

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
August 4, 2008**

RE: LD #11410 Conditional Use Application – 2604 Waunona Way

1. Requested Action: Approval of a conditional use for a major alteration to an existing single-family residence on a waterfront parcel.
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. Applicant and Project Contact: Ernie Hohlstein; Hohlstein Construction, Inc; 6513 Aspen Court; Waunakee

Property Owner: Don and Linda Anderson; 2604 Waunona Way
2. Development Schedule: The applicant wishes to proceed as soon as all approvals are granted and originally anticipated completion in October 2008.
3. Location: An approximately 18,500 square waterfront parcel located along the southern shores of Lake Monona, west of Waunona Way's intersection with Raywood Road. Aldermanic District 14; Madison Metropolitan School District.
4. Existing Conditions: The property includes a 1,792 square foot home with attached garage, constructed in 1892. The property also includes a second detached garage.
5. The property is zoned R1 (Single-Family Residence District).
6. Proposed Land Use: The applicant proposes to construct a second story addition to this residence.
7. Surrounding Land Use and Zoning: The subject site is located on the southern shores of Lake Monona, surrounded to the east and west by other single-family residences zoned R1 (Single-Family Residence District).
8. Adopted Land Use Plan: The Comprehensive Plan recommends "Low Density Residential" (LDR) uses for this property.
9. Environmental Corridor Status: The property is not within an environmental corridor, however a small portion of the property nearest to the lake is in the floodplain. The proposed renovation would not occur within the floodplain.

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 28.12 (11) and the waterfront development standards of Section 28.04 (19).

ANALYSIS, EVALUATION & CONCLUSION

The applicant requests conditional use approval for a major alteration to an existing single-family residence on a waterfront parcel. The alteration includes the construction of a second story addition, however, no change to the footprint will occur except for the construction of a front porch on the street-side of the structure.

The site is an 18,548 square foot parcel with approximately 64 feet of street frontage and 93 feet of lake frontage. The house is located among a line of other single-family residences of mixed architectural styles. City records indicate the residence was built in 1892 and contains 1,792 square feet of living space, including two bedrooms and two bathrooms. The addition would occur on the existing one-story portion of the home. Based on the submitted plans, staff estimate the project would nearly double the square footage of the second floor, adding 642 square feet. Plans also show portions of the first floor would be reconfigured, with the most notable change being the conversion of the attached garage to additional living space.

Upon completion, the first floor will include the addition of an office, utility room, "PC" room, and full bathroom. The proposed front porch will be added to the street side of the home, measuring 5.5 by 34 feet. Plans do not show changes to the existing living room and kitchen. The renovated second floor would include three bedrooms, office, laundry room, full bathroom, and storage area.

Elevation drawings are included in the applicant's submittal. The exterior of the proposed second story addition would be clad in beveled cedar siding, matching the current exterior. The applicant has indicated the structure would be 21.5 feet tall (measured from the top of the foundation to midway between the roof peak and eave). If approved, staff recommend the final elevation drawings include dimensions and finished grade elevations to verify the building height.

The proposed renovations do not change the lake or sideyard setbacks and the Zoning Administrator has determined that a variance is not required for the project to proceed.

Existing aerial photography indicates the site is heavily wooded. Staff has confirmed that no vegetation removal is proposed within 35 feet of the shoreline. The applicant's architect stated that only one tree limb, near the residence, would need to be trimmed to accommodate the addition.

The Planning Division believes that the conditional use and waterfront development standards can be met with the applicant's request for a lake house addition. The proposed home is consistent with the Comprehensive Plan's recommendation for low-density residential land use in this area.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the conditional use standards are met for the proposed major alteration to an existing-single family residence on a waterfront parcel and **approve** the requested conditional use subject to input at the public hearing and the following conditions.

1. Comments from reviewing agencies.
2. That the applicant's final sign-off plan set include dimensioned elevation drawings for all sides of the building that label the finished-grade elevations at the building corners.

DATE: July 23, 2008
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 2604 Waunona Way 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.)

1. N/A

GENERAL OR STANDARD REVIEW COMMENTS

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

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 2604 Waunona Way Conditional Use

Streets and Sidewalks

3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Note: Condition 3.16 was the only condition recommended by City Engineering. Planning staff has removed the "unchecked" standard conditions for printing purposes.



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: July 23, 2008
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **2604 Waunona Way**

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. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

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

cc: Bill Sullivan

Firchow, Kevin

From: Phyllis Tschumper [friday7@charter.net]
Sent: Tuesday, July 29, 2008 8:43 AM
To: Firchow, Kevin
Subject: Property At 2604 Waunona Way

The Waunona Neighborhood Association Board supports the remodeling/construction project at 2604 Waunona Way. We have heard no objections to it. Hopefully the project will go well. If there are any questions I can also be reached on my cell phone at 692 0511. Thank you.

Phyllis Tschumper
President
Waunona Neighborhood Association
friday7@charter.net
608 2210821