

# PLANNING DIVISION STAFF REPORT

June 24, 2019



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 2922 Arbor Drive (13<sup>th</sup> Aldermanic District, Ald. Evers)  
**Application Type:** Conditional Use  
**Legistar File ID #:** [55911](#)  
**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:** Mark & Heidi Williams; 2922 Arbor Drive; Madison, WI 53711

**Requested Action:** Approval of a Conditional Use for construction of an accessory building exceeding 576 square feet in a Traditional Residential zoning district at 2922 Arbor Drive per §28.131(1)(b) M.G.O.

**Proposal Summary:** The applicant proposes to construct a new 780-square foot detached garage.

**Applicable Regulations & Standards:** This proposal is subject to the standards for conditional uses, M.G.O. §28.183(6)), as §28.131(1)(b) requires conditional use approval for any individual accessory building exceeding 576 square feet at ground level in a TR zoning district.

**Review Required By:** Plan Commission

**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 exceeding 576 square feet in a TR district at 2922 Arbor Drive. 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 7,800-square-foot property is located on the northwest side of Arbor Drive between Monroe Street and Pickford Street. It is located within Aldermanic District 13 (Ald. Evers) as well as the Madison Metropolitan School District.

**Existing Conditions and Land Use:** According to assessor data, the property is currently developed with a 2-story, 4-bedroom, 2-bathroom, 2,114-square-foot single-family residence. It was originally constructed in 1941. The property is zoned Traditional Residential – Variable 1 (TR-V1) District.

### Surrounding Land Use and Zoning:

**Northwest:** Two-family residences, zoned Traditional Residential - Variable 2 (TR-V2) district;

**Northeast:** Four-unit condominium, zoned Traditional Residential - Variable 1 (TR-V1) district;

**Southeast:** Across Arbor Drive, the University of Wisconsin Arboretum, zoned Conservancy (CN) district; and

**Southwest:** Four-unit apartments, zoned TR-V1.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2018) recommends low-medium residential (LMR) uses for the subject parcel, which generally includes a mix of single-family and a variety of small multi-family buildings up to three stories and 30 dwelling units per acre. The [Monroe Street Commercial District Plan](#) (2007) does not include any recommendations for this parcel.

**Zoning Summary:** The property is in the Traditional Residential – Variable 1 (TR-V1) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	10,200 sq. ft.
Lot Width	30'	80.0'
Front Yard Setback	20'	Adequate
Side Yard Setback: Accessory Building	3'	3.0'
Rear Yard Setback: Accessory Building	3'	3.0'
Usable Open Space	500 sq. ft.	Adequate
Maximum Lot Coverage	70%	Less than 70%
Maximum Building Height: Accessory Building	15'	14' 10"

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

<b>Other Critical Zoning Items:</b>	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 requests approval of a conditional use to allow the construction of an accessory building greater 576 square feet in floor area in a Traditional Residential zoning district at 2922 Arbor Drive. The applicant proposes to construct a new detached garage located in the north (rear) corner of the lot. The proposed garage is 30 feet wide, 26 feet deep, and has space for three vehicle stalls. The two-story building also includes a 460-square foot upper floor accessed via an internal stairway. The upper floor has windows within the structure's side gables, as well as within front and rear dormers. The first floor has windows on either side of the building, an access door on the southwest façade, and two garage doors on the southeast façade, facing Arbor Drive. The garage is accessed via a driveway to Arbor Drive along the northeast edge of the lot. The applicant has indicated in their letter of intent that they intend to design the architectural to be compatible with the residence. The proposed building has a metal roof and horizontal vinyl siding. Colors have not been provided. An small metal shed in the rear yard and lean-to addition on the rear of the house, both used for storage, will be removed prior to construction of the proposed garage.

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. The Comprehensive Plan recommends low-medium residential (LMR) uses for the subject parcel, generally defined as house-like development with densities less than 30 dwelling units per acre, including single-family homes, two-, three-, and four-family buildings, and rowhouses. There is no proposed addition of density or change of use. The Monroe Street Commercial District Plan does not include recommendations for this area or use.

In considering the surrounding context, the house at 2922 Arbor Drive is the only single-family home in the immediate area. The two-unit buildings behind the subject site on Monroe Street have two-stall garages in their rear yards. The four-unit apartment immediately to the southeast does not have garage, but the four-unit apartment under common ownership next door has a four-stall detached garage. The four-unit condominium building immediately northeast of the subject site has an attached two-stall garage adjacent the subject property, plus four underground parking spaces on the side opposite the subject site. Because of the general presence of buildings and garages of comparable or larger sizes than the existing and proposed structures on the subject site, the proposed garage is not believed to be significantly out of character with the other garages on the block. Additionally, while the proposed garage is taller than most nearby garages, its location at the back of the lot where it has less visibility from Arbor Drive, and it is believed to be appropriate for its surroundings. According to the applicant, the design of the building, colors, and materials are consistent with the existing garage and house on the lot.

Due to the design of the garage, its location on the site, and its scale compared to the surrounding neighborhood development, 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 larger than 576 square feet at ground level at 2922 Arbor Drive. 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

### **Planning Division** (Contact Colin Punt, (608) 243-0455)

1. Label materials and colors on elevation drawings.

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

2. Verify that the height of the proposed accessory building is measured to the midpoint of the ridge of the gable roof. 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)

3. 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. The elevation and slope of the back portion of this lot and adjacent lots are very low and very flat. The applicant shall show how the runoff from this development shall be conveyed to the public Right of Way. (POLICY)

**City Engineering Division - Mapping** (Contact Jeff Quamme, (608) 267-1995)

4. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
5. Considering the near proximity of the proposed structure to the property lines, a survey by a registered professional surveyor is recommended prior to commencement of construction of this garage. Also, there are utilities along the rear of this lot. A search should be completed to assure the proposed building does not lie within a utility easement of record.