

PLANNING DIVISION STAFF REPORT

June 5, 2017

PREPARED FOR THE PLAN COMMISSION



Project Address: 1208 Drake Street (13th Aldermanic District, Alder Eskrich)
Application Type: Demolition Permit
Legistar File ID #: [46967](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Owner: Rick & Jen Salin; 306 W. Main Street #801; Madison, WI 53703

Contact: Scott Poulsen; Poulsen Enterprises, Inc.; 4860 Pine Springs Road; Deforest, WI 53532

Requested Action: Approval of a demolition permit to raze a two-unit residence and construct a new single-family residence at 1208 Drake Street.

Proposal Summary: The applicant proposes to demolish a two-unit residence and construct a new two-story, three-bedroom, single-family residence with an attached two-car garage.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition Permits (MGO §28.185).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request for a demolition permit to raze a two-unit residence and construct a new single-family residence at 1208 Drake 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 subject parcel is located on the north side of Drake Street, between S. Orchard Street and S. Mills Street; in Aldermanic District 13 (Eskrich); and in the Madison Metropolitan School District.

Existing Conditions and Land Use: The 7,120-square-foot (0.16-acre) site is developed with a two-story two-unit residence, originally constructed in 1894. The site also contains a one-car detached garage and is zoned Traditional Residential – Compact 3 (TR-C3).

Surrounding Land Use and Zoning:

North: Single-family residences, zoned Traditional Residential – Compact 3 (TR-C3);

East: Single-family residences, zoned Traditional Residential – Compact 3 (TR-C3);

South: Across Drake Street are single-family residences, zoned Traditional Residential – Compact 3 (TR-C3); and

West: Single-family residences, zoned Traditional Residential – Compact 3 (TR-C3).

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) recommends Low-Density Residential (0-15 units per acre). While the [Brittingham-Vilas Neighborhood Plan \(1989\)](#), [Greenbush Plan \(2008\)](#), [Greenbush-Vilas Neighborhood Housing Revitalization Strategy \(2010\)](#) do not provide specific recommendations for the subject site, they all generally recommend preserving the existing housing stock and residential character in the area which includes the subject parcel.

Zoning Summary: The property is in the Traditional Residential – Compact 3 (TR-C3) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000	7,110
Lot Width	30	45
Front Yard Setback	15	25.5
Max. Front Yard Setback	30	25.5
Side Yard Setback	4.5	5.5
Rear Yard Setback	20	80
Usable Open Space	500	500+
Maximum Lot Coverage	75%	27.5%
Maximum Building Height	2 stories, 35 ft	2 stories, <35 ft
Other Critical Zoning Items	None	

Table Prepared by Jacob Moskowitz, Zoning Staff

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a range of urban services. All-day Metro access is located 0.2-miles away at the intersection of S. Mills Street and Vilas Avenue.

Project Description, Analysis, and Conclusion

The applicant proposes to demolish a two-unit residence and construct a single-family residence. As this will require a demolition permit, the proposal is subject to the approval standards for demolitions (MGO §28.185). Staff notes that a single-family home is a permitted use and no conditional use approval is sought.

Upon completion of the project, the resulting two-story, 2,470-square-foot, single-family residence would include three bedrooms and two-and-a-half bathrooms. The home includes a covered porch at the front, a concrete patio at the rear, and an attached two-car garage along the eastern side of the residence. The applicant is also proposing to add a small (roughly 80-square-foot) garden shed at the northeast corner of the site.

Regarding exterior materials, the applicant is proposing a white painted wood board and batten cladding for the main volume of the residence (with 16-18-inch batten spacing for the first level and 12-inch spacing for the second). The attached garage will be clad with either a white painted stucco or brick that has been salvaged from the previous house. Black asphalt shingles will be used for the main roof as well as that of the garage, while a grey metal roofing panel will be used for the front porch as well as the roof above the ground floor workout room, located at the northeast corner of the residence.

For landscaping, the applicant is proposing a mixture of perennials, ornamental grasses, and such trees as a dogwood or crabapple nestled up near the front and rear of the house. A few tall ornamental grasses are proposed along the western façade, and a few larger trees such as a Redbud, an Autumn Blaze Maple, and three Evergreens are proposed in the backyard. Provided none of the existing trees are found to be unhealthy, there are no trees on the site that are proposed for removal.

In order to approve a demolition request, 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-C3 Zoning District. (A copy of the statement of purpose is provided as Attachment 1). The purpose of the Demolition section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes, and allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving the buildings.

The standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. The demolition standards also state that the proposed use should be compatible with adopted plans. A summary of Plan Recommendations is included above and the Planning Division believes that the proposal can be found consistent with those recommendations.

Finally, the demolition standards 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, at their March 20, 2017 meeting, found that while the building had historic value related to the vernacular context of Madison's built environment, the building itself was not historically, architecturally, or culturally significant.

Staff believes that the demolition standards are met with this proposal. As stated above, no concerns about the demolition of the existing building have been raised by the City's Historic Preservation Planner or others. Relocation of the building is not believed to be practical given its deteriorated condition. Finally, the proposed building can be found to be generally consistent with the [Comprehensive Plan \(2006\)](#) which recommends Low-Density Residential (0-15 units per acre) as well as with the [Brittingham-Vilas Neighborhood Plan \(1989\)](#), [Greenbush Plan \(2008\)](#), and [Greenbush-Vilas Neighborhood Housing Revitalization Strategy \(2010\)](#) which, while not providing a specific recommendations for the subject site, all generally recommend preserving the existing housing stock in the area which includes the subject parcel.

At the time of report writing, staff was not aware of any public comments on this item.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request for a demolition permit to raze a two-unit residence and construct a new single-family residence at 1208 Drake 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 Review (Contact Timothy Troester, (608) 267-1995)

1. The rear of this property discharges offsite onto private property where an enclosed depression exists. The new development shall be made to drain to the ROW (front of home) or if that is infeasible the property shall control the volume of discharge to the enclosed private depression such that the volumetric discharge from the site is no more post construction than was the case predevelopment up to the 10-year storm event.
2. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
3. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY)
4. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)
5. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)
6. 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)
7. All damage to the pavement on Drake St, 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)

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

8. A copy of the survey of the parcel completed on April 27, 2017 by Williamson Surveying shall be added to the plan set.
9. A demolition plan shall be included in the plan set all showing proposed demolitions.
10. Assessor records indicate ownership is still Clinton Thomas. Record Deed to transfer ownership to applicant.
11. The address of the new single family residence is 1210 Drake St. The two-unit address of 1208 Drake St will be retired with the demolition of the building. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Zoning Review (Contact Jacob Moskowitz, (608) 266-4560)

12. 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 (608-266-4682).
13. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
14. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

Fire Review (Contact William Sullivan, (608) 261-9658)

15. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>
16. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner at jbuechner@cityofmadison.com or (608) 516-9195.

Parks/Forestry Review (Contact Janet Schmidt, (608) 261-9688)

17. 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/2013/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.

Water Utility Review (Contact Adam Wiederhoeft, (608) 266-9121)

18. 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.
19. A private well may have served this parcel prior to the municipal water service connection. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 266-4654 for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.

ATTACHMENT 1

28.041 TRADITIONAL RESIDENTIAL - CONSISTENT DISTRICTS.

1) Statement of Purpose.

The TR-C Districts 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:

- (a) Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- (b) 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.
- (c) Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- (d) 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.
- (e) Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.