



PLANNING DIVISION STAFF REPORT

May 6, 2019

PREPARED FOR THE PLAN COMMISSION

Project Address: 1548 Jefferson Street (13th Aldermanic District - Ald. Evers)
Application Type: Conditional Use
Legistar File ID #: [55169](#)
Prepared By: Sydney Prusak, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Craig and Katherine Mayer; 1548 Jefferson Street; Madison, WI 53711

Contact: Robert Nelson; Heartwood Construction; 664 Crandall Street; Madison, WI 53711

Requested Action: Approval of a Conditional Use to allow construction of an accessory building exceeding ten percent of the lot area at 1548 Jefferson Street.

Proposal Summary: The applicants propose to construct an alley-served, 576-square-foot, two-stall garage at the rear (northwest) of the subject property.

Applicable Regulations & Standards: This proposal is subject to the Approval Standards for Conditional Uses, MGO §28.183(6)), as §28.131(1)(a) of the Zoning Code 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 of the lot area at 1548 Jefferson 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 4,800-square-foot property is located on the northwest side of Jefferson Street near the intersection with Oakland Avenue. 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 2-story, 4-bedroom, 2-bathroom, 2,296-square-foot single-family residence, which was originally constructed in 1926. There is an existing, alley-facing 400-square-foot detached garage. The property owner is in the process of remodeling the existing residence, which will include a rear addition that is permitted by Zoning and Building Inspection. The property is zoned Traditional Residential – Consistent 4 (TR-C4) District.

Surrounding Land Use and Zoning:

Northeast: Single-family and two-family residences, zoned Traditional Residential – Consistent 4 (TR-C4);

Southeast: Single-family and two-family residences, zoned TR-C4;

Southwest: Single-family residences, zoned TR-C4; and

Northwest: Single-family and two-family residences, zoned TR-C4.

Adopted Land Use Plan: The [Comprehensive Plan \(2018\)](#) recommends low-medium density residential (LMR) uses for the subject parcel, defined as seven to 30 dwelling units per acre (du/ac). While the [Brittingham-Vilas Neighborhood Plan \(1989\)](#) makes no specific land use recommendations for the subject site, a primary goal of the Plan is: “To improve and maintain the residential housing stock of the neighborhood, to encourage more owner-occupancy and non-transient housing, and to promote the neighborhood as a good place to live.” Furthermore, the subject site is included in the [Greenbush-Vilas Neighborhood Housing Revitalization Plan](#) planning area, with a goal to maintain, protect, and preserve the established housing stock.

Zoning Summary: The property is in the Traditional Residential – Consistent 4 (TR-C4) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000 sq. ft.	4,800 sq. ft.
Lot Width	40'	40'
Front Yard Setback	20'	Existing front yard
Side Yard Setback: Accessory Building	3'	3'
Rear Yard Setback: Accessory Building	3'	3'
Usable Open Space	750 sq. ft.	Adequate
Maximum Lot Coverage	65%	Less than 65%
Maximum Building Height	15'	Less than 15'

Site Design	Required	Proposed
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	Detached garage
Building Forms	Not required	Detached accessory building

Other Critical Zoning Items:	Utility Easements, Wellhead Protection District (WP-27)
-------------------------------------	---

Table Prepared Jenny Kirchgatter, 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 new 576-square-foot garage in the northernmost corner of the lot. The garage will be located in the same general area as the existing 400-square-foot garage, but the building footprint

will increase by 176-square-feet. The garage will be accessed via the alleyway between Jefferson Street and Madison Street. The 24-foot by 24-foot two-stall garage is proposed to have a shingled roof and light gray vinyl siding and to match the single-family home.

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 480 square feet). As proposed, the garage will occupy 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-Medium Density (LMR) land use recommendation, defined as seven to 30 dwelling units per acre. Furthermore, staff believes this proposal generally conforms to the goals in the [Brittingham-Vilas Neighborhood Plan \(1989\)](#) to improve and maintain the residential housing stock of the neighborhood.

In considering the surrounding context, many of the neighboring residences have alley loaded garages. The applicant has provided images of neighboring garages of similar size and scale. It is 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. The garage footprint will be extended by two feet to the north, five feet to the east (alley side), three feet to the south, and one foot to the west.

While the proposed garage is larger than nearby garages, its location at the back of the lot, fronting an alley, is believed to be generally appropriate for its surroundings. Furthermore, staff notes that 576 square-feet is a standard size for two-car garages. 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 received one letter in support of the project. The comments are attached.

Recommendation

Planning Division Recommendation (Contact Sydney Prusak, (608) 243-0554)

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 of the lot area at 1548 Jefferson 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

City Engineering Division - Mapping (Contact Jeffrey Quamme, (608) 266-4097)

1. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
2. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

1548 Jefferson Street
Legistar File ID: 55169
May 6, 2019
Page 4

3. A property survey prior to the placement of the new garage is recommended to assure accurate placement on the parcel.