



PREPARED FOR THE PLAN COMMISSION

Project Address: 2055 Winnebago Street (District 6 – Ald. Rummel)
Application Type: Conditional Use
Legistar File ID # [39479](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Jay Wendt, Principal Planner

Summary

Applicant, Contact, and Owner: Richard Jones; Noeske Jones, LLC; 2051 Winnebago Street; Madison, WI 53704

Requested Action: The applicant requests approval of a conditional use to convert a single-family home into a two-unit dwelling.

Proposal Summary: The applicant proposes to convert an existing single-family residence, currently utilized as a rental unit, into a two-unit residence, which will also be used as a rental. The site also includes a rear warehouse-style building utilized as studio space and a dwelling unit, currently occupied by the owner.

Applicable Regulations & Standards: The supplemental regulations for the TSS (Traditional Shopping Street) Zoning District states that new two-unit dwellings constructed after the effective date of the Zoning Code require conditional use approval. This proposal is subject to the standards for Conditional Uses [MGO Section 28.183(6)].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards met and **approve** the request to establish convert a single-family home into a two-unit dwelling. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 11,616 square foot subject property is located on the south side of Winnebago Street, midblock between Atwood and Linden Avenues. The site is within Aldermanic District 6 (Ald. Rummel) and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes two buildings. The subject building is a wood frame, single-family home constructed in 1915 according to City Assessor records. The home has four bedrooms. The site also includes a rear warehouse-style building that was built in 1963. The site also includes a six-stall automobile parking lot near the front of the site.

Surrounding Land Use and Zoning:

North: 1-3 unit residential structures zoned TR-V1 (Traditional Residential-Varied 1 District);

South: Mixed-use, office, and commercial facilities, zoned TSS (Traditional Shopping Street District);

East: 1-4 unit residential structures zoned TR-V1 (Traditional Residential-Varied 1 District); and

West: Contractor shops and other commercial facilities zoned TE (Traditional Employment District).

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Community Mixed-Use development for the subject site and surrounding properties.

Zoning Summary: The property is zoned TSS (Traditional Shopping Street District). See separate report for comments from the 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.

Project Description, Analysis, and Conclusion

The applicant requests conditional use approval to convert a single-family home into a two-unit dwelling. This request is subject to the conditional use approval standards.

The subject site includes two buildings. The subject building is a wood frame, single-family home with four bedrooms, constructed in 1915. It is currently utilized as a rental unit. The site also includes a rear warehouse-style building utilized as studio space and a dwelling unit, currently occupied by the owner and applicant. The site also includes a six-stall automobile parking lot at the front of the site.

Several changes are proposed to the building. Exterior building changes appear to be limited to the addition of a second front door behind the covered porch and the removal of a rear porch and balcony. Plans note that windows will be replaced and no information is provided to suggest that the shape and size of window openings are changing. It appears that an upper story rear door to the existing balcony will be replaced by a window when that feature is removed. Interior changes include the construction of new interior partition walls and reconfiguration of units. As proposed, the downstairs unit will include one bedroom and one bathroom and the upstairs unit will include two bedrooms and one bathroom. Plans show the basement has a washer/dryer hookup. The plan set did not include elevation drawings depicting the exterior changes. The Planning Division recommends these are provided as a condition of approval to confirm no changes beyond what was described in the application are proposed. Site plan changes include the addition of frontage landscape and the addition of bicycle parking.

Staff believes the applicable standards can be met. Staff notes that the site is uniquely developed with two existing buildings. Considering this unique arrangement and the underlying mixed-use zoning, staff does not have objections to converting this single-family home into a two-unit structure, creating three-total units on this site. At the time of report writing, the Planning Division was not aware of public comments on this request.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the conditional use standards met and **approve** the request to establish convert a single-family home into a two-unit dwelling. This recommendation is 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

Planning Division (Contact Kevin Firchow, 267-1150)

1. That the applicant provides elevation drawings depicting the limited exterior changes described in this application for approval by staff. The applicant shall also provide elevation drawings or clear photographs depicting the existing condition for all sides of the building. Changes to elevations not included in this application will require approval of an alteration to this conditional use.

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

2. Although the proposed 2 unit has 2 individual exterior entry doors, the adjacent property address prevents the assignment of two separate addresses. The addresses are: 2055 Winnebago St Apt 1 for the first floor and 2055 Winnebago St Apt 2 for the second floor apt.
3. Correct the legal description on the Site Plan: Lot 6 of Lot 14, and Lot 1 of Lot 15, Ellsworth's Subdivision of Lots 13, 14, 15 and Southeast 1/2 of Lots 16 and 17, Farwell's Addition, in the City of Madison, Dane County, Wisconsin.
4. The site plan is a copy of a 2006 site plan. The proposed area of new dwelling unit in the 2051 building is existing. The address of that 3 bedroom is 2053 Winnebago St. Update language and address accordingly. The existing house should say proposed 2 dwelling units.
5. The site plan shall identify lot and block numbers of recorded Plat.
6. All damage to the pavement on Winnebago St. 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)
7. 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)
8. 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)

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

9. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

10. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
11. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
12. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Zoning Administrator (Contact Pat Anderson, 266-5978)

Comments were not received in time to be included within this report.

Fire Department (Contact Bill Sullivan, 261-9658)

13. 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 Division (Contact Kay Rutledge, 266-4714)

14. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer shall pay select a method of payment prior to signoff on the conditional use. This development is within the Olbrich park impact fee district (SI25). Please reference ID# 15139 when contacting Parks about this project.

15. Approval of plans 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.

Water Utility (Contact Dennis Cawley, 261-9243)

16. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency submitted a report with no comments for this request.