



UDC MEMO Planning Division

Department of Planning & Community & Economic Development

126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
www.cityofmadison.com

TO: Urban Design Commission
FROM: Janine Glaeser, UDC Secretary
DATE: March 21, 2018
SUBJECT: ID 50395 (UDC) – 827 E. Gorham St. –
Relocation of Two Buildings from 725 & 737 East Johnson Street. 2nd Ald. Dist.

The applicant is requesting approval of a residential building complex for two relocated two-family two-unit buildings at 827 E Gorham Street. The two buildings proposed for relocation are currently located at 725 and 737 E Johnson Street. These two buildings are slated for relocation due to the proposed development on the 700 block of E Johnson Street.

Approval Standards

Review by the Urban Design Commission of any residential building complex is required per M.G.O. §33.24(4)(c) of the Urban Design Commission Ordinance. The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes. It shall report its findings and recommendations to the City Plan Commission.

Project Description

Residential building complexes are defined as, "a group of two or more residential buildings on a single parcel or tract of land, developed under single ownership and common management." While the relocated buildings are currently two separate multi-unit homes, they will be relocated under single ownership and common management and will be built on a single parcel.

The proposed buildings for relocation were built in 1874 and 1905 and have similar architecture and style as the homes along E Gorham Street. The homes are also within the height range of the surrounding properties on E Gorham Street. Planning Staff does not believe that the relocation of these homes would disrupt the normal and orderly development and improvement of the surrounding properties nor would they diminish the uses, values and enjoyment of other property in the neighborhood for purposes already established.

Important Zoning/Planning Requirements:

As proposed, the relocated buildings have a 12 foot front yard setback. The required front yard setback for TR-V2 (Traditional Residential – Varied 2) zoning is 20 feet. Conforming to the Supplemental Regulations for residential building complexes, setback requirements may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided. According to the submitted plans, the site will have 4,371 square-feet of usable open space. In TR-V2 zoning 500 square-feet of usable open space per unit is required, which would be 2,000 square-feet for this proposed four-unit complex. Given this additional open space, Planning Staff believes that this setback requirement can be reduced.

Per TR-V2 zoning, the minimum distance required between the two (2) two-family, two-units is 12 feet. The proposed distance between the two buildings has been reduced to five (5) feet. In keeping with the Supplemental Regulations, the minimum distance between the buildings shall equal the combination of the required side yards for each building (6-foot side yard), unless reduced by the Plan Commission as part of the conditional use approval. This proposed residential building complex is seeking a seven (7) foot reduction between the buildings. Planning Staff does not believe that having these buildings be closer together will have a negative impact on the normal and orderly development of the surrounding properties and recommends that the Plan Commission approve this request.

Recommendations

Staff believes that standards can be met and recommends approval.