



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 2742 Dahle Street (12<sup>th</sup> Aldermanic District, Ald. Abbas)  
**Application Type:** Conditional Use  
**Legistar File ID #:** [64901](#)  
**Prepared By:** Colin Punt, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

**Summary**

**Applicant & Property Owner:** Todd Mader; 2742 Dahle St; Madison, WI 53704

**Requested Action:** The applicant is requesting approval of a Conditional Use for an accessory building exceeding 10% of lot area in a TR District [MGO §28.131(1)(a)] and a Conditional Use for an accessory building exceeding 576 square feet in a TR District [MGO §28.131(1)(b)] at 2742 Dahle Street.

**Proposal Summary:** The applicant proposes construct a 528 square-foot detached garage with a 140-foot roofed porch in the rear yard of the subject property.

**Applicable Regulations & Standards:** This proposal is subject to the standards for conditional uses [MGO §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 are met and **approve** the requests to allow an accessory building greater than 576 square feet and exceeding 10% of lot area in a TR district at 2742 Dahle 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 4,878-square-foot property is located on the northeast quadrant of the intersection of Dahle Street and North Lawn Avenue. It is located within Aldermanic District 12 (Ald. Abbas) as well as the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The property is zoned Traditional Residential – Consistent 4 (TR-C4) District and is developed with a 1½-story, three-bedroom, one-and-one-half-bathroom, 1,128-square-foot single-family residence built in 1926. There is currently a one-stall detached garage near the rear lot line, accessed from North Lawn Avenue.

**Surrounding Land Use and Zoning:**

- North:** Single-family residences zoned Traditional Residential – Consistent 4 (TR-C4) District,;
- East:** Across North Lawn Avenue, single-family residences, zoned TR-C4;
- South:** Across Dahle Street, single-family residences, zoned TR-C4; and
- West:** Single-family residences, zoned TR-C4.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) uses for the subject parcel. The [Emerson East-Eken Park-Yahara Neighborhood Plan](#) (2015) does not have specific land use recommendations for the site, but encourages “rehabilitation and energy efficiency improvements to housing.”

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000	4,878
Lot Width	40 ft	44.6 ft
Front Yard Setback	20 ft	76 ft
Side Yard Setback	3 ft (accessory building)	3.5 ft
Rear Yard Setback	3 ft (accessory building)	4.63 ft
Usable Open Space	750 sq ft	1,725 sq ft
Maximum Lot Coverage	65%	39%
Maximum Building Height	15 ft (mean roof height)	15 ft

<b>Other Critical Zoning Items</b>	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 and homeowner is requesting conditional use approval for a detached garage greater than 10% of the lot area. The applicant intends to demolish an existing one-car detached garage, to be replaced with a new 528 square foot two-stall detached garage with a 140 square foot covered patio. The proposed garage is located in the northwest corner of the lot and faces North Lawn Avenue. The proposed accessory building has a two-car overhead door on the east facade. It will utilize a widened existing driveway for vehicular access. All four elevations include window openings, the north and south elevations also include roof dormers for an upstairs storage/studio space. The south elevation also includes a door and a 7' x 20' covered patio. According to the application, the upper level of the building will be predominantly used for storage. Provided drawings and renderings show the proposed building clad in a horizontal lap siding with gray architectural shingles. The letter of intent states the proposed garage "will match house siding and architectural style."

The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) for this site, a land use designation predominantly made up of single-family and two-unit structures, but that may include smaller two-, three-, and four-unit apartment buildings and rowhouses. The [Emerson East-Eken Park-Yahara Neighborhood Plan](#) (2015) does not have specific land use recommendations for the site, but encourages “rehabilitation and energy efficiency improvements to housing.” In considering the adopted plan recommendations, the Planning Division believes that the proposed use is generally consistent with the [Comprehensive Plan](#) and the [Emerson East-Eken Park-Yahara Neighborhood Plan](#).

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. Staff notes that state law requires that conditional use findings must be based on “substantial evidence” that directly pertains to each standard and not based on personal preference or speculation. While two-story accessory structures are somewhat uncommon in the surrounding blocks, most of the surrounding houses have detached garages, any many are of these are sized for two vehicles. Due to the surrounding structures and similar land uses, as well as the plan recommendations, staff believes the Plan Commission can find the applicable conditional use approval standards can be met.

At the time of report writing, staff is unaware of public comment regarding this request.

## Recommendation

### Planning Division Recommendation

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the requests to build an accessory building greater than 576 square feet and 10 percent of lot area in a TR district at 2742 Dahle 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
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### Forestry Section (Contact **Jeffrey Heinecke**, (608) **266-4890**)

1. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on the plan set.
2. An existing inventory of street trees located within the right of way shall be included on the landscape/site plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.

*The Planning Division, Office of the Zoning Administrator, Engineering Division, Traffic Engineering Division, Fire Department, Parks Division, Water Utility, Metro Transit, and City Engineering Mapping Section have reviewed this request and have recommended no conditions or approval.*