

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
September 29, 2005

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to construct a second story addition to a single-family house on a waterfront zoning lot located at 2400 Waunona Way.
2. Applicable Regulations: Section 28.04 requires that additions to existing principal buildings on waterfront lots obtain a conditional use permit. Section 28.04(19) outlines the waterfront development standards.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: Molly and Chris Nicaise, 2400 Waunona Way, Madison, WI 53704; Bob Buri, Buri Design Studio, architect.
2. Status of Applicant: Owners and architect.
3. Development Schedule: The applicant wishes to proceed with this addition as soon as all necessary land use approvals have been obtained.
4. Parcel Location: On the south shore of Lake Monona on Waunona Way at Fayette Avenue, Madison Metropolitan School District, 14th Aldermanic District.
5. Parcel Size: 13,000 square feet.
6. Existing Zoning: R1 Single-Family Residence District.
7. Existing Land Use: Single-family house.
8. Proposed Use: Expansion of single-family house.
9. Surrounding Land Use and Zoning: This site is surrounded by single-family dwellings along Waunona Way and Fayette Avenue zoned R1.
10. Adopted Land Use Plan: The adopted land use plan recommends this property for low density residential, single-family units.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor. This property is on the south shoreline of Lake Monona.

PUBLIC UTILITIES AND SERVICES:

This property is served with the full range of urban services.

STANDARDS FOR REVIEW:

This project is subject to the conditional use and waterfront development standards in Chapter 28 of the Zoning Code.

ANALYSIS, EVALUATION AND CONCLUSION:

It is the property owners' intent to add a second story to their existing 2,368 square foot single-family house. The house has a flat roof and an exposed basement to the rear. The proposed second story addition would add approximately 936 square feet to this dwelling. The house footprint will remain much the same, with only a 12.5' x 7.5' stairwell addition being added to provide access to the second story. No changes to the footprint are proposed that would extend the dwelling closer to the lakeshore, and there are no changes to the site on the lake side of the existing house. It appears from the landscape plan/site plan provided that all of the existing vegetation on this site, as well as the existing detached garage, will remain unchanged.

The City Zoning Administrator has determined that all of the provisions of the R2 Residence District have been met.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve this application subject to the input at the public hearing and reviewing agency comments.

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Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
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Deputy City Engineer

Robert F. Phillips, P.E.

Principal Engineers

Michael R. Dailey, P.E.
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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
SUBJECT: 2400 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. Existing deck encroaches into the public sanitary sewer easement. Prior to approval, encroachment must be rectified with the City Engineer.

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: September 29, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 2400 Waunona Way

Present Zoning District: R-1

Proposed Use: Second floor addition to a single family home

Conditional Use: 28.04(19) Waterfront development in excess of 500 sq. ft. of floor area 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).

GENERAL OR STANDARD REVIEW COMMENTS

1. The flood plain shall be delineated on the final site plan. The structure shall not be located in a flood plain area.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	12,996 sq. ft.
Lot width	65'	60' existing lot
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	adequate
Side yards	7' each side	5' & 10' (var. app. 8/25/05)
Lake setback average	57.74'	48.65' (var. app. 8/25/05)
Building height	2 stories/35'	2 stories

Site Design	Required	Proposed
Number parking stalls	1	2

Other Critical Zoning Items	
Flood plain	Yes
Utility easements	Yes
Water front development	Yes

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



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: 9/26/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **2400 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:

1. None.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt