



Project Address: 2021 East Johnson Street
Application Type: Conditional Use
Legistar File ID # [30654](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Owner: Reid Wilson; 2021 East Johnson St.; Madison, WI, 53704

Requested Action: The applicant requests approval of a conditional use for an accessory building exceeding 576 square feet, and for the total footprint of accessory buildings to exceed ten percent of the lot size in the TR-C4 (Traditional Residential – Consistent 4) District.

Proposal Summary: The applicant proposes the expansion of an existing detached garage from 440 to 880 square feet, which is fifteen percent of the total lot area.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(6)).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request at 2021 East Johnson 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 subject property is located on the southeast side of East Johnson Street between North Second and North Third Streets in the Traditional Residential – Consistent 4 (TR-C4) District; University Heights Local Historic District; Aldermanic District 12 (Palm); Madison Metropolitan School District.

Existing Conditions and Land Use: The 5,800 square foot property has a single-family building, constructed in 1928. The house has a total livable area of 834 square feet, and the existing garage is 440 square feet.

Surrounding Land Use and Zoning:

Northwest: Across East Johnson Street, a half-acre of greenspace within public right-of-way, Pennsylvania Avenue, and eventually light industrial uses in the IL (Industrial Limited) District.

Northeast, Southwest, and Southeast: Single-family homes on 5,500-6,000 square foot lots in the TR-C4 (Traditional Residential – Consistent 4) District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Low Density Residential uses for this property. The Emerson-East-Eken Park Neighborhood Plan (1998) does not have a more specific recommendation.

Zoning Summary: 2021 East Johnson Street is in the TR-C4 (Traditional Residential – Consistent 4) District.

Dimensional Requirements	Required	Proposed
Lot Area	4,000 sf	5,808 sf
Lot Width	40'	44'
Front Yard Setback	20' or setback average	n/a
Side Yard Setback	On lots less than 50', 10% of lot width or 4.4'	3'
Rear Yard	30' (for principal building) 3' (for accessory building)	3' (from accessory building)
Maximum Lot Coverage	65%	50%
Maximum Height	15' (for accessory building)	15'
Usable Open Space	750 sf	1,617 sf

Site Design		
Number parking stalls	1	adequate
Other Critical Zoning Items: None		

Table Prepared by Patrick Anderson, 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, including Metro Transit Route 5.

Project Description

The applicant proposes to double the size of an existing detached garage to 880 square feet by extending the building toward the rear of the site. The resulting garage will be 20 feet wide and 44 feet deep, and will be used primarily for vehicle storage. The applicant indicates that there will be no intended use for commercial purposes as would be associated with a home-based business. As indicated in the letter of intent, requirements for lot coverage and usable open space can still easily be met on this 5,800 square foot residential property.

Building materials are not labeled on the submitted plans, but the applicant has indicated that the proposed addition would match the existing garage, which is clad in grey vinyl siding with an asphalt pitched roof. The applicant has indicated that he will be replacing the existing window on the eastern façade of the garage with a large one to match the new window proposed on that side of the building.

Analysis and Conclusion

The conditional use is requested to allow for an accessory building over 576 square feet in size in the TR-C4 Zoning District, and for the accessory buildings on the property to comprise more than 10% of the lot size (the requested garage would cover 15% of the property).

In this case, staff believes that the conditional use standards can be met as follows:

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

Staff believes that this standard is met.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing these services.*

Staff believes that this standard is met.

3. *The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

Staff notes that this will be the only example on the block with a deep garage in this configuration. However, staff is unaware of any input from neighboring property owners regarding this request, and does not believe the proposed garage addition would negatively impact the use, values, or enjoyment of their properties. Staff believes that this standard is met.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The garage itself will not impede improvements elsewhere, and will not appear different than other detached garages from the street, since the width will remain the same. Staff believes that this standard is met.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.*

So long as the applicant can adequately demonstrate that drainage can be handled appropriately, (see Condition No. 2 from City Engineering), staff believes that this standard can be met. Staff notes that aside from drainage, the other aspects of this standard do not apply to the request.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

Staff believes that this standard can be met, so long as the conditional use is approved.

9. *When applying the above standards to any new construction of a building or an addition to an existing building, the Plan Commission:*

- a. *Shall bear in mind the statement of purpose for the zoning district, and*
- b. *May require the applicant to submit plans to the Urban Design Commission for comment and recommendation*

Staff believes that this standard is met.

[Standards 6, 8 and 10-15 do not apply to this request]

Conclusion

Staff believes that the conditional use standards can be met, and recommends that the Plan Commission approve the request, subject to input at the public hearing and comments from reviewing agencies.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the requested garage addition at 2021 East Johnson 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

Planning Division (Contact Heather Stouder, 266-5974)

1. Final plans submitted for staff review and approval shall include dimensioned elevations with materials labeled. The applicant is encouraged to replace the existing window on the east side of the garage with one matching the size of the new window proposed on the east side of the addition.

City Engineering Division (Contact Janet Dailey, 261-9688)

2. Applicant shall need to provide information on where drainage will go from this additional impervious and may be required to mitigate increased discharge if it cannot safely reach the public right-of-way.
3. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:
 - a) Building footprints.
 - b) Internal walkway areas.
 - c) Internal site parking areas.
 - d) Lot lines and right-of-way lines.
 - e) Street names.
 - f) Stormwater Management Facilities.
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)

Zoning Administrator (Contact Pat Anderson, 266-5978)

4. Proposed accessory building shall meet all building codes. Provide building elevations with final plans.

No other agencies submitted comments for this request.