

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
September 19, 2005

RE: I.D. #01876, Conditional Use Application – 1922 Sachtjen Street

1. Requested Action: Approval to construct a detached garage at 1922 Sachtjen Street that exceeds the size limitations for garages or accessory buildings in the R2 single-family residence district.
2. Applicable Regulations: Section 28.08 (3)(c) allows accessory buildings that exceeds 576 square feet as a conditional use in R2 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Drafted By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property Owner: Todd J. Donkle, 1922 Sachtjen Street, Madison, Wisconsin 53704.
2. Development Schedule: The applicant wishes to proceed as soon as all necessary approvals have been granted.
3. Location: An approximately 8,000 square-foot lot located on the north side of Sachtjen Street midway between Huxley Street and Talisman Lane; Aldermanic District 12; Madison Metropolitan School District.
4. Existing Conditions: Single-family residence and detached garage, zoned R2 (Single-Family Residence District).
5. Proposed Land Use: Single-family residence with new, larger detached garage.
6. Surrounding Land Use and Zoning: The subject site is surrounded by single-family residences, zoned R1 and R2 (Single-Family Residence Districts).
7. Adopted Land Use Plan: This area is identified as "Residential, Low Density – Single Unit District" according to the 1988 Land Use Plan.
8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.
9. Public Utilities and Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards of Section 28.12 (11)(g).

ANALYSIS, EVALUATION AND CONCLUSION:

The subject site is located at 1922 Sachtjen Street, approximately 325 feet east of Huxley Street and is developed with a 1,178 square-foot single-family residence and a two-car detached garage. A driveway to the garage extends along the eastern property line to serve the garage. The site is zoned R2 (Single-Family Residence District) and is surrounded by other single-family residences zoned R1 or R2. The applicant wishes to demolish the existing 24-foot wide and 22-foot deep garage (528 square feet) and construct a new 933 square-foot garage in approximately the same location. The one-story garage will be 33.67 feet wide and 25.67 feet deep, with masonry veneer on all four elevations and a hip roof. The new garage will also include an extended soffit along the south, front wall of the garage to provide additional protection in inclement weather above the garage entrances. The new structure will be setback three feet from the eastern, side property line and approximately ten feet from the northern, rear property line and appears to conform to all setback and bulk requirements for accessory buildings in R2 zoning.

The applicant indicates that the additional garage space represented by the larger garage will provide space for two vehicles, yard equipment and refuse containers. The Zoning Ordinance requires that accessory buildings in R2 zoning that exceed 576 square feet in area obtain conditional use approval.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and **approve** the use of a proposed garage addition located at 1922 Sachtjen Street, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. If the applicant proposes to change the grades and/ or drainage pattern of the property in the area of the proposed garage, that a grading and drainage plan be submitted to the Planning Unit for approval to ensure that stormwater from the site does not have an adverse impact on nearby properties.



Department of Planning & Development
 Planning/Inspection/Real Estate/Community & Economic Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Unit
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY
- FINAL PLAT
- LOT DIVISION
- CONDITIONAL USE
- REZONING
- INCLUSIONARY ZONING
- OTHER: _____

1922 SAFTLEW STREET
 RESIDENTIAL GARAGE IN EXCESS OF 576 sq ft
 TODD J DONKLE

PLANNING UNIT CONTACT: TIM PARKS
 RETURN COMMENTS BY: 03 SEPTEMBER 2005
 PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:
 Applicant E-mail: tdonkle@durrant.com Fax: _____
 Date Submitted: 27 July 2005 Plan Commission: 19 SEPTEMBER 2005
 Date Circulated: 01 AUGUST 2005 Common Council: _____

CIRCULATED TO:

- | | | |
|--|---|--|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS - SCHAEFER | <input checked="" type="checkbox"/> ALD <u>BENFORD</u> DIST. <u>12</u> |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - THURBER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> CITY ASSESSOR - SEIFERT | <input type="checkbox"/> ALLIANT ENERGY |
| <input type="checkbox"/> TRAFFIC ENGINEERING | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> SBC |
| <input type="checkbox"/> CITY ENGINEERING | <input type="checkbox"/> BOARD OF EDUCATION C/O SUPT. | <input type="checkbox"/> MID PLAINS TELE |
| <input type="checkbox"/> WATER UTILITY | <input type="checkbox"/> PUBLIC HEALTH - K. VEDDER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> CDBG - HURIE | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | _____ |
| <input type="checkbox"/> REAL ESTATE - D. WARREN | | _____ |

- Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.
- The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.
- A resolution will be before the Common Council within a few weeks regarding this matter.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS:

please grant
Brian Benford

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 3, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 1922 Sachtjen St.

Present Zoning District: R-2

Proposed Use: Construct a new 25' 8" x 32' detached garage totaling 933 sq. ft. not counting 2' of roof overhang all around the garage.

Conditional Use: 28.04(5)(b)7 Accessory garages in the R-2 district over 576 sq. ft. are a conditional use

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). NONE.

GENERAL OR STANDARD REVIEW COMMENTS

- The final site plan shall show dimensions of all structures and distances from building walls to property lines. The lot shall also be dimensioned. Show the 5' utility easement and driveway on the site plan also.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	7,936 sq. ft.
Lot width	50'	62'
Usable open space	1,000 sq. ft.	1,000 sq. ft. +
Front yard	30'	existing
Side yards	3' to accessory bldg in rear.	3'
Rear yard	3' to accessory bldg. in rear.	approx 9.5 (6' util. easement)
Building height	15' to av. mean of roof	13' to av. mean of roof

Site Design	Required	Proposed
Number parking stalls	1	2

Other Critical Zoning Items	
Flood plain	No

With the above conditions, the proposed project does comply with all of the above requirements.