



PREPARED FOR THE PLAN COMMISSION

Project Address: 1101 Douglas Trail (16th Aldermanic District, Ald. Tierney)
Application Type: Conditional Use
Legistar File ID #: [54837](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Michael Jelinek; 1101 Douglas Trail, Madison, WI 53716

Requested Action: The applicant is making two conditional use requests with this proposal – 1) to allow construction of an accessory building exceeding 800 square feet, as measured at ground floor level, in the Suburban Residential-Consistent 1 (SR-C1) District, and 2) to allow the total area of accessory buildings on a residential property, measured at ground floor level, to exceed 1,000 square feet – in order to construct a 1,344-square-foot accessory building at 1101 Douglas Trail.

Proposal Summary: The applicant proposes to remove the existing, roughly 576-square-foot, detached garage in order to construct a roughly 1,344-square-foot, detached garage in roughly the same location on the site.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses, MGO §28.183(6)), as §28.131(1)(a) requires conditional use approval for the total area of accessory buildings in the SR-C1 District, measured at ground level, to exceed 1,000 square feet. Furthermore, §28.131(1)(b) requires conditional use approval for any individual accessory building exceeding 800 square feet, measured at ground level, in a SR-C1 zoning district.

Review Required By: Plan Commission (PC)

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 a 1,344-square-foot accessory building in the Suburban Residential-Consistent 1 (SR-C1) District at 1101 Douglas Trail. 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 11,715-square-foot property is located to the southeast of the intersection of Douglas Trail and Joylynne Drive. It is located within Aldermanic District 16 (Ald. Tierney) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: According to assessor data, the property is currently developed with a one-story, four-bedroom, one-and-a-half-bathroom, 1,344-square-foot, single-family residence. It was originally constructed in 1957. There is a roughly 576-square-foot, detached garage located to the southeast of the principal residence. Access is taken from Douglas Trail. The property is zoned Suburban Residential-Consistent 1 (SR-C1) District.

Surrounding Land Use and Zoning:

North: Across Douglas Trail are single-family residences, zoned Suburban Residential-Consistent 1 (SR-C1) District;

East: Single-family residences, zoned SR-C1;

South: Single-family residences, zoned SR-C1; and

West: Across Joylynne Drive are single-family residences, zoned SR-C1.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends low residential (LR) uses for the subject parcel, defined as one- and two-story house-like buildings with densities less than 16 dwelling units per acre. There is no neighborhood plan for the subject parcel.

Zoning Summary: The property is in the Suburban Residential – Consistent 1 (SR-C1) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft.	11,715.60 sq. ft.
Lot Width	60'	90.5'
Front Yard Setback	30'	Adequate
Side Yard Setback: Accessory Building	3'	9' 6"
Street Corner Side Yard Setback: Accessory Building	One-story: 6'	Adequate
Rear Yard Setback: Accessory Building	3'	6'
Usable Open Space	1,300 sq. ft.	Adequate
Maximum Lot Coverage	50%	Less than 50%
Maximum Building Height: Accessory Building	15'	11' 6"

Site Design	Required	Proposed
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	Detached garage
Building Forms	Not required	None

Other Critical Zoning Items:	Utility easements
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Table 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: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant is making two conditional use requests with this proposal – 1) to allow construction of an accessory building exceeding 800 square feet, as measured at ground level, in the Suburban Residential-Consistent 1 (SR-C1) District, and 2) to allow the total area of accessory buildings on a residential property, measured at ground floor level, to exceed 1,000 square feet – in order to construct a 1,344-square-foot garage at 1101 Douglas Trail.

The applicant proposes to first remove the existing, roughly 576-square-foot, detached, two-car garage and underlying concrete slab. (Doing so does not require demolition approval from the Plan Commission). Next, the applicant proposes to construct a roughly 1,344-square-foot (roughly 36-foot-wide by 38-foot-deep), detached, three-car garage in the same location on the site. The northern and western façades of the proposed structure will be in the same location as their predecessors. The net difference will be a garage that has been widened roughly 12 feet to the east and roughly 14 feet to the south. The setback from Douglas Trail will not change and the proposed garage will continue to take access from Douglas Trail by the existing driveway on the site, which itself will remain unchanged.

Due to the size of the lot, and ample distance between the existing garage and side and rear property lines, even with the expanded footprint, the structure still meets the Zoning Code's requirements regarding the placement of accessory buildings on corner lots in the Zoning Code. Furthermore, the garage's proposed height of 11½ feet also meets Code's 15-foot height limit for accessory buildings in the SR-C1 District.

In order to match the principal residence, the garage will have a hip roof and the structure will be clad with white vinyl horizontal lap siding, aluminum windows with a burgundy frame and cream sash, and asphalt shingles.

Due to the fact that there is some existing grade changes to the east and (less) to the south of the existing garage, the applicant will be adjusting the grade on site. These changes will need to be shown on the site plan and approved before final sign off by City Staff.

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 [2018 Comprehensive Plan](#), which recommends low residential (LDR) uses for the subject parcel, defined as house-like development with densities less than 16 dwelling units per acre. There is no proposed addition of density or change of use.

In considering the surrounding context, the majority of the houses on the surrounding blocks have a detached garage, located either to the side or to the side and rear of the principal dwelling. While most are two-car garages, roughly 576 square feet in size, there are at least five within two blocks that are estimated to range from roughly 900 to 1,650 square feet, some of which also accommodate three cars side-by-side. Because of this range of garage sizes, the proposed structure is not believed to be notably out of character with the other garages in the vicinity. Staff believe two things will help lessen the visual impact of the enlarged structure: 1) its location at the back of the lot and 2) the two-foot jog (stepback) along the northern (street-facing) façade. Staff also point out that the height of the proposed structure appears no taller than that of its predecessor. Finally, Staff note that the design of the building, and proposed colors and materials are consistent with the existing house on the lot.

Due to the design of the garage, its proposed height, and location on the site, and sufficient integration in the character of the neighborhood, the Planning Division believes the conditional use standards can be found met.

At the time of report writing, staff is unaware of any comments from the public related to this request.

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 exceeding 800 square feet in the Suburban Residential-Consistent 1 (SR-C1) District at 1101 Douglas Trail. 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

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

No conditional comments required by Engineering Main Office.

City Engineering Division - Mapping (Contact Jeffrey Quamme, (608) 266-4097)

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

Traffic Engineering (Contact Sean Malloy, (608) 266-5987)

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

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

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

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

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

Parks Division (Contact Kathleen Kane, (608) 261-9671)

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

Forestry (Contact Brad Hoffman, (608) 267-4908)

1. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
2. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

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

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

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

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