



## PREPARED FOR THE PLAN COMMISSION

**Project Address:** 216 E. Dean Avenue (15<sup>th</sup> Aldermanic District (Ald. Ahrens))

**Application Type:** Conditional Use

**Legistar File ID #** [44820](#)

**Prepared By:** Chris Wells, Planning Division

Report Includes Comments from other City Agencies, as noted

## Summary

**Applicant & Contact:** Ron Belshaw; Maple Tree Builders, LLC.; P.O. Box 46123; Madison, WI 53744

**Property Owner:** Josh Kravitz; 216 E. Dean Avenue; Madison, WI 53716

**Requested Actions:** The applicant requests conditional use approval to construct an accessory building exceeding 800 square feet in area on a property zoned SR-C1 (Suburban Residential-Consistent 1 District) at 216 E. Dean Avenue.

**Proposal Summary:** The applicant proposes to first demolish the existing detached two-car garage before constructing a new one-story, 1,200-square-foot detached garage.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Conditional Uses [MGO §28.183] as §28.131(1)(b) states that no individual structure shall exceed eight-hundred (800) square feet in Suburban Residential (SR) districts except by conditional use approval.

**Review Required By:** Plan Commission (PC)

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to construct an accessory building exceeding 800 square feet in area on a property zoned SR-C1 (Suburban Residential-Consistent 1 District) at **216 E. Dean Avenue**. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

## Background Information

**Parcel Location:** The subject site is a 22,300-square-foot (0.51-acre) lot on the north side of E. Dean Avenue, between Tyler Circle and Lance Lane. The site is within Aldermanic District 15 (Ald. Ahrens) and within the limits of the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site includes an existing four-bedroom, one-and-a-half-bath, 1,200-square-foot single-family home with a 490-square-foot detached garage.

### Surrounding Land Use and Zoning:

**North:** A roughly 927-foot wide by 160-foot deep land-locked parcel which provides recreation space for Monona Grove High School, zoned SR-C1 (Suburban Residential – Compact 1 District) behind which is Monona Grove High School located within the City of Monona, WI;

**South:** Across E. Dean Avenue are single-family homes, zoned SR-C1 (Suburban Residential – Compact 1 District);

**East:** Single-Family homes, zoned SR-C1 (Suburban Residential – Compact 1 District); and

**West:** Single-Family homes, zoned SR-C1 (Suburban Residential – Compact 1 District).

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends Low-Density Residential Uses (i.e. 0-15 dwelling units per acre) for the subject site and surrounding properties. There is no neighborhood plan covering this parcel.

**Zoning Summary:** The property is in the Suburban Residential – Compact 1 (SR-C1) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000	22,300
Lot Width	60	100
Side Yard Setback	3	15
Rear Yard Setback	3	94
Usable Open Space	1,300	13,000
Maximum Lot Coverage	50%	17%
Maximum Building Height	15	13
Other Critical Zoning Items	None	

*Table Prepared by Jacob Moskowitz, Zoning Code Officer*

**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 construct an accessory building exceeding 800 square feet in area. This request is subject to the conditional use standards.

Upon demolition of the existing roughly 490-square-foot detached garage, the applicant proposes to construct a new 1,200-square-foot garage. While the front left corner of the proposed garage will be in the identical location as the existing, the enlarged proposed footprint will extend three-and-a-half feet further to the south and 26 feet further to the north. Note: the existing garage slab and foundation will be removed prior to construction. The height of the structure is just below the maximum allowable height of 15 feet, as calculated in the Zoning Code (MGO §28.134(1)). Elevation drawings show the garage will be clad in a horizontal vinyl siding with vinyl windows, metal doors, and architectural roofing shingles.

In considering the surrounding context, the seven mid-block homes (including the subject property) along this north side block of E. Dean Avenue are all set back roughly 40 feet from the road. While five have attached garages located alongside the house, both the subject property and the 222 E. Dean Avenue property have detached garages located in the rear yard. The 222 E. Dean Avenue garage is roughly 96 feet from the road and 100 feet from the rear lot line. The enlarged garage as proposed (which would now extend 26 feet further back on the property), would put the rear edge of the garage roughly 88 feet from the rear property line. It is a large garage on a large property. The applicant states that he has spoken with a few of his neighbors to which none had any issues with the proposed garage as submitted.

The proposal is generally consistent with the Comprehensive Plan's recommendation for low-density residential development. This will be a large garage on a large property. At the time of report writing, staff was not aware of any concerns regarding this proposal. The Planning Division believes the conditional use standards can be met.

## Recommendation

### Planning Division Recommendation (Contact Chris Wells, 261-9135)

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to construct an accessory building exceeding 800 square feet in area on a property zoned SR-C1 (Suburban Residential-Consistent 1 District) at **216 E. Dean Avenue**. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

### Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded
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### Engineering Division (Main Office) (Contact Brenda Stanley, 261-9127)

1. Prior to beginning construction, the Applicant shall obtain a Street Terrace permit for the installation of the driveway apron required to serve this project. The Applicant shall pay the permit fee as applicable and shall comply with all the conditions of the permit. (MGO 10.08) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>
2. 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)