



Project Address: 2154 West Lawn Avenue
Application Type: Conditional Use
Legistar File ID # [31314](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Charlie Wills; 2154 West Lawn Avenue; Madison.

Property Owner: Crystal Redfield; 2154 West Lawn Avenue; Madison.

Agent: Andy Fieber, Aldo Partners, LLC; 9407 Ancient Oak Lane; Madison.

Requested Action: Approval of a conditional use to allow construction of an accessory building exceeding 10% of the area of the lot at 2154 West Lawn Avenue.

Proposal Summary: The applicant and property owner wish to demolish an existing one-car detached garage to allow construction of a 528 square-foot two-car detached garage with a storage loft above. The footprint of the proposed garage will occupy 11.5% of the subject property, which requires that a conditional use be approved. The applicant wishes to begin construction as soon as all regulatory approvals have been granted. No completion date for the proposed garage is noted in the application materials.

Applicable Regulations & Standards: Section 28.131(2)(a) limits the total area of accessory buildings measured at the ground floor to 10% of lot area but not exceeding 1,000 square feet unless approved by conditional use. Section 28.183 of the Zoning Code provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission.

Summary Recommendation: If the Plan Commission can find the conditional use standards met, the Planning Division recommends that it **approve** the conditional use request to allow construction of an accessory building exceeding 10% of the area of the lot at 2154 West Lawn Avenue, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: The subject site is a 4,584 square-foot parcel located at the northeasterly corner of West Lawn and Edgewood avenues; Aldermanic District 13 (Ellingson); Madison Metropolitan School District.

Existing Conditions and Land Use: Single-family residence and detached one-car garage, zoned TR-C3 (Traditional Residential–Consistent 3 District).

Surrounding Land Use and Zoning: The subject site is surrounded by other single-family dwellings in the TR-C2 (Traditional Residential–Consistent 2 District) and TR-C3 zoning districts.

Adopted Land Use Plan: The Comprehensive Plan recommends the subject site and surrounding properties for Low-Density Residential development.

Zoning Summary: The property is zoned TR-C3 (Traditional Residential–Consistent 3 District):

Requirements	Required	Proposed
Lot Area	3,000 sq. ft.	4,584 sq. ft., existing
Lot Width	30'	40', existing
Minimum Front Yard	15' for residence	18.8', existing
Maximum Front Yard	Not more than 20% of block average up to 30'	Adequate, existing
Side Yard for Accessory Building	3'	3'
Reversed Corner Side Yard	15'	15'
Rear Yard for Accessory Building	3'	14.9'
Building Height for Acc. Building	15 feet	Will comply
Maximum Lot Coverage (all bldgs.)	75%	37%
Usable Open Space	500 sq. ft.	Adequate
Building Form	Single-family detached building	Complies with requirements
Other Critical Zoning Items		
Yes:	Utility Easements	
No:	Wellhead Protection, Barrier Free, Urban Design, Floodplain, Landmarks, Waterfront Development	
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>		

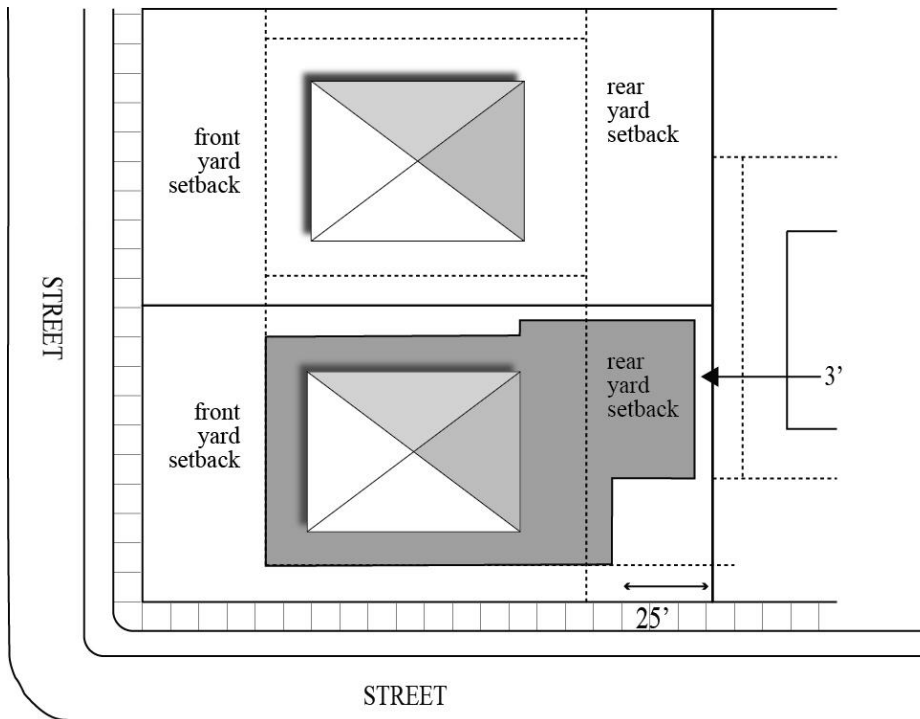
Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map D9).

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

The applicant and property owner propose to construct a detached two-car garage in the rear yard of their two-story single-family residence at 2154 West Lawn Avenue. The new garage will replace an existing one-car garage located on the same portion of the rear yard. Access to the existing and proposed garages will be provided from an existing curb cut along Edgewood Avenue, which forms the westerly side yard of the property. The 24-foot wide and 22-foot deep (528 square feet) accessory building will be set back 15 feet from Edgewood Avenue in accordance with the reversed corner side yard for principal and accessory buildings in the TR-C3 zoning district. The garage will be set back 3 feet along the easterly side lot line. The space between walls of the existing and proposed garages closest to the principal residence is occupied by an existing patio, which will remain. Figure I-3 on the following page illustrates the siting requirements for accessory buildings on reversed corner lots.

The proposed garage will be a tall one-story structure that will include a storage loft above most of the ground floor. The Zoning Administrator has determined that the height of the proposed garage meets the 15-foot maximum height for an accessory building that does not include an accessory dwelling unit. The building will be clad in stucco and will include a single-overhead door facing Edgewood Avenue. Windows are proposed along the ground floor of the northerly side wall and on the street-facing façade on the loft level. A shed dormer with 3 windows will face the principal residence on the subject property.



Sec. 28.131(2)(c) – Figure I3: Accessory Building Placement for Reversed Corner Lots (allowed in shaded areas)

Analysis and Conclusion

The proposal requires conditional use review because the footprint of the proposed garage exceeds the 10% of lot area maximum for accessory buildings on a residential lot. An accessory building up to 458 square feet would be permitted by right on the 4,584 square-foot lot. The 528 square-foot garage proposed will occupy 11.5% of the subject property.

Historically, the maximum size of an individual accessory building such as a garage, shed or gazebo was limited to either 576 square feet or 800 square feet depending on the zoning of a particular property. Similar thresholds still exist for individual accessory structures in the new Zoning Code (576 square feet in “Traditional” residence districts; 800 square feet in all other districts), though an additional standard was added to relate the square footage of all accessory buildings on a property to the size of the parcel. If the total area of an accessory building or buildings on a parcel exceeds 10% of the lot area up to 1,000 square feet, a conditional use is required.

The request to exceed 10% of the lot area of the subject site with the proposed two-car garage is the first such request to come before the Plan Commission since this standard became effective at the beginning of this year. As with any conditional use, the Plan Commission will need to determine that the request meets the standards for approval, most notably that the conditional use will not negatively impact the uses, values and enjoyment or normal and orderly development of surrounding properties.

In this case, the Planning Division is aware of concerns by the neighboring property owner to the east about the mass and height of the proposed garage (see attached). The neighbor asserts that the proposed garage is “atypical for the area”, though no documentation was submitted substantiating that claim. Staff did not perform a detailed analysis of the size of detached accessory buildings in the surrounding area, which consists of single-family residences of a variety of sizes located on lots that are generally larger than the subject lot (50 feet or

more lot width and 115 feet of depth). However, it appears that the presence and size of detached accessory buildings varies widely in the surrounding neighborhood.

In reviewing the proposed conditional use, the Plan Commission should consider whether the proportions of the garage are appropriate for the site and its surroundings, including the height and mass of the accessory building. Staff believes that the 528 square-foot footprint could be determined to be appropriate in relation to the size of the subject site, though it recommends that the Commission consider the input at the public hearing from the applicant and members of the public regarding the appropriateness of the proposed mass and height of the building to determine if the entire project meets the applicable standards.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

If the Plan Commission can find the conditional use standards met, the Planning Division recommends that it **approve** the conditional use request to allow construction of an accessory building exceeding 10% of the area of the lot at 2154 West Lawn Avenue, subject to input at the public hearing and the following conditions:

The following conditions of approval have been submitted by reviewing agencies:

Major/Non-Standard Conditions are Shaded

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

1. The applicant shall obtain permit from the City Engineering Division to install the driveway apron within Edgewood Avenue right of way. The exact drive apron dimensions are subject to approval by the City Engineer.
2. The applicant shall show how off-site drainage will be allowed across the property to drain to the right of way. This can be accomplished by providing additional drainage information such as elevations, contours and drainage arrows that indicate the direction of flow.
3. All work in the public right of way shall be performed by a City-licensed contractor.
4. All damage to the pavement on Edgewood Avenue adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
5. 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.
6. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

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

This agency submitted a response with no comments or conditions of approval for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

7. The proposed accessory building shall meet all building codes.
8. Correct the discrepant site plan dimension of 0.1 feet on the final plans prior to final approval.

Fire Department (Contact Bill Sullivan, 261-9658)

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| <p>9. Due to the lack of separation from the property line, the Madison Fire Department recommends the installation of an automatic fire sprinkler system or constructing the rear wall to meet a 1-hour fire rating to limit the potential for fire spread.</p> |
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Water Utility (Contact Dennis Cawley, 261-9243)

10. All operating private wells shall be identified and permitted and all unused private wells shall be abandoned by the Water Utility in accordance with MGO Section 13.21.

Parks Division (Contact Kay Rutledge, 266-4714)

11. Approval of plans for this for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.