



Project Address: 1801 Beld Street
Application Type: Final Plan Approval (Demolition Permit)
Legistar File ID # [30657](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Shariff Syed, Milton Rentals, LLC; 1901 S. Park Street; Madison.

Contact Person: Tom Vavra, Vavra Design, LLC; 1905 S. 1st Street; Milwaukee.

Requested Action: Approval of final plans for a two-family residence at 1801 Beld Street following a 2005 demolition permit approval

Proposal Summary: The applicant wishes to construct a two-family residence on the vacant parcel. Construction would begin as soon as all regulatory approvals have been granted, with completion scheduled approximately 5 months later.

Applicable Regulations & Standards: A demolition permit was approved for this property in 2005 using the guidelines and regulations for the approval of demolition permits in Section 28.12(12) of the former Zoning Code. The Plan Commission required as a condition of approval of the demolition permit that any principal residential building constructed on these lots be subject to Plan Commission review and approval after a public hearing.

Review Required By: Plan Commission.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the demolition standards met and **approve** the final plans for the new two-family residence located at 1801 Beld Street, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: The subject site is a 5,600 square-foot parcel located at the southeastern corner of Beld and Kenward streets; Aldermanic District 14 (Strasser); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is currently vacant and is zoned TR-C4 (Traditional Residential–Consistent 4 District). The single-family residence that previously occupied a portion of this parcel was demolished in 2005.

Surrounding Land Use and Zoning:

North: Triggs Plumbing, zoned TR-C4 (Traditional Residential–Consistent 4 District) and TR-V1 (Traditional Residential–Varied 1 District);

South: Single, Two, and Three-family residences, zoned TR-C4;

East: Single-family and a few two- and three-family residences, zoned TR-C2

West: Heating & Cooling, Inc., zoned CC-T (Commercial Corridor-Transitional District).

Adopted Land Use Plan: The Comprehensive Plan recommends that the subject site and surrounding properties east of Beld Street be developed with Low-Density Residential uses. Lands to the west across Beld Street are recommended for Community Mixed-Use and Medium-Density Residential uses.

The site is also located within the boundaries of the 2005 South Madison Neighborhood Plan, which includes recommendations that encourage the preservation of single-unit housing in the Bram's Addition neighborhood east of Beld Street and the downzoning of properties along the east side of Beld Street from R4 and R5 (General Residence District) to R3 (Single- and Two-Family Residence District) under the 1966 Zoning Code to preserve existing housing characteristics and disallow the assemblage of properties for larger multi-family residential housing complexes that would not reflect the mass and scale of existing residential structures. The recommendation to downzone this area was implemented as part of the mapping of the new Zoning Code, with most of the east side of Beld Street zoned TR-C4.

Zoning Summary: The property is zoned TR-C4 (Traditional Residential-Consistent 4 District).

Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map C10). The public parkland to the east is identified on the corridor map.

Public Utilities and Services: The site is served by a full range of urban services.

Previous Approval

On October 24, 2005, the Plan Commission granted approval of demolition permit to allow a fire-damaged two-family residence that previously occupied the site to be razed subject to the applicant recording a deed restriction that required that any use of the subject property be submitted to the Plan Commission for approval following a public hearing.

Project Description

The applicant is requesting approval of final plans to construct a two-family residence on a vacant lot located at the southeastern corner of Beld and Kenward streets. The proposed two-story building will include 2,400 square feet of floor area, with one dwelling unit per floor in the flat-style building. Each proposed unit will include 4 bedrooms and 2 bathrooms as shown on the attached floorplans. An existing concrete slab located at the rear of the property and accessed from a mid-block alley will remain and be used as a parking area for the proposed two-family residence.

Analysis and Conclusion

The project is before the Plan Commission as a result of a condition of approval placed on the 2005 demolition permit for the house that formerly occupied this site, which required that any new principal residential structures constructed on the subject lot come before the Commission for approval at a public hearing prior to issuance of building permits.

The demolition permit that was approved for this property in 2005 was approved using the guidelines and regulations for the approval of demolition permits previously outlined in Section 28.12(12) of the 1966 Zoning

Code. The condition of approval requiring Plan Commission review and approval of this residence did not state which standards would be applied. Staff believes that it would be appropriate for the Plan Commission to review this project using the demolition standards, given that it was those same general standards that the original application for demolition approval was reviewed against and conditioned upon.

In reviewing the applicant's proposal, the Planning Division believes that the proposed two-family residence can meet the considerations in the demolition standards for proposed uses. The new house is generally well designed and should fit in well with the diverse housing stock present along Beld Street, which includes a mix of one- and two-story residential buildings. Some concerns have been raised by the Bram's Addition Neighborhood (see enclosed comments) regarding the relatively large size of the home on the small lot, as well as the small bedrooms and kitchens. While these issues do not relate closely to the standards before the Plan Commission, it should be noted that regardless of the interior floor plan proposed, the family definition in the TR-C4 District limits the occupancy of each dwelling unit to a family plus one additional roomer, or a maximum of two unrelated individuals. In other words, each of the two four-bedroom units proposed may only be occupied by up to two unrelated persons, which is the same limitation as applies to other residential units in this area. With this in mind, staff feels that the proposed two-family residence should not have an adverse impact on the normal and orderly development of surrounding properties, which includes a mix of single-, two- and multi-family residences located along and east of Beld Street.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the demolition standards met and **approve** the final plans for a new two-family residence at 1801 Beld Street, subject to input at the public hearing and the following conditions from reviewing agencies:

The following conditions of approval have been submitted by reviewing agencies:

Major/Non-Standard Conditions are Shaded

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

1. Approved proposed addresses for the site are:
 - 1st Floor Apartment = 1801 Beld St.
 - 2nd Floor Apartment = 1803 Beld St.
2. Land disturbances over 4000 SF will require an erosion control permit.
3. 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.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)

4. 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)). TEMP PLUG

Fire Department (Contact Bill Sullivan, 261-9658)

5. 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>

Parks Division (Contact Kay Rutledge, 266-4714)

6. The developer shall pay approximately \$7,375.92 for park dedication and development fees for the new 2 unit development

New Development:

Fees in lieu of dedication = (2 SF @ \$2,684.00) = \$5,368.00

Park development fees = (2 SF @ \$1,003.96) = \$2,007.92

Total fees = \$7,375.92

7. The developer must select a method for payment of park fees before signoff on the approval.
8. 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>.
9. This development is within the Olin-Turville park impact fee district (SI28). Please reference ID# 13143 when contacting Parks about this project.

Zoning Administrator (Contact Pat Anderson, 266-5978)

When provided, Zoning comments will be included at the back of the Plan Commission packet.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

This agency did not provide comments for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency did not provide comments for this request.