



PREPARED FOR THE PLAN COMMISSION

Project Address: 3654 Sussex Lane (15th Aldermanic District, Alder Ahrens)
Application Type: Conditional Use
Legistar File ID #: [39824](#)
Prepared By: Heather Stouder, AICP, Planning Division
 Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Contact: Tom Lamberson; American Garage Builders; 576 Linnerd Dr., Sun Prairie, WI, 53590

Property Owner: Mike Wilson; 3654 Sussex Lane, Madison, WI 53714

Requested Action: Approval of a conditional use for an accessory building over 576 square feet in the Traditional Residential – Consistent 1 (TR-C1) District.

Proposal Summary: The applicant proposes to demolish an existing detached garage for the construction of a new 624 square foot detached garage.

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 3654 Sussex Lane. 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 7,500 square foot property is on the north side of Sussex Lane between Schenk Street and Buckingham Lane; Traditional Residential – Consistent 1 (TR-C1) District; Aldermanic District 15 (Ahrens); Madison Metropolitan School District.

Existing Conditions and Land Use: The property has a one-story, 990 square foot single-family home constructed in 1956, and a small detached garage just northeast of the home.

Surrounding Land Use and Zoning: The property is surrounded by single-family homes in the TR-C1 District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low density residential uses for this area.

Zoning Summary: The property is in the Traditional Residential – Consistent 1 (TR-C1) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000	7,500
Lot Width	50'	60'
Side Lot Line Setback	3'	4'
Rear Lot Line Setback	3'	11'
Usable Open Space (sq. ft.)	1,000	1,890±
Maximum Lot Coverage	50%	43%
Maximum Building Height	15' (mean roof height)	10'2" (mean roof height approx.)

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.

Project Description, Analysis, and Conclusion

The applicant proposes to demolish the existing one-car, 306 square foot garage for construction of a new 624 square foot detached garage in the same location. Surrounding properties have a range of detached garage sizes. The property to the west has an approximately 700 square foot garage, and the property to the east has a garage similar in size to the small existing garage on the subject property. Staff believes that all of the relevant conditional use standards are met, and supports the proposal.

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 3654 Sussex Lane. 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

Planning Division (Contact Heather Stouder, 266-5974)

1. Final plans submitted for staff review and approval shall include revised elevations with materials labeled. Materials shall be consistent with or complementary to the single-family home on the property.

City Engineering Division (Contact Brenda Stanley, 261-9127)

2. Provide a full site plan showing the location of the proposed garage and the proposed pavements on the Lot.
3. The existing conditions site plan shall be revised to accurately show the location and configuration of the driveway and the house. The existing setbacks shown on the site plan to the home do not match a survey of the lot from 1956. Applicant is responsible to show the correct location of improvements on the lot.
4. The site plans shall show the Public Utility Easement that exists over the northerly 5 feet of the Lot. No structures shall be permitted within this easement.
5. The site plan shall identify lot numbers of the recorded Plat.
6. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
7. There is a drainage swale along the rear property line. The proposed work shall not alter or deter drainage down this swale in any manner. The runoff discharge from the proposed garage shall not adversely impact any adjacent property.

Water Utility (Contact Dennis Cawley, 266-4651)

8. This property is not located 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.