

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
September 19, 2005

RE: I.D. #01875, Demolition Permit – 4802 Major Avenue

1. Requested Action: Approval of a demolition permit for a single-family residence at 4802 Major Avenue.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits.
3. Report Drafted By: Timothy M. Parks, Planner

GENERAL INFORMATION:

1. Applicant: Donovan Peckham, Peckham Landscaping & Excavating; 6551 Lake Road; Windsor, Wisconsin 53598.

Agent: James R. Barlow; E9087 CTH C; North Freedom, Wisconsin 53951

Property Owner: Dawn Jacobson; 4802 Major Avenue; Madison, Wisconsin 53716
2. Development Schedule: The applicants wish to begin demolition as soon as all necessary approvals have been obtained.
3. Parcel Location: An approximately 7,920 square-foot parcel located at 4802 Major Avenue; Aldermanic District 15; Madison Metropolitan School District.
4. Existing Conditions: The site is developed with an existing single-family residence, zoned R2 (Single-Family Residence District).
5. Proposed Use: A new single-family residence.
6. Surrounding Land Use and Zoning: The subject site is generally surrounded by single-family residences in R2 (Single-Family Residence District) zoning.
7. Adopted Land Use Plan: This area is identified as "Residential, Low Density – Single Unit District" according to the 1988 Land Use Plan.
8. Environmental Corridor Status: This property is not located within a mapped environmental corridor.
9. Public Utilities & Services: This property is served by a full range of urban services

STANDARDS FOR REVIEW:

This application is subject to the demolition standards of Section 28.04 (22).

ANALYSIS, EVALUATION AND CONCLUSION:

The applicant is requesting approval of a demolition permit to demolish an existing one-story, 480 square-foot single-family residence located on the north side of Major Avenue, near the corner of Turner Avenue. The property is a 60-foot wide and 140-foot deep lot located in an area developed with single-family residences on similarly sized lots in R2 (Single-Family Residence District) zoning. The existing house is located along the eastern property line with a one-car wide driveway and parking space located between the residence and the street.

Plans submitted with the demolition request propose a new single-family residence to be constructed on the property. The new residence will be a one-story, ranch-style frame structure and will contain approximately 1,400 square feet of floor area and an attached two-car garage. The new residence will be constructed with vinyl siding and a gabled roof, and will include a covered front porch and rear wood deck. A new, wider driveway and apron will replace the existing driveway to serve the attached garage.

The proposed residence appears in keeping with other residences in this neighborhood, which includes a wide array of differently sized and styled ranch homes indicative of the early post-World War II period of suburban-style development. In general, the Planning Unit feels that the proposed residence is compatible with surrounding development and should not negatively impact the character of the neighborhood.

The Planning Unit has not inspected the inside of the property but believes the house to be in average condition based on the photos provided by the applicant. The applicant is proposing to replace the existing small single-family residence with a new single-family residence that will be about three times as large as the existing home. While the current home is most likely structurally sound and suitable for rehabilitation and repair, the building appears to be smaller than many other houses on the block. Staff is not opposed to the demolition of this home, which will be replaced by a new structure that should be more economically viable over the long term than the existing residence, and more complimentary with other residences in the neighborhood.

A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of wrecking permit.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find that the demolition standards are met and **approve** demolition of single-family residence at 4802 Major Avenue subject to input at the public hearing and comments from reviewing agencies.



Office of the Common Council

City-County Building, Room 417
210 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703-3445
Office: 608 266 4071
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TTY: 608 267 8670
council@ci.madison.wi.us

August 16, 2005

Dawn Jacobson
4802 Major Avenue
Madison WI 53716

Dear Dawn:

I have received your submitted application for demolition to your house at 4802 Major Avenue.

After a review of the application, and based on my previous conversation with you and your neighbors, I do not see any reason for the City of Madison not to approve your request.

Since it was not included in the application, I would like to also indicate that you have previously contacted me about the demolition and, therefore, should not be subject to a 30-day delay based upon this information.

If you have any other questions, please do not hesitate to contact me at 284.1508 or district15@cityofmadison.com.

Sincerely,

Larry Palm
Alder, District 15

cc: ✓ Tim Parks, Planning Unit

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 3, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 4802 Major Avenue

Present Zoning District: R-2

Proposed Use: Demolish single family home to build a new single family home

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). NONE.

GENERAL OR STANDARD REVIEW COMMENTS

1. Modify the proposed house plan to meet the ordinance for the R-2 side yard setbacks. As shown, the left side yard requirement is 6' 8" (including an 8" side yard penalty). The right side yard requirement is 9' (including a 3' side yard penalty). Note: When a house is deeper from front to back than 40' within 18' of a side lot line, the side yard requirement is increased by 2" for each foot that the building exceeds 40' in depth. The 44' deep house plus the 14' deck that is more than 3' above grade add up to 58' of depth minus the 40', equals 18' times 2"; so there is a 3' side yard penalty on the right side. Meet with zoning staff to assist you in meeting this requirement.

ZONING CRITERIA

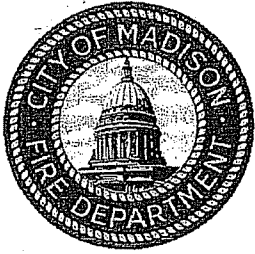
Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	7,920 sq. ft.
Lot width	50'	60'
Usable open space	1,000 sq. ft.	2,360 sq. ft. +
Front yard	30'	33'
Side yards	6' 8" left side, 9' right side	7' left, 7' right (1)
Rear yard	40' house, 34' open deck	63' house, 49' deck
Building height	2 stories/35'	1 story/15' av.

Site Design	Required	Proposed
Number parking stalls	1	2

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Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

With the above condition, the proposed project **does** comply with all of the above requirements.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 9/8/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 4802 Major Ave.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck.** See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt