



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 1800 Waunona Way (District 14 – Ald. Carter)  
**Application Type:** Conditional Use  
**Legistar File ID #** [40397](#)  
**Prepared By:** Kevin Firchow, AICP, Planning Division  
**Reviewed By:** Jay Wendt, Principal Planner  
Report Includes Comments from other City Agencies, as noted

## Summary

**Applicant | Contact | Owner:** Neil and D’ann Halleen; 1800 Waunona Way; Madison, WI 53713

**Requested Action:** The applicant requests conditional use approval to construct an accessory building on a lakefront lot.

**Proposal Summary:** The applicant proposes to remove an existing boathouse and construct a new boathouse.

**Applicable Regulations & Standards:** Section 28.138(2)(a) of the Zoning Code states that any accessory building on a zoning lot fronting Lake Monona requires conditional use approval. This proposal is subject to the review standards for Lakefront Development [Section 28.138] and Conditional Uses [Section 28.183].

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the standards for lakefront development and conditional uses are met and **approve** the conditional use to construct an accessory building on a lakefront lot at 1800 Waunona Way. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

## Background Information

**Parcel Location:** The subject lot is 21,201 square feet in area, located on Waunona Way east of its intersection with Hoboken Road. The site is within Aldermanic District 14 (Ald. Carter) and within the limits of the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site includes an existing single-family home and boathouse.

### Surrounding Land Use and Zoning:

North: Lake Monona;

South: Single-family residences zoned TR-C1 (Traditional Residential - Consistent 1 District);

East: Single-family residences, zoned TR-C1; and

West: Single-family residences, zoned TR-C1.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends low density residential development for the subject site and surrounding properties.

**Zoning Summary:** The property is zoned TR-C1 (Traditional Residential-Consistent 1).

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	21,669 sq. ft.
Lot Width	50'	98.99'
Front Yard Setback	20'	Adequate
Max. Front Yard Setback	30' or up to 20% greater than block average	Adequate
Side Yard Setback- Accessory Building	3'	12.7' (east)
Lakefront Setback	3'	0.8'
Usable Open Space	1,000 sq. ft.	Adequate
Maximum Lot Coverage	50%	Less than 50%
Maximum Building Height- Accessory Building	15'	10'8"
Number Parking Stalls	1 (location only)	Existing attached garage
Landscaping	No	No
<b>Other Critical Zoning Items</b>	Floodplain, Utility Easements, Wetlands	

*Table Prepared By Jenny Kirchgatter, Assistant Zoning Administrator*

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor, though a small portion of the property adjacent to the lake is within the flood fringe and flood storage districts.

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

## Project Description, Analysis, and Conclusion

The applicant requests approval of a conditional use to build a new accessory structure on a lakefront lot. This request is subject to the approval standards for Lakefront Development and Conditional Uses.

The proposed accessory structure is a 574 square foot boathouse, proposed to replace an existing, smaller boathouse with an area of approximately 400 square feet. Building plans show the proposed structure has a height of 10 feet, 8 inches. The building would be clad in horizontal siding. The applicant indicates this will either be vinyl or fiber cement. A wooden deck with a roof canopy is proposed adjacent to the structure. Including the steps, the deck has an area of 252 square feet.

The Planning Division believes that the approval standards for Lakefront Development and Conditional Uses can be met with the recommended conditions. In regards to the Lakefront Standards for vegetation and removal, follow up correspondence provided by the applicant indicates that one existing juniper near the proposed structure will be trimmed back, but is not anticipated to be removed. Other smaller shrubs near the existing boathouse will be removed. None of the existing trees, identified by the applicant as three (3) oaks, three (3) ash, and two (2) maples would be removed. This information should be specified on the plans submitted for final staff review and approval.

To comply with Zoning regulations, the proposed structure must be shifted three feet further back from the ordinary high water mark. The Planning Division also requests that the site plan accurately depicts the deck location, as depicted on other plan sheets. Finally, the site plan should also clarify existing and proposed grades.

At the time of report writing, one neighbor had contacted staff with questions on the proposal, but no formal correspondence on this proposal had been provided.

## Recommendation

### Planning Division Recommendation (Contact Kevin Firchow, 608-267-1150)

The Planning Division recommends that the Plan Commission find that the standards for lakefront development and conditional uses are met and **approve** the conditional use to construct an accessory building on a lakefront lot at 1800 Waunona Way. 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 Kevin Firchow, 608-267-1150)

1. That the final site plan submitted for staff review and approval depict vegetation within 35 feet of the shoreline and that this plan clearly identifies and vegetation to be removed, consistent with the information provided by the applicant.
2. That the final site plan submitted for staff review and approval accurately depicts the boathouse, deck and other improvements consistent with the details shown on other sheets.
3. That the final site plan submitted for staff review and approval accurately depicts existing and proposed grading information at and surrounding the building site and that the finished grade elevations be labeled at all building corners for staff approval.

#### City Engineering Division (Contact Tim Troester, 608-267-1995)

4. Applicant shall revise plan to show City sanitary sewer location on plan as well as the City's sanitary sewer easement (DOC. 0861669). If sanitary sewer is not located within the existing sanitary sewer easement, the applicant shall dedicate a 15' sanitary sewer easement with the City sewer centered in the easement. See related comment from Engineering Mapping on the process of dedicating this easement.
5. Applicant shall show the regulatory floodplain elevation on the site plan of 847.7

#### City Engineering Division - Mapping (Contact Jeff Quamme, 608-266-4097)

6. The manhole located along the east side of the lot indicates that the sewer is not within the recorded easement per Doc No. 861699. Applicant shall have the surveyor show the location of the sanitary sewer through the lot. If the sewer is not adequately within the easement, a new easement shall be provided. A consent to occupy easement will also be required for the improvements that lie within the final easement area. If a new easement is determined necessary, a City of Madison Real Estate project will be required to create the easement document, obtain required approval(s) and record with the Register of Deeds. Coordinate with and provide legal descriptions and map exhibits to Jeff Quamme at [jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com) or 1600 Emil Street, Madison, WI 53703 (Ph. 608-266-4097).

7. Per the Wisconsin DNR, the ordinary High Water Mark for Lake Monona is 845.82. The site plan by Williamson Surveying shall be updated accordingly.

**Traffic Engineering Division** (Contact Eric Halvorson, 608-266-6572)

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

**Zoning Administrator** (Contact Jenny Kirchgatter, 608-266-4429)

8. The boathouse must be setback a minimum of three (3) feet from the ordinary high water mark. Revise the site plan to show that the boathouse is setback a minimum of 3 feet from the ordinary high water mark.

9. Show the designated flood plain area on the site plan. Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered profession engineer or architect per Section 28.121(12).

10. Provide a complete inventory of shoreline vegetation in any area proposed for building, filling, grading or excavating. In addition, the development plan shall indicate those trees and shrubbery which will be removed as a result of the proposed development. The cutting of trees and shrubbery shall be limited in the strip thirty-five (35) feet inland from the normal waterline. On any zoning lot not more than thirty percent (30%) of the frontage shall be cleared of trees and shrubbery.

11. Provide lot coverage information for the area within thirty-five (35) feet of the Ordinary High Water Mark (OHWM). Lot coverage within thirty-five (35) feet of the OHWM shall not exceed twenty percent (20%). Public paths within this area shall not be included in the lot coverage limit.

12. Submit an erosion control plan with the final plan submittal. Filling, grading and excavation of the zoning lot may be permitted only where protection against erosion, sedimentation and impairment of fish and aquatic life has been assured.

13. Note: Boathouses shall not be constructed for human habitation.

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

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

**Parks Division** (Contact Janet Schmidt, 608-261-9688)

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

**Water Utility** (Contact Dennis Cawley, 608-261-9243)

14. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

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

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