



PREPARED FOR THE PLAN COMMISSION

Project Address: 1438 Morrison Street (6th Aldermanic District, Ald. Rummel)
Application Type: Conditional Use
Legistar File ID #: [59684](#)
Prepared By: Colin Punt and Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant/Contact: Paul Klaas; Klaas Builders, LLC; 405 W Main St; Mount Horeb, WI 53572

Owner: Peter Weng; 1438 Morrison St; Madison, WI 53703

Requested Action: Approval of Conditional Uses for construction of an accessory building exceeding 576 square-feet and ten percent of lot area in a Traditional Residential zoning district at 1438 Morrison Street per §28.131(1)(b) M.G.O.

Proposal Summary: The applicant proposes to construct a new, 780-square-foot, detached garage.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses, M.G.O. §28.183(6)), as §28.131(1)(a) requires conditional use approval for any individual accessory building (measured at ground level) exceeding ten percent of lot area, and §28.131(1)(b) requires conditional use approval for any individual accessory building (measured at ground level) exceeding 576 square-feet in a TR zoning district.

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 requests to allow construction of an accessory building exceeding 576 square-feet and ten percent of lot area in a TR district at 1438 Morrison Street. 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 4,356-square-foot property is located on the northwest side of Morrison Street between Rogers Street and South Dickinson Street. It is located within Aldermanic District 6 (Ald. Rummel) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: According to assessor data, the property is currently developed with a two-story, three-bedroom, two-bathroom, 1,556-square-foot single-family residence. It was originally constructed in 1916. The property is zoned Traditional Residential – Consistent 4 (TR-C4) District.

Surrounding Land Use and Zoning:

Northwest: Single- and two-family residences, zoned Consistent 4 (TR-C4) district;

Northeast: Single- and two-family residences, zoned TR-C4 district;

Southeast: Across Morrison Street, single- and two-family residences, zoned TR-C4 district, and a four-unit residence zoned Traditional Residential – Varied 1 (TR-V1) district; and

Southwest: Single- and two-family residences, zoned TR-C4 district, and a four-unit residence zoned TR-V1 district.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends low residential (LR) uses for the subject parcel, which generally includes single- and two-family residences up to two stories and 15 dwelling units per acre. The [Marquette-Schenk-Atwood Neighborhood Plan](#) (1994) does not include any specific recommendations for this parcel.

Zoning Summary: The property is in the Traditional Residential – Consistent 4 (TR-C4) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000	4,356
Lot Width	40 ft	33 ft (existing)
Front Yard Setback	20 ft	98.5 ft
Side Yard Setback	3 ft	3.5 ft
Rear Yard Setback	3 ft	3.5 ft
Usable Open Space	750 sq ft	793.5 sq ft
Maximum Lot Coverage	65%	57%
Maximum Building Height	15 ft	13.5 ft

Other Critical Zoning Items:	Utility Easements
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Tables Prepared by Jacob Moskowitz, Assistant Zoning Administrator

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

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

Project Description, Analysis, and Conclusion

The applicant requests approval of a conditional use to allow the construction of an accessory building greater 576 square-feet and ten percent of lot area in floor area in a Traditional Residential zoning district at 1438 Morrison Street. The applicant proposes to construct a new detached garage located in the northwest (rear) edge of the lot. The proposed garage is 26 feet wide, 30 feet deep, and has space for two vehicle stalls and storage. The single-story building has windows on northeast side of the building, and a garage door and an access door on the southeast façade facing Morrison Street. The garage is accessed via a driveway to Morrison Street along the southwest edge of the lot. The applicant has not provided building materials or colors, but it appears that the structure will be clad in a conventional lap siding, with standard roof shingles, and a double-width garage door with windows.

This request is subject to the Conditional Use 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 plan recommendation, the Planning Division believes that the proposed use is generally consistent with the [Comprehensive Plan](#). The [Comprehensive Plan](#) recommends low residential (LR) uses for the subject parcel, generally defined as single- and two-family residences up to two stories in height and 15 dwelling units per acre. There is no proposed addition of density or change of use. The [Marquette-Schenk-Atwood Neighborhood Plan](#) does not include any specific recommendations for this parcel, but identifies it for residential land uses.

In considering the surrounding context, the other houses surrounding 1438 Morrison Street are one-and-one-half and two-story residential buildings, a combination of single-, two-, and four-unit residences. Because of the general presence of buildings and garages of comparable or larger sizes than the existing and proposed structures on the subject site, the proposed garage is not believed to be significantly out of character with the other garages on the block. Several of the surrounding lots have detached rear-yard garages. Though the proposed garage is more than two stalls, there are several two-stall garages in the area and the four-unit building at 1432 Morrison Street has a four-stall detached garage. As such, Planning Division staff believes that the proposed garage appears to be appropriate for its surroundings.

Due to the design of the garage, its location on the site, and its scale compared to the surrounding neighborhood development, the Planning Division believes the conditional use standards can be found met with the conditions listed below.

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

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the requests to allow construction of an accessory building larger than 576 square-feet and ten percent of lot area at ground level at 1438 Morrison Street. 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 (Contact Chris Wells, (608) 261-9135)

1. Label building materials and colors on elevations.

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

2. This property drains to an enclosed depression off site on private property. The applicant shall direct all stormwater runoff from the new construction out to Morrison Street - this could include the need to construct storm sewer.

City Engineering Division - Mapping (Contact Jeff Quamme, (608) 267-1995)

3. Label and denote on the site plan the 8 ' Wide Joint Driveway Easement that straddles the southwest property line. The easement is recorded as Document No. 603824 at the Dane County Register of Deeds.

The following agencies reviewed this request and recommended no conditions of approval:

Traffic Engineering, Zoning, Fire, Parks, Forestry, Water Utility, and Metro