



PREPARED FOR THE PLAN COMMISSION

Project Address: 926 Emerald Street (13th Aldermanic District, Ald. Eskrich)
Application Type: Conditional Use
Legistar File ID #: [50991](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Owner: Peter Moran; 926 Emerald Street; Madison, WI 53715

Requested Action: Approval of a Conditional Use to allow construction of an accessory building exceeding ten percent of the lot area at 926 Emerald Street.

Proposal Summary: The applicant proposes to construct an alley-served 576-square-foot, two-stall garage at the rear (north) of the subject property.

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 926 Emerald 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 4,500-square-foot (0.1-acre) property is located on the north side of Emerald Street between South Park Street and South Brooks Street. It is located within Aldermanic District 13 (Ald. Eskrich) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: According to assessor data, the property is developed with a 2-story, 2-bedroom, 1½-bathroom, 1,204-square-foot single-family residence. It was originally constructed in 1904. The property is zoned Traditional Residential – Consistent 3 (TR-C3) District and an existing 315-square-foot (15 feet by 21 feet) detached garage at the northern edge of the lot is served by a rear alley.

Surrounding Land Use and Zoning:

North: A 57-unit mixed-use building, zoned Planned Development (PD) District, and single family homes zoned Traditional Residential – Consistent 3 (TR-C3) District;

East: Single-family residences, zoned TR-C3;

South: Across Emerald Street, single- and two-family residences, zoned TR-C3; and

West: Single, two-, and three-family residences, zoned TR-C3.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2006) recommends low-density residential (LDR) uses for the subject parcel, defined as less than 16 dwelling units per acre. The [Brittingham-Vilas Neighborhood Plan](#) (1989) recommends retaining the neighborhood’s current density levels and encouraging owner-occupied housing and maintenance and rehabilitation of existing buildings.

Zoning Summary: The property is in the Traditional Residential – Consistent 2 (TR-C3) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	4,500 sq. ft.
Lot Width	30'	30'
Front Yard Setback	15'	Adequate
Max. Front Yard Setback	30' or up to 20% greater than block average	Adequate
Side Yard Setback: Accessory Building	3'	3'
Rear Yard Setback: Accessory Building	3'	8'
Usable Open Space	500 sq. ft.	Adequate
Maximum Lot Coverage	75%	Less than 75%
Maximum Building Height: Accessory building	15'	Less than 15' (see Zoning Comment #1)

Site Design	Required	Proposed
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	Detached garage
Building Forms	Not required	Accessory building
Other Critical Zoning Items:	Utility Easements	

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 proposes to demolish an existing 315 square foot detached single-story garage and construct a new 576-square-foot garage on the northern edge of the lot. The garage will be connected to the rear alley by a 30-foot wide, 8-foot deep concrete apron. The 24-foot by 24-foot two-stall garage is proposed to have a hipped roof, gray or white vinyl siding, and dark gray composite asphalt shingles. The garage will be constructed with windows on the south (house-facing) and both sides, and doors on the north and south. A four-foot wide walkway will connect the garage to the house.

The applicant requests approval of a conditional use to allow the construction of an accessory building greater than 10% of the lot area (greater than 450 square feet) at 926 Emerald 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 generally consistent with the Comprehensive Plan as well as the Brittingham-Vilas Neighborhood Plan. The Comprehensive Plan recommends low-density residential (LDR) uses for the subject parcel, defined as less than 16 dwelling units per acre. There is no proposed addition of density or change of use. The Brittingham-Vilas Neighborhood Plan does not offer specific land use or density recommendations, but does recommend retaining the neighborhood's current density levels, to encourage owner-occupied housing, and maintenance and rehabilitation of existing buildings.

In considering the surrounding context, several of the houses on the north side of the 900 block of Emerald Street have alley-loaded rear garages, of which several are two-stall garages similar in size to the proposal. Additionally, this lot, the lots immediately to the east, and those to the northwest fronting on Brooks Street, all back onto The Ideal mixed-use apartment building which at this location is 2 ½ stories (a half-exposed parking level and two floors of apartments). The proposed garage will not be 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 Colin Punt, (608) 243-0455)

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 926 Emerald 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

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

1. Show the height of the proposed accessory building on the elevations. The maximum height is fifteen (15) feet. Height is measured from the average elevation of the approved grade at the front of the building to the midpoint of the ridge of a gable, hip, or gambrel roof. The average height shall be calculated by using the highest ridge and its attendant eave. The eave point used shall be where the roof line crosses the side wall.

City Engineering Division - Main Office (Contact Tim Troester, (608) 267-1995)

2. The site plans shall be revised to show the location of all rain gutter down spout discharges. Direct roof drainage to alley.

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

3. A property survey by a Professional Surveyor is recommended prior to construction to assure all improvements are constructed within the property.