loren Imhoff; PO Box 620795 Middleton, WI 53562
Contact: Cullen, Mark A; & CAROL A CULLEN, 220 JEFFERSON AVE Janesville, WI 53545
Property Owner: Cullen, Mark A; & Carol A Cullen, 220 Jefferson Ave, Janesville, WI 53545

-Please See the PLANNING DIVISION STAFF REPORT for More Information on this Request -

Recommended Agency Comments and Conditions

Major/Non-Standard Conditions are Shaded

Planning Review (Contact Kevin Firchow, (608) 267-1150)

- 1. That the plans submitted for final sign-off accurately depict the location of the driveway, location of any trees that will be removed, and the location of other site improvements, such as fences, that are intended to remain.

Engineering Review Main Office (Contact Brenda Stanley, (608) 261-9127)

- 2. Applicant shall not alter existing drainage or adversely affect adjacent properties with drainage discharge.
- 3. 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
- 4. 6.5 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
- 5. 3.16 All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
- 6. 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)

7. 3.19 All damage to the pavement on Woodward Dr., adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)

Traffic Engineering Review (Contact Eric Halvorson, (608) 266-6527)

8. The agency reviewed this request and has recommended no conditions or approval.

Zoning Review (Contact Jacob Moskowitz, (608) 266-4560)

9. Applicant shall submit site plan drawn to scale and showing all setback measurements prior to obtaining zoning approval. Current scale of 1" = 20' is not accurate.

10. Upstairs area not to be used as an accessory dwelling unit unless conditional use approval is obtained.

Fire Review (Contact William Sullivan, (608) 261-9658)

11. Due to the living area, 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>

Parks/Forestry Review (Contact Janet Schmidt, (608) 261-9688)

12. There is one 22" Hackberry tree to protect on the terrace for this project . Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>

Please reference ID# 15148 when contacting Parks about this project.

Water Utility Review (Contact Dennis Cawley, (608) 261-9243)

13. The agency reviewed this request and has recommended no conditions or approval.

Metro Review (Contact Timothy Sobota, (608) 261-4289)

14. The agency reviewed this request and has recommended no conditions or approval.

City Eng. Review Mapping (Contact Jeffrey Quamme, (608) 266-4097)

15. 1.2 The site plan shall identify and show all lot and block numbers of recorded Plat.