



PREPARED FOR THE PLAN COMMISSION

Project Address: 3026 Atwood Avenue
Application Type: Conditional Use
Legistar File ID #: [33670](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Contact/Owner: Andrew Martin; 3026 Atwood Ave., Madison, WI 53704

Requested Action: The applicant requests a conditional use to construct a garage exceeding 576 square feet in the TR-C2 District.

Proposal Summary: The applicant proposes to construct a new 704 square foot detached garage on 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 3026 Atwood 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: 3026 Avenue is located on the north side of Atwood Avenue between Fair Oaks Avenue and the intersection with Ludington Avenue; Traditional Residential – Consistent 2 (TR-C2) District; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions and Land Use: The 9,200 square foot property is developed with a 1,500 square foot two-story single-family home originally constructed in 1896. The property is alley-accessed from the rear and currently has no garage. A 100 square foot shed is located on the western edge of the property.

Surrounding Land Use and Zoning:

North: Single and two-family homes on 4,600 square foot lots in the TR-V1 (Traditional Residential – Varied 1) District

East: Single-family homes on 4,600 square foot lots in the TR-C2 (Traditional Residential – Consistent 2) District

South: Across Atwood Avenue to the south, Lowell Elementary School in the TR-C2 District

West: A mixed use building with ground floor commercial space and eight residential units in the TSS (Traditional Shopping Street) 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 – Varied 1 (TR-V1) District.

Dimensional Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000 sq. ft.	9,200 sq. ft.
Lot Width	40'	80'
Front Yard Setback	20'	n/a
Lot line Setback	3'	N= 9' W =3' E= 50'
Maximum height	15' ave.	12' 4" ave.
Maximum lot coverage	65%	Less than 65%
Usable open space (sq. ft./d.u.)	750 sq. ft.	750 sq. ft. +
Other Critical Zoning Items: Wellhead protection district		

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.

Project Description, Analysis, and Conclusion

The applicant proposes to construct a 704 square foot, three-car detached garage behind the home and accessed from the rear alley. As part of the overall redesign of this 9,200 square foot property, the applicant will concurrently be removing an approximately 1,500 square foot driveway and 100 square foot shed on the western portion of the property and replacing it with additional open space. The concrete driveway leading to the garage from the alley is approximately 340 square feet, and a second narrow 340 square foot driveway is proposed leading from the new garage to the cellar door on the eastern edge of the property.

The proposed garage is white in color to match the house, with vinyl siding and a 5/12 pitched roof. The garage is 32 feet wide and 22 feet deep, with adequate space for three automobiles. Two overhead doors face the alley to the rear, and a small nine-foot wide overhead door and a person door face the house in front of the garage. As indicated in the letter of intent, the overall amount of impervious surface on the site would decrease with this proposal, and the overall usable open space on the site would be well over 4,000 square feet, including pervious pavers between the house and garage.

In assessing the proposal as it relates to surrounding properties, staff notes that the new garage will be oriented to an alleyway and face other detached garages associated with properties to the rear. It will be hidden from the street by the house on the subject property and neighboring houses to the east. Staff believes that the proposed garage will be well-accommodated on this large lot.

Staff believes that all conditional use standards are met with 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 exceeding 576 square feet at 3026 Atwood 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
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City Engineering Division (Contact Janet Dailey, 261-9688)

1. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
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 public alley 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 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. Proposed accessory building shall meet all building codes. The razing of shed shall require a building permit.

Water Utility (Contact Dennis Cawley, 266-4651)

7. This property is in wellhead protection district WP-08. This proposed use is allowed in this district. Any proposed changes in use shall be approved by the Water Utility General Manager or his designee.
8. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

No other agencies submitted conditions of approval for this request.