



Report to the Plan Commission

April 8, 2013

Legistar I.D. #29416
 802 South Baldwin Street
 Conditional Use Request

Report Prepared By:
Heather Stouder
 Planning Division Staff

Requested Action: Approval of a conditional use for an addition to a single-family home on lakefront property in the in the TR-C4 (Traditional Residential – Consistent 4) District.

Applicable Regulations & Standards: Section 28.138 provides the regulations for lakefront development, and Section 28.183(6) provides the standards for approval of conditional use requests.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for conditional use approval can be met, and **approve** the request.

Background Information

Applicant/Contact/Property Owner: Beth and Noel Goeddel; 802 S. Baldwin St.; Madison, WI 53703

Proposal: The applicant proposes a two story addition to a single-family home on lakefront property. The 533 square foot addition is proposed on the non-lakeside of the home.

Parcel Location: 802 South Baldwin Street is located on the southeast corner of South Baldwin Street and Morrison Court; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions: The 5,170 square foot property has an existing two-story single-family home. The three-bedroom home was originally constructed in 1931 and has 1,860 square feet of living space.

Surrounding Land Use and Zoning: The property is surrounded by single-family homes in the TR-C4 District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low density residential uses for this area.

Environmental Corridor Status: These properties are not located within a mapped environmental corridor.

Public Utilities and Services: The area is served by the full range of urban services, including Metro Transit Routes 3 and 38 along Spaight Street a couple blocks to the north.

Zoning Summary: The property is in the TR-C4 (Traditional Residential – Consistent 1) District.

Requirements	Required	Proposed
Lot Area	4,000 sq. ft.	5,170 sq. ft.
Lot width	40'	44'
Front yard setback	17.6' block average	8.4'
Maximum front yard setback	No more than 20% greater than block average, up to 30 max.	N/A
Side yards	One-story: 6 Two-story: 7	21.1 RS, Lakefront - LS
Rear yard	Lesser of 30% of lot depth or 30' (13.7')	13.92'
Lakefront setback	Lakefront average	Exceeds required minimum setback
Maximum height	2 stories / 35'	2 stories / less than 35' existing
Maximum lot coverage	65%	adequate
Usable open space	750 sq. ft	adequate

Site Design

No. Parking stalls	1	1
Building forms	Yes	Meets building forms requirements

Prepared by: Pat Anderson, Asst. Zoning Administrator

Project Description

The applicant proposes a two story addition to an existing single-family home for a total of 533 additional square feet of living space. The existing two-story single-family home fronts on Baldwin Street, and its side yards currently abut Lake Monona and Morrison Court, which is a private street. The addition, proposed on the north side of the home opposite Lake Monona, is designed to match the existing Tudor home, and will be clad primarily in brick to be salvaged from the existing northern facade. The addition includes a new side entrance, mud room and den on the first floor, and a bedroom and bathroom on the second floor. The home will remain a three-bedroom home after the enlargement of existing bedrooms and storage areas.

Analysis and Conclusion

The proposed addition meets the standards for lakefront development and the standards in the TR-C4 District, except for the minimum front yard setback, for which a variance was granted by the Zoning Board of Appeals on February 14. As it exists today, the Baldwin Street side of the home is within 8.4 feet of the front property line, and the addition extends the home northward in line with the existing front facade. Thus, the addition itself does not meet the block average front yard setback of 17.6 feet, which would otherwise be required. Notably, the applicant designed the addition to be inset 9 feet further away from the rear property line than the existing home, which effectively draws the bulk of the addition away from the side of the neighboring home.

Under the new zoning code, the Plan Commission needs to consider height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development, when applying the conditional use standards. The median livable area (excluding garages, basements and porches) of the buildings within 300 feet on either side is approximately 2,300 square feet. The proposed home is approximately 2,400 square feet in size, within the range of other single-family homes in this area.

The proposed addition is well-designed, and while necessary to review it as an addition to a lakefront property, it does not involve changes to the lake side of the home, and would not impact views to Lake Monona from nearby lakefront properties. Staff believes that the conditional use approval standards, including that for lakefront development, are met with this proposal.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

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

Staff recommends that the Plan Commission find that the conditional use standards are met, and **approve** the request, subject to input provided at the public hearing and comments and conditions from reviewing agencies below.

The following conditions have been submitted by reviewing agencies:

Zoning Administrator (Contact Pat Anderson, 266-5978)

1. A front yard variance was approved by the City of Madison Zoning Board of Appeals on February 14, 2013 for a two story addition to the non-lake side of the residence.

City Engineering (Contact Janet Dailey, 261-9688)

2. The adjacent property owners met with City Engineer and Asst. City Attorney to discuss the legal status of Morrison Court. The residents have suggested the City accept dedication of 30ft wide private Morrison Court. City Engineering has scheduled the private street to be surveyed and evaluated for potential street reconstruction following public dedication. Public dedication of this street will affect zoning set back calculations. Reference Morrison Court Engineering Project Nos. 53B0127 and 53W1622.

Note: The Zoning Administrator has noted that the above process will not impact the ability of the property owner to obtain permits consistent with the February 14, 2013 variance decision by the Zoning Board of Appeals, unless the right-of-way dedication is finalized prior to the issuance of permits.

3. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

Water Utility (Contact Dennis Cawley, 261-9243)

4. This property is not in a wellhead protection district. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

Madison Fire Department (Contact Bill Sullivan, 261-9658)

5. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

No other City agencies submitted responses for this request.