

PLANNING DIVISION STAFF REPORT

October 7, 2024



PREPARED FOR THE PLAN COMMISSION

Project Address: 3020 Waunona Way (District 14, Alder Knox)
Application Type: Conditional Use
Legistar File ID # [84826](#)
Prepared By: Lisa McNabola, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Property Owner: Ronald & Joanne Kaminsky Trust; 3020 Waunona Way, Madison, WI 53713

Applicant: Phillip Rowe; Rowe Design and Construction, Inc.; 2222 Wood Road, Middleton, WI 53562

Requested Action: Consideration of a conditional use to construct an addition on a single-family residence located on a lakefront parcel at 3020 Waunona Way.

Proposal Summary: The applicant is seeking approval to add a second story on a portion of an existing, two-story single-family residence located on a lakefront parcel at 3020 Waunona Way.

Applicable Regulations & Standards: Standards for conditional use approvals are found in MGO Section 28.183(6). General Regulations for lakefront development are found in MGO Section 28.138.

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 request to construct an addition to a single-family residence on a lakefront parcel at 3020 Waunona Way, subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 19,404 square-foot (.44-acre) parcel is located along Waunona Way between Ethelwyn Road and Harriman Lane. It is located within Alder District 14 and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is occupied by a two-story, 3,002 square foot single family residence built in 1947. It is zoned Traditional Residential-Consistent 1 (TR-C1) District.

Surrounding Land Use and Zoning:

North: Lake Monona;

East: Single family residential, Traditional Residential-Consistent 1 (TR-C1) District;

South: Across Waunona Way, single family residential, zoned TR-C1 District; and

West: Single family residential, zoned TR-C1 District.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Low Residential (LR) for the subject site and surrounding properties.

Zoning Summary: The property is in the Traditional Residential-Consistent 1 (TR-C1) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	19,404 sq. ft.
Lot Width	50'	80'
Minimum Front Yard Setback	20'	36.5' existing front setback
Max. Front Yard Setback	30' or up to 20% greater than block average	36.5' existing front setback, addition over existing footprint
Side Yard Setback	One-story: 6' Two-story: 7'	9.5' west side 9.1' east side
Lakefront Yard Setback	111' Sec. 28.138(4)(a)3	111' (1)
Usable Open Space	1,000 sq. ft.	Adequate
Maximum Lot Coverage	50%	<30%
Maximum Building Height	2 stories/35'	35' (2)

Section 28.138(4)(a)1. The lakefront yard setback is the median setback of the principal building on the five (5) developed lots or three hundred (300) feet on either side (whichever is less), or thirty percent (30%) of lot depth, whichever number is greater.

Site Design	Required	Proposed
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	Existing garage
Number Bike Parking Stalls	Single-family detached dwelling: None	Existing garage
Landscaping and Screening	Inventory of shoreline vegetation	No landscape removals proposed
Building Form and Design	Yes	Single-family detached building

Table Prepared by Katie Bannon, Zoning Administrator

Environmental Corridor Status: While the property is not located in a mapped environmental corridor, a small area near the shoreline is partially located within the flood storage district.

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

Project Description, Analysis, and Conclusion

The applicant is requesting approval to construct a second story addition on an existing two-story single-family residence on a lakefront parcel. Additions to principal buildings totaling in excess of five hundred (500) square feet require conditional use consideration.

The applicant provided [revised project plans](#) dated September 23, 2024 to address comments from Zoning staff. Zoning staff determined that the lakefront yard setback is 111 feet. The proposed second story addition was reduced from 900 square feet to 670 square feet to comply with the lakefront yard setback. The bulk of the existing 576 square-foot second story is located at the rear of the building, and the proposed addition would be located

above the eastern wing of the u-shaped building. With the addition the building would be 3,672 square feet. The building height measured at the front elevation is approximately 20 feet, 9 inches.

Lakefront Development Regulations

The lakefront development regulations were established to further the maintenance of safe and healthful conditions by preserving and enhancing water quality, habitats, viewsheds, and other environmental and aesthetic qualities of lakes. This section includes additional regulations including limitations on the clearing of shoreline vegetation, requirements for public sewer, environmental protections, and additional lot coverage standards.

Zoning staff used the following method to determine that the lakefront yard setback is 111 feet: calculate the median setback of the principal building on the five (5) developed lots or three hundred (300) feet on either side (whichever is less), or thirty percent (30%) of lot depth, whichever number is greater.

The lakefront yard setback is measured from the Ordinary High Water Mark (OHWM). The OHWM of Lake Monona is 845.82 feet. The applicant labeled the OHWM on the site plan, however, to ensure that the lakefront yard setback is accurately measured the applicant shall provide a survey prior to issuance of permits, as noted in the recommended conditions of approval.

Staff believe the lakefront development regulations are met, subject to the recommended conditions of approval.

Conditional Use Standards

The Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, and finding that all of the conditional use approval standards of MGO Section 28.183(6) are met. Staff notes that state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

Approval standard 6 states, "The conditional use conforms to all applicable regulations of the district in which it is located. As discussed under the lakefront development regulations section, the applicant shall provide a survey showing a minimum 111-foot setback from the Ordinary High Water Mark (OHWM) to demonstrate compliance with the lakefront development regulations

Approval standard 13 states, "When applying the above standards to lakefront development under MGO §28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development." The heights of the surrounding homes are predominantly one story. As a further estimate of total bulk of the surrounding principal structures, staff utilized data from the Assessor's Office to estimate principal building size for the homes on the five developed lots to the north and the four developed lots to the south. This calculation includes living areas, enclosed porches, basement areas, and estimated attached garage space. Using this analysis, staff found that the principal building sizes of the applicable homes range from approximately 1,839 to 4,124 square feet. The median size of the homes is approximately 3,460 square feet.

The Zoning Code's definition of bulk also includes FAR, or floor area ratio, which compares the total building floor area (on all floors, including the basement) to lot area. (A FAR of 1.0 would indicate that the total building floor area is equal to the lot area.) The calculated FAR for the proposed principal structure is 0.20, which is similar to the estimated median 0.19 FAR for the surrounding homes, and well within the range of nearby homes (0.08 to

0.27). Staff notes that this is not the largest home in the surrounding area in terms of bulk and FAR. Furthermore, in keeping with the Zoning Administrators findings, this proposal is in compliance with lot coverage and open space requirements per MGO §28.042. Staff believe the house is generally compatible with surrounding development.

Public Input

At the time of report writing, staff have not received public comments regarding this request.

Conclusion

Staff believe the conditional use approval standards can be found met, subject to the recommended conditions of approval.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to construct an addition to a single-family residence on a lakefront parcel at 3020 Waunona Way, subject to input at the public hearing and the conditions recommended by the reviewing agencies.

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

Zoning (Contact Katie Bannon, 266-4569)

1. Provide a survey at final sign off showing a minimum 111' setback from the Ordinary High Water Mark (OHWM). The OHWM of Lake Monona is 845.82.
2. Show the height of the house on the elevations. The maximum height is 35 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.

Fire Department (Matt Hamilton, 266-4457)

3. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org>

The following agencies reviewed the request and recommended no conditions of approval: Engineering Division, Traffic Engineering Division, Parks Division, Metro Transit, Water Utility, Parking Utility