

ZONING ADMINISTRATOR'S REPORT  
VARIANCE APPLICATION  
1417 Wright St

**Zoning:** CC-T

**Owner:** Crescent Electric Supply Company

**Technical Information:**

**Applicant Lot Size:** Triangular lot, 482' wide

**Minimum Lot Width:** None

**Applicant Lot Area:** 66,647 sq ft.

**Minimum Lot Area:** None

**Madison General Ordinance Section Requiring Variance:** 28.151

**Project Description:** Applicant requests a variance for the location of outdoor storage on an industrial property. The zoning code states that outdoor storage shall not be placed between the principal building and abutting streets. The proposed variance is for a 6,280 sq. ft. triangular outdoor storage area to be located between the building and Wright Street and Reindahl Avenue. The outdoor storage area will be required to be screened from all streets and residential uses.

**Outdoor Storage Between Principal Building and Street**

Zoning Ordinance Limit: No outdoor storage between the principal building and street

Proposed Outdoor Storage Area: 6,280 sq. ft. outdoor storage as shown on plans

Requested Variance: 6,280 sq. ft.

**Comments Relative to Standards:**

- 1. Conditions unique to the property:** Unique conditions for the site are that two sides of this triangular property are street frontages, and the existing building is located 9.8' from the remaining side, significantly limiting locations where outdoor storage can be located and not be between the principal building and abutting streets in compliance with the zoning code.
- 2. Zoning district's purpose and intent:** The purpose and intent of the prohibition of outdoor storage between a principal building and abutting streets is to make outdoor storage less prominent and to protect overall aesthetics from the street. Outdoor storage is

currently taking place on the property without screening. The new proposed outdoor storage area will be screened with a screening fence and landscaping. The variance does not appear to be contrary to the code's purpose and intent.

**3. Aspects of the request making compliance with the zoning code burdensome:**

Outdoor storage areas are common on industrial properties. Compliance with the zoning code would result in outdoor storage only being allowed in the 9.8' strip between the existing building and the southern property line. A small outdoor storage area in this strip would not be maneuverable for trucks or other vehicles, which is unnecessarily burdensome when outdoor storage is a common and expected feature of industrial properties. The existing overhead doors are located on the northern side of the building.

**4. Difficulty/hardship:** The difficulty or hardship appears to be created by the unique condition of having a triangular lot with two street frontages and an existing building which is located near the only side of the lot where outdoor storage would be allowed under the zoning code. See #1 and #3 above.

**5. The proposed variance shall not create substantial detriment to adjacent property:**

It seems that the variance will not create substantial impacts to light and air on adjacent property. The outdoor storage area is proposed to be located in the northern portion of the lot with compliant screening. It does not appear the variance would result in substantial detriment to adjacent property.

**6. Characteristics of the neighborhood:** The surrounding area is made up of a mix of uses. There are industrial uses to the west, vacant land to the north, residential uses to the east, and commercial uses to the south. With a compliant screening fence and landscaping, it appears the outdoor storage would be relatively consistent with the character of the area.

**Other Comments:**

The outdoor storage area will be required to be screened from all streets, sidewalks, access driveways, and residential property. Screening must be between six and eight feet in height, and storage will not be allowed to exceed the height of the screening.

**Staff Recommendation:** It appears the standards have been met; therefore, staff recommends **approval** of the variance request, subject to further testimony and new information provided during the public hearing.