



PREPARED FOR THE PLAN COMMISSION

Project Address: 408 Westmorland Boulevard (District 11 – Ald. Martin)
Application Type: Demolition Permit
Legistar File ID # [51122](#)
Prepared By: Sydney Prusak, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Joseph and Emily Reinardy; 408 Westmorland Boulevard; Madison, WI 53711
Contact: Meri Tepper; Associated Housewrights; 1217 Culmen Street; Madison, WI 53713

Requested Action: The applicants request approval of a demolition permit to demolish at least fifty percent (50%) of an existing single-family residence to construct a new addition at 408 Westmorland Boulevard.

Proposal Summary: The applicants propose to demolish portions of the existing single-family residence, including the second floor master bedroom, attached two-car garage, and front three-season porch in order to construct a new four season porch and a two-story rear addition, which would include an attached two-car garage. The proposed renovations would cause at least fifty percent (50%) of the existing structure to be demolished and is therefore subject to the standards for Demolition and Removal Permits.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition and Removal Permits [M.G.O. §28.185(7)]. M.G.O. §28.211 states that by definition, any an act or process that during any ten (10) year period, removes, pulls down, tears down, razes, deconstructs or destroys fifty percent (50%) or more of the area of the exterior walls of a building is considered a demolition and requires Plan Commission approval.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition and removal are met and **approve** the request to demolish fifty percent (50%) or more of the exterior walls of a single-family residence and construct an addition to a principal building in the TR-C2 (Traditional Residential – Consistent 2) zoning district at 408 Westmorland Boulevard. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 6,000 square-foot (approximately 0.14-acre) subject property is located on the northwest corner of the Westmorland Boulevard and Paunack Avenue intersection. The site is within Aldermanic District 11 (Ald. Martin) and is within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes the existing 2,734-square-foot, two-story single-family home. The home was originally constructed in 1932 and has three bedrooms and two and one half bathrooms. According to the Letter of Intent, the rear portion of the residence, with the master bedroom and garage, was part of a 1980s home addition.

Surrounding Land Use and Zoning:

North: Single-family homes, zoned TR-C2 (Traditional Residential – Consistent 2), with Mineral Point Road and single-family homes, zoned TR-C1 (Traditional Residential – Consistent 1) beyond;

South: Single-family homes zoned TR-C2;

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

West: Single-family homes, zoned TR-C2.

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) and the [Midvale Heights/Westmorland Joint Neighborhood Plan \(2009\)](#) call for low-density residential development for the subject site and surrounding properties. The Neighborhood Plan recommends that in residential districts, “New construction and additions should be designed to ensure the massing of the buildings does not overwhelm the adjacent structures. Things such as topography, building placement, and the design of adjacent buildings will help determine what is appropriate at a given location.” Furthermore, the Neighborhood Plan calls for approximately 17% of residential lot area to be useable open space.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000 sq. ft.	6,000 sq. ft.
Lot Width	40'	50'
Front Yard Setback	20'	20'
Max. Front Yard Setback	30' or up to 20% greater than block average	20'
Side Yard Setback	Two-story: 6'	6' West 10'3" East
Usable Open Space	750 sq. ft.	Adequate
Maximum Lot Coverage	65%	38%
Maximum Building Height	2 stories/35'	2 stories/27'

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

Other Critical Zoning Items	Utility Easements
------------------------------------	-------------------

Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The property 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

The applicants are seeking Plan Commission approval for a demolition and removal permit. The applicants are proposing to renovate and expand an existing single-family residence. As part of the renovation process, the applicant would demolish 50 percent (50%) or more of the existing walls. The portions of the residence proposed for demolition include an attached two-car garage, an enclosed front porch, the second floor master bedroom suite, and portions of the basement. Photos of the existing home are available here: <https://madison.legistar.com/View.ashx?M=F&ID=6241802&GUID=765A51A5-E182-475D-B344-29E876AAA26F>.

Following the demolition, the basement would be renovated and expanded, a new 268 square-foot four season front porch would be constructed, as well as a new 1,666 square foot two-story rear addition, which would include a 584 square-foot attached garage. In total, these renovations would result in 2,344 square-feet of living space, which includes the basement and garage.

Analysis and Conclusion

This proposal is subject to the approval standards for Demolition and Removal Permits.

Demolition Details & 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 and the intent and purpose of the TR-C2 (Traditional Residential- Consistent 2) Zoning District. A copy of the Statement of Purpose has been included as Attachment #1. The demolition 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. Furthermore, the proposal should be compatible with adopted plans. 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 applicants do not intend to demolish the entire structure, however M.G.O. §28.211 states that by definition, any an act or process that during any ten (10) year period, removes, pulls down, tears down, razes, deconstructs or destroys fifty percent (50%) or more of the area of the exterior walls of a building is considered a demolition and requires Plan Commission approval. This proposal requires significant renovations to the existing structure and thus meets the qualifications for a technical demolition.

Staff believes that the demolition standards can be found met with this proposal. This proposal is consistent with the [Comprehensive Plan's \(2006\)](#) and the [Midvale Heights/Westmorland Joint Neighborhood Plan \(2009\)](#) recommendations for low-density residential land use. Moreover, the partial removal of the existing home is not anticipated to negatively impact the surrounding properties nor the normal and orderly development of the neighborhood. The [Midvale Heights/Westmorland Joint Neighborhood Plan \(2009\)](#) recommends that in residential districts, "New construction and additions should be designed to ensure the massing of the buildings does not overwhelm the adjacent structures. Things such as topography, building placement, and the design of adjacent buildings will help determine what is appropriate at a given location." When accounting for the portions of the building that would be demolished, the proposed residence would be 1,302 square-feet larger than what is existing and would increase the building footprint by 458 square-feet. As proposed, the addition would cause two trees to be removed. The City Forester has included conditions of approval as part of this review to address the removals.

Furthermore, the [Neighborhood Plan](#) recommends that setbacks should be maintained to correspond with the average setbacks of the surrounding neighborhoods. As proposed, the addition to the new home would not change the existing 20 foot front yard setback, which is consistent with the prevailing setback in the surrounding blocks. While the proposed addition would be larger than what is existing, most of building that would be demolished is a 1980s home addition and not the original structure.

The proposed addition would not be taller than the existing structure, and would comply with all TR-C2 zoning requirements. The [Midvale Heights/Westmorland Joint Neighborhood Plan \(2009\)](#) recommends that approximately 17% of the residential lot area be useable open space. As proposed, the applicant is providing 1,778 square feet of useable open space, which is approximately 30% of the lot area.

Lastly, at their April 16, 2018 meeting, the Landmarks Commission found that the building itself was not historically, architecturally, or culturally significant.

At the time of report writing, Staff was not aware of concerns regarding this proposal. The Planning Division believes that the applicable standards can be found met with the recommended conditions.

Recommendation

Planning Division Recommendation (Contact Sydney Prusak, (608) 243-0554)

The Planning Division recommends that the Plan Commission find that the standards for demolition and removal are met and **approve** the request demolish at least fifty percent (50%) of an existing single-family residence and construct a new addition at 408 Westmorland Boulevard. 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

Engineering Division (Mapping) (Contact Lori Zenchenko, (608) 266-5952)

1. The relocation of the front entry door from Westmorland Blvd to Paunack Ave requires an address change. 408 Westmorland Ave will be inactivated and the original address of 4102 Paunack Ave will be reinstated. 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 (Contact Jenny Kirchgatter, (608) 266-4429)

2. 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).
3. Section 28.185(10) 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.
4. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

5. 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>

Parks/Forestry (Contact Sarah Lerner, (608) 261-4281)

6. City Forestry will issue a removal permit for 20" diameter Linden tree located at 2nd tree from corner due to relocation of driveway. Please contact Brad Hofmann – bhofmann@cityofmadison.com or 266-4816 to obtain the street tree removal permit.

7. 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/2018/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.
8. Contractor shall contact City Forestry Brad Hofmann bhofmann@cityofmadison.com or 266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.
9. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction –

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

- | |
|---|
| <ol style="list-style-type: none">10. 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 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs. |
|---|
11. 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.
 12. 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/plumberscontractors>), 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.
 13. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.