



Report to the Plan Commission

December 6, 2010

Legistar I.D. #20709
1515 Morrison Drive
Conditional Use Request

Report Prepared By:
Heather Stouder, AICP
Planning Division Staff

Requested Action: Approval of a conditional use for construction of an accessory building in the R4A (Limited General Residence) District on a waterfront parcel.

Applicable Regulations & Standards: Section 28.04 (19) requires that new principal buildings, accessory 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: The Planning Division recommends that the Plan Commission find the project meets all applicable conditional use standards and **approve** the proposed request for a new accessory shed on a waterfront lot at 1515 Morrison Drive, subject to the recommended conditions and input provided at the public hearing.

Background Information

Applicant: Steve Larson; Architectural Building Arts; 720 Hill St.; Madison

Property Owner: Linda Leighton; 1515 Morrison St.; Madison

Project Contact: Bridget Pressentin; Architectural Building Arts; 720 Hill St.; Madison

Proposal: The applicant proposes to construct a 40 square-foot shed on the western portion of waterfront lot. The applicant intends to initiate construction when all approvals are received.

Parcel Location: 1515 Morrison Drive is located on the south side of Morrison Drive between Rogers Street and Thornton Avenue on Lake Monona, Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions: The existing 2,200 square foot, two-story home, constructed in 1924, sits on the center of a 4,500 square foot lot in the R4A (Limited General Residence) District.

Surrounding Land Use and Zoning: The area surrounding the property is zoned R4A (Limited General Residence District), and consists of single family homes and some two- and three-family buildings on relatively small lots. The property immediately to the west, closest to the proposed shed, is a three-family building.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends continued Low Density Residential land use for the area.

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

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

Zoning Summary: The property is in the R4A (Limited General Residence) District

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	4,558 sq. ft. existing
Lot width	50'	40' existing
Usable open space	500 sq ft.	Adequate
Front yard		<i>Adequate</i>
Side yards	3' accessory building setback	3'R/S
Rear yard (Lake side)	Average	Adequate
Building height	15' to avg. of accessory building	8'

Site Design

No. Parking stalls	N/A	N/A
Landscaping	Existing	Existing
Other Critical Zoning Items		
Urban Design	No	
Historic District	No	
Landmark Building	No	
Flood Plain	Yes	
Utility Easements	Sewer	
Waterfront Development	Yes	

Prepared by: Pat Anderson, Asst. Zoning Administrator

Analysis, Evaluation, and Conclusion

The existing 2,200 square foot, two-story home, constructed in 1924, sits on the center of a 4,500 square foot waterfront lot in the R4A (Limited General Residence) District. There are currently no accessory buildings on the property.

The applicant proposes to construct a small 40 square-foot shed on the eastern side of the property, approximately three feet from the western property line. The wooden shed will be painted to match the house, have shingles matching those on the house, and have decorative tile accents. The structure will not impact any significant vegetation on the site, and no other changes to the property are proposed.

The property owner immediately to the west, nearest the proposed shed, is supportive of the project.

Conditional use review is necessary, as the proposed accessory structure is on a waterfront property. Staff believes that the conditional use standards are met with the proposal, and recommends that the Plan Commission **approve** the conditional use request.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request subject to input at the public hearing and the following conditions:

The following conditions have been submitted by reviewing agencies:

Zoning Administrator (Contact Pat Anderson, 266-5978)

1. Accessory buildings shall meet all building code requirements and shall not be used for human habitation pursuant to MGO Section 28.04(19)(b)7.
2. Lakefront Development shall comply with MGO Section 28.04(19). The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. 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.

Note: Any earth disturbing activity along the lake shore (rip rap, seawalls) may require a permit from the Department of Natural Resources. For more information contact the DNR at 266-2621.

Water Utility (Contact Dennis Cawley, 261-9243)

3. 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.

Fire Department (Contact Scott Strassburg, 261-9843)

4. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

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

This agency submitted a response with no conditions of approval for this request.

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

This agency submitted a response with no conditions of approval for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.