



PREPARED FOR THE PLAN COMMISSION

Project Address: 1717 Kendall Avenue
Application Type: Conditional Use
Legistar File ID #: [32276](#)
Prepared By: Heather Stouder, AICP, Planning Division
 Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Owner: Scott and Jennifer LaMontagne; 1717 Kendall Ave.; Madison, WI, 53726

Requested Action: Approval of a conditional use for a garage exceeding 576 square feet in the Traditional Residential – Consistent 2 (TR-C2) District.

Proposal Summary: The applicant proposes to construct a new 656 square foot detached garage on the property, in conjunction with the removal of an attached garage and an addition to the rear of the single family home.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(6)) and demolitions (MGO Section 28.185).

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 1717 Kendall 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: 1717 Kendall Avenue is at the southeast corner of Kendall Avenue and North Prospect Avenue; Traditional Residential – Consistent 2 (TR-C2) District; University Heights Historic District; Aldermanic District 5 (Bidar-Sielaff); Madison Metropolitan School District.

Existing Conditions and Land Use: The property is developed with a two-and a half story, 2,597 square foot home constructed in 1895. The home has an existing attached garage to be removed as part of the project.

Surrounding Land Use and Zoning: The property is generally surrounded by single-family homes in the TR-C2 District, with some two and three-family homes to the northeast, along North Prospect Avenue, in the Traditional Residential – Consistent 4 (TR-C4) District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low density residential uses in this area.

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

Dimensional Requirements	Required	Proposed
Lot Area	4,000 sq. ft.	7,200 sq. ft.
Lot Width	40'	60'
Front Yard Setback	20'	Adequate

Maximum Front Yard Setback	No more than 20% greater than block average, 30' maximum	Adequate
Distance from Property Line for Accessory Building	3'	3'
Reversed Corner Side Yard Setback	20'	28.5'
Maximum Height	15'	12.5'+-
Maximum Lot Coverage	75%	Less than 75%
Usable Open Space (sq. ft. per du)	750	Adequate
Other Critical Zoning Items: University Heights Historic District, Adjacent to Landmark		

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.

Related Approvals

On November 11, 2013, the Landmarks Commission provided a Certificate of Appropriateness for the new garage in the University Heights Historic District (see Legistar ID# [31945](#)).

Project Description, Analysis, and Conclusion

The applicant proposes to construct a new 656 square foot detached garage on the property, in conjunction with the removal of an attached garage and an addition to the rear of the single family home. The proposed one-story garage would take access from North Prospect Avenue via an existing driveway shared with the property immediately to the south. Designed with carriage house garage doors, the exterior of the garage would match the wood siding on the home.

As part of the project, following the removal of the attached garage, the applicant would complete a minor rear addition to accommodate a new porch and kitchen expansion. As part of the project, an existing asphalt surface parking area will be removed, resulting in a slightly less impervious surface overall.

Staff believes that all conditional use standards are met with the proposal, which will be an improvement to the property and its surroundings. As noted in the previous section, the Landmarks Commission has provided a certificate of appropriateness for the proposal in the University Heights Historic District, with minor conditions to be addressed in final plans submitted for review by the Historic Preservation Planner. Staff supports the proposal, and has no additional design recommendations.

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 request for a new accessory building at 1717 Kendall 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. Revise proposed grading to direct runoff from proposed garage towards Kendall. Plan shall minimize runoff onto neighbor to the east.
2. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
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. All damage to the pavement on N. Prospect Ave. adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
5. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work (MGO 10.05(6)) and MGO 35.02(4)(c)(2)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
6. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service (POLICY).

Zoning Administrator (Contact Pat Anderson, 266-5978)

7. Proposed accessory building shall meet all building codes.

No other agencies submitted conditions of approval for this request.