



Project Address: 712 Harrison Street and 1902 Monroe Street
Application Type: Demolition
Legistar File ID # [30531](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Project Contact: David Ferch; Ferch Architecture; 2704 Gregory St.; Madison, WI, 53711

Property Owner: James Shapiro c/o Madison Property Management; 1202 Regent St.; Madison, WI, 53715

Requested Action: The applicant requests approval of a demolition of a single-family home at 712 Harrison Street.

Proposal Summary: The applicant proposes to demolish a 1,200 square foot, two-bedroom single-family home at 712 Harrison Street to create space for a rear addition to the existing mixed-use building at 1902 Monroe Street. The proposed addition includes 750 square feet of commercial space on the ground floor and four residential units.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition (MGO Section 28.185(7)).

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 at 712 Harrison Street and 1902 Monroe 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 property is located on the northwest corner of Monroe Street and Harrison Street in the Traditional Shopping Street (TSS) District; Aldermanic District 13 (Ellington); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject property is currently comprised of two parcels. 712 Harrison is a square-shaped 2,021 square foot parcel with a two-bedroom single-family home facing Harrison Street. The 1,236 square foot home was constructed in 1910. 1902 Monroe Street is a 3,013 square foot parcel with a two-story mixed-use building with ground floor commercial space and three residential units. Both parcels have existing driveways from Harrison Street.

Surrounding Land Use and Zoning:

Northwest: Single-family homes in the TR-C2 (Traditional Residential – Consistent 2) District

Northeast: Across Harrison Street, Monroe Commons, a mixed-use building with a grocery on the ground floor 52 residential units on upper levels in the PD (Planned Development) District

Southeast: Across Monroe Street, retail businesses in the TSS (Traditional Shopping Street) District

Southwest: Commercial office building originally constructed as a residential building in 1906, in the TSS (Traditional Shopping Street) District

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Community Mixed-Use for this property. The Monroe Street Commercial District Plan (2007) recommends 2-4 story commercial and residential mixed-use redevelopment for this block, noting that the building at 1902 Monroe Street should remain.

Zoning Summary: 712 Harrison Street and 1902 Monroe Street are within the TSS (Traditional shopping Street) District.

Dimensional Requirements	Required	Proposed
Front Yard Setback	N/A	Adequate
Side Yard Setback	None unless needed for access	0
Rear Yard	20'	20'1"
Maximum Lot Coverage	85%	TBD
Maximum Height	3 stories / 40' of taller by CU	3 stories / 29'11.5"
Usable Open Space	None required	None shown

Site Design		
Number parking stalls	0	0
Accessible stalls	0	0
Bike parking	1 per 2,000 sf of retail (2) 1 per residential unit (7) Guest stalls (1) Total: 10	7
Moped parking	0	3
Landscaping	Yes	Yes
Lighting	No	No
Building forms	Yes	Meets building forms

Other Critical Zoning Items: Barrier free (ILHR 69)

Table Prepared by Patrick Anderson, 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, including Metro Transit Route 3.

Project Description

The applicant proposes to demolish the small single-family home at 712 Harrison Street to create space for a rear addition to the existing mixed-use building at 1902 Monroe Street, which currently houses two commercial tenants on the ground floor and three second floor residential units.

Land Use- The proposed 6,359 square foot addition contains a new 750 square foot commercial space facing Harrison Street and four new residential units including a first floor accessible efficiency apartment, two 1-bedroom apartments on the second floor, and one 2-bedroom apartment on the third floor. In total, the resulting building would have 2,571 square feet of first floor commercial space and seven apartment units with a total of eight bedrooms. Two of the new units have private balconies, which constitute the usable open space on the site.

Bulk and Mass- The proposed addition can meet all requirements for permitted uses in the TSS District. Located behind the existing building, the three-story addition has a footprint of approximately 1,700 square feet. Due to

grade changes and differing floor heights, the addition is only a few feet taller than the existing two-story building, and will not be visible from Monroe Street. The addition is 20 feet from the rear property line, and steps back at a 45 degree angle on the third floor, as is required when buildings in the TSS District abut the rear yards of residential districts.

Site and Building Design Details- The site will include no automobile parking, but seven indoor bike stalls, three outdoor moped stalls, and a loading zone are proposed. Although it is connected, the addition functions as a second building along Harrison Street, with no interior connections between the existing and new portions of the building. The exterior of the addition is clad with horizontal fiber cement siding and concrete masonry units, setting it apart from the existing red brick building. The addition is proposed to be built adjacent to the western property line, with no window openings on that side of the building.

The proposal includes small changes to the facade of the existing building, including new awnings, windows, and cornice detailing. Finally, the landscaping for the site includes one birch tree and a small number of ornamental trees and shrubs in the rear yard, which screen the proposed trash enclosure and moped parking area.

Analysis and Conclusion

Demolition -The Landmarks Commission responded to the proposed demolition of the residential structure at 712 Harrison Street with a statement that the Landmarks Commission “regrets the loss of the residential structure in the immediate established context and within proximity to two National Register historic districts”.

Staff has carefully considered this response, and believes that due to the shape and orientation of the lot and the surrounding context, its demolition or removal can be supported. The structure sits on a 2,021 square foot lot, which is significantly smaller than the smallest residential lot that could be created under the new zoning code (3,000 square feet). The home is perpendicular to all other buildings on this city block, facing Harrison Street and the six-story Monroe Commons building to the east. All in all, it does not seem to be particularly viable as a single-family home in this location, but it does appear to be in relatively good condition, based on photos provided by the applicant. Staff is unaware of any efforts by the applicant to pursue its removal and relocation, but would certainly support that as an alternative to demolition.

Proposed Use - The proposed land use, site, and building design as proposed are permitted in the TSS (Traditional Shopping Street) District and consistent with recommendations in the Monroe Street Commercial District Plan for community-mixed use on this block, including the entire subject property. The existing building at 1902 Monroe Street will be saved with an enhanced facade, which is also consistent with the Plan.

With a total of four additional residential units (seven total residential units), the lack of automobile parking should not have a negative impact on the surrounding neighborhood. Still, the applicant has agreed with the recommended condition that no new tenants will have opportunities for residential parking permits. Staff believes that it will be possible to market these units to households without automobiles based on the location close to the UW Campus, in an area well-serve by transit and bicycle infrastructure, and within easy walking distance to amenities.

While the specific use is unknown at this time, the new 750 square-foot ground floor commercial space along Harrison Street should be a nice fit for this portion of the neighborhood, without resulting in significant additional parking pressure within the adjacent residential neighborhood.

Public Input - At a March 18, 2013 neighborhood meeting, the proposal was generally well-supported, with one nearby resident requesting advance notice of the beginning of demolition activities, and a few attendees requesting that future residential tenants not have access to residential parking permits.

Conclusion

While the loss of the single-family home at 712 Harrison Street is unfortunate, staff believes that the proposed new addition is appropriately-scaled so as to fit in well with both the existing building and the residential neighborhood to the north. The addition of four new residential units and a small commercial space on Harrison Street result in a permitted use in the TSS District that will complement the surrounding area.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the requested demolition of the single-family home at 712 Harrison Street and building addition to 1902 Monroe 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

1. The applicant is encouraged to pursue opportunities to relocate the home at 712 Harrison Street, if an appropriate receiving property can be found.
2. Following approval of this request by the Plan Commission, no new residential parking permits shall be provided for tenants living in this building, which shall be reflected in the tenant leases provided for staff review and approval prior to sign-off. Existing tenants with parking permits are exempt from this condition.

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

3. The address of 712 Harrison St will be retired with the demolition of the existing house. The addresses for the new commercial space and new apartments will be determined when PDF floor plans are received and reviewed.
4. The site drainage shall be connected to the available storm sewer in the west curb line of Harrison Street.
5. The sanitary sewer lateral extending into both of these buildings was built in 2006. A new lateral, as shown in the site plans, will be expensive due to the additional cost of the street restoration required. The Applicant may want to investigate if the exiting laterals are sufficient to serve this development.
6. This project may require a development agreement. Contact Janet Dailey at 261-9688 to review the scope of the work. If a development agreement is required the City will issue restoration plans for the sidewalk, street and terrace. Approval by the Board of Public Works and Common Council would also be necessary.
7. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
8. **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along Harrison Street and Monroe Street (MGO 16.23(9)(d)(6)).
9. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).

10. 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).
11. The Applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system (POLICY).
12. 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).
13. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan (POLICY).
14. All damage to the pavement on Harrison Street 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).
15. The site plans shall be revised to show the location of all rain gutter down spout discharges (POLICY).
16. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain 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) All Underlying Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred izenchenko@cityofmadison.com . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file (POLICY and MGO 37.09(2) & 37.05(4)).

17. 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)
18. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
19. 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)).
20. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's/Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff (MGO 16.23(9)(d)(4)).
21. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service (POLICY).

Zoning Administrator (Contact Pat Anderson, 266-5978)

22. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes prior to sign installations.
23. Sec. 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, Mr. George Dreckmann (608-267-2626).
24. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
25. Bike parking shall comply with MGO Table 28I-3 (General Regulations). Provide 10 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Provide details of bike rack on final plan sets.
26. Provide details of lot coverage, subject to section 28.065 dimensional requirements provides a maximum of 85% lot coverage. It appears that pervious pavers or a green roof element will be needed.
27. Pursuant to MGO Section 28.04 (12)(c) where sites shares a zoning district boundary with residential district. This development must provide effective 6' – 8' high screening along the lot line of this commercial district adjoining a residential zoning district. This requirement may be modified by the Plan Commission for this Conditional Use.

Fire Department (Contact Bill Sullivan, 261-9658)

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| <p>28. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Capt Ron Blumer (608) 558-4198</p> |
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29. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

- 30. When the applicant submits plans for approval, the applicant shall show the following on one contiguous plan: existing items in the terrace (e.g., signs and street light poles), type of surfaces, percent of slope, existing and proposed property lines, addresses, all easements, all pavement markings, building placement, adjacent driveway approaches to lots on either side and across the street, signage, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, parking stall dimensions including the two (2) feet overhang on a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
- 31. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit/handholes, including labor, engineering and materials for both temporary and permanent installations.
- 32. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Parks Division (Contact Kay Rutledge, 266-4714)

- 33. The developer shall pay approximately \$5,725.64 for park dedication and development fees for the new 4 MF unit development (an addition to the existing building at 1902 Monroe Street), after a credit is given for the existing 1 single family residence at 712 Harrison Street which will be demolished. The two lots will be consolidated by a CSM.

New Development:	
Fees in lieu of dedication = (4 MF @ \$1,708.00) =	\$6,832.00
Park development fees = (4 MF @ \$645.40) =	\$2,581.60
Total fees = \$9,413.60	
Credit for Existing	
Fees in lieu of dedication = (1 SF @ \$2,684.00) =	\$2,684.00
Park development fees = (1 SF @ \$1,003.96) =	\$1,003.96
Total credit= \$3,687.96	

- 34. The developer must select a method for payment of park fees before signoff on the demolition permit.
- 35. 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 Dean Kahl – dkahl@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.
- 36. Additional street trees are needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com or 266-4816. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in section 209 of *City of Madison Standard Specifications for Public Works Construction* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>.
- 37. This development is within the Vilas-Brittingham park impact fee district (SI27). Please reference ID# 13141 when contacting Parks about this project.

Water Utility (Contact Dennis Cawley, 261-9243)

38. The Madison Water Utility shall be notified to remove the water meters prior to demolition.
39. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.