

PLANNING DIVISION STAFF REPORT

February 10, 2014



PREPARED FOR THE PLAN COMMISSION

Project Address: 2410 Willard Avenue
Application Type: Conditional Use
Legistar File ID #: [32632](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Owner: David Nevala; 2410 Willard Ave.; Madison, WI, 53704

Requested Action: Approval of a conditional use for a garage exceeding 10% of the lot area in the Traditional Residential – Varied 1 (TR-V1) District.

Proposal Summary: The applicant proposes to construct a new 528 square foot detached garage on the property following demolition of a one-stall detached garage.

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 2410 Willard Avenue. 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: 2410 Willard Avenue is located on the north side of Willard Avenue between Ohio Avenue and Hudson Avenue; Traditional Residential – Varied 1 (TR-V1) District; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions and Land Use: The property is developed with a one and a half story, 1,400 square foot home constructed in 1925. The home currently has a one-stall detached garage which would be removed prior to construction of the new garage.

Surrounding Land Use and Zoning: The property is surrounded by single-family homes in the TR-V1 District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low density residential uses in this area.

Zoning Summary: This property is in the Traditional Residential – Varied 1 (TR-V1) District.

Dimensional Requirements	Required	Proposed
Lot Area	3,000 sq. ft.	4,605 sq. ft.
Lot Width	30'	38.5' existing
Accessory Building Setback	3'	RS = 3', LS = 9.25', Rear = 3'
Maximum Height	15' average	15'
Maximum Lot Coverage	70%	TBD

Usable Open Space (sq. ft. per du)	500 sq. ft.	995 sq. ft.
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 proposes to construct a new 528 square foot detached garage on the property, following the removal of a one-car detached garage. The garage exceeds the 460 square foot size that would be allowed as a permitted use on the 4,605 square foot property, but is within the range of other garage sizes in this block. The footprint of the garage is 40% of that of the single-family home on the property, and leaves more than adequate usable open space on the property. The garage as proposed would have space for one automobile in a 12-foot by 21-foot space, and additional storage and open spaces beside and above this. The second floor of the garage includes a bathroom. The exterior consists of lap siding, glass, and an asphalt shingle roof.

As noted in Zoning comments, the garage is not being reviewed nor approved as a living space, and no kitchen will be allowed under this approval. If, in the future, this or another owner of the property would choose to pursue approvals for a small accessory dwelling unit, another conditional use would be required at that time.

Staff believes that all conditional use standards are met with the proposal, and has no additional design recommendations.

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 request for a new accessory building exceeding 10% of the lot area at 2410 Willard Avenue. 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
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City Engineering Division (Contact Janet Dailey, 261-9688)

1. The proposed construction shall allow runoff water to pass through the lot. The construction shall not obstruct the existing drainage patterns.
2. Applicant shall provide a sanitary sewer plan for how the garage accessory building will be provided sanitary sewer. A separate lateral to Willard Avenue is recommended.
3. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

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 Willard Avenue, 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)
8. The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. (MGO 10.05(6)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
 9. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work (MGO 10.05(6)) and MGO 35.02(4)(c)(2)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
 10. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service (POLICY).

Zoning Administrator (Contact Pat Anderson, 266-5978)

11. Proposed accessory building shall meet all building codes.
12. Provide lot coverage calculation with final site plans. NOTE: lot coverage shall not exceed 70%
13. The proposed structure includes a bathroom and meditation/exercise room, but does not include a kitchen. This structure is not considered habitable, is not considered a separate dwelling space, and cannot include any kitchen or kitchen facilities.

No other agencies submitted conditions of approval for this request.