



Report to the Plan Commission

July 12, 2010

Legistar I.D. #19107

2612 Waunona Way

Conditional Use (Addition to Waterfront Residence)

Report Prepared By:

Kevin Firchow, AICP

Planning Division

Requested Action: Approval to construct an addition to a single-family residence on a waterfront parcel.

Applicable Regulations & Standards: Section 28.04 (19) requires that new principal buildings or additions to buildings on a waterfront parcel must obtain a conditional use permit. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: Subject to input at the public hearing, the Planning Division recommends that the Plan Commission finds the project meets the applicable waterfront and conditional use standards and **approve** the proposed request for an addition to a single-family residence on a waterfront lot at 2612 Waunona Way, subject to the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Applicant / Owner: Thomas and Winifer Eckert; 2612 Waunona Way; Madison, WI 53713

Contact: Tom Haver; Haver Design & Construction; 212 S Baldwin St; Madison, WI 53703

Proposal: The applicant proposes to construct an addition to a single-family home on a waterfront parcel.

Parcel Location: The property is an approximately 14,960 square foot waterfront parcel located along the south shores of Lake Monona, west of Waunona Way's intersection with Raywood Road. This parcel is located within Aldermanic District 14 and the Madison Metropolitan School District.

Existing Conditions: This lot includes a two-story 1,494 square foot residence, built in 1900.

Surrounding Land Use and Zoning: The subject site is surrounded to the east and west by other single-family residences zoned R1 (Single-Family Residence District).

Adopted Land Use Plan: The Comprehensive Plan recommends low-density residential uses for this area.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor. A small portion of the property nearest to the lake may be within the flood fringe area. It does not appear that the proposed addition would be constructed within that area.

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

Zoning Summary: The property is zoned R1 (Single-Family Residence District)

Bulk Requirements	Required	Proposed *
Lot Area	8,000 ft.	14,960 sq. ft.
Lot width	65 ft.	52.81 ft. (existing)
Usable open space	1,300 sq. ft.	Adequate
Front yard	30 ft.	Approximately 69.3 ft.
Side yards	7 ft.	16 ft., 3 in. (L) 6 ft., 1 in. (R)
Lake Setback Average	73.17 ft.	95.0 ft. (to Addition)
Building height	2 Stories / 35 ft.	2 Story, less than 35 ft.
Number of parking stalls	1	2
Landscaping	As Shown	Lands within 35' of lake not changing
Other Critical Zoning Items	Flood Plain, Utility Easements, and Waterfront Development	
	<i>Table Prepared by Pat Anderson, Assistant Zoning Administrator</i>	

* At its May 13, 2010 meeting, the City of Madison Zoning Board of Appeals approved a side-yard variance of 4 ft, 5 in. per the plans submitted. Consistent with that approval, the proposed addition is to be setback 6 ft., 1 in., from the right-side lot line.

Analysis, Evaluation, & Conclusion

The applicant requests conditional use approval to construct a two-story addition to a single-family residence on a waterfront parcel. This request is subject to the conditional use and waterfront development standards of the Zoning Ordinance.

Prior to submitting this request, the applicant received approval of a side-yard variance for a portion of the addition. This approval was granted by the Zoning Board of Appeals in May 2010. Zoning staff has indicated these plans are consistent with that approval. Comments from City Zoning request further surveyor’s verification of the lakefront setback, as typically requested. Based on their analysis summarized above, the lakefront setback appears to be met (and in fact, the proposed setback exceeds the minimum requirement by over 20 feet.) Please note that the site plan provided with the applicant’s submittal does not show the full extent of the property on the lake side. Plans submitted for final sign-off should include the full property and label the ordinary high water mark.

The subject property is roughly 15,000 square feet in area, though somewhat irregular in shape. The east side of the property features an approximate 12-foot “jog” that surrounds the neighboring house. The property includes a two-car detached garage located close to the street frontage. The applicant has not indicated that any changes are being proposed to that structure. The garage should be depicted on the final site plan along with the location of any other existing accessory structures.

City Assessor records indicate the existing residence was built in 1900. This two-story home is currently 1,494 square feet in area and includes two (2) bedrooms and (2) full bathrooms. The proposed two-story addition would add approximately 1,060 gross square feet of floor area to the house. The enlarged first floor includes a new dining room as well as expanded kitchen and family room areas. The second floor includes three (3) bedrooms, two (2) bathrooms and an elevated deck.

The applicant indicates the addition is intended to match the design character of the existing house. Plans suggest that the same siding will be used on the new and existing portions of the house. As a clarification, staff recommend the primary exterior materials are labeled on the final plan set.

The plans indicate the overall height of the house is not increasing, though additional building mass is being added to the lakeside of the structure. In testimony provided to the Zoning Board of Appeals, the applicant indicated that the addition was designed to limit the disruption of lake views from adjoining residences. As a clarification, the final elevation drawings should label the building height dimensions as well as the existing and finished-grade elevations at the building corners.

The largest portion of the addition sits on the eastern side of the property, near the aforementioned irregular property line shared with 2606 Waunona Way. The distance between that house and the proposed addition increases towards the lake. Along the other adjoining property, 2614 Waunona Way, the sideyard setback would remain unchanged and staff estimate that there is roughly 20 feet between the homes.

In regards to the Waterfront Development standards, the Zoning Ordinance requires the applicant to indicate any trees and shrubbery that will be removed as a result of the proposed development. The ordinance also requires the applicant to provide a complete inventory of shoreline vegetation in any area proposed for building, filling, grading, or excavating. The applicant has indicated that no shoreline vegetation is being disturbed and that only a few shrubs near the existing home will be removed or relocated to facilitate the addition. No trees will be removed. Zoning staff has requested that this information be provided as part of the plans submitted for final sign-off.

The Comprehensive Plan recommends low-density residential development for this property and the surrounding area. This proposal is consistent with that recommendation.

The resulting home would largely be consistent with the established development pattern and neighborhood character. At the time of report writing, staff was not aware of any objections to this proposal. Staff believe the applicable conditional use and waterfront development standards are met.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

Subject to input at the public hearing, the Planning Division recommends that the Plan Commission finds the project meets the applicable waterfront and conditional use standards and **approve** the proposed request for an addition to a single-family residence on a waterfront lot at 2612 Waunona Way, subject to the conditions recommended by the Planning Division and other reviewing agencies.

1. That the applicant provides the following labels and clarifications on the plans submitted for final sign-off, for the approval of Planning Division staff.
 - a. Show the full extent of the subject property and label the ordinary high water mark.
 - b. Show the location of the existing detached garage (and any other accessory buildings) on the site plan.
 - c. Label the primary exterior building materials on the elevation drawings.
 - d. Label the building height dimensions and the existing and finished-grade elevations at the building corners on the elevation drawings.

The following conditions have been submitted by reviewing agencies:

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

2. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)
3. 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)

Traffic Engineering Division (Contact John Leach, 267-8755)

This agency submitted a report with no recommended conditions of approval.

Zoning Administrator (Contact Matt Tucker, 266-4569)

4. Provide surveyors verification pursuant to section 28.04(19)(b)1. establishing the existing development pattern, setback from the normal high water mark. For purposes of this section, the existing development pattern shall mean the average setback of the five (5) developed zoning lots to each side of the proposed development lot. For all zoning lots, the principal building setback shall be not less than the existing development pattern.
5. Please work with zoning staff to establish said setback, which is measured to the principal building on the lot which includes all decks three feet or more above the normal grade. Survey shall be submitted with plans for final sign off, showing an accurate existing development pattern prior to a building permit being issued.
6. Lake front development shall comply with City of Madison General Ordinances Section 28.04 (19) The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. Provide a landscape plan to show landscape elements to be removed and show a detailed plan showing sizes and number of landscape elements to be added to the site. In addition, not more than 30% of the frontage of the lot shall be cleared of trees and shrubbery. (Note: Within the waterfront setback requirements tree and shrub cutting shall be limited to consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland.)
7. The submitted plans do not include a vegetation inventory of trees and shrubs, however, it does not appear that of vegetation within the waterfront area will be removed.
8. Show designated flood plain area on the site plan, as depicted on the City' official Floodplain Zoning maps (FEMA Floodplain maps). Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.04(20)(b) of the Madison General Ordinances.
9. The Zoning Board of Appeals on May 13, 2010 approved a variance of 4' 5" as per the plans submitted. The proposed addition to be setback 6'1" to the right side lot line.

10. The submitted plans do not include a vegetation inventory of trees and shrubs, however, it does not appear that of vegetation within the waterfront area will be removed.
11. Show designated flood plain area on the site plan, as depicted on the City' official Floodplain Zoning maps (FEMA Floodplain maps). Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.04(20)(b) of the Madison General Ordinances.

Fire Department (Contact Scott Strassburg, 261-9843)

This agency submitted a report with no recommended conditions of approval.

Water Utility (Contact Dennis Cawley, 261-9243)

12. 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, nor need a copy of the approved plans.

Parks Division (Contact Tom Maglio, 266-6518)

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.