

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
September 30, 2005

**CONDITIONAL USE APPLICATION:**

1. Requested Action: Approval to convert a former single-unit, six-bedroom residence into two 2-bedroom units located at 451 West Washington Avenue.
2. Applicable Regulations: Section 28.08(7)(b)1 allows one and two-family dwellings as permitted uses in the R6 zoning district. However, Section 28.08(5)(c)5 requires that the division of or addition to any single-family, two-family or multiple-family dwelling which results in the creation of additional dwelling units must obtain a conditional use permit.
3. Report Drafted By: Peter Olson, Planner II.

**GENERAL INFORMATION:**

1. Applicant: Dan Kohls, 5900 Monona Drive, Suite 300, Madison, WI 53716.
2. Status of Applicant: Property owner.
3. Development Schedule: According to the applicant, the work to convert this building from a single-unit to a two-unit dwelling was completed some years ago. The subject property is being sold and the applicant wishes to obtain formal approval for the conversion work.
4. Parcel Location: Southeast side of West Washington Avenue just northeast of the intersection with South Bassett Street, Aldermanic District 4, Madison Metropolitan School District.
5. Parcel Size: 2,805 square feet (0.064 acres).
6. Existing Zoning: R6 General Residence District.
7. Existing Land Use: This structure was formerly a single-unit dwelling with six bedrooms. This property was converted some years ago into two 2-bedroom units.
8. Proposed Use: The applicant wishes to obtain formal Plan Commission approval of the previous two-unit conversion prior to the sale of this property.
9. Surrounding Land Use and Zoning: This property is located in the Bassett-Mifflin Residential Neighborhood which is zoned primarily R6, C1 and PUD(SIP).
10. Adopted Land Use Plan: RMH-M Medium to High Density Residential, Multi-Unit District (26-40 dwelling units per acre). This property is also located within the Bassett Residential District as identified in the Bassett Neighborhood Master Plan. The Bassett

Residential District also recommends a density range of 26-40 dwelling units per acre for this residential area.

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

#### **PUBLIC UTILITIES AND SERVICES:**

This property is served by a full range of urban services.

#### **STANDARDS FOR REVIEW:**

This application is subject to the conditional use standards.

#### **ANALYSIS, EVALUATION AND CONCLUSION:**

According to the information submitted by the applicant, this former single-unit dwelling containing a total of six bedrooms was converted into two 2-bedroom units at some time in the past without approval by the Plan Commission. In the R6 zoning district, one and two-family homes are listed as permitted uses. However, Section 28.08(5)(c)5 states that the division of or addition to any single-family, two-family or multi-family dwelling which results in the creation of additional dwelling units must obtain a conditional use permit. Therefore, the Plan Commission must approve the conversion of a single-unit dwelling into a two-unit dwelling. The applicant originally purchased the subject property in August 1997. It is not clear to Planning Unit staff if the applicant participated in the non-approved conversion of this property. The applicant wishes to sell this building to a new purchaser and now wishes to ensure that the appropriate approvals have been obtained.

Both the adopted Land Use Plan for the City of Madison and the Bassett Neighborhood Master Plan recommend multiple family land uses at a density range of 26-40 dwelling units per acre for this area. The conversion of this building into two dwelling units will result in a residential density of 31.06 dwelling units per acre for this property, which is within the recommended density range. The prior arrangement of this building as a single-unit, 6-bedroom building would have made it difficult to rent to its potential maximum occupancy since City ordinances only allow five unrelated persons to occupy any dwelling unit. The use of the subject property as two, 2-bedroom dwelling units may in fact somewhat reduce the theoretical maximum occupancy in total persons for this building. Staff have no objection to the approval of establishing two 2-bedroom dwelling units within this existing building.

The existing structure occupies most of the underlying parcel. A common driveway exists between the subject property and the adjacent residential building to the northeast. Space for two parking stalls exists in the rear yard area. No changes to the exterior of the existing building or to the existing site are anticipated or required for the approval of this conditional use permit.

#### **RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and approve the previous conversion of a former single-unit, 6-bedroom residential building into two 2-bedroom units subject to input at the public hearing and reviewing agency comments.



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## Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608/266-4761  
TTY 608/267-9623  
FAX 608/267-1158

September 29, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **451 West Washington Avenue – Conditional Use – Three - 2 Bedroom Unit Apartments**

The City Traffic 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. None
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### GENERAL OR STANDARD REVIEW COMMENTS

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

2. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Don Kohls

Fax: 608-221-8003

Email:

DCD:DJM:dm



Department of Public Works  
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
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Madison, Wisconsin 53703  
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608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dalley, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: September 29, 2005  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer *[Signature]*  
SUBJECT: 451 West Washington Avenue 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: NONE

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**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** October 5, 2005

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 451 W. Washington Ave.

**Present Zoning District:** R-6

**Proposed Use:** Convert a 6 bedroom single family house into two 2-bedroom units

**Conditional Use:** 28.08(5)(c)5 The creation of an additional dwelling unit is a conditional use.

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). NONE.

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet applicable building codes.
2. Obtain a Certificate of Occupancy for the conversion to two units, once approved.
3. Parking areas shall be paved, unless "central area back yard parking standards" can be met. See zoning staff for this criteria.

**ZONING CRITERIA**

Bulk Requirements	Required	Proposed
Lot Area	2,600 sq. ft. 2 (2-bdrm units)	2,805 sq. ft.
Lot width	50'	33' (existing lot)
Usable open space	640 sq. ft.	existing nonc. (prev use. 960 sf)
Front yard	20'	5.3' existing
Side yards	7' each side	1' & 1.8' (per ZBA)
Rear yard	30'	existing nonc.
Floor area ratio	2.0	less than 1.0
Building height	--	2 stories

Site Design	Required	Proposed
Number parking stalls	0 (Central business district)	(3)

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Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

With the above conditions, the proposed project does comply with all of the above requirements.