

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
July 3, 2006

RE: I.D. #03xxx, Conditional Use Application – 110 Virginia Terrace

1. Requested Action: Approval to construct a detached garage at 110 Virginia Terrace that exceeds the size limitations for garages or accessory buildings in the R2 single-family residence district.
2. Applicable Regulations: Section 28.08 (3)(c) allows accessory buildings that exceed 576 square feet as a conditional use in R2 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property Owner: Karen & James Laudon; 110 Virginia Terrace; Madison.
Agent: Teresa Duerst, Christensen Enterprises, LLC; 1117-D Jonathon Drive; Madison.
2. Development Schedule: The applicant wishes to proceed as soon as all necessary approvals have been granted.
3. Location: An approximately 11,135 square-foot lot located on the west side of Virginia Terrace midway between Rowley and Hollister avenues; Aldermanic District 10; Madison Metropolitan School District.
4. Existing Conditions: Single-family residence and detached garage, zoned R2 (Single-Family Residence District).
5. Proposed Land Use: Single-family residence with expanded detached garage.
6. Surrounding Land Use and Zoning: The subject site is surrounded to the north, south and east by single-family residences, zoned R2 (Single-Family Residence District) and by Forest Hill Cemetery and Glenway Golf Course to the west.
7. Adopted Land Use Plan: The Comprehensive Plan identifies this area for low-density residential uses.
8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

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

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards of Section 28.12 (11)(g).

ANALYSIS, EVALUATION AND CONCLUSION:

The subject site is developed with a 2,031 square-foot, 2.5-story single-family residence and a two-car detached garage located on the west side of Virginia Terrace adjacent to Forest Hill Cemetery. The existing detached garage is a long, narrow 12 X 48-foot structure (576 square feet) accessed by a driveway that extends along the northern property line. The site is zoned R2 (Single-Family Residence District) and is otherwise surrounded by other single-family residences zoned R2.

The applicants wish to construct a 216 square-foot addition to the garage that will extend south from the current garage wall to parallel the western property line. The applicants indicate that the additional garage space provided by the addition will be used as storage space for artwork and household effects. The addition will be setback three feet from the western, rear property line and appears to conform to all setback and bulk requirements for accessory buildings in R2 zoning. No other changes to the existing garage are proposed, and there will be no vehicular access to the addition.

The resulting garage will contain 792 square feet of space. The Zoning Ordinance requires that accessory buildings in R2 zoning that exceed 576 square feet in area obtain conditional use approval. Staff believes that the conditional use standards can be met with this request.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and **approve** a proposed garage addition located at 110 Virginia Terrace, subject to input at the public hearing and comments from reviewing agencies.



Department of Public Works
City Engineering Division

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DATE: June 15, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 110 Virginia Terrace Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. N/A

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments: NONE

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 21, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 110 Virginia Ter.

Present Zoning District: R-2

Proposed Use: 12' x 18' (216 s.f.) addition to existing 12' x 48' garage (576 s.f.) totalling 792 s.f.)

Conditional Use: 28.04(5)(b)7 Detached garages over 576 square feet in an R-2 district require conditional use approval.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. The final plan shall be drawn to scale.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	11,135 sq. ft.
Lot width	50'	85'
Usable open space	1,000 sq. ft.	5,703 sq. ft.
Front yard	30'	29' existing house
Side yards	3' detached garage	3' (1)
Rear yard	3' detached garage	3' (1)
Building height	15' detached garage	15' average mean of roof

Site Design	Required	Proposed
Number parking stalls	1	1

Other Critical Zoning Items	
Historic District	No – National Register of Historic Places
Utility easements	None shown

With the above conditions, the proposed project **does** comply with all of the above requirements.