



PREPARED FOR THE PLAN COMMISSION

Project Address: 733 Copeland Street (District 13 – Ald. Dailey)
Application Type: Demolition Permit
Legistar File ID # [36812](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant & Contact: Heather Marley; 733 Copeland Street; Madison, WI 53711

Property Owner: Rich and Colleen Gullickson; 5137 Whitcomb Drive; Madison, WI 53711

Requested Action: The applicant requests approval of a demolition permit.

Proposal Summary: The applicant proposes to demolish a single-family home for the purpose of constructing a new single family home.

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 home for the purpose of constructing a new single family home at 733 Copeland Street. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 4,840 square foot subject property is located on the east side of Copeland Street, just north of its intersection with Monroe Street. The site is within Aldermanic District 13 and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes a one-story, 727 square foot home.

Surrounding Land Use and Zoning:

North: Single-family homes, zoned TR-C2 (Traditional Residential-Consistent 2 District);

South: Single-family home zoned TR-C2 with small apartments (zoned TR-V1- Traditional Residential-Varied 1 District) and the UW Arboretum (Zoned CN- Conservancy), beyond;

East: Single-family homes, zoned TR-C2; and

West: Single-family homes, zoned TR-C2 and a bed-and-breakfast establishment and small office building fronting on Monroe Street and zoned TSS (Traditional Shopping Street District), beyond.

Adopted Land Use Plan: The Comprehensive Plan recommends low density residential uses for the subject property and surrounding area.

Zoning Summary: The property is zoned TR-C2 (Traditional Residential-Consistent 2 District).

	Required	Proposed
Lot Area (sq. ft.)	4,000 sq. ft.	4,840 sq. ft.
Lot Width	40 ‘	44’
Min. Front Yard Setback	20’	20’
Side Yard Setback	10% of lot width or 4.4’ 3’ for detached garage	10’ – RS 6’ – LS 3’ - garage
Rear Yard Setback	30’ 3’ for detached garage.	48’ 3’ - garage
Maximum height	2 stories/35’	2 stories/TBD (See Comment #14)
Maximum lot coverage	65%	62%
Usable open space	750 sq. ft.	TBD (See Comment #15)
Site Design	Required	Proposed
Number parking stalls	1	2
Landscaping	No	No
Lighting	No	No
Building forms	Yes	Yes, single family detached
Other Critical Zoning Items	None	

Table Prepared by Matt Tucker and Pat Anderson, Zoning

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 to demolish an existing single-family home for the purpose of constructing a new, larger single-family home. This request is subject to the approval standards for demolition permits.

The home proposed for demolition is a one-story, 727 square foot home, constructed in 1925. Interior and exterior photos of the building are included in the submission and can be viewed online at:

http://www.cityofmadison.com/planning/projects/reports/733cs_photos.pdf

While there is no information to indicate that there are significant structural issues with the residence, the letter of intent makes note of several deficiencies including the home’s small size, lack of insulation, lack of a full basement, and unusual site layout.

The proposed future use is a larger three-bedroom, single-family home. The proposed structure has a footprint of about 1,076 square feet and an area of 1,925 square feet counting the first and second floors. The home also includes a 512 square foot “bonus” room above the second floor. The home has a more conventional 20-foot front yard setback, with an open, covered porch on the front of the structure. A two-car detached garage is proposed at the rear of the lot.

While the Planning Division believes the demolition standards can be met with this proposal, plans show this is a tall structure just below the maximum allowable height of 35 feet. Note, zoning staff is requesting further detail to confirm the height. Staff also noted that the building sits relatively high above grade, with the first floor level about four (4)-feet above grade at the front of the house and about six (6) feet above grade along the driveway. The applicant has indicated this relationship is desired so as to have egress windows from the basement, so that additional bedroom(s) could be added in the lower level, at a future date. This is permissible by Zoning, provided that less than 50% of the front exterior basement wall is exposed. If more than 50% of this wall is exposed, it counts as a story and three-story homes are not allowed in this zoning district. To comply with the Zoning Code, the applicant is proposing to dig a deeper basement, thereby having a smaller percent of the basement wall area above-grade exposed.

A more-typical first floor is about about 2-3 feet above grade, though the surrounding homes are varied in terms of style, size, and relationship to grade. While most nearby homes appear to be set closer to grade, there are a few examples of taller homes that have their first floor set higher. Staff also notes that the surrounding lots have relatively deep terraces (approximately 20 feet). In this regard, staff believes that the proposed height would have less of a visual impact compared to some other contexts with shallower setbacks. Staff has discussed this concern with the applicant and believes that the visual relationship of the building to grade can be improved through some re-grading of the site to provide a more gradual transition between the front property line and edge of the building. This may include the installation of a small retaining wall and staff notes that some nearby homes have retaining walls and terraced yards.

Prior to approving this proposed demolition and future use, the Plan Commission must find that proposed demolition and future use are compatible with both the purpose of the Zoning Code's demolition section and the purpose expressed in the Zoning Code for the subject TR-C2 (Traditional Residential-Consistent District) district. The statement of purpose of the demolition section states, in part, the purpose is to "protect neighborhood character." The Traditional Residential-Consistent Districts are intended, in part, to "ensure that new buildings are designed with sensitivity to their context in terms of building placement, façade width, height and proportions..." In making their finding, the Plan Commission may give weight to any relevant facts including the proposal's effects on the normal and orderly development of surrounding properties. The Plan Commission is also required to consider the report of the Preservation Planner and any report of the Landmarks Commission. The Preservation Planner notes that the Landmarks Commission found that the residence at 733 Copeland has no known historic value. While a tall structure, staff notes that the proposed building would be able to meet applicable zoning regulations for the district and on balance, staff believes the demolition standards can be met.

At the time of report writing, staff was not aware of any opposition to the proposal. A neighbor has contacted staff regarding storm water run-off and permit requirements to complete the demolition. The former is addressed by comments from City Engineering and requirements regarding the latter are codified in City ordinance.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish a single-family home for the purpose of constructing a new single family home at 733 Copeland 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

Planning Division (Contact Kevin Firchow 267-1150)

1. That the applicant provides a landscape and grading plan that provides a more gradual transition from the front property line to the front of the building. These details shall be approved by staff and shall be consistent with drainage information required to be approved by City Engineering.
2. That prior to final sign-off and any excavating in this area, the applicant shall obtain all necessary approvals under Wis. Stat. 157.70 from the Wisconsin State Historical Society, and provide the City with proof of all such approvals.

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

3. The Applicant shall be required to provide a drainage plan for the site that shows no additional drainage, beyond what currently exists, being directed toward downstream properties. The drainage plan may also show that the new drainage is being directed to the public right of way. This plan will be reviewed and approved by City Engineering prior to release of the building permit.
4. 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)
5. 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)
6. All damage to the pavement on Copeland Street, 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)
7. 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)
8. 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, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).
9. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan. (POLICY)
10. 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. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

This agency submitted a report with no recommended conditions of approval.

Zoning Administrator (Contact Pat Anderson, 266-5978)

11. Sec. 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, Mr. George Dreckmann. (608-267-2626).
12. Sec. 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.
13. Section 28.185(9) (a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.
14. Section 28.134 (1)(b) Provide revised elevations detailing the average height of all building facades, for each façade , height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. Note: a minimum of 50% of the basement wall area must be beneath grade at the front for the basement area to not count as a story.
15. Section 28.140 Provide calculations for the minimum useable open space of 750 sq. ft. to be called out on final plans.

Fire Department (Contact Bill Sullivan, 261-9658)

16. 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>
17. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt Scott Bavery (608) 576-0600.

Parks Division (Contact Kay Rutledge, 266-4714)

18. 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. 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>.

19. Please reference ID# 15109 when contacting Parks about this project.

20. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816

Water Utility (Contact Dennis Cawley, 261-9243)

21. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not located 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.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.