



PREPARED FOR THE PLAN COMMISSION

Project Address: 725 Jenifer Street (District 6 – Ald. Rummel)
Application Type: Conditional Use
Legistar File ID # [63785](#)
Prepared By: Sydney Prusak, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant, Contact, &

Property Owner: Julia Steege-Reimann; 725 Jenifer Street; Madison, WI 53703

Requested Action: The applicant requests approval of a conditional use to construct an accessory building on a lakefront property in the Traditional Residential – Varied 2 (TR-V2) Zoning District at 725 Jenifer Street.

Proposal Summary: The applicant proposes a 48-square-foot sauna (accessory building). No changes to the existing structures are proposed with this development.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MGO §28.183] and Lakefront Development [MGO §28.138]. MGO §28.138(2)(a) states that any accessory building on zoning lots abutting Lake Monona and associated bays shall require conditional use approval. Furthermore, this project required a Certificate of Appropriateness in the Third Lake Ridge Historic District (HIS-TL) from the Landmarks Commission [MGO §41.18].

Review Required By: Plan Commission. The City’s Preservation Planner administratively approved this request on behalf of the Landmarks Commission in compliance with the Designee Review process established in the Landmarks Commission Policy Manual.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for conditional uses and lakefront development are met and **approve** the conditional use request to construct an accessory building on a lakefront property in the Traditional Residential – Varied 2 (TR-V2) Zoning District at 725 Jenifer Street. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 7,900 square-foot (approximately 0.18-acre) subject property is located on the south side of Waunona Way, east of the intersection with Williamson Street. The site is within Aldermanic District 6 (Ald. Rummel), as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes two residential buildings. Located at the front of the site is 723 Williamson Street, a two-story, five-unit building originally constructed in 1890. Located at the rear of the site, adjacent to Lake Monona, is 725 Williamson Street, a one and one-half story residence originally constructed in 1880. The residence contains three bedrooms and two bathrooms.

Surrounding Land Use and Zoning:

North: Kerr-McGee Triangle Park, zoned Traditional Residential – Varied 1 (TR-V1) and Third Lake Ridge Historic District (HIS-TL);

East: A variety of small multi-unit residences, zoned TR-V1, TR-V2, and HIS-TL.

South: Lake Monona; and

West: A single-family residence, zoned TR-V1 and HIS-TL, with a one-story commercial building (Elk’s Lodge), zoned Traditional Shopping Street (TSS) and HIS-TL beyond.

Adopted Land Use Plan: The [Comprehensive Plan \(2018\)](#) recommends Low-Medium Residential (LMR) uses for the subject site. The [Williamson Street BUILD Plan \(2004\)](#) does not include the subject site in a new construction zone, but does state that accessory buildings shall be compatible with the design of the existing building on the zoning lot, shall not exceed 15 feet in height and shall be as unobtrusive as possible. Furthermore, accessory buildings shall be located in the rear yard wherever possible. Siding may either match the siding on the building or be narrow-gauge clapboard, vertical board-and-batten or a high quality smooth stucco or stucco-like material. The roof shape shall have a pitch and style similar to the roof shape of the building. The rood material shall match as closely as possible or compliment the material on the main building. Lastly, the [Marquette-Schenk-Atwood Neighborhood Plan \(1994\)](#) does not include the subject site in a target study area.

Zoning Summary: The property is zoned TR-V2 (Traditional Residential-Varied 2) and Third Lake Ridge Historic District (HIS-TL).

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	7,900 sq. ft.
Lot Width	30’	40’
Front Yard Setback	20’	175’
Side Yard Setback	3’ (accessory building)	3’, 24’
Lakefront Yard Setback	3’ (accessory building)	30’
Usable Open Space	500 sq. ft./dwelling unit: 2,500 sq. ft.	3,000 sq. ft.
Maximum Lot Coverage	70%	52%
Maximum Building Height	15’ (accessory building)	8’

Other Critical Zoning Items	Historic District; Floodplain; Utility Easements
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Tables Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The property is not located in an environmental corridor, however a portion of the property adjacent to the lake is located within a Flood Risk Area and a Flood Storage District.

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

Project Description, Analysis, and Conclusion

The applicant proposes a 48-square-foot sauna (accessory building on a lakefront parcel. The sauna will be six (6) by eight (8) feet and will be located between the 725 Jenifer Street residence and Lake Monona. According to the submitted materials, the wood structure will have a cylindrical shape, standing at a height of roughly eight (8) feet.

This proposal is subject to the standards for Conditional Uses [MGO §28.183] and Lakefront Development [MGO §28.138]. MGO §28.138(2)(a) states that any accessory building on zoning lots abutting Lake Monona and associated bays shall require conditional Use approval.

As the subject site is located within the Third Lake Ridge Local Historic District (HIS-TL), the accessory building required a Certificate of Appropriateness from the Landmarks Commission. Given the size of the structure and its location in the rear of the lot, the City's Preservation Planner administratively approved this request on behalf of the Landmarks Commission in compliance with the Designee Review process established in the Landmarks Commission Policy Manual. A copy of that approval is located in the legislative file linked [here](#).

Conditional Use Standards

In regards to the approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of MGO §28.183(6) are met. The Planning Division believes that the Conditional Use Approval Standards can be found met and provides further discussion on Standards #3 and #13. Staff advises the Plan Commission that in evaluating the conditional use standards, State law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

In regards to the adopted plan recommendations, the Planning Division believes that this proposal conforms to the Low Medium Density recommendations in the [Comprehensive Plan \(2018\)](#). The [Williamson Street BUILD Plan \(2004\)](#) includes detailed recommendations for accessory buildings in the planning area. The plan states that accessory buildings shall be compatible with the design of the existing building on the zoning lot, shall not exceed 15 feet in height, and shall be as unobtrusive as possible. Furthermore, accessory buildings shall be located in the rear yard wherever possible. Siding may either match the siding on the building or be narrow-gauge clapboard, vertical board-and-batten or a high quality smooth stucco or stucco-like material. The roof shape shall have a pitch and style similar to the roof shape of the building. The roof material shall match as closely as possible or compliment the material on the main building.

Staff notes that the proposed accessory building does not necessarily match the existing residences on site in terms of exterior materials and roof shape. However, the Planning Division believes that the accessory building is unobtrusive, given its location at the rear of the lot, the fact that it is below nine (8) feet in height, and that it is only 48 square-feet. Therefore, staff believes that the proposed accessory building generally conforms to the adopted plan recommendations.

Conditional Use Standard #3 states, "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner." The Planning Division believes that this standard can be found met. The City's Preservation Planner, on behalf of the Landmarks Commission, granted a Certificate of Appropriateness in the Third Lake Ridge Historic District for the proposed accessory building. Staff notes that 48-square-foot accessory structure will be located behind the existing residences and does not believe that the new structure will have significant visual impacts from Jenifer Street.

Lastly, Conditional Use Standard #13 states, "When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development." It is important to note that this standard relates to principal buildings. Given that no changes to the principal structure are proposed with this application, the Zoning Administrator determined that this standard does not apply. The Planning Division

recommends that the Plan Commission consider the other Conditional Use Standards when making their motion and subsequent action.

Lakefront Development Standards

The lakefront development standards were established to further the maintenance of safe and healthful conditions by preserving and enhancing water quality, habitats, viewsheds, and other environmental and aesthetic qualities of lakes. This section includes additional regulations including limitations on the clearing of shoreline vegetation, requirements for public sewer, environmental protections, and additional lot coverage standards. This section also includes the methodology to establish the building setback from the lake. Staff believes the lakefront development standards are met.

Public Input

At the time of report writing, staff did not receive any public comment regarding this proposal. The Marquette Neighborhood Association noted that the neighborhood committee declined to take up the proposal for comment.

Recommendation

Planning Division Recommendation (Contact Sydney Prusak, sprusak@cityofmadison.com)

The Planning Division recommends that the Plan Commission find that the standards for conditional uses and lakefront development are met and **approve** the conditional use request to construct an accessory building on a lakefront property in the Traditional Residential – Varied 2 (TR-V2) Zoning District at 725 Jenifer Street. 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

Engineering Division (Main Office) (Contact Brenda Stanley, (608) 267-1995)

1. The applicant shall show the regulatory FEMA floodplain on the plan set. Based on the dimensioning provided it appears the addition will be within the regulatory floodplain.

Zoning (Contact Jacob Moskowitz, (608) 266-4560)

2. Show the designated flood plain area on the site plan. Any construction within a flood plain shall meet floodproofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.121(12) of the Madison General Ordinances.