

PLANNING DIVISION STAFF REPORT

August 29, 2016



PREPARED FOR THE PLAN COMMISSION

Project Address: 1325 Vilas Ave. (District 13 - Ald. Eskrich)

Application Type: Conditional Use

Legistar File ID # [43791](#)

Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant, Contact & Property Owner: Joe Vadeboncoeur; 1325 Vilas Ave.; Madison, 35703

Requested Action: The applicant requests approval of a Conditional Use for an accessory building in excess of 576 square feet in a TR zoning district, and the maximum area per lot for accessory buildings (ten percent).

Proposal Summary: The applicant is seeking approval of a Conditional Use to construct a 144-square-foot addition to an existing 576-square-foot, one-story detached, two-car garage. The resulting garage will be 720 square-feet in size, which is in excess of the maximum floor area for accessory buildings in the TR-C3 zoning district, 576 square-feet, and the maximum area per lot, 664 square-feet, in this case. The proposed addition will provide space for storage. The material palette consists of LP siding and cedar trim to match the existing garage.

Applicable Regulations & Standards: Pursuant to Section 28.131(a) and (b), MGO, no individual accessory building or structure shall exceed the maximum area per lot of ten percent or 1,000 square feet, and/or exceed 576 square feet in size in a TR zoning district except as approved through Conditional Use. This proposal is subject to the standards for conditional uses pursuant to Section 28.183(6), MGO, and the Supplemental Regulations pursuant to Section 28.151, MGO, for accessory buildings and structures.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the Conditional Use standards are met and **approve** the request for a 720-square-foot detached accessory building at 1325 Vilas Ave. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located just east of the traffic circle at Vilas and Randall Avenues. The project site is located within the Greenbush Neighborhood and is comprised of approximately 6,646 square-feet (0.15 acres).

The site is in Aldermanic District 13 (Eskrich), the Madison Metropolitan School District, and within the Brittingham-Vilas Neighborhood Plan planning area.

Existing Conditions and Land Use: Currently the project site is comprised of a two-story, Queen Anne-inspired single-family residence with cross-gable roof configuration and minimal detailing, including a large front porch and multi-pane windows.

Also present on the project site is a two-car detached garage with a square footprint (approximately 576 square-feet) and gabled configuration. The garage is located behind the principal building and situated at the end of a

long driveway that runs along the east side of the property that takes access from Vilas Avenue. According to the City’s permit records, the garage was built in 2014.

Surrounding Land Use and Zoning: The project site is zoned Traditional Residential-Consistent 3 (TR-C-3). Pursuant to Section 28.041, MGO, the Traditional Residential Consistent zoning districts’ general purpose and intent statement speaks to:

- Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

North (across Vilas Avenue): Single- and multi-family (two units) residential; TR-C3 zoning;

South (across Vilas Avenue): Single- and multi-family (three-units) residential; TR-C3 zoning;

East: Single-family residential; TR-C3 zoning; and

West: Single-family residential; TR-C3 zoning.

Zoning Summary:

Zoning Criteria		
Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	6,646 sq. ft.
Lot Width	30’	42’
Side Yard Setback	3’	4’ (addition)
Rear Yard Setback: Accessory Building	3’	23.25’
Usable Open Space	500 sq. ft.	976+ sq. ft.
Maximum Lot Coverage	75%	Roughly 51%
Maximum Building Height: Accessory Building	15’	14’-11”
Site Design	Required	Proposed
Number Parking Stalls	1 (location only)	2 proposed garage stalls
Number Bike Parking Stalls	None	None
Building Forms	None	Accessory Building

Other Critical Zoning Items	
Yes:	None.
No:	Urban Design, Historic District, Adjacent to Park, Barrier Free (ILHR 69), Wetlands, Floodplain, Utility Easements, Wellhead Protection District

Comprehensive Plan: The Comprehensive Plan recommends Low Density Residential (LDR) development for the project site. As defined in the Comprehensive Plan, LDR development is categorized for its low density (0-15 dwelling units/acre), primarily single-family detached residential development.

Adopted Neighborhood Plan: The project site is located within the planning area boundary of the Brittingham-Vilas Neighborhood Plan (the "Plan") in an area designated as the Vilas Area. The Plan identifies housing and property maintenance as one of the most important issues within the planning area. The Housing recommendations identified in the Plan generally speak to the rehabilitation of both rental and owner-occupied properties. The Plan does not offer any specific language that pertains to accessory structures.

Environmental Corridor Status: The subject site not within a mapped environmental corridor.

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

Project Description

The applicant is requesting approval of a Conditional Use to construct a one-story, 144-square-foot addition to the existing accessory building ("garage"). The resulting garage, at 720 square-feet in size, will be in excess of the maximum accessory building size permitted in a TR zoning district, 576 square-feet, and the maximum lot area permitted, 664 square-feet (10 percent), for accessory buildings. The proposed addition will provide additional storage space.

The proposed garage addition is simple in design, with a square building footprint measuring 12'-by-12' feet with a gable roof configuration. The proposed material palette includes LP siding and cedar trim, similar in appearance to the existing garage.

Analysis and Conclusion

Pursuant to Section 28.131, "*General Regulations*," MGO, no individual accessory structure shall exceed the maximum area per lot of ten percent or 1,000 square feet, or 576 square feet in the TR districts except as approved through Conditional Use. This proposal is subject to the standards for Conditional Use pursuant to Section 28.183(6), MGO, and the Supplemental Regulations pursuant to Section 28.151, MGO for accessory buildings and structures.

The applicable Supplemental Regulations pursuant to Section 28.151, MGO identify the parameters for determining when Conditional Use approval is required for accessory buildings and structures, including those in excess of 576 square-feet of floor area in the TR zoning district and maximum area per lot, ten percent of the lot area, or 664 square feet in this case. The Conditional Use application satisfies the supplemental regulations.

Generally, the intent of a Conditional Use review is to determine if a particular site is an appropriate location for a proposed use, to evaluate the compatibility of that use with surrounding uses and development, and to mitigate potential nuisance impacts to surrounding properties. In order to approve the Conditional Use request, Plan Commission must find that the proposed Conditional Use approval standards pursuant to Section 28.183(6), MGO have been met, including those related to normal and orderly development, mitigating nuisance impacts, and consistency and compatibility with the existing development.

Planning Division staff believes that the proposed Conditional Use meets the Conditional Use approval standards, given that:

- The area is characterized by its predominantly residential character. The existing neighborhood character will not be significantly impacted given that the principal single-family residential land use will remain. In addition, the proposed accessory building, being a garage, is an accessory building and use that is commonly associated with residential uses and that is incidental, and subordinate to the principal use (Standards #1-7).
- The proposed accessory building is located on the site in a manner that is sensitive to existing building relationships, including providing a larger side yard setback than the existing garage. Recognizing that the proposed addition results in an accessory building that is a larger building, there will be a slight increase in the overall building to lot ratio (a three percent increase in lot coverage from 48 percent to 51 percent), a resulting number that is significantly below the maximum (75 percent). Since the development proposal is limited in scope to a small addition, there will be no change to the historic building placement on the project site; the general development patterns that are present in the area along Vilas Avenue, with garages often times being located behind principal buildings will be maintained (Standard #4).
- The proposed building material palette consisting of LP siding and cedar trim matches that of the existing house, which maintains a similar design aesthetic that is already present on the project site (Standard #9).

At the time of report writing, no public comment has been received.

Recommendation

Planning Division Recommendation (Contact Jessica Vaughn, (608) 267-8733)

The Planning Division recommends that the Plan Commission find that the Conditional Use standards are met and **approve** the request for a 720-square-foot detached accessory building at 1325 Vilas Ave. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

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

Planning Division (Contact Jessica Vaughn, (608) 267-8733)

The agency reviewed this request and has recommended no conditions of approval.

City Engineering Division (Contact Timothy Troester, (608) 267-1995)

1. The area proposed for the expansion of the garage is an enclosed depression. Addition of more impervious area draining to this area will be required to be offset volumetrically by either redirecting existing downspouts currently going to this area or by creation of a raingarden to offset the increased runoff volume.

Traffic Engineering Division (Contact Eric Halvorson, (608) 266-6527)

The agency reviewed this request and has recommended no conditions of approval.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

The agency reviewed this request and has recommended no conditions of approval.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

The agency reviewed this request and has no recommended no conditions of approval.

Parks Division (Contact Janet Schmidt, (608) 266-4714)

The agency reviewed this request and has recommended no conditions of approval.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

The agency reviewed this request and has recommended no conditions of approval.

Metro Transit (Contact Timothy Sobota, (608) 261-4289)

The agency reviewed this request and has recommended no conditions of approval.

City Engineering Review Mapping (Contact Jeff Quamme, (608) 266-4097)

The agency reviewed this request and has recommended no conditions of approval.