

**PLANNING DIVISION REPORT  
DEPARTMENT OF PLANNING AND COMMUNITY  
AND ECONOMIC DEVELOPMENT  
of June 18, 2007**

**RE: LD #06725 Conditional Use Application – 1004 Sherman Avenue**

1. Requested Action: Approval of a conditional use to deconstruct existing lake-side porch and construct a new four-season room and open air porch with roof deck and garage space below.
2. Applicable Regulations: 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.
3. Report Prepared By: Kevin Firchow, AICP, Planner

**GENERAL INFORMATION**

1. Applicants: Andrew Braman-Wanek, Architectural Building Arts. 720 Hill Street; Madison WI 53705  
  
Property Owner: Barbara Swan and Roy Tull, 1004 Sherman Avenue; Madison WI, 53705
2. Development Schedule: The applicant wishes to begin the project in September 2007 and complete the project by December 2007.
3. Location: An approximately 16,879 square foot waterfront parcel located on the northeast corner of Sherman Avenue and North Brearly Street. The property is within the Sherman Avenue Historic District.
4. Existing Conditions: The property contains a 2,500 square foot single-family home. The rear of the home currently includes an existing lakeside porch and roof-deck. The existing porch extends 11 feet from the back of the home and has a footprint of 330 square feet. The subject property currently shares a driveway and a garage with the adjoining property, 1010 Sherman Avenue. The garage is located in the rear yards of both homes, between the homes and the lake.
5. The property is zoned R2 (Single-Family Residence District).
6. Proposed Land Use: No change in land use is proposed.
7. Surrounding Land Use and Zoning:

North: Lake Mendota

South: (411 N. Brearly) Single Family Home. Property is zoned R-2 Single-Family Residence District.

East: (1010 Sherman Avenue) Single Family Home. Property is zoned HIS-L R-2 Single-Family Residence District and is designated as a Historic Landmark (Hirsig House). This home is set back approximately 186 feet from the lake. This property currently shares a drive and a garage with the subject property. The existing garage is approximately 100 feet from the lake.

West: (429 Castle Place) City of Madison Parks, Gidding's Open Space. Property is zoned R-2.  
(944 E. Gorham Street) Christ Presbyterian Church, Property is zoned R-2.

8. Adopted Land Use Plan: The Comprehensive Plan identifies the subject site as LDR-Low Density Residential. There are no provisions for future bicycle or pedestrian facilities that would be disturbed by the proposed use.
9. Environmental Corridor Status: Most of this property is not within a mapped environmental corridor with the exception of the far northern/western edge of the site, which is identified as floodplain. The proposed improvement is not within the floodplain or other environmental corridor.
10. Public Utilities & Services: The property is served by a full range of urban services.

#### **STANDARDS FOR REVIEW**

This application is subject to the conditional use standards of Section 28.04 (19).

#### **ANALYSIS, EVALUATION & CONCLUSION**

The applicants are requesting conditional use approval to deconstruct the existing lakeside porch and construct a new four-season room and open-air porch with roof deck and sub-grade garage. The addition would be located on the rear, lake-facing side of the home. Such an addition is not in conflict with the City's Comprehensive Plan or other adopted plans.

The footprint of the proposed addition is 516 square feet and the total area (including the sub-grade garage and roof-top deck) is 1,545 square feet. The addition extends the existing building/porch footprint by approximately five feet. This places the principal structure approximately 182 feet from the lake. This new setback maintains a waterfront setback greater than 120 feet (the estimated average of the adjacent 10 developed waterfront parcels) and complies with setback requirements.

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Access for the proposed garage will come from a new paver driveway located on Brearly Street, approximately 160 feet northwest of the intersection with Sherman Avenue.

The plans show minimum disturbance of vegetation. No vegetation removal is proposed within 35 feet of the shoreline and no trees will be removed on the subject property. Shrubs around the existing lake porch will be removed.

The applicant's letter of intent states that materials on the addition will match those found on the existing home including stucco, painted cedar trim, and painted wood windows. The Preservation Planner and the Planning Division staff do not believe the project will have any adverse effect on the historic character of the Hirsig House, a designated landmark next door at 1010 Sherman Avenue. Review comments from Patrick McDonnell, President of the Tenney Lapham Neighborhood Association President, find that the plans appear to be historically sensitive. Mr. McDonnell comments that the addition of casements in the windows may further aid in helping the addition blend with the structure's historic character. Planning Division staff encourage the applicants consider Mr. McDonnell's comments.

Planning Division staff conclude that the criteria found in Section 28.04 (19) regulating waterfront development and the conditional use standards found in Section 28.12 (11) have been met.

### **RECOMMENDATION**

The Planning Division recommends that the Plan Commission find that the conditional use standards are met for construction of an addition on a waterfront parcel and approve the requested demolition and conditional use permit subject to input at the public hearing and comments from reviewing agencies.

**Firchow, Kevin**

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**From:** Rankin, Katherine  
**Sent:** Monday, June 11, 2007 1:51 PM  
**To:** Firchow, Kevin  
**Subject:** 1004 Sherman Avenue

Hi, Kevin -

I have reviewed the plans for a rear addition/garage on this house and do not believe the project will have any adverse effect on the historic character of the Hirsig House, a designated landmark next door at 1010 Sherman Avenue.

If you have any questions, please call me at 266-6552.

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Department of Public Works  
**City Engineering Division**

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: May 31, 2007  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 1004 N. Sherman Avenue Conditional Use

The City 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.)

NONE.

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments: **NONE**



## 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

June 7, 2007

TO: Plan Commission  
FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager  
SUBJECT: **1004 Sherman Avenue –Conditional Use– Single Family Home Water Front Lot**

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

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

### GENERAL OR STANDARD REVIEW COMMENTS

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

3. None

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

Contact Person: Andrew Braman-Wanek  
Fax: 608-233-2146  
Email: [Andy@designbuildmadison.com](mailto:Andy@designbuildmadison.com)

DCD: DJM: dm

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** June 5, 2007

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 1004 Sherman Avenue

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**Present Zoning District:** R-2

**Proposed Use:** Addition to a single family home on waterfront property

**Conditional Use:** 28.04(19)(b) Waterfront development over 500 sq. ft. is a conditional use. (Total floor area of the additions is 1,545 sq. ft.)

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

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	16,879 sq. ft.
Lot width	50'	76'
Usable open space	1,000 sq. ft.	adequate
Front yard	30'	adequate
Side yards	7' 10" each side	9' 2" & 11' 2"
Lake setback average	120'	182'
Building height	2 stories	3 stories exist., 2 story addn.

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	2
Landscaping	Existing	adequate

<b>Other Critical Zoning Items</b>	
Historic District	National Register of Historic Places
Landmark building	Adjacent to Landmark
Utility easements	None shown
Water front development	Yes

The proposed project **does** comply with all of the above requirements.

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# 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: June 12, 2007  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **1004 Sherman Avenue**

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.)

No comments.

## **GENERAL OR STANDARD REVIEW COMMENTS**

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

None.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan



**Andrew Braman-Wanek**

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**From:** Patrick McDonnell [pmcdonnell@tds.net]  
**Sent:** Friday, April 20, 2007 12:16 PM  
**To:** Andrew Braman-Wanek  
**Subject:** Re: Conditional Use: 1004 Sherman Avenue

Hello Andrew,

Thank you for the opportunity to see the plans for 1004. The plans appear very historically sensitive. I do have a suggestion to offer as an owner of another Claude and Starck house in the neighborhood. The new windows on the Brearly St. side would better match the rest of the house if they were a row of 4 casements instead of a fixed window with 2 side casements. We recently replaced some picture windows on the lakeside of our home with a row of casements, in keeping with the original design, and we are very pleased with how the view is framed. You might consider this option for the new row of lakeside windows at 1004 as well.

Best regards,  
Patrick McDonnell

----- Original Message -----

**From:** Andrew Braman-Wanek  
**To:** [brenda@brendakonkel.org](mailto:brenda@brendakonkel.org)  
**Cc:** [pmcdonnell@tds.net](mailto:pmcdonnell@tds.net) ; [mtucker@cityofmadison.com](mailto:mtucker@cityofmadison.com) ; [rtull@charter.net](mailto:rtull@charter.net) ; Swan, Barbara ; Melinda Monroe ; Steve Larson  
**Sent:** Wednesday, April 11, 2007 2:47 PM  
**Subject:** Conditional Use: 1004 Sherman Avenue

Hello Brenda:

Attached is a copy of the letter of intent as well as the plans for the project that I called about. We request that the 30 day notice be waved so that we may proceed with the Plan Commission process.

If you have any questions, please contact me at the number below. I have copied this request to Patrick McDonnell, President of the Tenney Lapham Neighborhood Association, as well as Matt Tucker of the Department of Planning and Development.

Thank you,

**Andrew Braman-Wanek, AIA**  
Architectural Building Arts, Inc.  
720 Hill Street  
Madison, WI 53705

608.233.2106  
[www.designbuildmadison.com](http://www.designbuildmadison.com)

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**Firchow, Kevin**

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**From:** Patrick McDonnell [pmcdonnell@tds.net]  
**Sent:** Wednesday, June 13, 2007 3:25 PM  
**To:** Parks, Timothy; Firchow, Kevin  
**Cc:** Andrew Braman-Wanek  
**Subject:** Swan-Tull addition

Tim and Kevin,

The Tenney-Lapham Neighborhood Association has no objection to the conditional use application for the addition to 1004 Sherman Avenue that will come before the Plan Commission on 6/18/07. It looks like a very good project.

Best Regards,  
Pat McDonnell  
President  
Tenney-Lapham Neighborhood Association

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6/13/2007