



Project Address: 906 West Shore Drive
Application Type: Conditional Use
Legistar File ID # [33453](#)
Prepared By: Kevin Firchow, AICP, Planning Division

Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Lee Gorud; 906 West Shore Drive; Madison, WI 53715

Contact: Lee Gorud; 906 West Shore Drive; Madison, WI 53715

Property Owner: Lee Gorud; 906 West Shore Drive; Madison, WI 53715

Requested Actions: The applicant requests conditional use approval to construct an accessory building exceeding 10 percent of the lot area.

Proposal Summary: The applicant proposes to replace an existing 200 square foot garage with a new garage that includes an upper level room and bathroom. The garage has a footprint of 573 square feet and a total area of 1,084 square feet. The proposed garage does not include an accessory dwelling unit.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [Section 28.183]

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to construct an accessory building exceeding 10 percent of the lot area at 906 West Shore Drive. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The subject site is a 4,640 square foot lot on the east side of West Shore Drive. The site is within Aldermanic District 13 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 detached garage.

Surrounding Land Use and Zoning:

North: Single-Family homes, zoned TR-C2 (Traditional Residential-Consistent 2)

South: Single-Family homes, zoned TR-C2

East: Lake Monona (with shoreline area zoned PR-Parks and Recreation); and

West: Carwash fronting onto South Park Street, zoned TSS.

Adopted Land Use Plan: The Comprehensive Plan recommends low density residential for the subject property.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

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

Zoning Summary: The property is zoned TR-C2 – Traditional Residential – Consistent 2 District

	Requirements	Proposed
Lot Area	4,000 sq. ft.	4,640 sq. ft.
Lot width	40'	40'
Lot line Setback	3'	N= 3' W = 3' S= 11'-8"
Maximum height	15' average	14' 11 5/8"
Maximum lot coverage	65%	57%
Usable open space (sq. ft. per d.u.)	750 sq. ft.	Adequate

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Project Description, Analysis, and Conclusion

The applicant requests approval of a conditional use to construct an accessory building exceeding 10 percent of the lot area. This request is subject to the conditional use standards.

Upon demolition of the existing detached garage, the applicant proposes to construct a new garage with a footprint of 573 square feet and a total area of 1,084 square feet. The garage includes an upper level with a shed dormer housing an additional room and bathroom. This is not being proposed as an accessory dwelling unit. The height of the structure is just below the maximum allowable height of 15 feet. Elevation drawings show the garage will be clad in a shake-style siding and include decorative carriage-style doors.

Accessory buildings with footprints exceeding 10 percent of the lot area require conditional use approval. As proposed, the new garage comprises 12.3 percent of the lot's area. Zoning staff notes that the project still complies with maximum lot coverage and usable open space requirements.

At the time of report writing, the Planning Division is not aware of concerns on this proposal. In considering the surrounding context, the rear of this lot abuts a carwash. The two homes on either side have detached two-stall garages in their rear yards, with footprints of approximately 340 and 500 square feet.

The proposal is generally consistent with the Comprehensive Plan's recommendation for low-density residential development. The Planning Division believes the conditional use standards can be met.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to construct an accessory building exceeding 10 percent of the lot area at 906 West Shore Drive. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

City Engineering Division (Contact Janet Schmidt, 261-9688)

1. If the second floor room with bathroom above the garage is to be used as a dwelling unit; an address will need to be established.
2. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
3. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
4. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)
5. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).

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

This agency submitted a report with no comments on this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

6. The proposed structure includes a bathroom and workout room, but does not include a kitchen. This structure is not considered habitable, is not considered a separate dwelling space, and cannot include any kitchen or kitchen facilities or be used for sleeping.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency submitted a report with no comments on this request.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

7. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.