



Report to the Plan Commission

July 25, 2011

Legistar I.D. #23332

1634 Sherman Avenue

Conditional Use (Additions to Waterfront Residence)

Report Prepared By:

Kevin Firchow, AICP

Planning Division

Requested Action: Approval to construct additions to an existing residence on a waterfront parcel.

Applicable Regulations & Standards: 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.

Summary Recommendation: Subject to input at the public hearing, the Planning Division recommends that the Plan Commission finds the project meets the applicable waterfront and conditional use standards and **approve** the proposed request for additions to an existing residence on a waterfront lot at 1634 Sherman Avenue, subject to the conditions recommended by reviewing agencies.

Background Information

Applicant / Owner / Contact: Rich and Beth Lepping, 1634 Sherman Avenue; Madison, WI 53704

Proposal: The applicant proposes to remove an existing carport and construct new additions including a new attached garage.

Parcel Location: The parcel is an approximately 9,350 square foot waterfront parcel located along Sherman Avenue, north of Tenney Park and south of Sherman Avenue's intersection with Sherman Terrace. This parcel is located within Aldermanic District 2 and the Madison Metropolitan School District.

Existing Conditions: This lot includes a two-story 2,251 square foot residence, built in 1936.

Surrounding Land Use and Zoning: This site is primarily surrounded by single-family homes zoned R4 (General Residence District). A four-unit apartment building, also zoned R4, is located immediately to the south. A 221-unit multi-building condominium complex, zoned R5 (General Residence District) is located across Sherman Avenue from the subject property.

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

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor. A portion of the property nearest to the lake is in the flood fringe. The proposed additions would not be constructed within this area.

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

Zoning Summary: The property is zoned R4 (General Residence District)

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq.ft.	9,350 sq.ft
Lot width	50'	60'
Usable open space	500 sq. ft.	Adequate
Front yard	25'	23'2" *
Side yards	LS - 6'-4 1/2" (including 4 1/2" D.P.); RS - 6'	RS - Existing, LS 6' *
Lake Setback Average	Average 5 lots each side	Proposed construction exceeds average.
Building height	2 stories/35'	2 story, less than 35'
Number parking stalls	1	2
Landscaping	Yes	Landscape within 35' of the lake not changing

Table Prepared by Matt Tucker, Zoning Administrator

* At its April 14, 2011 meeting, the City of Madison Zoning Board of Appeals approved a front and side yard variance to construct the attached garage portion of the project. On May 26, 2011 approved a 2'3" side yard variance to construct the second story of the project.

Analysis, Evaluation, & Conclusion

The applicant requests conditional use approval to construct additions to a residence on a waterfront parcel. This request is subject to the conditional use and waterfront development standards of the Zoning Ordinance.

Prior to submitting this request, the applicant received front and side-yard variances for a portion of the street-side addition. As noted above, these approvals were granted by the Zoning Board of Appeals in April and May of 2011. The proposed additions do not encroach into the waterfront setback.

The existing residence was built in 1936, according to City Assessor records. This two-story home is currently 2,251 square feet in area and includes two (2) bedrooms, two (2) full bathrooms, and one (1) half bathroom. The property now includes an attached carport on the front of the home.

The proposed renovations would add approximately 767 gross square feet of floor area to the house. The carport would be replaced with a new two-story addition featuring the attached two car garage. A third bedroom is proposed above the garage with new basement space proposed beneath grade. A smaller lake-side addition will allow for the expansion of the master bedroom. Upper floor renovations also include the expansion of a closet and master bathroom.

The proposed garage projects nine (9) feet in front of the main façade of the house. As a comparison, the existing carport is set slightly closer to the street. Staff note that many of the lakeside homes north of Tenney Park have similar projecting garages, many of them larger than what is proposed on this house. Staff note that at 399 square feet, the proposed garage is relatively modest in size and includes a decorative garage door to enhance its appearance.

The second story addition matches the height of the existing structure, adding most of the new building mass along the southern side of the home. It appears that the north and south elevation labels have been reversed. (Staff recommend this label be corrected on the plans submitted for final sign-off.) The exterior materials will match the existing wood and stone siding. No changes are proposed to site landscaping.

The Comprehensive Plan recommends low density residential development for this property and the surrounding area. This proposal is consistent with that recommendation.

Staff believes the applicable standards are met and recommend approval subject to the recommended conditions. Staff believe the resulting home would be consistent with the established development pattern and neighborhood character. At the time of report writing, staff was not aware of any objections to this proposal. Letters of support from surrounding neighbors are included in the Plan Commission materials.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

Subject to input at the public hearing, the Planning Division recommends that the Plan Commission finds the project meets the applicable waterfront and conditional use standards and **approve** the proposed request for additions to a single-family residence on a waterfront lot at 1634 Sherman Avenue, subject to the conditions recommended by the Planning Division and other reviewing agencies.

1. That the applicant corrects the labeling on the north and south elevations, which appear to be reversed in this plan set.

The following conditions have been submitted by reviewing agencies:

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

2. The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)

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

This agency submitted a report with no recommended conditions of approval.

Zoning Administrator (Contact Matt Tucker, 266-4569)

3. The submitted plans do not include a vegetation inventory of trees and shrubs, however, it does not appear that of vegetation within the waterfront area will be removed.
4. 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.
5. The driveways on the subject property are not in compliance with zoning requirements. A single driveway is allowed, no wider than 22' at the Right-of-Way line, and excess pavement must be removed or modified to prevent vehicle encroachment or use as parking. (NOTE: revised site plan submitted 7/12/11 satisfies this comment)

Fire Department (Contact Scott Strassburg, 261-9843)

6. Note: A residential fire sprinkler system may be installed in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

Water Utility (Contact Dennis Cawley, 261-9243)

7. 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.

Parks Division (Contact Tom Maglio, 266-6518)

This agency did not submit a response to this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.