



PREPARED FOR THE PLAN COMMISSION

Project Address: 2802 Willard Avenue (District 6 – Ald. Rummel)
Application Type: Conditional Use
Legistar File ID # [49916](#)
Prepared By: Sydney Prusak, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Dave & Kim Fowler; 2802 Willard Ave; Madison, WI 53704
Contact: Mike Gengler; Architecture Madison; 615 Pickford Street; Madison, WI 53711

Requested Action: Approval of a conditional use to allow construction of a second accessory building in TR-C2 (Traditional Residential–Consistent 2) district zoning that exceeds 10% of the lot area at 2802 Willard Avenue.

Proposal Summary: The applicants wish to construct a new 245 square-foot accessory building in the rear yard of their single family home. The 5,400 square-foot property has an existing 440 square-foot detached garage, and with the addition of this new building, the total accessory lot coverage would be 685 square-feet. As proposed, this combined square footage for both accessory buildings exceeds the maximum 10% lot coverage requirement that can only be exceeded with conditional use approval.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [M.G.O. §28.183]. M.G.O. 28.131(1)(a) limits the total area of accessory buildings measured at ground floor to ten percent (10%) of lot area unless approved by conditional use.

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow construction of an accessory building which will increase the total accessory coverage to over ten percent (10%) of the lot area in TR-C2 zoning at 2810 Willard Avenue. This request is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 5,400 square-foot (0.12-acre) parcel is located on the north side of Willard Avenue, on the corner with Miller Avenue. It is in Aldermanic District 6 (Ald. Rummel) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: Single-family residence and detached garage, zoned TR-C2 (Traditional Residential–Consistent 2 District).

Surrounding Land Use and Zoning: The subject site is surrounded by other single-family dwellings in TR-C2, TR-C3, and TR-V1 (Traditional Residential – Varied 2) zoning districts.

Adopted Land Use Plans: The [Comprehensive Plan \(2006\)](#) recommends Low Density Residential development for the subject site and surrounding properties. While the [Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan \(2000\)](#) makes no specific recommendations for the subject site, it does call for the preservation of the existing land use pattern in the neighborhood and to retain and maintain existing single and two-family housing.

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

Requirements	Required	Proposed
Lot Area	4,000 sq. ft.	5,400 sq. ft., existing
Lot Width	40'	45', existing
Minimum Front Yard	20' for residence	Adequate
Maximum Front Yard	30' or up to 20% greater than block average	Adequate
Side Yard Setback: Accessory Building	3' interior side yard street side yard	4.5' 3' interior side yard Adequate street side yard
Rear Yard Setback: Accessory Building	3'	10'
Maximum Building Height: Accessory Building	15'	Less than 15'
Maximum Lot Coverage (all bldgs.)	65%	Less than 65%
Usable Open Space	750 sq. ft.	Adequate
Site Design	Required	Proposed
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	Existing detached garage
Other Critical Zoning Items		
Yes:	Utility Easements	
No:	Wellhead Protection, Barrier Free, Urban Design, Floodplain, Historic District, Waterfront Development, Wetlands, Adjacent to Park	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

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

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

Project Description

The applicants are seeking conditional use approval to allow construction of a 245 square-foot accessory building, to be used as a personal workshop, in the rear yard of their single-family residence. The subject property is on a 5,400 square-foot lot, which has an existing 440 square-foot detached garage. With the addition of the new workshop building, the total accessory building square footage would be 685 feet and would result in 12.96% lot coverage. This exceeds the Zoning Code's 10% maximum accessory building lot coverage requirement. The proposed single-story workshop would be located in the northeast corner of the rear yard, in line with the existing garage. As proposed, the new accessory building meets the Zoning setback requirements. The home workshop also appears to meet the height standards for accessory buildings. As a condition of approval, Zoning has requested for detailed elevations with the exact building height measurements.

Analysis and Conclusion

This proposal is subject to the approval standards for conditional uses. 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 M.G.O. §28.183(6) are met. According to M.G.O. 28.131(1)(a), accessory buildings exceeding 10% of lot coverage in the "Traditional" residential zoning districts, including the TR-C2 zoning of the subject site, can only proceed after conditional use approval.

The Planning Division believes that the proposed use is consistent with the recommendations in the [Comprehensive Plan \(2006\)](#) and the [Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan \(2000\)](#). Because this proposal is a private workshop in the rear yard of an owner occupied single-family home, Staff does not believe that this project will change the low-density residential character of the surrounding neighborhood.

According to Conditional Use Standard #7, the Plan Commission must find that the conditional use conforms to all applicable regulations of the district in which it is located. As proposed, the accessory building complies with both the height and setback requirements in TR-C2 district zoning. The maximum area per lot for accessory buildings in residential areas is ten percent (10%) of the lot area but no more than one thousand (1,000) square feet. The Zoning Code states that a larger total building area may be allowed by conditional use approval. If approved, this workshop would bring the total accessory building lot coverage to 12.96%. Staff believes that the additional 245 square-foot accessory building will not negatively affect the surrounding properties nor the normal and orderly development of the neighborhood.

Furthermore, according to the definition under the Zoning Code, an accessory building is a subordinate building or structure, the use of which is clearly incidental to that of the main building which is located on the same lot as the principal building, and is subordinate to the principal building in height and floor area. The proposed workshop fits this definition and other applicable Zoning setback requirements.

In conclusion, the Planning Division believes the conditional use standards can be found met. As described above, Staff believes that the proposed accessory workshop is generally consistent with the [Comprehensive Plan \(2006\)](#) and the [Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan \(2000\)](#).

At the time of report writing, Staff is unaware of any neighborhood concerns regarding this proposal.

Recommendation

Planning Division Recommendation (Contact Sydney Prusak, 243-0554)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow construction of a second accessory building that exceeds 10% of the lot area in TR-C2 zoning at 2802 Willard Avenue subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded
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City Engineering Division (Contact Brenda Stanley, 261-9127)

1. Applicant shall show that water from the proposed development in the rear of the yard has positive drainage to the public ROW. This shall be shown with survey. If this is not the case, volume control from the newly developed area shall be provided.
2. 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)
3. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event. This comment only applies if drainage is to an enclosed depression. If applicant can show, through further survey data, that drainage is conveyed to public right of way then this comment does not apply.
4. Less than 4,000 sf disturbed area, no Erosion Control or Storm Water Management Permits required.

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

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

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

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

Zoning (Contact Jenny Kirchgatter, 266-4429)

5. Provide a complete, scaled, fully dimensioned site plan showing the existing single-family residence and detached garage along with the proposed accessory building.
6. Show the height of the proposed accessory building on the elevations. The maximum height is fifteen (15) feet. Height is measured from the average elevation of the approved grade at the front of the building to the midpoint of the ridge of a gable, hip, or gambrel roof. The average height shall be calculated by using the highest ridge and its attendant eave. The eave point used shall be where the roof line crosses the side wall.
7. Identify and label the proposed building materials and colors on the elevations.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency reviewed this request and recommended no conditions or approval.