

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
July 7, 2008**

RE: I.D. # 11134 Conditional Use Application – 802 N. Fair Oaks Drive

1. Requested Action: Approval of a conditional use to allow construction of an addition to a detached garage in excess of 576 square feet in a property zoned R2.
2. Applicable Regulations: Section 28.08 (3) (c) identifies accessory structures (including garages) that exceed 576 square feet as a conditional use in R2 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Kevin Firchow, AICP, Planner

GENERAL INFORMATION

1. Applicant, Owner, and Contact: Dan York and Margaret Bowman, 802 N. Fair Oaks Avenue; Madison, WI; 53714
2. Development Schedule: The applicant wishes to begin construction in July 2008 with completion anticipated in August 2008.
3. Location: An approximately 6,350 square foot parcel located on the west side of N. Fair Oaks Drive, north of its intersection with Home Avenue; Aldermanic District 17; Madison Metropolitan School District.
4. Existing Conditions: The subject property is located at the corner of N. Fair Oaks and Home Avenues and includes a single-family home with detached garage. Driveway access to the garage is provided from a dead-end portion of the Home Avenue right-of-way.
5. Zoning: The property is zoned R2 (Single-Family Residence District).
6. Proposed Land Use: The applicant wishes to add a 160 square foot screen porch to the side of the existing 520 square foot detached garage. The total garage area would be 680 square feet, requiring conditional use approval.
7. Surrounding Land Use and Zoning: The property is surrounded by other single-family homes, zoned R2.
8. Adopted Land Use Plan: The Comprehensive Plan recommends Low-Density Residential (LDR) for this property. This proposal is not inconsistent with that recommendation.
9. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

10. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the conditional use standards of Section 28.12 (11).

ANALYSIS, EVALUATION & CONCLUSION

The applicant requests approval to add a screen porch addition to an existing detached garage. The addition has a floor area of 160 square feet, increasing the garage's size to 680 square feet. Conditional use approval is required, as the total area would exceed 576 square feet. No other changes to the garage or driveway are proposed.

The applicant has included an elevation drawing and a representative photo of the proposed porch. The site plan shows the addition is placed on the garage's east side, measuring 10 by 16 feet. The covered porch includes a gabled roof with a 25-year shingle. Plans show the height of the addition is less than that of the existing garage, however, the exact height is not specified. The exterior of the structure includes exposed wood framing and screens, with no other siding materials included.

With the proposed addition, the proposed garage continues to conform to the setback, bulk, and open space requirements for accessory buildings in R2 zoning.

Based on the information provided, Planning Division staff believes that the standards for conditional uses can be met.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find the conditional use standards are met and **approve** the applicant's request to construct an addition to a detached garage in excess of 576 square feet for the purpose of creating a screen porch, subject to input at the public hearing and comments from reviewing agencies.