

PLANNING DIVISION STAFF REPORT

May 18, 2015



PREPARED FOR THE PLAN COMMISSION

Project Address: 137 North Prospect Avenue (District 5 – Ald. Bidar-Sielaff)
Application Type: Conditional Use
Legistar File ID # [37781](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant and Property Owner: Michael Borkenhagen; 137 North Prospect Avenue

Contact: Eric Donovan; TDS Custom Construction; 1431 Northern Court; Madison, WI 53703

Requested Actions: The applicant requests approval of a conditional use to construct an accessory building exceeding 576 square feet in the TR-C2 (Traditional Residential-Consistent 2) zoning district.

Proposal Summary: The applicant proposes to remove an existing detached garage for the purpose of constructing a new three-car garage measuring 936 square feet. The applicant hopes to begin construction in June.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses.

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to construct an accessory building exceeding 576 square feet in TR-C2 Zoning. This recommendation is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The subject site is a 9,437 square foot property located on Prospect Avenue, between North Roby Road and Ely Place. The site is within Aldermanic District 5 (Ald. Bidar-Sielaff), within the University Heights Historic District, and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The site includes a landmark single-family home and existing detached garage, which the applicant proposes to demolish. Like the proposed garage, the existing garage takes access from a private rear alley that runs behind the property.

Surrounding Land Use and Zoning:

North: Single-family homes, zoned TR-C2 (Traditional Residential-Consistent 2) District;

South: Single-family homes and housing cooperative with surface parking area, zoned TR-C2;

East: Single-family home (including City-approved Landmark Home immediately adjacent), zoned TR-C2; and

West: Single-family homes, zoned TR-C2.

Adopted Land Use Plan: The Comprehensive Plan recommends low density residential uses for the subject property and surrounding area.

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.

Zoning Summary: The property is zoned TR-C2 – Traditional Residential-Consistent 2 District.

	Required	Proposed
Lot Area (sq. ft.)	4,000 sq. ft.	9,437 sq. ft.
Lot Width	40'	55'
Front Yard Setback	20'	N/A
Side Yard Setback	3' for accessory building	3' (east side); adequate (west side)
Rear Yard Setback	30' 3' for accessory building	3.1'
Usable Open Space	750 sq. ft.	750 sq. ft. +
Maximum Lot Coverage	65%	Adequate (See comment #4)
Maximum Building Height	15' mean roof height	Less than 15' (See comment # 3)
Site Design	Required	Proposed
Number Parking Stalls	1 stall for single family detached residence	3 stalls
Other Critical Zoning Items	Historic District, Utility Easements	

Table Prepared by Matt Tucker, Zoning Administrator

Related Approval

On April 27, 2015, the Landmarks Commission approved a Certificate of Appropriateness for the demolition of the existing garage structure and the construction of new garage, trash receptacle pad, and walkway on the subject landmark site which is in the University Heights Historic District.

Project Description, Analysis, and Conclusion

The applicant requests approval of a conditional use to construct a detached garage exceeding 576 square feet in the TR-C2 (Traditional Residential-Consistent 2) zoning district. This request is subject to the Conditional Use approval standards.

As part of this proposal, the applicant proposes to raze an existing detached garage. According to building permit records, this existing garage was constructed in 1946. The applicant's materials describe this garage as a 1 ½ stall garage. Both this existing garage and its proposed replacement take access from a private rear alley.

The proposed garage is described as a three-car structure. It measures 26 by 36 feet for a total area of 936 square feet. The garage features a hip roof and is clad in a combination of traditional stucco and fiber cement siding, painted and textured to match the subject home. Plans also show that the applicant intends maintain an existing tree in the backyard of the subject site.

The Planning Division believes that the conditional use standards can be met. In addition to the aforementioned Landmarks Commission approval, the applicant's letter of intent states that the plans have the support of surrounding neighbors. At the time of report writing, staff was not aware of concerns on this proposal.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to construct an accessory building exceeding 576 square feet in TR-C2 Zoning. This recommendation is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

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

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

1. Applicant is advised to have a property survey completed by a professional land surveyor prior to construction of the accessory building to assure correct placement of the improvements within the property.
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 Management Facilities (including if applicable planting plans).

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

This agency submitted a report with no recommended conditions of approval.

Zoning Administrator (Contact Matt Tucker, 266-4569)

3. Show the height of the garage. Height is measured from the average elevation of the approved grade at the front of the building to the midpoint of the ridge of a gable, hip, or gambrel roof. The average height shall be calculated by using the highest ridge and its attendant eave. The eave point used shall be where the roof line crosses the side wall.
4. Provide details of lot coverage by identifying pervious and impervious areas on the site plan and providing a calculation.
5. Relocate the rain barrels outside of the 30 foot rear yard setback.

Fire Department (Contact Bill Sullivan, 261-9658)

6. The 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)

This agency did not submit a response to this request.

Water Utility (Contact Dennis Cawley, 261-9243)

7. 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. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.