



Project Address: 1901 West Lawn Avenue (13th Aldermanic District, Alder Dailey)
Application Type: Conditional Use
Legistar File ID #: [37000](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Owner/Contact: Hans Hinke; 1901 West Lawn Avenue, Madison, WI 53711

Requested Action: Approval of a conditional use for renovation of and a garage exceeding 10% of the lot area in the Traditional Residential – Consistent 2 (TR-C2) District.

Proposal Summary: The applicant proposes to demolish an existing garage constructed in the 1920's for construction of a new 576 square foot detached garage with a loft space, taking access from Harrison Street.

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

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 1901 West Lawn 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: The 5,279 square foot property is on the northeast corner of West Lawn Avenue and Harrison Street; Traditional Residential – Consistent 2 (TR-C2) District; Aldermanic District 13 (Dailey); Madison Metropolitan School District.

Existing Conditions and Land Use: The property has an existing two-story single-family home constructed in 1923, which faces West Lawn Avenue, and a 216 square foot detached garage facing Harrison Street that would be demolished as part of the proposal.

Surrounding Land Use and Zoning:

North: Across West Lawn Avenue, single-family homes in the Traditional Residential – Consistent 3 (TR-C3) District

East: Across Harrison Street, the parking area for Monroe Commons, a six story building with Trader Joe's grocery store on the ground floor, and residential condominium units above, in the Planned Development (PD) District.

South: Mixed use building with ground floor commercial space and seven residential units in the Traditional Shopping Street (TSS) District.

West: Single-family homes in the Traditional Residential – Consistent 2 (TR-C2) District

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low density residential uses for this area, and the Monroe Street Commercial District Plan (2007) does not have a more specific recommendation.

Zoning Summary: The property is in the Traditional Residential – Consistent 2 (TR-C2) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000 sq. ft.	5,278.5 sq. ft.
Lot Width	40'	47.8' – NW, 44' - SE
Lot line Setback	3'	3'- SE, 3'- SW
Street side lot line setback	5'	17'
Max. height	15'	15'
Maximum Lot Coverage	65%	Adequate
Usable Open Space	750 sq. ft.	Adequate

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 3 on Monroe Street.

Project Description, Analysis, and Conclusion

The applicant proposes to demolish a one-car detached garage in the rear portion of the property in order to construct a new two-car detached garage in the same location. In conjunction with the project, the existing 7-foot wide driveway would be removed and replaced with a driveway approximately 20-feet wide.

The proposed accessory building is placed within three feet of the rear and side lot lines. It is 24-feet by 24-feet square, with two overhead doors facing Harrison Street to the east. The building is 15-feet tall at the midpoint between the peak and eave of the main gable. The building has shed dormers on either side, creating a more usable second floor loft space. Eight inch lap siding and asphalt shingles on the roof would match the existing single-family home.

The proposed garage would occupy 11% of the square footage of the property, which exceeds the 10% threshold requiring a conditional use. No accessory dwelling unit or home occupation is being proposed at this time, and either of these uses of space in the garage would require a future conditional use approval.

While larger than many other garages in the area, this new building is immediately next to a mixed-use building oriented to Harrison and Monroe Streets, and to a small garage on the adjacent property to the west. It faces the parking area of a six-story building across the street to the east. The proposal is consistent with land use recommendations in adopted plans, and it does not appear that it would have any negative consequences on surrounding properties. Staff believes that all conditional use standards are met with the proposal.

Conclusion- Staff believes that all of the relevant conditional use standards are met, and supports the proposal for a new garage exceeding 10% of the lot area on this property.

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 at 1901 West Lawn 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 Schmidt, 261-9688)

1. The rear dimension of this Lot (Lot 1, Block 26, West Lawn) is 44 feet, not 45.5 feet. That would make the Lot area 5278 sq. ft. per the plat of record. Modify the site plan accordingly.
 2. All excavation shall keep 5-feet away from the street terrace trees.
 3. Provide a detailed grading plan for review and approval.
 4. Verify whether the proposed garage/loft is to have sewer facilities. If so, provide detail of proposed connection.
5. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
 6. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY).
 7. All damage to the pavement on Harrison Street, 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).
 8. 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)

Zoning Administrator (Contact Pat Anderson, 266-5978)

9. Provide a revised final site plan showing platted lot dimensions, proposed driveway width at the property line, and propped setback of the proposed garage from street side lot line. Also correctly draw garage to scale on final plan.

Fire Department (Contact Bill Sullivan, 261-9658)

10. Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Parks Division (Contact Kay Rutledge, 266-4714)

11. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.
12. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.
13. Please reference ID# 15114 when contacting Parks about this project.