

PLANNING DIVISION STAFF REPORT

June 7, 2021



PREPARED FOR THE PLAN COMMISSION

Project Address: 2621 Moland Street (District 12 – Ald. Abbas)
Application Type: Demolition Permit
Legistar File ID # [65138](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Mike Weber; 3725 Clover Lane; Madison, WI 53714

Requested Action: Approval of a demolition permit with for a new single-family residence at 2621 Moland Street

Proposal Summary: The applicant proposes to demolish a one-story single-family residence at 2621 Moland Street and construct a new one-story single-family residence with detached garage.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition permits [MGO Section 28.185(7)].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish a single-family residence and construct a new single-family residence at 2621 Moland Street. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 5,040-square-foot property is located on the south side of Moland Street between Stang Street and Kedzie Street. It is located within Aldermanic District 12 (Ald. Abbas) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: The property is zoned Traditional Residential – Consistent 4 (TR-C4) District and is developed with a one-story, one-bedroom, one- bathroom, 534-square-foot single-family residence built in 1925. There is currently a one-stall detached garage in the rear yard.

Surrounding Land Use and Zoning:

North: Across Moland Street, single-family residences zoned Traditional Residential – Consistent 4 (TR-C4) District;
East: Single-family residences, zoned TR-C4;
South: Single-family residences, zoned TR-C4; and
West: Single-family residences, zoned TR-C4.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) uses for the subject parcel. The [Emerson East-Eken Park-Yahara Neighborhood Plan](#) (2015) does not have specific land use recommendations for the site, but encourages “rehabilitation and energy efficiency improvements to housing.”

Zoning Summary: The property is in the Traditional Residential – Consistent 4 (TR-C4) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000 sq. ft.	5,040 sq. ft.
Lot Width	40'	42.0'
Front Yard Setback	20'	20' 6"
Max. Front Yard Setback	30' or up to 20% greater than block average	20' 6"
Side Yard Setback	< 50': 10% lot width	15' 6" east side 4' 6" west side (2)(3)
Rear Yard Setback	Lesser of 30% lot depth or 30'	53' 6"
Usable Open Space	750 sq. ft.	Adequate
Maximum Lot Coverage	65%	Less than 65%
Maximum Building Height	2 stories/ 35'	1 story

Site Design	Required	Proposed
Number Parking Stalls	Single family detached dwelling: 1 (location only)	Detached garage
Building Forms	Yes	Single family detached dwelling

Other Critical Zoning Items	Utility Easements
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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, Project Analysis, and Conclusion

Project Description

The owner applicant is requesting approval to demolish small one-story single-family residence at 2621 Moland Street and construct a new one-story single-family residence with detached garage. The existing house is slightly larger than 500 square feet, and according to the demolition photos provided by the applicant, in poor condition. The siding is missing in several places, the foundation has significant cracks, and the interior of the house has been gutted and stripped to the studs. The applicant proposes to demolish the existing house and detached garage to construct a new single-family house and detached garage. The proposed new residence is approximately 1,000 square feet on the main floor, with approximately 700 square feet of finished floor area in the basement. The proposed house includes three bedrooms and two-and-one-half bathrooms. The front-gabled single-story house includes a covered porch at the front, and a smaller covered porch at the rear. According to plans, the house will be clad in a conventional lap siding, with asphalt shingles. A proposed 484-square foot detached garage is planned for the rear (southeast) corner of the lot, accessed via a long driveway next to the proposed house. The applicant has indicated demolition will commence as soon as permits are issued, with construction completed by summer 2022.

Compliance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) for this site, a land use designation predominantly made up of single-family and two-unit structures, but that may include smaller two-, three-, and four-unit apartment buildings and rowhouses. The [Emerson East-Eken Park-Yahara Neighborhood Plan](#) (2015) does not have specific land use recommendations for the site, but encourages “rehabilitation and energy efficiency improvements to housing.” In considering the adopted plan recommendations, the Planning Division believes that the proposed use is generally consistent with the [Comprehensive Plan](#) and the [Emerson East-Eken Park-Yahara Neighborhood Plan](#).

Demolition Permit Standards

In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the TR-C4 District. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the [Comprehensive Plan](#). Those recommendations are outlined above.

Per §28.185(7)(b) MGO, the Plan Commission must find that both the requested demolition and the proposed future use are compatible with the purpose of the demolition section and the intent and purpose expressed in the TR-C zoning districts, which states they are established to “stabilize, protect and encourage throughout the City the essential characteristics of the residential areas typically located on the Isthmus, near East and near West portions of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life-cycle housing.” The districts are also intended to:

- Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

The demolition standards also state that the Plan Commission shall consider the report of the City’s Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. The Landmarks Commission reviewed the proposed demolition at its April 19, 2021 meeting and found that the building has no known historic value.

When considering the adopted plans, the proposed new residence, and the surrounding development pattern, the Planning Division believes that the standards for Demolition Permits can be met.

At the time of report writing, staff had not received any public comment on this proposal.

Recommendation

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

The Planning Division believes that the demolition standards can be found met and recommends that the Plan Commission **approve** the request to demolish a single-family residence and construct a new single-family residence at 2621 Moland Street. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Zoning (Contact Jenny Kirchgatter, 266-4429)

1. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
2. Show the width of the roof overhang extending into the west side yard setback. Roof eaves and gutters may encroach a maximum of two (2) feet into a side yard setback.
3. Show the dimensions of the proposed egress window wells on the site plan. Egress window wells may encroach into a side yard setback for the minimum egress required. For zoning lots located on plats approved before October 1, 1994, the lowest point of the top edge of any egress well projecting into the side yard setback area shall be at least six (6) inches above the adjoining grade.

Engineering Division (Brenda Stanley, 261-9127)

4. This area drains to an enclosed depression on private property. As a result the applicant shall submit a plan showing how stormwater runoff from the site shall be directed to the street. If this is not possible then, peak volumetric discharge in a 10 year storm event shall be matched to existing conditions. Review and approval of the plans to allow this shall be required by City Engineering and a maintenance agreement shall be required and recorded against the property by City Engineering.
5. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

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

6. A boundary survey by a Professional Land Surveyor is recommended prior to constructing the new home and garage on the Lot.
7. Provide basement floor plans.

Fire Department (Contact William Sullivan, 261-9658)

8. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website:
<https://homefiresprinkler.org/building-residential-fire-sprinklers>
9. MFD would support a petition for variance to eliminate the egress window wells from the basement if the house is fully sprinklered in accordance with NFPA 13D.
10. Obtain a quote to provide fire sprinklers via a multipurpose piping system or a stand alone system.
11. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Paul Ripp at pripp@cityofmadison.com or (608)712-6277.

Forestry Section (Contact Jeff Heinecke, 266-4890)

12. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone..

Water Utility (Contact Jeff Belshaw, 261-9835)

13. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.
14. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

The Planning Division, Traffic Engineering Division, Parks Division, and Metro Transit have reviewed this request and have recommended no conditions of approval.