

PLANNING DIVISION STAFF REPORT

September 16, 2019



PREPARED FOR THE PLAN COMMISSION

Project Address: 2011 Van Hise Avenue (District 5 – Ald. Bidar)

Application Type: Conditional Use

Legistar File ID # [57102](#)

Prepared By: Mai Xue Vang and Sydney Prusak, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Melissa Destree; Destree Design Architects; 222 West Washington, Suite 310; Madison, WI

Contact: Lindsey Shotwell; Destree Design Architects; 222 West Washington, Suite 310; Madison, WI

Property Owner: Amy Murray; 2011 Van Hise Ave; Madison, WI 53726

Requested Action: Approval of a Conditional Use to allow construction of an accessory building exceeding 576-square-feet on a property zoned Traditional Residential – Consistent 2 (TR-C2) District and University Heights Historic (HIS-UH) District at 2011 Van Hise Avenue.

Proposal Summary: The applicant proposes relocate an existing detached garage toward the street by four feet. Once relocated, the structure will be expanded from 314-square-feet to 663-square-feet in order to accommodate an additional parking stall. As part of this development, a new garage wall will be constructed on the south side to align with the existing footprint.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses, MGO §28.183(6)), as §28.131(1)(b) requires conditional use approval for any individual accessory building exceeding 576 square feet at ground level in a TR zoning district. Furthermore, this proposal required a Certificate of Appropriateness per MGO §41.12 as the property is located within a designated local historic district (HIS-UH).

Review Required By: Landmarks Commission (LC) and Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to allow construction of an accessory building that exceeds 576-square-foot in the TR-C2 (Traditional Residential – Consistent 2) Zoning District and University Heights Historic (HIS-UH) District at 2011 Van Hise Ave. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The 7,625-square-foot (0.17-acre) property is located on the south side of Van Hise between North Prospect Ave to the west and North Roby Road to the east. The subject site is located within Aldermanic District 5 (Ald. Bidar); University Heights Historic (HIS-UH) District; and the Madison Metropolitan School District.

Existing Conditions and Land Use: The parcel is within TR-C2 (Traditional Residential – Consistent 2 District) and University Heights Historic (HIS-UH) District. The subject site is currently occupied with a single-family home and detached garage.

Surrounding Land Use and Zoning:

North: Single-family homes, zoned University Heights Historic (HIS-UH) District and Traditional Residential – Consistent 2 (TR-C2) District;

South: Single-family homes, zoned HIS-UH and TR-C2;

East: Across North Roby Road, single-family homes, zoned HIS-UH and TR-C2; and

West: Single-family homes, zoned HIS-UH and TR-C2;

Adopted Land Use Plan: The 2018 [Comprehensive Plan](#) recommends Low Residential (LR) uses, defined as one to two stories and up to 15 dwelling units per acre (du/ac) for the subject site. There is no adopted neighborhood plan for the subject site.

Zoning Summary: The property is in the TR-C2 (Traditional Residential – Consistent 2) District and University Heights Historic (HIS-UH) District:

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000 sq. ft.	7,625 sq. ft.
Lot Width	40'	63.5'
Front Yard Setback	20'	Adequate
Max. Front Yard Setback	30' or up to 20% greater than block average	Adequate
Side Yard Setback: Accessory Building	3'	3'6"
Rear Yard Setback: Accessory Building	3'	3'1"
Usable Open Space	750 sq. ft.	Adequate
Maximum Lot Coverage	65%	45%
Maximum Building Height: Accessory Building	15'	11' 10"
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	Detached garage
Building Forms	Not required	Accessory building

Other Critical Zoning Items:	Historic District (HIS-UH); Utility Easements
-------------------------------------	---

Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

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

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

Previous Approvals

The subject parcel is located within the University Heights Historic (HIS-UH) District. Given this designation, any changes or improvements to structures on the property require a Certificate of Appropriateness from the Landmarks Commission. On July 8, 2019, the Landmarks Commission approved Certificate of Appropriateness to relocate the existing garage structure toward the street by four feet and construct an addition to the garage. The Report of the Landmarks Commission is linked [here](#), and a paper copy is included in the Plan Commission packet.

Project Description, Analysis, and Conclusion

The applicant requests conditional use approval to allow construction of an accessory building greater than 576-square-feet in floor area within a Traditional Residential Zoning District at 2011 Van Hise Avenue. The existing garage is 314-square-feet and has a garage door located on the north side, two windows on the east side, and one window located on the south side. The architectural materials consist of stucco, wood trim, decorative trellis and rectangular sawn wood shingles with an 8:12 pitched gable roof. According to the letter of intent, the applicant proposes to relocate the existing structure to the north by four feet and construct a new wall to the south by an additional three-and-one-half feet to align with the proposed footprint. The structure will also be expanded to the west to allow for an additional parking stall with its own entry door. The two existing windows on the east will be relocated to the south of the structure next to the existing single window. The second garage door will offset to the south and will not align with the existing garage door. Altogether, the renovated and expanded garage will be 663-square-feet. The proposed construction materials will match the existing garage, but do not have the decorative trim of the historical portion (located on the east). The roof over the proposed second garage stall will be a 5:12 hipped roof with rectangular sawn wood shingles.

This request is subject to the Conditional Use 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 MGO §28.183(6) are met. In considering the adopted plans, the Planning Division believes that the proposed use is consistent with the [Comprehensive Plan \(2018\)](#) recommendation for Low Residential (LR) uses, which is classified as one to two floors and up to 15 dwelling units per acre (du/ac). There is no addition of units with this proposal.

In considering the surrounding neighborhood context, the nearby houses on Van Hise Avenue (heading east of the subject site), Chadbourne Ave (north of the street) and North Roby Road (east of the street) have a combination of garage designs and locations. Nearby houses have one and two-stall attached and detached garages. Given the wide variety of garage sizes and locations, the proposed garage is not believed to be significantly out of character with the other garages on the block. Additionally, while the proposed garage is larger than most nearby garages, its location at the back of the lot and fact that its additional bulk is due to an extension to the south, east, and additional hipped roof, is believed to be appropriate for its surroundings. The design of the building, colors, and materials are consistent with the existing garage and house on the lot. Based on the design of the garage on the site and its integration in the character of the neighborhood, and Landmarks Commission approval, the Planning Division believes the conditional use standards can be found met.

At the time of report writing, staff was unaware of any additional comments from the public.

Recommendation

Planning Division Recommendation (Sydney Prusak, 243-0554)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to allow construction of an accessory building that exceeds 576-square-foot in the Traditional Residential – Consistent 2 (TR-C2) Zoning District and University Heights Historic (HIS-UH) District at 2011 Van Hise Ave. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

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

Planning Division (Sydney Prusak, 243-0554)

1. Label the existing elevation titles correctly (rear, left, right and front) on sheet A100.

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

2. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. 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)