

## PLANNING DIVISION STAFF REPORT

April 20, 2015



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 3637 Dawes Street  
**Application Type:** Conditional Use  
**Legistar File ID #** [37605](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

### Summary

**Applicant & Property Owner:** Charlie & Laura Hicklin; 3637 Dawes Street; Madison.

**Requested Action:** Approval of a conditional use to allow construction of an accessory building exceeding 576 square feet of floor area in TR-C1 (Traditional Residential–Consistent 1 District) lot at 3637 Dawes Street.

**Proposal Summary:** The applicants wish to demolish an existing 576 square-foot detached garage located in the southeastern quadrant of their property to allow construction of a 756 square-foot detached garage slightly further to the rear of the lot. The applicants wish to begin construction as soon as all regulatory approvals have been granted, with completion scheduled in July 2015.

**Applicable Regulations & Standards:** Section 28.131(2)(b) limits the accessory buildings in the “Traditional” (TR) residential zoning districts to 576 square feet unless approved by conditional use. Section 28.183 of the Zoning Code provides the process and standards for the approval of conditional use permits.

**Review Required By:** Plan Commission.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow construction of an accessory building exceeding 576 square feet in TR-C1 zoning at 3637 Dawes Street, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

### Background Information

**Parcel Location:** A 7,560 square-foot (0.17-acre) parcel located on the south side of Dawes Street, approximately 200 feet east of Schenk Street; Aldermanic District 15 (Ahrens); Madison Metropolitan School District.

**Existing Conditions and Land Use:** Single-family residence and detached garage, zoned TR-C1 (Traditional Residential–Consistent 1 District).

**Surrounding Land Use and Zoning:** The subject site is surrounded by other single-family dwellings in the TR-C1 (Traditional Residential–Consistent 1) zoning district. Eastmorland Park is located a half-block to the north at the rear of residences across Dawes Street from the subject property.

**Adopted Land Use Plans:** The [Comprehensive Plan](#) recommends the subject site and surrounding properties for Low-Density Residential development.

**Zoning Summary:** The property is zoned TR-C1 (Traditional Residential–Consistent 1 District):

Requirements		Required	Proposed
Lot Area		6,000 sq. ft.	7,560 sq. ft., existing
Lot Width		50'	60', existing
Minimum Front Yard		20' for residence	34.5, existing
Maximum Front Yard		Not more than 20% of block average up to 30'	Adequate, existing
Side Yard for Accessory Building		3'	4'
Rear Yard for Accessory Building		3'	7.5'
Building Height for Acc. Building		15 feet	14.9'
Maximum Lot Coverage (all bldgs.)		50%	See Zoning condition
Usable Open Space		1,000 sq. ft.	Adequate
Building Form		Single-family detached building	Complies with requirements
Other Critical Zoning Items			
Yes:	Utility Easements		
No:	Wellhead Protection, Barrier Free, Urban Design, Floodplain, Landmarks, Waterfront Development		
Prepared by: Matt Tucker, Zoning Administrator			

**Environmental Corridor Status:** The property is not located within a mapped environmental corridor (Map F7).

**Public Utilities and Services:** The site is served by a full range of urban services.

## Project Description

The applicants are seeking conditional use approval to allow construction of a 756 square-foot (28 feet wide and 27 feet deep) detached two-car garage in the rear yard of their single-family residence. The proposed garage will replace a 576 square-foot (24-foot wide and 24-foot deep) detached garage located approximately 5 feet from the southeastern corner of the house. The new garage will be located 30.5 feet from the residence in the southeastern corner of the 7,560 square-foot parcel, with a 4-foot side setback proposed from the eastern property line and 7.5-foot setback from the southern property line. The applicants indicate that the new garage placed further towards the rear of the lot will afford them access to two full parking stalls and needed storage to augment the storage available in their approximately 1,000 square-foot residence.

## Analysis and Conclusion

Accessory buildings exceeding 576 square feet in the “Traditional” residential zoning districts, including the TR-C1 zoning of the subject site, require conditional use approval (the threshold in the “Suburban” residential (SR) districts is 800 square feet before conditional use approval is required). The Planning Division believes that the standards can be met for the proposed replacement garage. While moderately larger than the existing garage to be replaced, the new garage should not have an adverse impact on the uses, values and enjoyment or normal and orderly development of surrounding properties. The block on which the subject site is located, which is bounded by Dawes, Buckingham Lane, Sussex Lane and Schenk Street, is developed with a number of single-family residences of similar character and size that include one- or two-car detached garages of varying sizes and placements on lots. Staff is unaware of any concerns about the proposed garage as of the writing of this report.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow construction of an accessory building exceeding 576 square feet in TR-C1 zoning at 3637 Dawes Street subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

#### **Recommended Conditions of Approval** Major/Non-Standard Conditions are Shaded

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

1. The site plan shall show the correct dimensions of the east and west property lines. The plat of Third Addition to Eastmorland shows the west property line to be 126.5 feet and the east property line to be 126.2 feet. Modify plans as necessary.
2. The site plan shall identify lot and block numbers of recorded Certified Survey Map or plat.
3. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
4. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
5. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division (Storm/Sanitary Section). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). The CAD file will only be required prior to final plan review so that multiple files do not need to be supplied or reviewed. E-mail CAD file transmissions are preferred to: [jbendict@cityofmadison.com](mailto:jbendict@cityofmadison.com) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) . The party responsible for the CAD file e-mail transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.
6. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building

footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6527)

This agency submitted a response with no comments or conditions for this request.

**Zoning Administrator** (Contact Matt Tucker, 266-4569)

7. Please provide a lot coverage calculation on the final site plans prior to issuance of building permits.
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**Fire Department** (Contact Bill Sullivan, 261-9658)

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

**Water Utility** (Contact Dennis Cawley, 261-9243)

Note: All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.

**Parks Division** (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.