



PREPARED FOR THE PLAN COMMISSION

Project Address: 4026 Rockwell Drive (15th Aldermanic District, Ald. Foster)
Application Type: Conditional Use
Legistar File ID #: [61670](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant, Contact & Property Owner Laura Moore, 4026 Rockwell Drive; Madison, WI 53714

Requested Action: Approval of a Conditional Use to allow the total area of the accessory buildings on a site (as measured at ground floor) to exceed ten percent of the lot area at 4026 Rockwell Drive.

Proposal Summary: The applicant proposes to add a roughly 140-square-foot, detached metal garden shed at the northwest corner of the site. When added to the site’s existing, roughly 530-square-foot, detached garage, the 670 square-feet of total area of these two buildings exceeds ten percent of the lot area (equal to 648 square-feet).

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses, M.G.O. §28.183(6)), as §28.131(1)(a) requires conditional use approval if the total area of the accessory buildings (as measured at ground floor) exceeds ten percent of the lot area.

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 request to allow the total area of the accessory buildings on a lot (as measured at ground level) to exceed ten percent of the lot area at 4026 Rockwell 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 6,480-square-foot property is located on the north side of Rockwell Drive between Dempsey Road and Bergen Street. It is located within Aldermanic District 15 (Ald. Foster) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: According to assessor data, the property is currently developed with a one-story, two-bedroom, 972-square-foot, single-family residence which was originally constructed in 1955. The property also contains a detached, one-car garage located at the rear (to the north) of the residence. The property is zoned Traditional Residential – Consistent 1 (TR-C1) District.

Surrounding Land Use and Zoning:

North: Single-family residences, zoned Traditional Residential – Consistent 1 (TR-C1) district;

South: Across Rockwell Drive are single-family residences, zoned TR-C1;

East: Single-family residences, zoned TR-C1; and

West: Single-family residences, zoned TR-C1.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends low residential (LR) uses for the subject parcel, which generally includes single- and two-family residences up to two stories and 15 dwelling units per acre. The Plan does not provide any recommendations regarding the design or scale of accessory buildings in residential districts.

Zoning Summary: The property is in the Traditional Residential – Consistent 1 (TR-C1) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000	6,480 sq. ft.
Lot Width	50'	54'
Front Yard Setback	20'	Adequate
Maximum Front Yard Setback	30' or up to 20% greater than block average	Adequate
Side Yard Setback: Accessory Building	3'	4.0'
Rear Yard Setback: Accessory Building	3'	9.8'
Usable Open Space	1,000 sq. ft.	Adequate
Maximum Lot Coverage	50%	Less than 50%
Maximum Building Height: Accessory Building	15'	Less than 15'

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

Other Critical Zoning Items:	Utility Easements
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Tables 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 total area of the accessory buildings on a site (as measured at ground floor) to exceed ten percent of the lot area at 4026 Rockwell Drive. The applicant proposes to add a roughly 140-square-foot (14-foot by 10-foot), detached, metal garden shed at the northwest corner of the site. When added to the site's existing, roughly 530-square-foot, detached garage, which is located just to the south of where the shed is proposed to be sited, the 670 square-feet of total area of these two buildings will exceed ten percent of the lot area (equal to 648 square-feet).

The submitted materials note that the structure will be constructed out of prefabricated enameled steel. The plans also show the shed will have a gambrel-style metal roof, which will reach a height of just over seven feet. The shed will be oriented east-west on the site with the two access doors located on the eastern facade. In terms of site setbacks, it will be positioned four feet from the western property line and almost ten feet from the northern property line, thereby meeting the Zoning Code.

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 residential (LR) uses for the subject parcel, generally defined as single- and two-family residences up to two stories in height and 15 dwelling units per acre. The Plan does not provide any recommendations regarding the design or scale of accessory buildings in residential districts.

In considering the surrounding context, the other parcels surrounding 4026 Rockwell Drive nearly all have detached garages in their rear yards – some of these structures being larger than those on the subject property. A number of these sites also have what appear to be shed-like accessory buildings of similar size to that being proposed. Given the general nearby presence of sites with both detached garages and smaller shed-like structures of comparable or larger sizes than the existing and proposed structures, the proposed roughly 670 square-foot of accessory building area is not believed to be out of character with the other sites on the block. Furthermore, Staff do not believe the proposed structure will have significant visual impacts due to its modest footprint and even more modest seven foot height. As such, Planning Division staff believes that the proposed shed garage and adjacent garage appear to be appropriate for its surroundings.

As a result of the height and size of the proposed shed; the scale of the site's two resulting accessory structures compared to the surrounding neighborhood development; and the compatibility of the proposal with the Comprehensive Plan, 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 request to allow the total area of accessory buildings on a lot (as measured at ground level) to exceed ten percent of the lot area at 4026 Rockwell 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

There are no conditions of approval as the following agencies reviewed this request and recommended no conditions of approval:

Planning, City Engineering Division – Main Office, City Engineering Division – Mapping, Traffic Engineering, Zoning, Fire, Parks, Forestry, Water Utility, and Metro.