

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
September 6, 2006

DEMOLITION PERMIT/CONDITIONAL USE APPLICATION AND A PROPOSED CERTIFIED SURVEY MAP/LAND DIVISION LOCATED AT 2720-2724 WAUNONA WAY:

1. Requested Action: Approval to demolish an existing single-family home and construct a new home and new boathouse and subdivide two existing platted lake front lots into three parcels.
2. Applicable Regulations: Section 28.04 (22) of the zoning code provides the requirements for demolition permits. Section 28.04 (19) requires the new construction on a lakefront parcel must obtain a conditional use permit. Section 28.04 outlines the standards for waterfront development. Section 16.23 (5)(g) provides the requirements for land divisions in the City of Madison.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: Scott Faust, 210 North Bassett Street # 100, Madison, WI 53703.
2. Status of Applicant: Owner.
3. Development Schedule: 2006-2007.
4. Parcel Location: North side of Waunona Way at Esther Beach Road, Madison Metropolitan School District, 14th Aldermanic District.
5. Parcel Size: 14,950 square feet.
6. Existing Zoning: R1 Single-Family District.
7. Existing Land Use: Single-family house.
8. Surrounding Land Use and Zoning: This site is surrounded by single-family dwellings zoned R1 along Waunona Way and Esther Beach Road.
9. Adopted Land Use Plan: The Comprehensive Plan for the City of Madison shows this site and most of the neighborhood as LDR, Low Density Residential, 0-15 units an acre.
10. Environmental Corridor Status: This property is not located within a mapped environmental quarter, but is on the shore of Lake Monona.

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PUBLIC UTILITIES AND SERVICES:

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards.

ANALYSIS, EVALUATION AND CONCLUSION:

On August 1, 2005 the Plan Commission granted a demolition permit to demolish five older, former vacation rental cottages on this site and construct a new single-family house. Shortly thereafter the new house was built on the most easterly side of the site.

The current applicant, Scott Faust, acquired this lot and an adjacent lot to the east along Waunona Way. It is his intent to subdivide two existing lots into three lots. (See attached proposed certified survey map).

The application before the Plan Commission is to demolish an existing house and build a new house along with a boathouse on one of the new lots. At some point in the future it is expected that another application for a new single-family house will be submitted for the other new lot on the corner of Waunona Way and Esther Beach Road.

The two-story, single-family house proposed for demolition was constructed in 1930. It appears that the existing house is in reasonably good condition. The drawing submitted for the new house shows a two-story, dwelling with a two-stall attached garage.

The plan also calls for a one-story, flat roof, 24-foot x 28-foot boathouse proposed on the northern end of the site on Lake Monona.

The waterfront development standards state that new construction shall be no closer to the shoreline than the existing development pattern (the average setback of five developed lots on the each side of the proposed development). The Zoning Administrator has reviewed this application and has determined that this requirement as well as the other requirements of the R1 Single-Family Residence District have been satisfied. (See attached report).

Waterfront development standard #2 requires that the applicant show a complete inventory of shoreline vegetation in any area proposed for building, filling, grading or excavating. This standard also limits the cutting of trees in a strip 35-feet inland from the normal waterline. There are no trees within this 35-foot wide area along the lakeshore.

The demolition standards require that the Plan Commission find that both the requested demolition and the proposed use are compatible with the purpose of the demolition section and the intent and purpose expressed in the Zoning Code for the district in which the property is located. As noted, the house was built in 1930 and appears to be in good condition. The majority of applications for demolition and replacement of single-family homes on shoreline lots involve the removal of a house that is in average to good condition. The limited amount of shoreline

property results in frequent applications for removing existing older dwellings and replacement with new single-family homes. Staff feels that the request to demolish the house is appropriate and is generally no different than many other similar proposals approved by the Plan Commission in this neighborhood and other residential neighborhoods that abut Lake Monona and Lake Mendota.

The ordinance also requires that accessory buildings on a waterfront parcel must be approved as a conditional use. This application also includes a 10-foot high flat-roof one-story boathouse along the lakeshore. The applicant has indicated that he has contacted neighboring property owners and provided information regarding the demolition and proposed new house and boathouse on the site. The applicant provided a petition from the neighborhood in support of his proposal.

The proposed certified survey map will result in the reconfiguration of two 100+ foot-wide lots into three 66+ foot-wide lots and complies with the provisions of the subdivision regulations and the requirements of the R1 single-family residence district.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission review the plans, consider this application along with the applicant's presentation at the Plan Commission and any input from the neighborhood at the public hearing to determine whether all the ordinance standards have been satisfied. Staff feels that the demolition permit and conditional use standards can be addressed and recommends that the Plan Commission approve this application subject to the comments of the reviewing departments and any neighborhood input. Staff further recommends approval of the proposed certified survey map.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 8/24/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **2724 Waunona Way (demolish house, lot division, etc.)**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

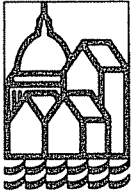
2. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck.** See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

Department of Public Works
Parks Division

City of
Madison



Madison Municipal Building, Room 120
215 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH # 608 266 4711
TDD # 608 267 4980
FAX # 608 267 1162

September 12, 2006

TO: Plan Commission

FROM: Simon Widstrand, Parks Development Manager

S.W.

SUBJECT: **2724 Waunona Way**

- 1. Total Park Fees for one added unit = \$2,729.36, which shall be paid prior to issuance of the building permit. (Fee in lieu of dedication = \$1914. Park Development Fee = \$815.36).**

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.

Please contact Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com if you have questions regarding the above items.

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Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100

215 Martin Luther King, Jr. Boulevard

P.O. Box 2986

Madison, Wisconsin 53701-2986

PH 608 266 4761

TTY 866-704-2315

FAX 608 267 1158

August 31, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: 2724 Waunona Way - Town of Blooming Grove Sec. 30 - Certified Survey (Lot Division)

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Dan Birrenkott

Fax: 608-837-1081

Email:

DCD:DJM:dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 28, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 2724 Waunona Way, CSM and CU

Present Zoning District: R-1

Proposed Use: Demolish a single family home, Divide the lot into 3 lots and build a single family home on lot 2. Construct a 676 sq. ft. boat house for Lot 2. There is a new home on Lot 3.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Com. approval. 28.04(19) Waterfront development is a conditional use. A boat house is a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. There shall be only one driveway on a zoning lot. Remove the access easement and driveway on Lot 3 that leads to Lot 2. The driveway on Lot 2 shall be on Lot 2. They can have an easement in the right of way in front of Lot 3 for a driveway radius. (Work with City Engineering for this requirement.)
2. There cannot be an accessory building on a lot that does not have a principal building. Remove the boat house on Lot 1 from the site plan until such time as a plan is submitted for a house.
3. Delineate any flood plain or wetland portions of the property.
4. Provide a landscape plan showing existing landscaping on the site. Show proposed landscaping and landscaping within 35' of the waterfront that will be removed.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	Lot 1, 15,010 sq. ft. Lot 2, 14,950 sq. ft. Lot 3, 16,270 sq. ft.
Lot width	65'	65.80' +
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	30'
Side yards	11' left, 10' right side house 3' side yard for boat house	11' left, 10' right side
Lake Setback Average	92.1'	113.5'
Building height	2 stories/35'	2 stories 25' av. mean

Site Design	Required	Proposed
Number parking stalls	1	3

Other Critical Zoning Items	
Historic District	No
Landmark building	No
Flood plain	Yes
Utility easements	Yes
Water front development	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

September 4, 2006

Tim Parks
Matt Tucker
B. Murphy

Madison Plan Commission
215 Martin Luther King Boulevard
Room LL-100
PO Box 2985
Madison, WI 53701-2985

Re: 2724 Waunona Way, Willmore Property

The Waunona Neighborhood Association has reviewed the proposed development of the property at 2724 Waunona Way. Harold Willmore is the owner of the property and Scott Faust is the proposed developer. Both of these individuals reside on Waunona Way.

The project calls for the demolition of the existing house and the division of the property into two sixty-five foot lots. The Board of the Waunona Neighborhood Association has the following concerns regarding this proposal: prior action by the owner allowed for the division of the existing property, this division allowing for the current 2720 Waunona Way, making this action an additional division of the original property; the several 100 plus year old oak trees on the lot next to the beach will probably require demolition in order to build a house on a 65 foot lot and; the character of Esther Beach will be changed in turn changing the existing character of the neighborhood further changing the historical significance of the beach property.

The Waunona Neighborhood Association Board is aware that the immediate adjacent neighbors and those across the street have signaled that they are not opposed to the project. The board notes that this development impacts the entire neighborhood, including those using the beach and the surrounding area of it, and that it is important to establish a record of its concerns regarding the division of the property and the establishment of 2 separate lots and structures.

Madison Plan Commission
September 14, 2006

The board supports the demolition of the existing structure and the treatment of the property as one lot and the construction of one house. This action would support the original action by the Plan Commission regarding the division of the original Willmore property.

Sincerely,

Phyllis Tschumper
Chairperson
Waunona Neighborhood Association

CC: Scott Faust