



PREPARED FOR THE PLAN COMMISSION

Project Address: 729 Pulley Drive (15th Aldermanic District, Alder Ahrens)
Application Type: Conditional Use
Legistar File ID #: [39088](#)
Prepared By: Heather Stouder, AICP, Planning Division
 Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Owner/Contact: Kerry McAllen; 729 Pulley Drive, Madison, WI 53716
Requested Action: Approval of a conditional use for accessory buildings over 1,000 square feet in the Suburban Residential – Consistent 1 (SR-C1) District.
Proposal Summary: The applicant proposes a 713 square foot addition to an existing detached garage, resulting in a 1,313 square foot detached garage on a large property. The applicant is requesting conditional use approval for accessory buildings exceeding 1,000 square feet in size.
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 729 Pulley 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 30,715 square foot property is on the east side of Pulley Drive at the terminus of Conlin Street; Suburban Residential – Consistent 1 (SR-C1) District; Aldermanic District 15 (Ahrens); Madison Metropolitan School District.
Existing Conditions and Land Use: The property has a one story, 1,322 square foot single-family home constructed in 1952, and a detached two-car garage that would be demolished and replaced with this proposal.
Surrounding Land Use and Zoning: The property is surrounded by single-family homes in the SR-C1 and SR-C3 Districts.
Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low density residential uses for this area.
Zoning Summary: The property is in the Suburban Residential – Consistent 1 (SR-C1) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000	29,200
Lot Width	60'	100'
Side Yard Setback	3'	3'
Rear Yard Setback	3'	111'
Usable Open Space	1,300 sq. ft.	1,300+ sq. ft.
Maximum Lot Coverage	50%	<50%
Maximum Building Height	15' (mean roof height)	11.75' (mean roof height)

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a range of urban services, including Metro Transit Route 30 on Commercial Avenue to the south. The area has no public sidewalks.

Project Description, Analysis, and Conclusion

The applicant proposes a 713 square foot addition to the rear of an existing 600 square foot detached garage, in order to expand the space for storage and a personal workshop. The siding and roof pitch will match the existing building. The property is nearly 300 feet deep, and over 30,000 square feet in size, according to City Assessor's records. The proposed addition is in the rear of the existing garage, so it would not be visible from Pulley Drive in front of the home. The back of the resulting garage would still be over 130 feet from the rear property line, and would not have any foreseeable impacts on surrounding properties.

Conclusion- Staff believes that all of the relevant conditional use standards are met, and supports the proposal for an addition resulting in the 1,313 square foot detached garage.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request at 729 Pulley 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

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

1. Revise the north side and south side dimensions shown on the site plan. The north property line has a record length of 292.52 feet and the south line has a record length of 293.63 feet. The current site plan has them reversed.
2. 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 Mgmt Facilities (including if applicable planting plans)