



PREPARED FOR THE PLAN COMMISSION

Project Address: 442 Sidney Street (2nd Aldermanic District, Ald. Zellers)
Application Type: Conditional Use
Legistar File ID #: [52209](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Owner: David McLean; 442 Sidney Street; Madison, WI 53703

Requested Action: Approval of a Conditional Use to allow construction of an accessory building exceeding 576 square feet and ten percent of the lot area at 442 Sidney Street.

Proposal Summary: The applicant proposes to construct an alley-served 728-square-foot, two-stall, two-story garage at the rear (southwest) of the subject property.

Applicable Regulations & Standards: This proposal is subject to the 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 and §28.131(1)(b) requires conditional use approval for any individual accessory building exceeding 576 square feet at ground level in a TR 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 requests to allow construction of an accessory building exceeding 576 square feet and greater than ten percent of the lot area at 442 Sidney 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 5,112-square-foot property is located on the southeast side of Sidney Street midblock between Sherman Avenue and Elizabeth Street. It is located within Aldermanic District 2 (Ald. Zellers) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: According to assessor data, the property is currently developed with a 2,5-story, 3-bedroom, 1-bathroom, 1,446-square-foot single-family residence. It was originally constructed in 1915. There is no garage currently on the property. The property is zoned Traditional Residential – Consistent 2 (TR-C2) District.

Surrounding Land Use and Zoning:

- Northwest:** Across Sidney Street, single-family residences, zoned Traditional Residential – Consistent 3 (TR-C3) District;
- Northeast:** Single-family residences, zoned TR-C3;
- Southeast:** Single-family residences, zoned Traditional Residential – Consistent 2 (TR-C2); and
- Southwest:** Single-family residences, zoned TR-C2.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2006) recommends low-density residential (LDR) uses for the subject parcel, defined as less than 16 dwelling units per acre. The [Tenney-Lapham Neighborhood Plan](#) (2008) recommends the same low-density residential designation. The neighborhood plan also recommends that “garages should not be set in front of residences, but rather should be...set back from the main structure (as in a backyard garage).”

Zoning Summary: The property is in the Traditional Residential – Consistent 2 (TR-C2) District

Requirements	Required	Proposed
Lot Area	4,000 sq. ft.	5,112 sq. ft.
Lot width	40'	39'
Usable open space	750 sq. ft.	Unknown (Zoning Comment #1)
Lot coverage	65%	58%
Front yard	20'	100'
Side yards	3'	4'6"
Rear yard	3'	3'
Building height	15' (mean roof height)	14'9"

Other Critical Zoning Items:	Utility Easements
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Table Prepared by 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 new 728-square-foot garage in the southernmost corner of the lot. The garage will be connected to Sidney Street by a driveway that is 24 feet wide at the garage and narrows to 9 feet along the house and out to the property line. The 28-foot by 26-foot two-stall garage is proposed to have a gable roof and dormers, and to include an unfinished second floor. The roof will feature cedar-colored asphalt shingles, and the garage will feature either vinyl or smart side siding, colored yellow to match the main house. The garage door and trim will be white, also to match the house. The garage will be constructed with first and second story windows on all sides, with the exception of the street-facing first floor, which will be dominated by the garage door. An access door is planned for the north side of the building.

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) at 442 Sidney Street. 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.

In considering the adopted plan recommendation, the Planning Division believes that the proposed use is generally consistent with the Comprehensive Plan as well as the Tenney-Lapham Neighborhood Plan. The Comprehensive Plan recommends low-density residential (LDR) uses for the subject parcel, defined as less than 16 dwelling units per acre. There is no proposed addition of density or change of use. The Tenney-Lapham Neighborhood Plan recommends the same land use as well as a recommendation that garages be placed behind houses.

In considering the surrounding context, several of the houses on Sidney Street and on Few Street (immediately behind the subject site) have backyard garages. While most seem to be single-vehicle garages, there do appear to be several two-stall garages on this block. The proposed garage is larger than a standard two-stall garage, though not significantly out of character with the other garages on the block. Though an Accessory Dwelling Unit could be considered for the upper floor in the future as a conditional use, the building is currently subject to and satisfies the more restrictive height requirements for accessory buildings. While the proposed garage is larger than most nearby garages, its location at the back of the lot and height, despite having potential upper-floor space, is appropriate for its surroundings. The design of the building, colors, and materials are consistent with the house 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 is unaware of any comments from the public.

Recommendation

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

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 and larger than 576 square feet at ground level at 442 Sidney 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

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

1. Show calculations for usable open space. Usable open space is defined as a compact area of not less than two hundred (200) square feet, with no dimension less than eight (8) feet and no slope grade greater than ten percent (10%). Usable open space must be outside of the front yard, and shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet, and pervious pavement designed for outdoor recreation only may be included as usable open space. This property requires 750 square feet of usable open space.

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

2. This area drains to an enclosed depression on private property. The applicant shall show that no additional volume leaves the site post construction compared to preconstruction or shall direct all runoff from this to the public ROW.
3. The site plans shall be revised to show the location of all rain gutter down spout discharges.
4. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.

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

5. The site plan shall identify lot and block numbers of the recorded Plat. Also provide the dimensions of the lot.
6. The garage appears to be planned at or very near minimum setback requirements. A survey of the lot by a Professional Surveyor is strongly recommended to correctly locate the garage on the lot for construction.
7. Include floor plan of second floor and note proposed use.

Parks/Forestry Review (Contact Kathleen Kane, 608-261-9671)

8. If future plans for second floor of garage include an Accessory Dwelling Unit (ADU), Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23 (8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park -Infrastructure Impact Fee district.