



PLANNING DIVISION STAFF REPORT

February 8, 2021

PREPARED FOR THE PLAN COMMISSION

Project Address: 1215 Chandler Street (13th Aldermanic District - Ald. Evers)
Application Type: Conditional Use
Legistar File ID #: [63477](#)
Prepared By: Sydney Prusak, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

**Applicant, Contact,
& Property Owner:** Nick Heer; 1215 Chandler Street; Madison, WI 53715

Requested Action: Approval of a Conditional Use to allow construction of an accessory building exceeding ten percent (10%) of the lot area in the Traditional Residential – Consistent 3 (TR-C3) Zoning District at 1215 Chandler Street.

Proposal Summary: The applicant proposes to construct an alley-served, 528-square-foot, two-stall garage at the rear (south) of the subject property.

Applicable Regulations & Standards: This proposal is subject to the Conditional Use Approval Standards, MGO §28.183(6)), as MGO §28.131(1)(a) requires the total area of accessory buildings measured at ground floor be no greater than ten percent (10%) of the lot area unless allowed by conditional use approval in a Traditional Residential Zoning District.

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the Conditional Use Standards are met and **approve** the request to allow construction of an accessory building exceeding ten percent (10%) of the lot area at 1215 Chandler Street. 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 4,500-square-foot property is located on the south side of Chandler Street between S Orchard Street and S Charter Street. It is located within Aldermanic District 13 (Ald. Evers) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: According to City Assessor records, the property is currently developed with a one-story, three-bedroom and one-bathroom, 1,929 square-foot single-family residence, originally constructed in 1928. The property is zoned Traditional Residential – Consistent 3 (TR-C3) District.

Surrounding Land Use and Zoning:

North: Single-family and two-family residences, zoned Traditional Residential – Consistent 3 (TR-C3);

East: Single-family and two-family residences and a three-unit apartment building, zoned TR-C3;

South: Across the alley, single-family and two-family residences, zoned TR-C3; and

West: Single-family residences, zoned TR-C3.

Adopted Land Use Plan: The [Comprehensive Plan \(2018\)](#) recommends low residential (LR) uses for the subject parcel, which calls for up to 15 dwelling units per acre (du/ac). There are two adopted neighborhood plans for the subject site. First is the [Brittingham-Vilas Neighborhood Plan \(1989\)](#), which makes no specific land use recommendations for the subject site. However, a goal of the Plan is to improve and maintain the residential housing stock of the neighborhood. Second, the [Greenbush Neighborhood Plan \(2008\)](#) includes the subject site within Area 1, which recommends that the existing housing stock be preserved and homeownership should increase. In regards to accessory buildings, the Plan states that garages shall be sited in the rear yard, either attached or detached, accessed from a public street or an alley. Furthermore, the subject site is also within the [Greenbush-Vilas Neighborhood Housing Revitalization Plan](#) planning area, with a goal to encourage and support owner-occupied opportunities by facility single-family/duplex reversions and conversions; and reinforce the character of the area with a Neighborhood Conservation District.

Zoning Summary: The property is in the Traditional Residential – Consistent 3 (TR-C3) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	4,500 sq. ft.
Lot Width	30'	30'
Front Yard Setback	15'	119'
Side Yard Setback: Accessory Building	3'	5', 3' (2)
Rear Yard Setback: Accessory Building	3'	9'
Usable Open Space	500 sq. ft.	1,000 sq. ft.
Maximum Lot Coverage	75%	50%
Maximum Building Height: Accessory Building	15'	16' (3)

Other Critical Zoning Items:	Utility Easements
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Table Prepared Jacob Moskowitz, 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 528-square-foot accessory building (detached garage). Currently, the subject property does not contain a garage. The proposed garage will be located in the rear yard and will be accessed via the alleyway between Chandler Street and Vilas Avenue. The 22-foot by 24-foot two-stall garage will have a shingled roof and cream colored shake siding to match the single-family home on site. In regards to the height of the proposed structure, it appears to be slightly taller than the 15-foot maximum height measurement for accessory buildings. Therefore, as a condition of approval prior to final sign-off, Zoning will verify the height to ensure that it does not exceed the 15-foot maximum requirement.

The applicant requests approval of a conditional use to allow the construction of an accessory building greater than 10% of the lot area (greater than 450 square feet). As proposed, the garage will occupy roughly 12% of the lot area, and therefore this request is subject to the Conditional Use Standards. The Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of MGO §28.183(6) are met.

The Planning Division believes that the proposed use is generally consistent with the [Comprehensive Plan \(2018\)](#) Low Residential (LR) land use recommendation, which call for up to 15 dwelling units per acre (du/ac). Furthermore, staff believes this proposal generally conforms to the goals in the [Brittingham-Vilas Neighborhood Plan \(1989\)](#) and the [Greenbush Neighborhood Plan \(2008\)](#), both of which call to improve and maintain the residential housing stock of the neighborhood. Additionally, the proposed garage placement conforms to the recommendations in the [Greenbush Neighborhood Plan \(2008\)](#), as the accessory building will be located in the rear yard, accessed from an alley.

In considering the surrounding context, many of the neighboring residences have alley-loaded garages. In regards to normal and orderly development, staff notes that there is an existing one-story single-family residence immediately west of the proposed garage location. While that residence has an Orchard Street address, its functional front yard is the alley. Staff notes that the single-family alley-fronting home is a non-conforming use and differs from the prevailing development pattern. It is also important to note that the conditional use is for the garage exceeding ten percent of the lot area, and not for the garage size itself.

Given that the proposed accessory building is located at the back of the lot and fronts an alley, staff believes that the garage is compatible with its surroundings. Furthermore, staff notes that 528 square-feet is slightly smaller than the standard size for two-car garages (576 square-feet). Additionally, the design of the building, colors, and materials are consistent with the single-family home on the lot. Due to the design of the garage on the site and its integration in the character of the neighborhood, the Planning Division believes the conditional use standards can be found met.

At the time of report writing, staff did not receive any comments on this proposal.

Recommendation

Planning Division Recommendation (Contact Sydney Prusak, sprusak@cityofmadison.com)

The Planning Division recommends that the Plan Commission find that the Conditional Use Standards are met and **approve** the requests to allow construction of an accessory building greater than ten percent (10%) of the lot area at 1215 Chandler Street. 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

Engineering Division – Main Office (Contact Tim Troester, (608) 267-1995)

1. This property drains to an enclosed depression. The applicant shall either discharge all runoff from the new building directly to the Street ROW or shall provide a means to limit the peak flow and volumetric discharge from the new development to the existing discharge during a 10-year event.

Zoning (Contact Jacob Moskowitz, (608) 266-4560)

2. Provide a final site plan drawn to scale. Current plan shows a 5 ft side yard setback that measures less than the 3 ft setback on the other side.
3. Provide final building elevations drawn to scale, with measurements from grade to the peak of the roof and the point at which the sidewall meets the shingle of the roof. The average of these two points cannot exceed 15 ft elevation, and current plans appear to show 16 ft when scaled.

Engineering Division – Mapping Section (Contact Jeff Quamme, (608) 266-4097)

4. Identify on the plans the lot and block numbers of recorded Certified Survey Map or Plat.
5. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.
6. With construction within 3 feet of a property line, it is recommended that the owner have a survey of the property completed prior to construction.