



PREPARED FOR THE PLAN COMMISSION

Project Address: 1010-1018 Mayfair Avenue (District 15, Ald. Ahrens)
Application Type: Conditional Use
Legistar File ID # [48474](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant, Contact & Property Owner: George & Catherine Knuckley; Madison Mayfair Apartment, LLC.; 245 S. Bird Street, Apt 10; Sun Prairie, WI 53590

Requested Action: The applicant requests two conditional uses in order to construct an accessory building (a garage) at 1010-1018 Mayfair Avenue: one to construct an accessory building (a garage) exceeding 800 square feet in the SR-V2 (Suburban Residential – Varied 2) zoning district and the other to allow the total area of accessory buildings on a property to exceed 1,000 square feet.

Proposal Summary: The applicant proposes to add a large garage at the rear (western corner) of the subject property.

Applicable Regulations & Standards: MGO §28.131(1)(b) limits the accessory buildings in the “Suburban” (SR) residential zoning districts to 800 square feet at ground level unless approved by conditional use. Furthermore, MGO §28.131(1)(a) limits the total area of accessory buildings, as measured at the ground floor level, to ten percent of lot area but no more than 1,000 square feet unless approved by conditional use. Therefore, this proposal is subject to the standards for conditional uses [MGO §28.183].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the two conditional use requests: 1) to construct an accessory building (a garage) exceeding 800 square feet in the SR-V2 (Suburban Residential – Varied 2) zoning district and 2) to allow the total area of accessory buildings on a property to exceed 1,000 square feet. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 100,600-square-foot (2.31-acre) subject property is located on the southwest side of Mayfair Avenue, in between Albert Court and Prairie Avenue. The site is within Aldermanic District 15 (Ald. Ahrens) and is within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes two existing 22,220-square-foot apartment buildings, one with 24 units and the other with 26. City Assessor’s records indicate that both were constructed in 1965. A surface parking lot with 58 automobile parking stalls is located in between the buildings.

Surrounding Land Use and Zoning:

- Northwest:** An auto parts retailer and an auto repair center, both zoned CC-T (Community Corridor – Transitional District);
- Northeast:** Two-unit buildings, zoned SR-C3 (Suburban Residential – Consistent 3 District) and single-family homes, zoned TR-C1 (Traditional Residential – Consistent 1 District);
- Southwest:** A food manufacturing facility, zoned IL (Industrial Limited District) and Hawthorne Elementary School, zoned TR-C1; and
- Southeast:** Single-family homes, zoned TR-C1.

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) recommends low-density residential development for the subject site and surrounding properties. The [Carpenter-Ridgeway-Hawthorne-Truax Neighborhood Plan \(2001\)](#) makes no specific recommendations about the subject parcel.

Zoning Summary: The property is zoned SR-V2 (Suburban Residential – Varied 2).

Requirements	Required	Proposed
Lot Area (sq. ft.)	2,000 sq. ft./ d. u.	100, 600.13 sq. ft.
Lot Width	60'	297.15'
Front Yard Setback	25'	Adequate
Side Yard Setback: Accessory Building	3'	Adequate
Rear Yard Setback: Accessory Building	3'	15'
Usable Open Space	500 sq. ft./ d. u. (25,000 sq. ft.)	Adequate
Maximum Lot Coverage	60%	Less than 60%
Maximum Building Height: Accessory Building	15'	Less than 15' (See Comment #8)
Number Parking Stalls	Multi-family dwelling: 1 per dwelling (50)	64 existing stalls
Accessible Stalls	Not required	None
Loading	None	None
Number Bike Parking Stalls	Not required	None
Landscaping and Screening	Not required	Existing landscaping (See Comments #9 & #10)
Lighting	Not required	Existing lighting
Building Forms	Not required	Accessory building
Other Critical Zoning Items	Urban Design (Residential Building Complex); Utility Easements	

Table Prepared by 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

There are two conditional use approvals being requested as part of this application. The first is to allow an individual accessory building in the SR-V2 (Suburban Residential – Varied 2) zoning district to exceed 800 square feet at ground level. The second is to allow the total area of all accessory buildings at ground level to exceed 1,000 square feet (note: for the subject parcel there will be only one accessory building on the site). This proposal is subject to the standards for conditional uses [MGO §28.183].

The applicant is seeking approval to construct a one-story, 1,200-square-foot, detached garage (i.e. an accessory building) for the storage of lawn mowing equipment, ladders, snow removal equipment and other tools. The garage will be located in the rear of the lot, to the southwest of the site's northern residential building. It will directly abut the 5-foot sidewalk which leads along (in front of) the aforementioned building. The proposed 30-foot by 40-foot structure will be aluminum on a wooden frame and will sit atop on a concrete slab foundation. It will have two garage doors facing the parking lot and a pedestrian door just around the corner along the right (southeast) side. The roof and bottom roughly three feet of the building will be colored a red 'sierra' while the rest will be a tan color, all to match the site's principal buildings.

In regards to the approval 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 standards for conditional uses can be found met. The new garage is consistent with the [Comprehensive Plan's \(2006\)](#) recommendation for low-density residential land use, it is believed to be compatible with the varied development pattern in the neighborhood, there is ample space on the property in which to locate the structure, and the proposal meets all zoning code requirements.

At the time of report writing, staff was not aware of concerns regarding this proposal.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the two conditional use requests: 1) to construct an accessory building (a garage) exceeding 800 square feet in the SR-V2 (Suburban Residential – Varied 2) zoning district and 2) to allow the total area of accessory buildings on a property to exceed 1,000 square feet. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

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

Engineering Division (Main Office) (Contact Brenda Stanley, (608) 261-9127)

1. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY)
2. 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. (POLICY)

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

3. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft).

The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names

All other levels (contours, setbacks, elevations, etc) are not to be included with this file submittal. NOTE: Email file transmissions preferred izenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

4. The site plan shall identify the difference between existing and proposed impervious areas.

Traffic Engineering (Contact Eric Halvorson, (608) 266-6527)

5. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
6. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
7. The applicant shall show all entry points for the proposed structure including the door swing dimension. If the swing is over the internal pedestrian walkway it is recommended the applicant push the structure a sufficient distance to allow the doors to swing and have no impact on the walkway. This will also allow for easier access of bulky materials/equipment when vehicles are parked adjacent the structure.

Zoning Division (Contact Jenny Kirchgatter, (608) 266-4429)

8. Show the height of the proposed accessory building on the elevations. The maximum height is fifteen (15) feet. Height is measured from the average elevation of the approved grade at the front of the building to the midpoint of the ridge of the gable 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.
9. Verify whether existing trees, shrubs, or landscaping will be removed to accommodate the proposed storage building. Any displaced landscaping elements must be replaced on the site and shown on a revised plan.

10. Show the refuse disposal area on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. If the refuse disposal area is located outside the building, it shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure if provided outside the building.
11. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

The agency reviewed this request and has recommended no conditions or approval.

Parks/Forestry Review (Contact Janet Schmidt, (608) 261-9688)

The agency reviewed this request and has recommended no conditions or approval.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

The agency reviewed this request and has recommended no conditions or approval.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

The agency reviewed this request and has recommended no conditions or approval.