

**PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
of August 6, 2007**

RE: I.D. #07050, Conditional Use – 2912 Waunona Way (Revised Proposal)

1. Requested Action: Approval of an alteration to a site plan for a new single-family home and detached garage on a waterfront lot at 2912 Waunona Way.
2. Applicable Regulations: Section 28.04 (19) provides the standards for waterfront development; Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Kevin Firchow, AICP, Planner

GENERAL INFORMATION:

1. Applicant & Property Owner: Bruce Zauft; 6025 Monona Drive; Madison.
Agent: Bob Bouril, Bouril Design Studio; 6602 Grand Teton Plaza; Madison
2. Development Schedule: The applicant wishes to begin demolition this summer, with construction of the proposed house to last approximately ten months.
3. Parcel Location: An approximately 0.85-acre parcel located at 2912 Waunona Way between Ethelwyn Road and Greenleaf Drive; Aldermanic District 14; Madison Metropolitan School District.
4. Existing Conditions: The site is developed with an existing single-family residence, zoned R-1 (Single-Family Residence District).
5. Proposed Use: A new single-family residence.
6. Surrounding Land Use and Zoning: The subject site is located on the southern shore of Lake Monona and is generally surrounded by other single-family residences in R-1 (Single-Family Residence District) zoning.
7. Adopted Land Use Plan: The Comprehensive Plan identifies this area for low-density residential uses.
8. Environmental Corridor Status: Most of this property is not located within a mapped environmental corridor with the exception of the northern edge of the site, which is identified with other nearby properties for shorelands, wetlands and slopes greater than 12% down to the lake.
9. Public Utilities & Services: This property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the waterfront development standards of Section 28.04 (19) and the conditional use standards of Section 28.12 (11).

ANALYSIS, EVALUATION AND CONCLUSION:

On May 1, 2006, the Plan Commission approved a demolition permit/conditional use application to demolish the house on this site and build a new single-family house. The Plan Commission reviewed and approved revised plans for the same property on February 19, 2007. Demolition permits for the existing structures were issued June 2007. No building permits have been issued and new construction has not begun. The current application is a request to approve an alteration to the most recently approved site plans.

The applicants request to alter this site plan to move the approved house eight (8) feet to the north toward the lake and to move the detached garage ten (10) feet to the south toward Waunona Way. The primary reason for the move is to keep the structures a minimum safe distance from two existing trees. The trees in question include a tamarack and white pine, each over 90 feet tall and both estimated to be over 100 years in age. The applicants have been advised by their landscaper/arborist that the newly proposed building locations are the minimum safe distances from the trees. The applicants' preferred option is to move the homes and retain these trees.

If approved, the new location of the home and garage would continue to comply with the required lakeside setback of 78 feet 6 inches. All applicable front and side yard setbacks would continue to be exceeded.

Approval of the revised plans is subject to two sets of standards- the waterfront development standards of Section 28.04 (19) and the conditional use standards of Section 28.12 (11). The Planning Division finds the proposed residence at 2912 Waunona Way meets all applicable zoning standards for building bulk and setbacks. Additionally, staff believe that the amended proposal can meet the standards pertaining to waterfront development contained in Section 28.04 (19). The other remaining review standards are the conditional use standards contained in 28.12 (11). In previous reviews, the Planning Division has found that these standards could be met.

Comments on Additional Submittal

The applicant has submitted copies of supporting documentation requested at the July 23 Plan Commission meeting. The supporting documentation includes photos depicting "view sheds" and plans showing the difference between the previously approved plans as well as the proposed amendment. Based on information submitted, there will be some additional side views lost from the adjacent parcel to the east.

RECOMMENDATION

Subject to input at the public hearing, the Planning Division believes that Plan Commission can find that the revised project meets all applicable waterfront and conditional use standards and **approve** the proposed alterations to the site plan subject to the condition stated below. If the Plan Commission finds that conditional use standards cannot be met, it should indicate the factors which it has considered and its findings in reaching this conclusion.

1. Comments from reviewing agencies, including all applicable comments in the previous letter of approval dated February 20, 2007.

Firchow, Kevin

From: Bruce Zauft [bruce@organizedspaces.biz]
Sent: Wednesday, August 01, 2007 1:43 PM
To: Firchow, Kevin
Subject: July 31.doc

July 31, 2007

Karen & Bruce Zauft
2912 Waunona Way
Madison, WI?? 53713
Cell 576-6035
W 221-7887
H 221-0777

City of Madison Planning,

We have a second opinion on the trees we hope to save.? Bill Haessig from H&H Arborists, 274-7001 agrees with Lori Rogers of Arbor Scapes C628-5153.? They explain that White Pines do not have tap roots but rather wide shallow roots.? The more roots damaged or cut, the greater the chance of the tree falling over and or eventually dieing.? We were never concerned with the proximity to the lake.? We did not plan to have any lateral views.? However you can see by the site plans what a benefit moving the house just 8' would have, not only to one but two 100 year old White Pines.? The garage foundation moves away from the tree to the left and the driveway moves away from the tree to the right.? Even the process of digging down to put in the driveway base will damage tree roots.?

We are aware of our neighbor to the east having concerns of lateral view and loss of breeze.? Will the 8' movement reduce their lateral view slightly? Yes.? Will it affect there view of Lake Monona, Monona terrace and the city skyline? No.? Will it lower the value of their home?? I don't think so.? Will it limit their breeze?? With our 18'plus set back and their 7' set back there is over 25' between us.? I don't see how there will not be a breeze.?

Our neighbor to the east Lynn Beyler said she plans to have legal council present at the meeting.? All I can say to their attorney is that we are well within all the legal set backs.

Thank you for taking the time to review our request.? We plan to be at the meeting with our builder Mark Stewart and look forward to answering any questions you may have.

Sincerely,

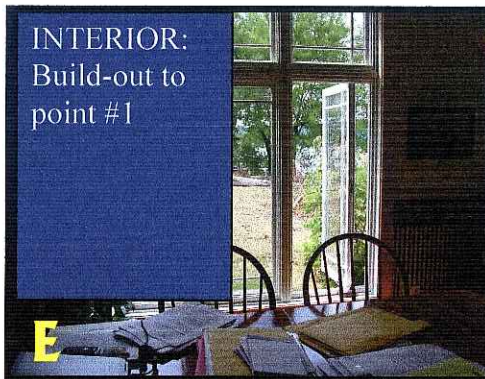
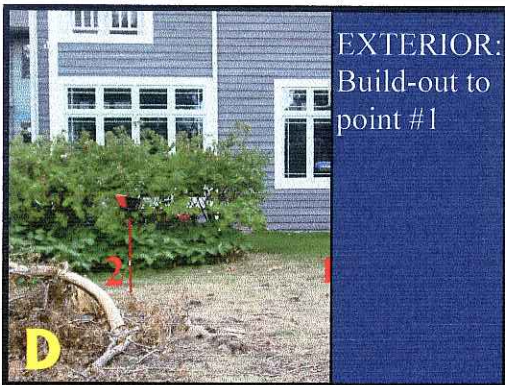
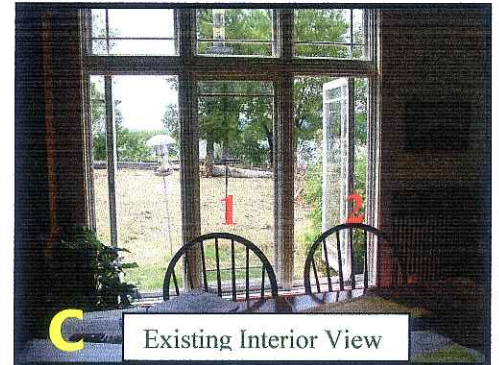
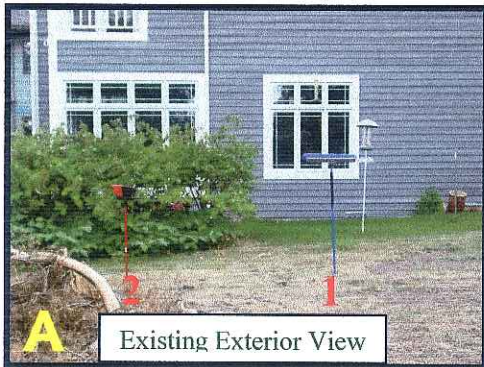
Karen & Bruce Zauft

STEVE TADEVICH APPRAISAL SERVICE

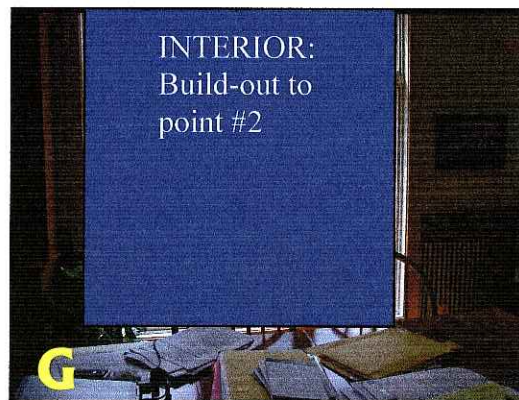
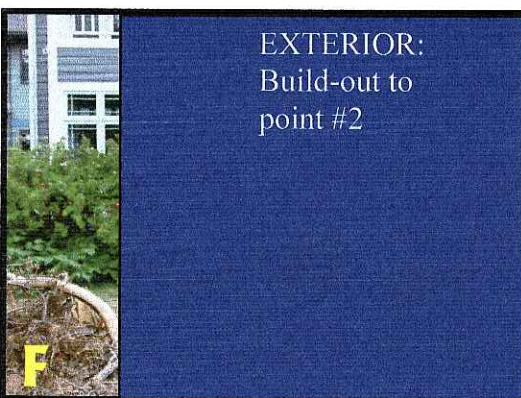
40 years of real estate experience

2775 Osmundsen Road Fitchburg, WI 53711 off. (608)271-6763 - fax (608)273-1697

BEYLER RESIDENCE



Building to Point #1:
-Blocks > 50% light
-Stops > 50% air flow
-Deletes > 50% view



Building to Point #2:
-Blocks > 99% light
-Stops > 99% air flow
-Deletes > 99% view

Physical/Functional depreciation dollar value amount affecting the subject is a judgment call. (-)(\$75,000 to \$275,000)

Summary of professional experience.

1. Landscape Architect degree from the University of Wisconsin, Madison.
2. Designed and built over 100 homes in the Madison area.
3. Previous owner of two Century 21 Real Estate companies and Realtor since 1970.
4. Teach a 40 hour continuing education class for home inspectors approved by the State of Wisconsin.
5. State licensed real estate appraiser doing appraisals full time for the last 28 years for many of the area lenders.