



Project Address: 1028 Sherman Avenue
Application Type: Conditional Use
Legistar File ID # [31313](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/ Owner: Kimberly and David Goeden; 1028 Sherman Avenue; Madison, WI 53703

Project Contact: Todd Barnett; Barnett Architecture, LLC; 118 N. Breese Terrace Ste. 1; Madison, WI 53726

Requested Action: The applicant requests approval of a conditional use for a new accessory building on lakefront property in the TR-C2 District.

Proposal Summary: The applicant proposes demolition of an existing shared detached garage and construction of a new two-car tandem detached garage in the southern portion of the property.

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 1028 Sherman Avenue. 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 subject property is located on the west side of Sherman Avenue; Traditional Residential – Consistent 2 (TR-C2) District; Aldermanic District 2 (Zellers); Sherman Avenue National Historic District; Madison Metropolitan School District.

Existing Conditions and Land Use: The 10,050 square foot lot currently has a single-family home and part of a shared detached garage, with access from Sherman Avenue on a driveway shared with the adjacent property to the south (1026 Sherman Avenue).

Surrounding Land Use and Zoning: With Lake Mendota to the west, the property is otherwise surrounded by single-family homes in the TR-C2 District.

Adopted Land Use Plan: The Comprehensive Plan (2006) and the Tenney-Lapham Neighborhood Plan (2008) recommend Low Density Residential uses for this property.

Zoning Summary: 1028 Sherman Avenue TR-C2 (Traditional Residential – Consistent 2 District.

Dimensional Requirements	Required	Proposed
Lot Area	4,000 sq. ft.	10,465 sq. ft.
Lot Width	40'	50'
Front Yard Setback	20' or setback average up to 30'	20' existing, change
Side Yard Setback	3'	4'
Waterfront Setback	Average setback of adjoining properties (59.15')	62.7'
Maximum Lot Coverage	65%	46%
Maximum Height	15'	14', 8.5"
Usable Open Space	750 sq. ft.	Adequate

Site Design		
Number parking stalls	1	2
Building forms	Yes	Meets building forms requirements
Other Critical Zoning Items: National Historic District, Lakefront Property		

Table Prepared by Patrick Anderson, 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, including Metro Transit Routes along nearby East Johnson Street.

Project Description

The applicant proposes to demolish an existing garage, which is shared with the adjacent property at 1026 Sherman Avenue, and then construct a new detached garage completely within their own property boundary. The proposed garage is just over 15 feet wide and 41 feet deep, supporting storage of two automobiles in a “tandem” arrangement. The garage is designed to complement the home, with brick facades facing the street and lake sides, and wood siding on both of the longer sides of the structure. The roof pitch and detailing matches that of the home, resulting in an 18-foot height at the peak. The footprint of the garage is roughly the same size as that of the existing garage, and sits about 8 feet further back from Lake Mendota.

An expanded curb cut and new driveway are proposed to lead to the new garage. The existing driveway, 4-feet of which are on the subject property, will need to remain on the site to provide access to the parking area associated with the adjacent home.

Analysis and Conclusion

The conditional use is requested to allow for construction of a new detached garage, in conjunction with the demolition of an existing shared detached garage, which is in poor condition and is no longer desired by the adjacent property owner. The Tenney-Lapham Neighborhood Association held a public meeting to review the proposal on September 4, and supports the request, with the understanding that the cement slab under the existing garage will also be removed (this is reflected in submitted plans).

Staff believes that the proposed garage is well designed to complement the single-family home on the property, which is a contributing building in the Sherman Avenue National Historic District. Its impact on views of Lake Mendota from the street is minimized due to its narrow width, and it does not exceed the 576 square foot size permitted in the TR-C2 Zoning District. Staff believes that the conditional use standards can be met as follows:

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

Staff believes that this standard is met.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing these services.*

Staff believes that this standard is met.

3. *The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

Staff believes that this standard is met.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

Staff believes that this standard is met.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.*

Staff believes that this standard is met.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

Staff believes that this standard is met.

9. *When applying the above standards to any new construction of a building or an addition to an existing building, the Plan Commission:*

- a. *Shall bear in mind the statement of purpose for the zoning district, and*
- b. *May require the applicant to submit plans to the Urban Design Commission for comment and recommendation*

Staff believes that this standard is met.

[Standards 6, 8 and 10-15 do not apply to this request]

Conclusion

Staff believes that the conditional use standards can be met, and recommends that the Plan Commission approve the request, subject to input at the public hearing and comments from reviewing agencies.

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 requested accessory building at 1028 Sherman Avenue. 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

City Engineering Division (Contact Janet Dailey, 261-9688)

1. The current Joint Driveway Agreement per Document No. 336005 shall be amended or superseded with a new agreement to address the new joint driveway configuration as approved along with construction, installation and maintenance requirements of both parties within the agreement. Upon recording of the document, provide Engineering Mapping a copy of the new recorded joint driveway agreement for City of Madison Mapping records.
 2. Applicant shall show how drainage is proposed down the common property line between 1026 & 1028 Sherman Avenue.
 3. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5 and MGO 23.01).
 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 (POLICY).
 5. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).
- PDF submittals shall contain the following information:
- a) Building footprints.
 - b) Internal walkway areas.
 - c) Internal site parking areas.
 - d) Lot lines and right-of-way lines.
 - e) Street names.
 - f) Stormwater Management Facilities.
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

Zoning Administrator (Contact Pat Anderson, 266-5978)

6. Provide the location of the regulatory floodplain (F2 floodfringe) on the final submitted site plan.
7. The proposed garage meets height requirements, but the submitted plans do not correctly depict the method for measuring height of the building. The correct lower point needs to be used for average measurement. The correct lower point is where the side wall extended meets the roof shingle. Provide revised elevation drawings with the final plan set showing building heights and points of measurement from existing (pre-construction or filling) grades.
8. NOTE: Submitted plans do not show for the removal of any vegetation with this project

No other agencies submitted comments for this request.