



Project Address: 401 Woodward Drive
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [31299](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant: John Thompson, Thompson Custom Builders; 5830 Lexington Street; McFarland, WI 53558
Contact: John Thompson, Thompson Custom Builders; 5830 Lexington Street; McFarland, WI 53558
Property Owner: Douglas Redmann, 3939 Monona Drive; Monona, WI 53716

Requested Action: The applicant requests approval of a demolition permit and a conditional use to allow the demolition of an existing residence to allow the construction of a new residence on a lakefront lot.

Proposal Summary: The applicant proposes to demolish the existing single-family home, constructed in 1929, to allow the construction of a new single-family home. Demolition and construction would begin as soon as all necessary approvals are granted.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition Permits [M.G.O. Section 28.185(7), Conditional Uses [Section 28.183], and Lakefront Development [Section 28.138].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and **approve** the request to demolish a single-family home to construct a new single-family home on a lakefront lot at 401 Woodward Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies. In the alternative, the Plan Commission could refer this item pending the review and findings by the State Historical Society.

Background Information

Parcel Location: The 19,860 square foot subject property is located on the south side of Woodward Drive, at its intersection with Harper Road. The site is within Aldermanic District 18 and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes the existing ranch-style 2,040 square foot single-family home and boathouse. The boathouse was approved as a conditional use in 2011. Information provided to the Planning Division just prior to finalization of this report indicates that there are possible burial mounds on the site which are under the jurisdiction of the State of Wisconsin.

Surrounding Land Use and Zoning:

North: Single-Family homes, zoned SR-C1 (Suburban Residential-Consistent 1);

South: Lake Mendota;

East: Lake fronting single-family homes, zoned SR-C1; and

West: Harper Road Lift Station, with the Mendota State Hospital facility, zoned Campus Institutional (CI).

Adopted Land Use Plan: The Comprehensive Plan recommends low density residential development for this site.

Zoning Summary: The property is zoned SR-C1 (Suburban Residential-Consistent 1).

Dimensional Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft.	19,860 sq. ft.
Lot Width	60 ‘	59.82’
Front Yard Setback	30’	32.9’
Side Yard Setback	6’ one story 7’ two story	7.65’ RS 11.4’ LS
Lakefront Yard Setback	86.2’ (median setback of 300’)	To be shown on final plans
Maximum height	2 stories/35	2 stories, less than 35’
Maximum lot coverage	50%	Less than 50%
Lot coverage within 35’ OHWM	20%	less than 20% Existing, no change proposed
Usable open space (sq. ft. per d.u.)	1,300 sq. ft.	adequate
Number parking stalls	1	3
Building forms	Yes	Meets building forms req.
Other Critical Zoning Items	Utility easements, Floodplain, Vegetation clearing within 35’ of OHWM (No change proposed)	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor, though portions of the property adjacent to the lake are within the Flood Fringe and Flood Storage Districts. The proposed home and accessory building will not be constructed within this area.

Public Utilities and Services: This property is served by a full range of urban services. Note that sanitary sewer runs through the rear yard of this property, roughly between the existing house and boathouse.

Project Description

The applicant proposes to demolish the existing 2,040 square foot single-family home for the purpose of constructing a larger single-family home.

Exterior building photos of the existing structure have been provided and can be viewed on line at: http://www.cityofmadison.com/planning/projects/reports/401wd_photos.pdf These photos show a variety of deficiencies including surface mold, fallen ceilings, and damaged walls. The letter of intent describes the

existing structure as being in a “state of disrepair and uninhabitable.” The Planning Division has not conducted a formal inspection of the home’s interior.

The new two-story home has a footprint of about 2,925 square feet and a total area of 4,197 square feet. Note, there is a discrepancy between the area listed on the plans and that noted in the letter of intent which notes a total area of 3,948 square feet.

Detailed grading information was not submitted but should be provided for staff approval. The resulting plans should be consistent with the amount of foundation and lower level exposure depicted on the elevation (not perspective) drawings.

The plans before the Plan Commission depict a lakefront setback of 86.5 feet, which just complies with the required setback of 86.2 feet. Please note, the original set of plans submitted with this application did not meet this setback and the building placement was revised. The revised plans are included in the Plan Commission packet and are available for public viewing on the City’s website. Side yard setbacks are 7.65 feet from the easterly property line and 11.4 feet from the westerly property line.

The driveway will be reconfigured, leading to a three-car attached garage in front of the house.

The site plan states that no trees or vegetation will be disturbed within 35 feet of the shoreline and that no existing trees will be disturbed during house construction.

Analysis and Conclusion

The applicant seeks approval of a demolition permit and a conditional use. This proposal is subject to the standards for Demolition Permits [M.G.O. Section 28.185(7), Conditional Uses [Section 28.183], and Lakefront Development [Section 28.138].

Demolition Approval Standards

Staff believes the demolition approval standards can be met. In considering these standards, the Plan Commission must find that the proposed demolition is both 1) consistent with the intent and purpose of the zoning district and 2) that the proposed future use is compatible with the purpose of the demolition section of the ordinance. Regarding the latter, 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. Staff believes there is little feasibility in relocating this structure. The demolition standards also state that the proposed use should be compatible with adopted plans, which recommend low density residential development for this site and surrounding properties.

No objections to this demolition were raised by the City’s Preservation Planner or by the City’s Landmarks Commission.

Conditional Use Approval Standards

Staff also believes the conditional use standards, including those for lakefront development, can be met. The conditional use standards for lakefront development specifically state that “When applying the above standards

to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.” The proposed residence has an area of 4,197 square feet on a 19,860 square foot lot. The resulting floor area ratio (comparison of building area to lot square footage) is 0.21.

There are only three homes within 300 feet of the subject residence. According to City Assessor’s information, the median home size (including attached garages) is about 3,250 square feet. The median floor area ratio is 0.21. The proposed home is about 950 feet larger than the median home size with the resulting FAR being very similar.

Staff have expanded the analysis and considered the next two homes, which are beyond 300 feet but within the “five developed lot” threshold. These homes are smaller in size and are located on larger lots, including a lot that exceeds one acre. Based on the five lot area, the median home size falls to 2,360 and the FAR to 0.09.

In further considering bulk, staff notes that the home does not meet the attached garage setback standard that requires garages are recessed at least two feet from the front of the house. Considering the uniqueness of lakefront development, the code allows the Plan Commission to reduce or eliminate these requirements where physical constraints make compliance infeasible as part of the conditional use approval. Considering factors such as the irregularly-shaped lot, rear yard sewer easement, existing vegetation, and the desire to locate the living area on the lake side of the lot, staff believes that such a finding can likely be made.

On balance, staff believes the proposed building is generally consistent with the bulk and character along the lake side of Woodward Drive.

Burial Mound Issues

Just prior to completing this report, the Planning Division was informed that there are potential historic burial mounds on this property, which are under the jurisdiction of the State of Wisconsin. At the time of report writing, staff understands that the applicant provided these building plans to the State Historical Society for their review. The City cannot issue any building permits until there is an approval letter from the State. However, staff believes the Plan Commission could act on this request, conditioning their action on the approval from the State. There is the possibility that these plans may be revised based on the comments from the State. At this time, there has not been a formal request to refer this item, though that also remains a possibility.

Conclusion

Staff believes the project can likely meet the applicable approval standards. As noted above, the project is under review by the State Historical Society for its potential impacts on existing burial mounds. At the time of report writing, there has not yet been a request for referral. Staff has included a condition requiring approval by the State prior to issuance of building and demolition permits. The Planning Division has not received any correspondence from surrounding neighbors at the time of report writing.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and **approve** the request to demolish a single-family home to construct a new single-family home on a lakefront lot at 401 Woodward Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies. In the alternative, the Plan Commission could refer this item pending the review and findings by the State Historical Society.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division (Contact Kevin Firchow, 267-1150)

1. That no building or demolition permits shall be issued until necessary approvals regarding the potential burial mounds are provided by the State of Wisconsin. Changes to the applicant's plans shall require approval of an alteration to this conditional use.
2. That the applicant's final sign-off plans include dimensioned elevation drawings for all sides of the building that label the finished-grade elevations at the building corners for approval by Planning Division staff.
3. That the applicant provides a grading plan for the site for approval by Planning Division staff.

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

4. The 15' sanitary sewer easement (dedicated to the public) as noted on the site plan shall be modified to read 15' Sanitary Sewer Easement as per Document No's. 930484, 931738 and 4807543.
5. Applicant shall provide grading plan and sanitary sewer inverts to show how the City sewer force main and gravity sewer will be affected by the proposed home.
6. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass. (POLICY)
7. 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)
8. All damage to the pavement on Woodward Drive, 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)
9. 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)

10. 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, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).
11. 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))
12. 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)

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

This agency submitted a report with no recommended conditions of approval.

Zoning Administrator (Contact Pat Anderson, 266-5978)

13. 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).
14. 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.
15. No vegetation is proposed to be removed with 35' of the Ordinary High Water Mark (OHWM).
16. With this project, the applicant has requested the Plan Commission waive the attached garage setback requirement as part of the Conditional Use process pursuant to section 28.031 (3).

Fire Department (Contact Bill Sullivan, 261-9658)

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| <ol style="list-style-type: none">17. 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.html18. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities (608) 246-4587. |
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Water Utility (Contact Dennis Cawley, 261-9243)

19. The Madison Water Utility shall be notified to remove the water meter prior to demolition. 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. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency submitted a report with no recommended conditions of approval.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.