



PREPARED FOR THE PLAN COMMISSION

Project Address: 1005 Woodward Drive (18th Aldermanic District, Alder Kemble)
Application Type: Conditional Use
Legistar File ID # [48474](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Timothy Buhl; 1005 Woodward Drive; Madison, WI 53704

Requested Action: The applicant requests three conditional uses to construct an accessory building (a garage) exceeding 1,000 square feet in the SR-C1 (Suburban Residential – Consistent 1) zoning district on a lakefront property at 1005 Woodward Drive.

Proposal Summary: The applicant proposes to demolish a garage and then construct a one-story, 1,080-square-foot, three-car garage in the front yard of the lakefront parcel. While the existing garage is currently nonconforming due to its location on the lot, the placement of the proposed garage will conform to current zoning standards for this SR-C1 zoning lot.

Applicable Regulations & Standards: MGO §28.131(1)(b) limits the accessory buildings in the “Suburban” (SR) residential zoning districts to 800 square feet at ground level unless approved by conditional use. Furthermore, MGO §28.131(1)(a) limits the total area of accessory buildings, as measured at the ground floor level, to ten percent of lot area but no more than 1,000 square feet unless approved by conditional use. Lastly, MGO §28.138(2)(a) requires a conditional use for any accessory building on a lakefront lot. This proposal is subject to the standards for Conditional Uses [MGO §28.183] and Lakefront Development [MGO §28.138].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for conditional uses and lakefront development are met and **approve** the conditional use requests to construct an accessory building (a garage) exceeding 1,000 square feet in the SR-C1 (Suburban Residential – Consistent 1) zoning district on a lakefront property at 1005 Woodward Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 16,185-square-foot (0.37-acre) subject property is located on Woodward Drive, across from the intersection with Marcy Road. The site is within Aldermanic District 18 (Ald. Kemble) and is within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes the existing 1,912-square-foot, two-story single-family home. City Assessor’s records indicate the home was constructed in 1936 and has four bedrooms and two full bathrooms. The site also contains a detached two-car garage.

Surrounding Land Use and Zoning:

North: Across Woodward Drive are single-family homes and a vacant lot, all zoned SR-C1 (Suburban Residential-Consistent 1 District);

South: Lake Mendota

East: Single-family homes, zoned SR-C1; and

West: Single-family homes, zoned SR-C1.

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) recommends low-density residential development for the subject site and surrounding properties. While the [Northport-Warner Park-Sherman Neighborhood Plan \(2009\)](#) makes no specific recommendations about the subject parcel, it does state that its housing goal is to create “stable, inviting residential areas with preservation of existing single-family, owner-occupied areas and well-kept and rehabilitated housing throughout the Northside.”

Zoning Summary: The property is zoned SR-C1 (Suburban Residential-Consistent 1).

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft.	16,185.0 sq. ft.
Lot Width	60'	64.8'
Front Yard Setback	30'	30'
Side Yard Setback	One-story: 6'	7'
Lakefront Yard Setback	Section 28.138(4)(a)	Adequate
Usable Open Space	1,300 sq. ft.	Adequate
Maximum Lot Coverage	50%	Less than 50%
Maximum Building Height: Accessory Building	15'	Less than 15'

Section 28.138(4)(a)1. Lakefront Yard Setback. The average setback of the principal building on the two (2) adjoining lots, provided that the setbacks of those buildings are within twenty (20) feet of one another.

Site Design	Required	Proposed
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	Detached garage
Number Bike Parking Stalls	Single-family detached dwelling: None	None
Building Forms	Not required	Accessory building

Other Critical Zoning Items	Floodplain; Utility Easements
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Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: While the property is not located in a mapped environmental corridor, it is located within the flood storage district.

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

Project Description

The applicant is seeking conditional use approvals to allow construction of a one-story, 1,080-square-foot, detached garage (i.e. an accessory building) in the front yard of the lakefront lot. The existing accessory building is a roughly 20-foot wide and 20-foot deep, two-car garage, located in the northwest corner of the lot. While it is in a dilapidated state, because it does not meet the SR-C1 (Suburban Residential-Consistent 1) zoning district’s front yard setback requirement of 30 feet, it is not in compliance and therefore, once demolished, it would not

be allowed to be rebuilt in the same location. The new garage will measure 30 feet wide and 36 feet deep and will also be constructed at the northwest corner of the lot, this time conforming with current zoning requirements as it will be set back 30 feet from the northern (front) lot line and more than seven feet from the western (side) lot line.

Like its predecessor, the proposed garage will be side-loaded. The existing circular, asphalt driveway – which provides access to both the garage and the main residence - will be removed and replaced with a much more modest cement driveway which just provides access to the garage. While no trees are proposed to be removed as part of the demolition or construction, the proposed driveway's smaller footprint will allow landscaping, a short retaining wall (to help with drainage problems), and a walkway will be added in between the proposed garage and the main residence.

The proposed garage will be clad with a horizontal, composite siding (color, to be determined), and composite trim (color, also to be determined). Asphalt shingles will be used on the roof (to match the main residence) and the windows as well as the carriage-style doors will be fiberglass.

Analysis and Conclusion

There are three conditional use approvals being requested as part of this application. The first is to allow an individual accessory building in the SR-C1 (Suburban Residential-Consistent 1) zoning district to exceed 800 square feet at ground level. The second is to allow the total area of all accessory buildings at ground level to exceed 1,000 square feet (note: for the subject parcel there will be only one accessory building on the site). The third is to allow the construction of an accessory building on a lakefront parcel. This proposal is subject to the standards for Conditional Uses [MGO §28.183] and Lakefront Development [MGO §28.138].

Conditional Use Standards

The Planning Division believes that the standards for Conditional Uses can be found met. The new garage is believed to be compatible with the varied development pattern along this stretch of Woodward Drive as the adjacent six houses to the west of the subject property all have detached two- to three-car garages located between the main residence and the street. This proposal is consistent with the [Comprehensive Plan's \(2006\)](#) recommendation for low-density residential land use. The subject property is also within the planning area for the [Northport-Warner Park-Sherman Neighborhood Plan \(2009\)](#), adopted to guide redevelopment activities in the neighborhood. While the neighborhood plan does not contain specific recommendations for lakefront residential areas, it does encourage that existing, owner-occupied, single-family housing be preserved and well-kept.

Lakefront Development Standards

The lakefront development standards were established to further the maintenance of safe and healthful conditions by preserving and enhancing water quality, habitats, viewsheds, and other environmental and aesthetic qualities of lakes. This section includes additional regulations including limitations on the clearing of shoreline vegetation, requirements for public sewer, environmental protections, and additional lot coverage standards. This section also includes the methodology to establish the building setback from the lake. Staff notes that while a small portion of the property adjacent to the lake appears to be located in the flood storage district, because there is no construction or changes proposed anywhere near the sensitive 35 feet of land adjacent to the lake's edge, staff believe the lakefront development standards are met.

At the time of report writing, staff was not aware of concerns regarding this proposal.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find that the standards for conditional uses and lakefront development are met and **approve** the conditional use requests to construct an accessory building in the SR-C1 zoning district to exceed 1,000 square feet on a lakefront property at 1005 Woodward Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division (Contact Chris Wells, (608) 261-9135)

1. Burial Sites Preservation (§ 157.70):

(2r) Site Disturbance Prohibited. Except as provided under subs (4) and (5) and State Statute 157.111 and 157.112, no person may intentionally cause or permit the disturbance of a burial site or catalogued land contiguous to a catalogued burial site.

(3) Report of Disturbed Burial Sites. (a) Except as provided under s. 979.01, a person shall immediately notify the Wisconsin Historical Society (608-264-6502) if the person knows or has reasonable grounds to believe that a burial site or the catalogued land contiguous to a catalogued burial site is being disturbed or may be disturbed contrary to the requirements of subs. (4) and (5).

Many lakefront properties are associated with locations of Native American effigy mounds and archeological sites. This site is known to be associated with archeological and historic resources. The Burial Sites Preservation statute requires that the property owner contact the Wisconsin Historical Society to discuss the location of the proposed project and any possible disturbance of an archaeological or historic resource before the work commences. During the construction work, if a burial site disturbance occurs, the work shall stop immediately until the Wisconsin Historical Society is able to assess the site.

Engineering Division (Main Office) (Contact Timothy Troester, (608) 267-1995)

The agency reviewed this request and has recommended no conditions or approval.

Engineering Division (Mapping) (Contact Jeffrey Quamme, (608) 266-4097)

2. The site plan shall show and label the 10' wide sanitary sewer easement that exists south of the house per Document No. 913594.
3. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
4. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Traffic Engineering (Contact Eric Halvorson, (608) 266-6527)

The agency reviewed this request and has recommended no conditions or approval.

Zoning Division (Contact Jenny Kirchgatter, (608) 266-4429)

5. Provide a calculation for lot coverage with the final submittal. The lot coverage maximum is 50%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
6. Show the height of the proposed accessory building on the elevations. The maximum height is fifteen (15) feet. Height is measured from the average elevation of the approved grade at the front of the building to the midpoint of the ridge of the gable roof. The average height shall be calculated by using the highest ridge and its attendant eave. The eave point used shall be where the roof line crosses the side wall.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

The agency reviewed this request and has recommended no conditions or approval.

Parks/Forestry Review (Contact Janet Schmidt, (608) 261-9688)

The agency reviewed this request and has recommended no conditions or approval.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

The agency reviewed this request and has recommended no conditions or approval.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

The agency reviewed this request and has recommended no conditions or approval.