



Report to the Plan Commission

October 18, 2010

Legistar I.D. # 20205
1384 Williamson Street
Demolition Permit

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval to demolish a single-family home to create a display and storage area for the adjacent hardware store.

Applicable Regulations & Standards: Section 28.12 (12) provides the guidelines and regulations for the approval of demolition permits.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolitions are met and **approve** a demolition permit for 1384 Williamson Street, subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Applicant/Contact: Steve Shepherd, Ace Hardware Center, 1398 Williamson St; Madison
Owner: S&K Investments; c/o Robert Shepherd; 5590 Mary Lake Road; Waunakee

Proposal: The applicant proposes to demolish a single-family home to create a display and storage area for the adjacent hardware store. Improvements include installation of a decorative fence, landscaping, and installation of a new concrete slab as shown on the attached plans. The applicant anticipates work will begin in the fall of 2010, with completion to occur next spring.

Parcel Location: The subject site is a 4,871 square foot property located along the north side of Williamson Street, immediately west of the Ace Hardware store at the intersection of Williamson and Dickenson Streets. The site is located in Aldermanic District 6; the Third Lake Ridge Historic District; and within the limits of the Madison Metropolitan School District.

Existing Conditions: This property includes an unoccupied, single-family home. The applicant has provided descriptions and photos of the buildings proposed for demolition. Further discussion is included in the *Analysis, Evaluation, and Conclusion* section of this report.

Surrounding Land Use and Zoning:

North: Single and two-flat residential buildings, zoned R4 (General Residence District);

South: Commercial and residential buildings, zoned C2 and C3 (General & Highway Commercial Districts);

East: Ace Hardware Store; zoned C2; and

West: Single-family residence zoned C2 with commercial development, beyond.

Adopted Land Use Plan: The Comprehensive Plan recommends neighborhood mixed use development for this property. While there are several adopted plans for Williamson Street and surrounding areas, there are not specific recommendations for the subject property.

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.

Zoning Summary: The property is zoned C2 (General Commercial District)

Requirements	Required	Proposed	
Lot Area	6,000 sq. ft.	4,870.80 sq. ft.	
Lot width	50'	36.90'	
Usable open space	n/a	n/a	
Front yard	0	n/a	
Side yards	0	n/a	
Rear yard	10'	n/a	
Number parking stalls	existing	7	(See Comment # 16)
Accessible stalls	1	1	(See Comment #16)
Loading	existing	Adequate	
Number bike parking stalls	2	2	(See Comment #14)
Landscaping	Yes	Yes	
Lighting	Yes	Existing	(See Comment #17)
Other Critical Zoning Items	Third Lake Ridge Historic District, Utility Easements, and Barrier Free (ILHR 69) requirements.		

Table Prepared by Pat Anderson, Assistant Zoning Administrator

Analysis, Evaluation, & Conclusion

The applicant requests approval to demolish an unoccupied single-family home for the purpose of creating an outdoor display and storage area for the adjacent hardware store (Ace Hardware). This request is subject to the demolition standards of Section 28.12 (12) of the Zoning Ordinance.

The site includes the subject residence and an existing garage. City Assessor records indicate that the 973 square foot subject home was built in 1894 and has one bedroom and one bathroom. The applicant indicates the building has been utilized as a storage space for the hardware store for several years and he does not intend to return the building to a residential use, noting the space is necessary to serve the existing business. He further indicates that expensive renovations would be required to transform the building into a viable living space. Anticipated improvements include alterations to the steep, narrow stairs and changes to the overall floor plan configuration that now includes very small rooms. The applicant has explored the cost of making such changes and has estimates indicating the renovation costs would be roughly \$150 per square foot.

The applicant further indicates that there is noticeable foundation settling, due in part to the building not being constructed upon a basement. Other issues include the deterioration of the front porch and improvements needed to the existing chimney. Building photos are have been provided and can be viewed online at http://www.cityofmadison.com/planning/projects/reports/1384ws_photos.pdf

The report from the City's Preservation Planner (originally provided to the Landmarks Commission) is also attached and notes that the structure is not of particular architectural or historic significance. The structure is a typical working class house of its time and similar homes are commonly found within the neighborhood. The report notes that there is nothing unusual or uncommon about its design. And while not a landmark building, this property is within the Third Lake Ridge Historic District, and as such, the demolition and site improvements must be approved by the Landmarks Commission. That approval was granted on August 9, 2010.

The applicant indicates these alterations would allow for more efficient handling and moving of materials from the store and the existing storage garage. Additionally, the applicant wishes to establish the new outdoor display area in advance of the scheduled reconstruction of Williamson Street next summer. The letter of intent also notes that some additional "secure, covered storage... of an appropriate design" may be constructed in the future in this yard. Staff note that in C2 zoning, outdoor display (display of merchandise such as garden, lawn, or recreational supplies and equipment for sale to the public) is allowed, though other outdoor bulk storage must be within an enclosed building. Please see the comment from City Zoning for more information.

Several physical changes are proposed and the plans are attached and available for online viewing from the following site: http://www.cityofmadison.com/planning/projects/reports/1384ws_site.pdf

The most prominent of the new improvements is the installation of a new decorative metal fence along the street frontage, set back roughly five feet from the edge of the right of way. The fence has a "wrought-iron" character and includes four masonry pillars. Two smaller planters are also proposed on the "sidewalk" side of the fence. Additional plantings are proposed behind the fence on the western side of the property. A sliding gate would be used to provide access to the yard. A concrete slab would be poured on a portion of the yard. New bike parking and a seating bench are also proposed.

Plans show the decorative fence wraps around the side of yard and transitions to a chain link fence past the setback of the adjoining home. Details on the transition and chain link fence are not provided though based on the information provided, staff understands this is a coated fence. The applicant has indicated it would be black to match the decorative fence. Behind this fence, a row of arbor vitae would be planted on the property line to provide screening from the adjacent residence. The planting size is not specified, though staff recommend that at a minimum, these be installed at a height of 4-6 feet. In the alternative, staff would also support the installation of a solid wood fence to provide effective screening between these properties. These fence and planting details should be specified on the final plans submitted for project sign-off.

With the proposed conditions, staff believe the requested demolition and the proposed use are consistent with the intent and purpose of the property's C2 (General Commercial) zoning. This proposal is not conflict with the Comprehensive Plan's general recommendation for neighborhood mixed-use development, though that plan and other planning documents do not provide further site-specific recommendations to evaluate this particular proposal. The demolition of a house of this age within a historic district should be considered carefully and as noted above, the Landmarks Commission has issued a certificate of appropriateness. In evaluating the proposed future use, the alterations would improve the operations of a neighborhood-serving business that is otherwise limited in the areas in which it could expand. It could be argued that these improvements, needed for an anchor business (in this case, a long-standing business) may have a positive impact on the normal and orderly development and improvement of surrounding properties. The physical improvements are believed to be appropriate and generally attractive.

This proposal has the support of the Greater Williamson Street Business Association (GWABA) and the Marquette Neighborhood Association (MNA) and their letters of support are attached. The applicant also has a signed petition noting support with over 700 signatures from patrons of the store. Due to the size of this document, it has not been printed, though it is available online at the following site: <http://legistar.cityofmadison.com/detailreport/?key=22376>. Ald. Rummel has acknowledged the neighborhood support for this proposal though she has expressed some concerns regarding the loss of older housing stock. Her comments are also attached.

Staff believe it is possible for the Plan Commission to find the applicable demolition standards can be met and recommend approval.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the standards for demolitions are met and **approve** a demolition permit for 1384 Williamson Street, subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

1. That the applicant submits additional landscape information for staff approval. Specifically, this shall include a planting schedule, specifying the planting size of species. The proposed arbor vitae plantings shall along the westerly property line shall be a minimum of 4-6 feet in height at the time of planting.
2. That the applicant provides further detail on the proposed "spectra residential color chain link fence" and clarify the exact location and type of transition between the chain link and decorative fence. Plans should clarify that the proposed color is black, matching the decorative fence. These details shall be approved by staff.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

3. MGO 10.34 STREET NUMBERS: Coordinate an address plan with the Engineering Division. Submit a PDF of all floor / building plans to Engineering Mapping Lori Zenchenko (addressing@cityofmadison.com) so that an addressing plan can be developed for the proposed development. Address plans are also subject to review and approval by the Fire Marshal.
4. Redevelopment of this lot may trigger stormwater management requirements.
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 online at <http://www.cityofmadison.com/engineering/permits.cfm>.

6. Prior to approval of the application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. (POLICY) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Traffic Engineering Division (Contact John Leach, 267-8755)

7. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
8. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
9. The applicant shall show dimensions for the proposed / existing parking stalls' items B= 9 ft width, C=18 ft length, E=24 ft min. for back up for 90 degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.

Zoning Administrator (Contact Pat Anderson, 266-5978)

10. Section 28.09 (3) (b) 2. : Provides that all business, servicing or processing shall be conducted within completely enclosed buildings except for the outside display of merchandise such as garden, lawn and recreation supplies and equipment for sale to the public. Seasonal display areas during normal working hours is permitted, outside bulk storage shall not be permitted.
11. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
12. Sec 28.12(12)(e) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
13. The subject property backs up to a vacated railroad corridor owned by the City. The petitioner must work with the City's Real Estate to verify the location of the rear lot line is correctly located in the field for any future development.
14. Bike parking shall comply with City of Madison General Ordinances Section 28.11.
15. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon

which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location.

16. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stall striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
17. If additional exterior lighting is provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards. Lighting will be limited to .10 watts per square foot.

Water Utility (Contact Dennis Cawley, 261-9243)

18. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Fire Department (Contact Bill Sullivan, 261-9658)

19. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Metro Transit (Contact Tim Sobota, 261-4289)

20. Metro Transit operates daily transit service along Williamson Street through the Dickinson Street intersection. Bus stop ID#1526 is adjacent the proposed project site, with the signed bus stop zone running from approximately the west end of the existing building back to the Dickinson Street intersection.
21. Metro Transit notes that the proposed park bench on the plans submitted would align with where people boarding at this stop would otherwise be waiting, and would stand as an amenity for people waiting for the bus.
22. Metro Transit would recommend that the applicant consider placing a trash receptacle near this bench as an added amenity for the bus stop area.

Parks Division (Contact Tom Maglio, 266-6518)

This agency did not submit a response to this request.