



PREPARED FOR THE PLAN COMMISSION

Project Address: 1249 S Sprecher Road
Application Type: Conditional Use
Legistar File ID # [63784](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Larry Aschbrenner; 1249 S Sprecher Road; Madison.

Contact Person: Randy Aschbrenner; 6004 W Wells Street; Wauwatosa.

Requested Actions: Consideration of conditional uses for an accessory building exceeding 800 square feet in the Agricultural (A) District at 1249 S Sprecher Road.

Proposal Summary: The applicant is seeking approval to construct a one-story, 1,440 square-foot detached garage. The applicant wishes to begin construction as soon as all regulatory approvals have been granted.

Applicable Regulations & Standards Section 28.131(1) of the Zoning Code states that all accessory buildings and structures on lots in any district used exclusively for residential and mixed-use purposes shall not have a ground floor area exceeding ten percent (10%) of lot area but no more than 1,000 square feet unless approved as a conditional use, and in the A (Agricultural) district, no individual structure shall exceed 800 square feet at ground level except by conditional use approval. Accessory buildings shall not exceed the size of the principal building. Section 28.183 provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to construct a 1,440 square-foot detached garage at 1249 S Sprecher Road, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Parcel Location: A 5.6-acre parcel located on the east side of S Sprecher Road, approximately a quarter-mile south of Cottage Grove Road (CTH BB) and 200 feet south of Freedom Lane; Aldermanic District 16 (Tierney); Madison Metropolitan School District.

Existing Conditions and Land Use: The site is mostly undeveloped with the exception of one-story, 1,976 square-foot single-family residence located in the northwestern corner of the site. A 16,000 equestrian building located south of the residence is currently being demolished. The site is zoned A (Agricultural District).

Surrounding Land Uses and Zoning:

North: Undeveloped land, zoned A (Agricultural District) and a single-family residence, zoned SR-C1 (Suburban Residential–Consistent 1 District) in the City of Madison;

South: Single-family residences in the Town of Blooming Grove;

West: Single-family residences in the Rambling Acres subdivision in the Town of Blooming Grove;

East: Undeveloped land, zoned A in the City of Madison.

Adopted Land Use Plans: The 2018 Comprehensive Plan recommends the subject site and adjacent parcels to the south and west for Low Residential. Lands to the north are recommended for a combination of Low Residential and Low-Medium Residential. The land to the east of the subject site is identified as Park and Open Space.

The site and surrounding area are also located within the boundaries of the 1992/2006 Cottage Grove Neighborhood Development Plan recommends that most of the site be developed with low-density residential uses, with some of the land at the northeastern corner of the site recommended for low- to medium-density residential. The southern edge of the property is crossed by an intermittent stream that drains towards a low-lying area located adjacent to the eastern property line, all of which is designated as open space and stormwater management on the neighborhood development plan.

Zoning Summary: The site is zoned A (Agricultural District):

Requirements	Required	Proposed
Lot Area	10 acres	5.6 acres (Existing)
Lot Width	300'	250' (Existing)
Front Yard	30'	30'+
Side Yards	80'	80'
Rear Yard	100'	Adequate
Maximum Lot Coverage	5%	Less than 5%
Building Height	15' (Accessory Building)	Will comply
Other Critical Zoning Items		
Yes:	Utility Easements	
No:	Barrier Free, Urban Design, Floodplain, Landmarks, Waterfront Development, Adj. to Park, Wellhead	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

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

Public Utilities and Services: The site and surrounding properties are not located in the Central Urban Service Area and are not currently served by City of Madison water or sanitary sewer.

Project Description, Analysis and Conclusion

The applicant is requesting approval of conditional uses to allow construction of a one-story, 1,440 square-foot detached garage adjacent to a one-story single-family residence at 1249 S Sprecher Road.

The subject site is a 5.6-acre parcel with approximately 250 feet of frontage along S Sprecher Road. In addition to the one-story, 1,976 square-foot residence, which is located along the northern property line, the property includes an approximately 16,000 square-foot equestrian building that is in the process of being demolished by the property owner. The eastern three-quarters of the site are undeveloped. The property includes an intermittent stream that extends along the southern property line through a wooded draw.

The proposed garage will be located between the residence and street, approximately 30 feet from the front property line. The accessory building will measure 30-foot wide parallel to S Sprecher Road and 48 feet deep, with four overhead doors proposed along the south-facing façade. Access to the garage and residence will be provided from an existing driveway from S Sprecher Road; a second driveway will be removed to accommodate the proposed garage.

Section 28.131(1) of the Zoning Code states that all accessory buildings and structures on lots in any district used exclusively for residential and mixed-use purposes shall not have a ground floor area exceeding ten percent of lot area but no more than 1,000 square feet unless approved as a conditional use. Additionally, no individual accessory structure shall exceed 800 square feet at ground level in the A zoning district except unless approved as a conditional use. In no case shall an accessory building exceed the size of the principal building.

The Planning Division believes that the conditional use standards can be met to allow construction of a 1,440 square-foot garage on the subject property. The proposed accessory building is smaller than the existing house as required by code and should not have an adverse impact on the uses, values, and enjoyment nor the normal and orderly development of surrounding properties, which include a number of single-family residences to the south and west in the Town of Blooming Grove, and mostly undeveloped land to the north and east in the City. The subject site is located in a still-emerging area of the City, and staff does not believe that the establishment of the oversized detached garage will negatively affect the ability for this area to develop in accordance with adopted plans once urban services are available to the site and surrounding parcels. [As noted on page 2, the site and surroundings are not served by water and sewer and the site is not located in the Central Urban Service Area at this time.]

No alder or public comments have been received as of the writing of this report that would suggest that the Plan Commission could not approve the request as submitted.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to construct a 1,440 square-foot detached garage at 1249 S Sprecher Road subject to input at the public hearing and the conditions from reviewing agencies that follow.

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

City Engineering Division (Contact Brenda Stanley, 261-9127)

1. An Erosion Control Permit is required for this project.
2. This project will disturb 4,000 square feet or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
3. Prior to final approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City

Engineering's website. Since this site is below the 20,000 SF threshold to require implementation of stormwater standards this permit will just be to track the amount of impervious added to the site.

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

4. Provide setback tie distances from the proposed garage to the right of way of S Sprecher Road and to the north property line on the site plan.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

This agency has reviewed the project and did not submit any conditional of approval.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

This agency has reviewed the project and did not submit any conditional of approval.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency has reviewed the project and did not submit any conditional of approval.

Water Utility (Contact Adam Wiederhoeft, 261-9121)

This agency has reviewed the project and did not submit any conditional of approval.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency has reviewed the project and did not submit any conditional of approval.

Parks Division (Contact Sarah Lerner, 261-4281)

This agency has reviewed the project and did not submit any conditional of approval.

Forestry Section (Contact Wayne Buckley, 266-4892)

This agency has reviewed the project and did not submit any conditional of approval.