

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
August 12, 2005

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval of a conditional use permit to construct an addition onto an existing detached garage which results in an accessory building in excess of 576 square feet in the R2 zoning district located at 402 Morningside Avenue.
2. Applicable Regulations: Section 28.08(3)(c)5 requires that accessory buildings that exceed 576 square feet in floor area must obtain a conditional use permit in the R2 zoning district. Section 28.04(5)(a)2 requires that detached accessory buildings may occupy no greater than 50% of the area of the required rear yard.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Gabriel F. Roman, 402 Morningside Avenue, Madison, WI 53716.
2. Status of Applicant: Property owner.
3. Development Schedule: The applicant wishes to commence construction of the garage addition as soon as all land use approvals have been obtained.
4. Parcel Location: Northwest side of Morningside Avenue approximately midway between Buckeye Road and South Stoughton Road, Aldermanic District 15, Madison Metropolitan School District.
5. Parcel Size: 8,712 square feet.
6. Existing Zoning: R2 Single-Family Residence District.
7. Existing Land Use: Single-family home with a two-car detached garage.
8. Proposed Use: Construct a 22-foot wide by 21-foot deep addition onto the existing detached garage resulting in an accessory building 22-feet in width and 45-feet in depth containing 990 square feet.
9. Surrounding Land Use and Zoning: Single-family homes zoned R2 and R1.
10. Adopted Land Use Plan: RL-S Low Density Residential – Single-Unit District.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

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PUBLIC UTILITIES AND SERVICES:

This property is served with a full range of urban services.

STANDARDS FOR REVIEW:

This project is subject to the conditional use standards.

ANALYSIS, EVALUATION AND CONCLUSION:

The owner of the property located at 402 Morningside Avenue, Gabriel F. Roman, wishes to construct an addition onto an existing two-car detached garage. The existing garage contains approximately 528 square feet. The proposed addition would be 22-feet in width and 21-feet in depth and contain approximately 462 square feet for a total accessory building area of 990 square feet. The R2 district regulations specify that any accessory building in excess of 576 square feet (a 24' X 24' structure, for example) must obtain a conditional use permit.

The subject property is located on the northwest side of Morningside Avenue, surrounded by single-family homes, most of which have detached one and two-car garages. The existing garage on this property is setback approximately 26-feet from the rear wall of the existing home and 4-feet from the side lot line (which is greater than the minimum side yard setback requirement of 3-feet). The proposed garage addition would remain setback 4-feet from the side lot line and provide a 10-foot setback from the rear garage wall to the rear property line. The proposed structure is similar to the detached garage on the neighboring property to the rear.

Zoning regulations restrict the size of accessory buildings by limiting accessory building coverage to no more than 50% of the required rear yard. The subject property is approximately 66-feet in width. The existing garage and proposed addition are approximately 22-feet in width, so this accessory building will cover no more than 1/3 of the required rear yard area. Zoning regulations in the R2 District require a minimum provision of 1,000 square feet of usable open space, which also regulates the size of accessory buildings. The subject property, after the proposed garage addition, will continue to provide a minimum of 3,500 square feet of usable open space on this property, and will comply with all other zoning regulations.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and approve the conditional use for the construction of a 22-foot wide by 21-foot addition onto an existing detached garage which will result in an accessory building of 990 square feet in floor area, subject to input at the public hearing and reviewing agency comments.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 31, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 402 Morningside Ave.

Present Zoning District: R-2

Proposed Use: Construct a 462 sq. ft. addition to a 528 sq. ft. garage (990 sq. ft. total)

Conditional Use: 28.04(5)(b)7 An accessory garage in excess of 576 sq. ft. is requires conditional use approval.

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

1. Provide an elevation of the proposed garage addition that meets the max. 15' height limitation. Show the location of the proposed driveway extension on the final plan.
2. The final site plan shall be to scale. The assessors' records indicate the site is 66' x 132'.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	8,712 sq. ft.
Lot width	50'	66'
Usable open space	1,000 sq. ft.	adequate
Front yard	n/a	n/a
Side yards (det. garage addn)	3'	4'
Rear yard (det. garage addn)	3'	10'
Building height (det. gar.)	15' to average mean of roof	(1)

Site Design	Required	Proposed
Number parking stalls	1	2

Other Critical Zoning Items	None
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With the above conditions, the proposed project **does** comply with all of the above requirements.