

# PLANNING DIVISION STAFF REPORT

August 20, 2018



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 2342 Hoard Street (12<sup>th</sup> Aldermanic District, Ald. Palm)  
**Application Type:** Conditional Use  
**Legistar File ID #:** [52566](#)  
**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:** Larry Singler; 2342 Hoard Street; Madison, WI 53704

**Contact:** Tom Lamberson; American Garage Builders; 576 Linnerud Drive; Sun Prairie, WI 53590

**Requested Action:** Approval of a Conditional Use to allow construction of an accessory building exceeding ten percent of the lot area on a lot zoned Traditional Residential – Consistent 4 (TR-C4) at 2342 Hoard Street.

**Proposal Summary:** The applicant proposes to construct a 528-square-foot, two-stall garage to the northwest of the site's principal structure, a duplex two-unit apartment building.

**Applicable Regulations & Standards:** This proposal is subject to the standards for conditional uses, MGO §28.183(6)), as §28.131(1)(a) of the Zoning Code requires the total area of accessory buildings measured at ground floor be no greater than ten percent (10%) of the lot area unless allowed by conditional use approval.

**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 an accessory building greater than ten percent of the lot area at 2342 Hoard 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 4,660-square-foot (0.1-acre) property is a corner lot, located on the westerly side of the intersection of Hoard and N. Sixth Streets. It is located within Aldermanic District 12 (Ald. Palm) as well as the Madison Metropolitan School District.

**Existing Conditions and Land Use:** According to assessor data, the property is developed with a one-story, four-bedroom, two-bathroom, 998-square-foot, two-unit apartment building. It was originally constructed in 1976. While the two-unit fronts onto Hoard Street, the surface parking area, located at the rear (northwest) of the lot, takes access from N. Sixth Street. There is a small utility shed adjacent to the apartment building, atop the paved driveway. The property is zoned Traditional Residential – Consistent 4 (TR-C4) District.

**Surrounding Land Use and Zoning:**

- Northwest: Single-family residences, zoned Traditional Residential – Consistent 4 (TR-C4) District;
- Northeast: Across N. Sixth Street, single-family residences, zoned TR-C4;
- Southwest: Single-family residences, zoned TR-C4; and
- Southeast: Across Hoard Street, single-family residences, zoned TR-C4.

**Adopted Land Use Plan:** The [Comprehensive Plan \(2006\)](#) recommends low-density residential (LDR) uses for the subject parcel, defined as less than 15 dwelling units per acre. The [Emerson East-Eken Park-Yahara Neighborhood Plan \(2015\)](#) does not make specific recommendations for the subject parcel.

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

Requirements	Required	Proposed
Lot Area	4,000 sq. ft.	4,664 sq. ft.
Lot width	40 ft.	53 ft.
Usable open space	1,500 sq. ft.	1,313 sq. ft. <i>(see (a) below)</i>
Lot coverage	65%	42%
Front yard	20 ft.	61 ft.
Side yards	3 ft., 12 ft.	9 ft., 20 ft.
Rear yard	3 ft.	4 ft.
Building height	15 ft. (mean roof height)	10 ft.

(a) Existing usable open space is nonconforming. The new structure will not increase this nonconformity

<b>Other Critical Zoning Items:</b>	Utility Easements
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*Tables Prepared by Jacob Moscovitz, 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 proposes to construct a new 528-square-foot (22-foot by 24-foot) detached two-car garage to the northwest of the site’s principal structure. The site is currently without any covered parking and instead has a large paved area at the northern portion of the site. The existing driveway, which currently tapers down to the width of a single car as it approaches N. Sixth Street, will be widened to a two-car width. As the garage will be set back 20 feet from the N. Sixth Street property line, two cars will therefore be able to park in the driveway. The proposed structure will be roughly 12 feet in height with a gable roof, champagne-colored vinyl siding, and hickory-colored asphalt shingles. It will have a separate garage door for each stall and both sides of the garage (northwest and southeast) will have a window as well as a pedestrian door.

The applicant requests approval of a conditional use to allow the construction of an accessory building greater than 10% of the lot area (i.e. greater than 466 square feet for the subject parcel) at 2342 Hoard Street. 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 consistent with the [Comprehensive Plan \(2006\)](#) which recommends low-density residential (LDR) uses for the subject parcel, defined as less than 15 dwelling units per acre. There is no proposed addition of density or change of use.

In considering the surrounding context, the majority of the surrounding houses have two-car, one-story, detached garages similar in size and architectural design to the proposed. Staff do not believe the proposed structure is out of scale with the surrounding uses.

Due to the design of the garage on the site and the surrounding uses and building masses, 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.

## 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 greater than ten percent of the lot area at 2342 Hoard 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

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

1. Current plan shows less than 4,000 sf disturbed area. If plans are not revised, no Erosion Control or Storm Water Management Permits will be required.
2. A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or wetland indicator soils issues. A permit for those matters may be required prior to construction on any of the lots currently within the jurisdictional wetland or wetland indicator area. (NOTIFICATION)
3. The site plans shall be revised to show the location of any rain gutter down spout discharges. Roof drainage shall be directed to N Sixth St. (POLICY)
4. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. (MGO 16.23(9)(d)(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>

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

5. The site plan boundary dimensions are incorrect. The parcel is 88 feet deep and 53.7 feet wide per information of record.
6. The site plan shall identify lot and block numbers of recorded Plat.
7. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

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

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

**Zoning** (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 recommended no conditions of approval.

**Parks/Forestry Review** (Contact Kate Kane, (608) 261-9671)

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.