

PLANNING DIVISION STAFF REPORT

August 20, 2018



PREPARED FOR THE PLAN COMMISSION

Project Address: 1054 Jenifer Street (6th Aldermanic District, Ald. Rummel)
Application Type: Conditional Use
Legistar File ID #: [52565](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Owner: Sean Cullen; 1054 Jenifer Street; Madison, WI 53703

Contact: Jeff Davis; Angus-Young Associates; 16 N Carroll St #610; Madison, WI 53703

Requested Action: Approval of a Conditional Use to allow construction of an accessory building exceeding ten percent of the lot area at 1054 Jenifer Street.

Proposal Summary: The applicant proposes to construct an 528-square-foot, two-stall garage with a loft at the rear (northwest) of the subject property.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses, MGO §28.183(6)), as §28.131(1)(a) of the Zoning Code requires the total area of accessory buildings measured at ground floor be no greater than ten percent (10%) of the lot area unless allowed by conditional use in a TR zoning district.

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 construction of an accessory building exceeding ten percent of the lot area at 1054 Jenifer 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 4,356-square-foot property is located at the westerly corner of Jenifer and Ingersoll Streets, with primary frontage on Jenifer Street. It is located within Aldermanic District 6 (Ald. Rummel), the Third Lake Ridge Historic District, and the Madison Metropolitan School District.

Existing Conditions and Land Use: According to assessor data, the property is currently developed with a 2-story, 3-bedroom, 2-bathroom, 1,840-square-foot single-family residence originally constructed in 1894. There is no garage currently on the property. The property is zoned Traditional Residential – Varied 1 (TR-V1) District.

Surrounding Land Use and Zoning:

Northwest: Two-story mixed-use buildings and a three-story condominium building, all zoned Planned Development (PD) District;

- Northeast:** Across Ingersoll Street, a mix of one-, two-, and three-family residences, zoned TR-C4 and TR-V2;
- Southeast:** Across Jenifer Street, a mix of one- to four-family residences, zoned Traditional Residential – Varied 1 (TR-V1); and
- Southwest:** A mix of two- and three-family residences, zoned TR-V1.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2006) recommends medium-density residential (MDR) uses for the subject parcel, defined as 16-40 dwelling units per acre. The [Marquette-Schenk-Atwood Neighborhood Plan](#) (1994) recommends that new construction be “compatible with the surrounding environment in terms of bulk, scale, and style of nearby buildings to ensure that the architectural and historical character of the neighborhood is retained.”

Zoning Summary: The property is in the Traditional Residential – Varied 1 (TR-V1) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	4,356 sq. ft.
Lot Width	30'	33'
Front Yard Setback	20'	Adequate
Max. Front Yard Setback	30' or up to 20% greater than block average	Adequate
Side Yard Setback: Accessory Building	Interior side yard: 3' Street side yard is equal to setback required for principal building: 3.3'	Interior side yard: 3' 0" Street side yard: 8' 6"
Rear Yard Setback: Accessory Building	3'	6' 6"
Usable Open Space	500 sq. ft.	Adequate
Maximum Lot Coverage	70%	More than 70%
Maximum Building Height: Accessory Building	15'	14' 3"
Number Parking Stalls	Single family detached dwelling: 1 (location only)	Detached garage
Building Forms	Not required	Accessory building

Other Critical Zoning Items:	Historic District (HIS-TL), Utility Easements
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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

The applicant requests approval of a conditional use to allow the construction of an accessory building greater than 10% of the lot area (greater than 436 square feet) at 1054 Jenifer Street. This request is subject to the Conditional Use 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 applicant proposes to construct a new 528-square-foot garage near the rear (northwestern) lot line. An existing backyard parking area in this location connects to Ingersoll Street by a driveway approximately 10 feet wide at the sidewalk with a 14-foot wide curb cut. The proposed garage will be connected to Ingersoll Street by an 18-foot widened driveway with a 22-foot curb cut approximately 120 feet from Jenifer Street. The 24-foot by 22-foot two-stall garage is proposed to have a rather steep front gable roof above a lofted area. According to the provided plans, the roof is to be covered in asphalt shingles, the front and rear gables will be sided with shake siding, and the four lower walls with vinyl lap siding. A single window in the front gable will open to the upper-floor loft. The applicant notes that all colors are planned to match the existing house. An access door is planned for the southeast side of the building, facing the residence. Because of grade change across the lot, a walkway along the southeast side of the garage will be excavated and a 2.5-foot tall retaining wall will separate the walkway from the rest of the backyard.

In considering the adopted plan recommendation, the Planning Division believes that the proposed use is generally consistent with the Comprehensive Plan as well as the Marquette-Schenk-Atwood Neighborhood Plan. The Comprehensive Plan recommends medium-density residential (MDR) uses for the subject parcel; there is no proposed addition of density or change of use. The Marquette-Schenk-Atwood Neighborhood Plan recommends new construction be compatible with its surroundings to ensure that the architectural and historical character of the neighborhood is retained.

In considering the surrounding context, several of the houses on Jenifer Street have backyard garages. While most seem to be single-vehicle garages, there do appear to be several two-stall garages on 1000 and 1100 blocks of Jenifer Street, as well as the 1000 block of Williamson Street. The proposed garage is a very standard two-stall garage size, and while it has a steeper roof pitch and loft area, it is not out of scale with neighboring buildings, particularly with the larger commercial and multi-family buildings adjacent to it on Williamson Street. Though an Accessory Dwelling Unit could be considered for the upper floor in the future as a conditional use, the building is currently subject to and satisfies the more restrictive height requirements for accessory buildings. While the proposed garage is larger than most nearby garages, its location at the back of the lot and height, despite having potential upper-floor space, is appropriate for its surroundings. The design of the building, colors, and materials are consistent with the house on the lot.

Because of its location in the Third Lake Ridge Historic District, the proposal has also been reviewed by the Landmarks Commission. At its August 6, 2018 meeting, the Landmarks Commission approved the applicant's request for a Certificate of Appropriateness after discussion about proposed shingles, siding, windows, and trim.

Due to the design of the garage on the site and its integration in the character of the neighborhood, the Planning Division believes the conditional use standards can be found met. At the time of report writing, staff is unaware of any comments from the public.

Recommendation

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to allow construction of an accessory building greater than ten percent of the lot area at 1054 Jenifer 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

City Engineering Division - Main Office (Contact Tim Troester, (608) 267-1995)

1. This property drains lands to the West. The plans shall be provided to show that the new site will allow this drainage to continue.
2. The site plans shall be revised to show the location of all rain gutter down spout discharges. Roof drainage shall be directed to S. Ingersoll St. (POLICY)
3. Current plan shows less than 4,000 sf disturbed area. If plans are not revised, no Erosion Control or Storm Water Management Permits will be required.
4. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. (MGO 16.23(9)(d)(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

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

5. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
6. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Parks/Forestry Division (Contact Kathleen Kane, (608) 261-9671)

7. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
8. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266- 4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.