

PLANNING DIVISION STAFF REPORT

July 13, 2020



PREPARED FOR THE PLAN COMMISSION

Project Address: 1023 Emerald Street (District 13 – Ald. Evers)
Application Type: Conditional Use
Legistar File ID #: [60668](#)
Prepared By: Sydney Prusak, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Alicia Butz; 1023 Emerald Street; Madison, WI 53715
Contact: Tom Lamberson; American Garage Builders

Requested Action: Approval of a Conditional Use to allow construction of an accessory building exceeding 576-square-feet on a property zoned Traditional Residential – Consistent 3 (TR-C3) District at 1023 Emerald Street.

Proposal Summary: The applicant proposes to demolish an existing 308 square-foot detached garage and replace it with a new 888 square-foot detached garage in the rear of the site with direct access of the alleyway to the south.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses, MGO §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 (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to allow construction of an accessory building that exceeds 576-square-foot in the TR-C3 (Traditional Residential – Consistent 3) Zoning District at 1023 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 9,000-square-foot (approximately 0.21-acre) property is located on the south side of Emerald Street near the S Mills Street intersection. The subject site is located within Aldermanic District 13 (Ald. Evers) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is currently occupied with a single-family home and detached garage.

Surrounding Land Use and Zoning:

North: Single-family, two-family, and three-family residences, zoned Traditional Residential – Consistent 3 (TR-C3) District;

South: An alleyway, with single-family residences and a five-unit residential condominium all fronting Erin Street, zoned TR-C3 beyond;

East: Single-family, two-family, and three-family residences, zoned TR-C3; and

West: Single-family residences, zoned TR-C3.

Adopted Land Use Plan: The 2018 [Comprehensive Plan \(2018\)](#) recommends Low Residential (LR) uses, defined as one to two stories and up to 15 dwelling units per acre (du/ac) for the subject site. The [Greenbush Neighborhood Plan \(2008\)](#) includes the subject site within Planning Area 2. The Neighborhood Plan states that, “the existing housing stock should be preserved and rehabilitated, and south Park Street should be redeveloped, to create more cohesion between homes and Park Street.”

Zoning Summary: The property is zoned Traditional Residential – District 3 (TR-C3)

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	9,000 sq. ft.
Lot Width	30'	60'
Front Yard Setback	15'	112'
Side Yard Setback: Accessory Building	3'	4', 19'
Rear Yard Setback: Accessory Building	3'	9'
Usable Open Space	500 sq. ft.	3,480 sq. ft.
Maximum Lot Coverage	75%	24%
Maximum Building Height: Accessory Building	15' (mean roof height)	10'

Other Critical Zoning Items:	Utility Easements
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Prepared by: Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: The property is served by full range of urban services.

Project Description, Analysis, and Conclusion

The applicant requests conditional use approval to allow construction of an accessory building (garage) greater than 576-square-feet in floor area within a Traditional Residential Zoning District at 1023 Emerald Street. The proposed 888-square-foot garage will replace the existing 308 square-foot garage located on the southwest corner of the site and will take access of the alleyway to the south.

In regards to the building placement and materials, the new 24-foot by 37-foot garage will have a 4:12 pitched roof and will be oriented towards the rear alleyway. As proposed, the accessory building will be clad in blue colored vinyl siding, to match the single-family home on the property, and will have two 16 foot by seven (7) foot white colored overhead garage doors.

This request is subject to the Conditional Use Approval 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 plans, the Planning Division believes that the proposed use is consistent with the [Comprehensive Plan \(2018\)](#) recommendation for Low Residential (LR) uses. Staff also believes that this proposal conforms to the recommendations in the [Greenbush Neighborhood Plan \(2008\)](#).

In considering the surrounding neighborhood context, the adjacent properties on the south side of Emerald Street have alley-oriented detached garages. Additionally, the majority of properties fronting Erin Street have either alley-oriented detached garages or paved surface parking areas. Therefore, the Planning Division, based on the information provided, does not anticipate that the construction of an 888-square-foot, alley-oriented garage will impact the normal and orderly development of the neighborhood, nor will it diminish the uses values and enjoyment of other properties in the area. While the proposed garage is larger than most of the nearby garages, given its location on the back of the lot, alley-orientation, and pitched roof and matching colors to the primary structure, the accessory building is believed to be appropriate with its surroundings.

At the time of report writing, staff was unaware of any comments from the public.

Recommendation

Planning Division Recommendation (Sydney Prusak, 243-0554)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to allow construction of an accessory building that exceeds 576-square-foot in the Traditional Residential – Consistent 3 (TR-C3) Zoning District at 1023 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

Engineering Division – Mapping Section (Contact Brenda Stanley, 261-9127)

1. Identify on the plans the lot and block numbers of recorded Plat.
2. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.