

PLANNING DIVISION STAFF REPORT

August 26, 2019



PREPARED FOR THE PLAN COMMISSION

Project Address: 556 Chatham Terrace (District 11 – Alder Martin)
Application Type: Demolition Permit
Legistar File ID # [56792](#)
Prepared By: Sydney Prusak, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant, Contact

& Property Owner: Dennis J Haefer; 9 Parklawn Place; Madison, WI 53705

Requested Action: The applicant requests approval of a demolition permit to raze an existing single-family residence and construct a new single-family residence in the Traditional Residential – Consistent 1 (TR-C1) Zoning District at 556 Chatham Terrace. The proposal is subject to the standards for Demolition and Removal Permits.

Proposal Summary: The applicant proposes to demolish a one-story, single-family residence and construct a new two-story, single-family residence at 556 Chatham Terrace.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition and Removal Permits [M.G.O. §28.185(7)].

Review Required By: Plan Commission (PC)

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 raze a single-family residence and construct a new single-family residence in the Traditional Residential – Consistent 1 (TR-C1) Zoning District at 556 Chatham Terrace. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 8,000-square-foot (approximately 0.18-acre) subject property is located on the west side of Chatham Terrace between S Owen Drive and Tokay Boulevard. The site is within Aldermanic District 11 (Alder Martin) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing one-story, 1,013-square-foot single-family Lustron Home, originally constructed in 1949. It contains two bedrooms and one bathroom and a detached garage.

Surrounding Land Use and Zoning:

North: Single-family residences, zoned TR-C1 (Traditional Residential – Consistent 1);

East: Single-family residences, zoned TR-C1;

South: Single-family residences, zoned TR-C1, with single-family residences zoned Suburban Residential – Consistent 1 (SR-C1) across Tokay Boulevard; and

West: Single-family residential, zoned TR-C1.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential (<15 dwelling units/acre) for the subject parcel. The [Midvale Heights/Westmorland Joint Neighborhood Plan \(2009\)](#) recommends Low Density Residential for the subject site (<8 dwelling units/acre). Furthermore, the Neighborhood Plan goes into great detail describing Lustron Homes and their significance as cultural and historic resources in Madison. The Plan recommends that the neighborhood work with property owners to get historic buildings nominated as Madison Landmarks, including the residence proposed for demolition. More detail on the Plan recommendations is provided in the Analysis Section of this report.

Zoning Summary: The property is zoned Traditional Residential – Consistent 1 (TR-C1).

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	8,000 sq. ft.
Lot Width	50 ft.	74 ft.
Front Yard Setback	20 ft.	20 ft.
Max Front Yard Setback	30 ft.	20 ft.
Side Yard Setback	7 ft.	7 ft.
Rear Yard Setback	35 ft.	37 ft.
Usable Open Space	1,000 sq. ft.	2,100 sq. ft.
Maximum Lot Coverage	50%	38%
Maximum Building Height	2 stories/35 ft.	2 stories (10)

Other Critical Zoning Items	None
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Tables Prepared by Jacob Moskowitz, 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 applicant requests Plan Commission approval for a demolition permit. The applicant proposes to demolish an existing single-family residence at 556 Chatham Terrace and replace it with a new single-family residence. The existing house is a one-story, 1,013-square-foot, single-family Lustron home with two bedrooms and two bathrooms, originally built in 1949. Typical of Lustron homes, the small two-bedroom home is built as a slab on grade with a metal exterior. The applicant indicated the inefficiencies of the structure, especially in regards to the lack of insulation in the winter.

The Lustron home on the property is a unique example of affordable post World War II housing. According to the City's Preservation Planner, the property is located within a National Register Historic District, however this is an honorary designation and does not come with protections.

The proposed new residence is a two-story house with approximately 3,864-square-feet of living space, with an unfinished basement and attached garage. The plans show three bedrooms and three bathrooms. As part of this proposal, the applicant will demolish the existing detached garage and remove the existing driveway. The driveway will be relocated further north on the property to serve the proposed attached garage.

In terms of building materials, the proposed home will consist of SmartSide Wood and Resin Siding with brick and stone accents. The palette of colors has not been determined, but the applicant anticipates the use of warm earth tones with some white accent coloring.

The applicant plans to begin demolition in September 2019, with construction completed by July 2021.

Project Analysis and Conclusion

This request is subject to the standards for demolition and removal permits. In order to approve a demolition request, MGO §28.185(7) requires that the Plan Commission find that the requested demolition and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the Traditional Residential-Consistent (SR-C) zoning districts. The statement of purpose for TR-C districts says, in part:

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.

Furthermore, 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. Additionally, 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 [Comprehensive Plan](#) (2018) recommends Low Residential uses for the subject parcel. Low Residential areas are predominantly composed of single-family and two-unit structures, and include fewer than 15 dwelling units per acre. The [Midvale Heights/Westmorland Joint Neighborhood Plan \(2009\)](#) recommends Low Density Residential for the subject site, which is classified as less than eight units per acre. Staff believes that this proposal conforms to these recommendations.

However, staff notes that the [Midvale Heights/Westmorland Joint Neighborhood Plan \(2009\)](#) goes into depth about the historical and cultural significance of Lustron homes in the neighborhood. This property is specially called out and is listed as a potential stop on a walking tour of the Westmorland Neighborhood. Furthermore, at their August 27, 2018 meeting, the Landmarks Commission voted to recommend to the Plan Commission that the building at 556 Chatham Terrace has historic value based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, and/or as an intact or rare example of a certain architectural style or method of construction. In making their motion, the Landmarks Commission anticipated that parts of the home will be sold to other Lustron home owners that need replacement parts.

Due to the historical and cultural significance given to the residence by both the Landmarks Commission and [Midvale Heights/Westmorland Joint Neighborhood Plan \(2009\)](#), the Planning Division recommends the following condition of approval as part of the reuse and recycling plan requirement for the demolition:

The applicant shall market the single-family residence and/or parts at 556 Chatham Terrace for relocation off-site for a period of not less than 60 calendar days starting on a date to be agreed upon by the applicant and Planning Division. Demolition of the residence shall not be allowed within this 60-day period. Marketing of the house should include sharing its availability for relocation with local preservation organizations. If relocated to another property in the City of Madison, the proposed receiving site shall be appropriately zoned for the residence, and a site plan shall be approved by the Zoning Administrator prior to permits for the relocation being issued by the Building Inspection Division.

On balance, staff believes that the demolition standards can be met with this proposal, so long as an effort is made to sell parts of the Lustron home or relocate the residence entirely. In terms of the proposed residence, staff believes that the new home fits within the context of the neighborhood and generally conforms to adopted plans. The [Neighborhood Plan](#) recommends that setbacks should be maintained to correspond with the average setbacks of the surrounding neighborhoods. The front yard setback will be 20 feet, compared to an average setback of approximately 32 feet for the residences on the west side of Chatham Terrace. Furthermore, 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 2,100 square feet of usable open space, which is approximately 26% of the lot area. While larger than the surrounding one-story residences, the project conforms to all the TR-C1 Zoning District requirements.

At the time of report writing, staff did not receive any comments or concerns regarding this proposal.

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 to demolish an existing single-family residence and construct a new single-family residence at 556 Chatham Terrace. 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 Sydney Prusak, (608) 243-0554)

1. The applicant shall market the single-family residence and/or parts at 556 Chatham Terrace for relocation off-site for a period of not less than 60 calendar days starting on a date to be agreed upon by the applicant and Planning Division. Demolition of the residence shall not be allowed within this 60-day period. Marketing of the house should include sharing its availability for relocation with local preservation organizations. If relocated to another property in the City of Madison, the proposed receiving site shall be appropriately zoned for the residence, and a site plan shall be approved by the Zoning Administrator prior to permits for the relocation being issued by the Building Inspection Division.

Engineering Division (Contact Tim Troester, (608) 267-1995)

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 submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number: a) Building Footprints b) Internal Walkway Areas c) Internal Site Parking Areas d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.) e) Right-of-Way lines (public and private) f) Lot lines or parcel lines if unplatted g) Lot numbers or the words unplatted h) Lot/Plat dimensions i) Street names j) Private on-site sanitary sewer utilities (including all connections to public sanitary) k) Private on-site storm sewer utilities (including all connections to public storm) All other levels (contours, elevations, etc) are not to be included with this file submittal. NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.
6. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required. (NOTIFICATION)

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

7. 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).
8. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
9. 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.
10. Provide building height measurement on final plans.

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

11. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Tracy Burrus at tburrus@cityofmadison.com or (608)266- 5959.
12. 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>

City Forestry (Contact Brad Hofmann, (608) 267-4908)

13. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. 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.
14. 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.

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

15. 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.

16. 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.