Project Address:	**1210 Vilas Avenue**
Application Type:	Conditional Use
Legistar File ID #:	32277
Prepared By:	Kevin Firchow, AICP, Planning Division
	Report Includes Comments from other City Agencies, as noted

Summary

Applicant / Contact: Kristin A. Gunderson; KA Gunderson Construction; 1330 Vilas Ave., Madison, WI 53715

Property Owner: Ninfa and Valerie Bennington; 1210 Vilas Ave., Madison, WI 53715

Requested Action: Approval of a conditional use for construction of an accessory building exceeding ten percent of the lot area in the TR-C3 (Traditional Residential – Consistent 3) District.

Proposal Summary: The applicant proposes to demolish an existing garage in order to construct a new 528 square foot detached garage, accessed from the public alley behind the property.

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 are met and **approve** the requested conditional use at 1210 Vilas Avenue for a detached garage exceeding ten percent of the lot area in the TR-C3 Zoning District. 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 property is located on the north side of Vilas Avenue between South Orchard Street and South Charter Street; Tax Increment Financing District 43; Aldermanic District 13 (Ellingson); Madison Metropolitan School District.

Existing Conditions and Land Use: The 4,500 square foot property has an existing single-family home, constructed in 1903.   The previous one-car detached garage has been removed and some work on the new structure has started. Staff understands that work has been stopped on site pending the outcome of this request.

Surrounding Land Use and Zoning:
The property is surrounded by single-, two- and three-family homes in the TR-C3 (Traditional Residential – Consistent 3) Zoning District.

Adopted Land Use Plan: The <u>Comprehensive Plan</u> (2006) recommends Low Density Residential uses for this area. The <u>Greenbush Neighborhood Plan</u> (2008) includes design guidelines for garages which encourage garages to be sited in rear yards. There is no maximum size or width recommendation for "rear-loaded" garages.

Zoning Summary: The property is in the Traditional Residential – Consistent 3 (TR-C3) District.

Dimensional Requirements	Required	Proposed
Lot Area	3,000 sq. ft.	4,500 sq. ft.
Lot Width	30'	30' existing
Side Yard Setback	3'	3'
Rear Yard Setback	3' (on alley-loaded lot)	3'
Maximum Height	15' average for accessory buildings	12'2"
Maximum Lot Coverage	75%	Less than 75%
Usable Open Space	500 sq. ft.	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.

Project Description, Analysis, and Conclusion

The applicant requests conditional use approval to construct a new detached garage which exceeds 10% of the lot area. Accessory buildings exceeding 10% of the lot area require conditional use approval.

The subject property is 4,500 square feet in area and has a width of 30 feet. The proposed alley-loaded garage measures 22 by 24 feet, with a total area of 528 square feet. As such, the new garage would cover just under 12% of the lot area.

The proposed garage has side yard setbacks of 3 and 3.13 feet. The structure has a height of 12 feet, two inches. Per the Assistant Zoning Administrator's review, the proposed project meets the applicable zoning standards.

In considering the context, there are 15 properties that take access off this alley between South Orchard and Charter Streets. Among these properties, 10 have detached garages and 1 has an attached garage. Four of these sites have two-car detached garages, which appear to be of a similar size to what is proposed. This includes the adjacent property at 1212 Vilas Avenue, which is also on a 30 foot wide, 4,500 square foot property. The other sites with two car garages are larger properties ranging from 5,550 (35 feet wide) to 7,500 (50 feet wide).

At the time of report writing, staff was not aware of any neighborhood concerns on this proposal. Staff had received one phone call from a neighbor indicating support for the request. Correspondence from Ald. Ellingson states she is neither in support nor opposition to this request. Staff believes the Conditional Use standards are met.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the requested conditional use at 1210 Vilas Avenue for a detached garage exceeding ten percent of the lot area in the TR-C3 Zoning District. 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

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

1. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

2. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.

3. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

4. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5 and MGO 23.01).

5. All damage to the pavement on the public alley adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: http://www.cityofmadison.com/engineering/patchingCriteria.cfm (POLICY).

6. 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 (POLICY).

7. 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)

8. Proposed accessory building shall meet all building codes.

Water Utility (Contact Dennis Cawley, 266-4651)

9. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

This agency did not submit comments for this request.

Parks Division (Kay Rutledge, 266-4816)

This agency did not submit comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency submitted a report with no comments for this request.