

PLANNING DIVISION STAFF REPORT

July 24, 2017

PREPARED FOR THE PLAN COMMISSION



Project Address: 256 Waubesa Street (6th Aldermanic District, Alder Rummel)

Application Type: Demolition Permit

Legistar File ID #: [47755](#)

Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Contact: Andy Fieber; Aldo Partners, LLC; PO Box 45601; Madison, WI 53744

Owners: Rebecca and Jason DenHollander; 2087 Winnebago St., #2; Madison, WI 53704

Requested Action: Approval of a demolition permit to raze a one-unit residence and construct a new single-family residence at 256 Waubesa Street.

Proposal Summary: The applicant proposes to demolish a single-family residence and construct a new two-story, three-bedroom, single-family residence.

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 the single-family residence and construct a new single-family residence at 256 Waubesa 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 west side of Waubesa Street, between Atwood Avenue and the Capital City Trail; in Aldermanic District 6 (Rummel); and in the Madison Metropolitan School District.

Existing Conditions and Land Use: The 4,801-square-foot (0.11-acre) site is developed with a one-story single-family residence, originally constructed in 1949. The site also contains a one-car detached garage and is zoned Traditional Residential – Varied 1 (TR-V1).

Surrounding Land Use and Zoning:

North: Single-family residences, zoned Traditional Residential – Varied 1 (TR-V1);

East: Across Waubesa Street are single-family residences, zoned Traditional Residential – Varied 1 (TR-V1);

South: Single-family residences, zoned Traditional Residential – Varied 1 (TR-V1); and

West: Single-family residences, zoned Traditional Residential – Varied 1 (TR-V1) and one 5-unit residential structure immediately to the southwest zoned TR-V2.

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) recommends Low-Density Residential (0-15 units per acre). The [Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan \(2000\)](#) does not provide specific recommendations for the subject site, but generally recommends retaining and maintaining single and two-family housing and promoting owner-occupancy within single-family, duplex, and three-to-four-unit structures.

Zoning Summary: The property is in the Traditional Residential – Varied 1 (TR-V1) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	4,800 sq. ft.
Lot Width	30'	40'
Front Yard Setback	20'	20'
Max. Front Yard Setback	30' or up to 20% greater than block average	20'
Side Yard Setback	Lot width < 50': 10% of lot width (4')	4' North 7' 4" South
Rear Yard Setback	Lesser of 25% lot depth or 25'	Adequate
Usable Open Space	500 sq. ft.	Adequate
Maximum Lot Coverage	70%	Less than 70%
Maximum Building Height	2 stories/ 35'	2 stories
Other Critical Zoning Items	Utility Easements	

Table 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, Analysis, and Conclusion

The applicant proposes to demolish a single-family residence and construct a single-family residence in its place. 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.

The 4,801-square-foot (0.11-acre) site is developed with a one-story single-family residence, originally constructed in 1949. The site also contains a one-car detached garage, which is to remain. The parcel is zoned Traditional Residential – Varied 1 (TR-V1). According to Assessor information, the two-bedroom, one-bath, 712-square foot house is built on a concrete slab foundation and has had its roof replaced in 2002. [Photos](#) of the existing home’s exterior, interior, the garage, and rear yard have been provided along with the required recycling and reuse plan.

The proposed two-story, 1,198-square-foot, single-family residence will include three bedrooms and two-and-a-half bathrooms. The home includes a small covered porch and a carport built into the front of the house. The new residence will be built on the existing home’s foundation. The home directly to the south is a

single-story, but most single-family homes on Waubesa Street are one-and-one-half or two stories. No height information for the proposed structure was provided as part of the application.

The existing detached single-car garage will remain corner of the site. Plans show that the existing brick patio at the rear of the house will also remain.

Regarding exterior materials, the applicant is proposing a gray-brown siding with wood accents and trim. Grey metal roofing panels will be used for the main roof. The carport columns, front porch half wall, and some window trim appear to be a light-colored stone or similar paneling. It is not clear if the existing garage will be re-sided or re-roofed.

For landscaping, the applicant has not provided information or a landscaping plan beyond space “for a small garden and outdoor gathering space.” There is a mature terrace tree in front of the house and at least one large evergreen in the backyard. According to the applicant, no trees on the site are proposed for removal. A grading plan has not been provided and it is unclear whether any grading will occur on the site.

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 Traditional Residential – Varied Zoning Districts. (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 June 19, 2017 meeting, found that the building itself was not historically, architecturally, or culturally significant.

Staff believes that the demolition standards are met with this proposal. 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 [Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan \(2000\)](#), which does not provide specific recommendations for the subject site but generally recommends retaining and maintaining single and two-family housing and promoting owner-occupancy within single-family, duplex, and three-to-four-unit structures in the area which includes the subject parcel.

On July 9, 2017, Jen Ahlstrom, a Waubesa Street neighbor provided an email expressing to City Staff, District 6 Alderperson Rummel, and neighborhood association contacts her concerns about the zoning requirements, drainage issues, projections into setbacks, driveway issues, application submission materials, and environmental concerns regarding soil pollution. Zoning Administrator Matt Tucker provided a response for

Ms. Ahlstrom and Alder Rummel. Many of Ms. Ahlstrom's concerns are addressed and Mr. Tucker's responses are included in the Zoning Review section of this report. See attachment 2 for Ms. Ahlstrom's letter and Mr. Tucker's response.

Recommendation

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

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 single-family residence and construct a new single-family residence at 256 Waubesa 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

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

1. That the applicant provides more grading information that clearly depicts any proposed changes to site grading. This information shall be provided for staff approval.

2. That the applicant adds height dimension labels for all sides of the building. These drawings shall accurately depict the proposed building's relationship to grade and label the finished grade elevation at the building corners. This information shall be provided for staff approval.

City Engineering Division Review (Contact Brenda Stanley, (608) 261-9127)

3. The proposed driveway may be in conflict with an existing utility pole. The Applicant shall contact the utilities and shall be responsible for the possible relocation of pole. Revise the plans to show the location of the utility pole.

4. 6.1 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))

5. 3.12 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. 3.16 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. 3.19 All damage to the pavement on Waubesa 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)

Zoning Review (Contact Jenny Kirchgatter, (608) 266-4097)

8. The plat of survey of the property shows that the existing house is nonconforming with respect to the north side yard setback. The applicant has indicated that the existing house foundation will be maintained and the proposed dwelling will be built on the existing foundation. The applicant shall take the necessary steps to ensure that the proposed single-family dwelling does not encroach into the required four (4) foot side yard setback.
9. Increase the depth of the required parking space located within the car port and outside the front yard setback to a minimum of 18 feet deep. A required parking space is a minimum of 8 feet wide by 18 feet deep.
10. 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).
11. 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.
12. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
13. Provide a calculation for the percentage of paved driveway area located within the 20-foot front yard setback. A maximum of forty percent (40%) of the front and rear yard setbacks may be paved and used for driveway and parking purposes provided lot coverage requirements are not exceeded.
14. Show the width of the driveway and driveway width extension at the front property line. The maximum width of the driveway and driveway width extension measured at the front property line may not exceed twenty (20) feet.
15. Show the height of the proposed single-family dwelling on the elevations. The maximum height is 35 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.
16. Reduce the extent of the roof eaves and gutters encroaching into the front and side yard setback areas. Roof eaves and gutters may encroach a maximum of three (3) feet into a front yard setback and a maximum of two (2) feet into a side yard setback. Show the extent of the front and side roof overhangs on the site plan and building elevations.

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

17. 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>
18. 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)

19. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
20. 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
21. 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)

22. 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.

ATTACHMENT 1

28.041 TRADITIONAL RESIDENTIAL - VARIED DISTRICTS.

1) Statement of Purpose.

The TR-V Districts are established to stabilize, protect and encourage throughout the City the essential characteristics of mature residential areas and to accommodate a full range of life-cycle housing while encouraging a suitable environment for family life. 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.