



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 201 Larkin St. (District 11 - Ald. Gruber)  
**Application Type:** Demolition Permit  
**Legistar File ID #** [41948](#) and [42776](#)  
**Prepared By:** Jessica Vaughn, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Jay Wendt, Principal Planner

## Summary

**Applicant & Contact:** Ed Linville, Linville Architects, 408 E. Wilson St., Madison, WI 53703

**Property Owner:** Nick and Nita Stanek, 5029 Sheboygan Ave., Apt. No. 311, Madison, WI 53705

**Requested Action:** The applicant requests approval of a Demolition Permit.

**Summary:** The applicant is seeking approval of a Demolition Permit to demolish an existing single-family residence for the purpose of constructing a new single-family residence. The Plan Commission originally reviewed and subsequently unanimously approved this demolition permit application at its April 4, 2016 meeting. Following the public hearing, three public comments have been received expressing concern for the limited analysis provided in the initial staff memorandum, especially as it relates to the applicable adopted neighborhood plan design guidelines. The comments received were generally focused around ensuring compatible building design and mass and scale, and preservation of the existing tree canopy trees located on the project site that are proposed for removal. At its April 18, 2016 meeting the Plan Commission unanimously voted to reconsider the subject demolition permit application.

The purpose of this staff report addendum is to provide a detailed evaluation of the proposed building design for consistency with the adopted neighborhood plan design guidelines.

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

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the Demolition Permit standards are met and **approve** the request to demolish an existing single-family residence for the purpose of constructing a new single-family residence at 201 Larkin St. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

## Background Information

Please refer to **Attachment A** for a copy of the Staff Report Dated April 4, 2016.

This proposal is subject to the standards for demolition permits pursuant to Section 28.185(7), MGO. Prior to approving this proposed demolition and future use, the Plan Commission must find that proposed demolition and future use meet the approval standards pursuant to the Zoning Code's demolition section, including:

- Compatibility with the city's Comprehensive Plan;
- Compliance with the provisions of the Zoning Code for the Traditional Residential-Consistent 1 (TR-C1) zoning district;
- Compatibility with the intent and purpose statement expressed in the Zoning Code for the TR-C1 zoning district;
- Compatibility with any adopted neighborhood plans; and
- Consideration of the report from the City's Historic Preservation Planner.

**Comprehensive Plan:** The Comprehensive Plan designates the project site as Low Density Residential. As defined in the Comprehensive Plan, LDR is categorized for its low density (0-16 dwelling units/acre), primarily single-family detached dwelling unit residential development.

The Comprehensive Plan also identifies goals and policies specifically related to infill and redevelopment in existing, established neighborhoods, including:

- Infill Development and Redevelopment (pg. 2-23)  
*Protect and enhance established neighborhood character and design.*
- Established Neighborhoods (pg. 2-35)  
*Ensure that new development is compatible with the existing and planned design and development characteristics of the neighborhood and minimize land use conflicts between infill or redevelopment project and existing neighborhood development.*

**Zoning District:** The project site is zoned TR-C1. Pursuant to Section 28.041, MGO, the intent of the TR-C1 zoning district generally speaks to:

- Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- 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.
- Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

**Adopted Neighborhood Plan:** The project site is located within the [Hoyt Park Area Joint Neighborhood Plan](#) (HPAJNP) planning area within an area designated as the Neighborhood Preservation Area. The Neighborhood Preservation Area comprises the majority of the planning area of the HPAJNP and is marked for its primarily single-family residential development. Although the Comprehensive Plan identifies a higher density range for the LDR land use designation, the HPAJNP recommends a density of 0-8 dwelling units per acre in the Neighborhood Preservation Area to maintain its existing lower density single-family residential character. In the Neighborhood Preservation Areas the plan emphasizes preservation of the existing character, land use and building relationships. Generally, goals and recommendations identified in the HPAJNP plan speak to:

- Strengthening of existing neighborhoods through the maintenance and renovation of the housing stock;
- Promotion of home ownership; and
- Preservation of the quaint, well-kept, mostly post-World War II single-family character of the neighborhood.

Included in the adopted HPJNP are detailed design guidelines for redevelopment (new construction), additions and renovations. Please refer to pages 51-60 of the HPAJNP for specific design guidelines, and which are provided in **Attachment B**. Generally, the design guidelines emphasize preservation of the existing character, land use, scale, and building relationships in the single-family preservation area; new housing and renovations and additions to existing homes are encouraged to complement the character and scale of existing development while still allowing for neighborhood reinvestment.

**Historic Preservation Planner Report:** The proposed demolition was reviewed by the Landmarks Commission at its February 8, 2016 meeting, and the Historic Preservation Planner. The existing structure was found to have no historic value. Refer to **Attachment C**, *Historic Preservation Planner's Report* and **Attachment D**, *Landmarks Commission Report*.

## Project Description

The applicant requests approval of a Demolition Permit to demolish an existing single-family home for the purpose of constructing a new, larger single-family home. The existing single-family home, proposed for demolition, is one-story, roughly 800 square-foot structure that was constructed in 1948. Interior and exterior photos of the existing building are included in the submission and can be viewed online at:

[https://www.cityofmadison.com/dpced/planning/documents/201ls\\_photos.pdf](https://www.cityofmadison.com/dpced/planning/documents/201ls_photos.pdf)

No information was submitted to indicate that there are significant structural issues with the residence.

The proposed structure is a larger, two-story, single-family home, roughly 2,372 square feet in size, including the first and second floors. The craftsman inspired design is clad in hardyplank wood texture lap siding with brick accents. Although the proposed structure includes a second story, it is minimalistic in nature as it is only comprised of 636 square feet. The new home includes a completely below grade basement (736 square feet) and attached two-car garage (750 square feet). The proposed structure has a footprint of about 2,486 square feet, including the first floor and garage. Given the linear nature of the lot, the proposed structure is longer than it is wide and is centrally located on the site. Although the proposed building has a limited second story, the general architecture is of a traditional ranch design with craftsman inspired detailing, including an open front porch, with square columns demarcated with brick bases and wood post uppers.

## Analysis and Conclusion

Staff believes that the proposed demolition and future use meet the Demolition Permit approval standards pursuant to Section 28.185(7), MGO, including:

- The applicable zoning district provisions for the TR-C1 zoning district;
- The intent and purpose statement expressed in the Zoning Code for the TR-C1 zoning district;
- The adopted neighborhood plan;
- The city's Comprehensive Plan; and
- The report from the City's Historic Preservation Planner.

Please refer to **Attachment E**, *Demolition Standards Analysis* and **Attachment F**, *HPAJNP Design Guidelines Analysis* for a complete analysis of the Zoning Code's Demolition Approval Standards and specific design guidelines pursuant to the Hoyt Park Area Joint Neighborhood Plan, a summary of which is provided below.

Staff believes that the proposed demolition and future use is consistent with the Zoning Code, Comprehensive Plan and HPAJNP in that:

- By maintaining the single-family residential land use that is prevalent in the area the existing neighborhood character is preserved.
- The placement of the proposed building maintains the existing relationships between buildings, including driveways, home orientation, general footprint location, mass and scale.

Of the properties in close proximity to the project site, the lots range in size from 8,900 square feet to 13,780 square feet, with the project site falling within the range at 9,747 square feet. The building sizes range from roughly 1,000 square feet up to roughly 2,500 square feet. Although larger than the existing home (roughly 800 square feet), the proposed residence falls within the range of home sizes present in the area at 2,372 square feet.

The proposed new home maintains the historic driveway location and main building orientation/access towards Larkin Street. In addition, the proposed new home is located within the building envelope permitted by the underlying zoning district setbacks as well as being located within the developed area of the existing home, deck and garage footprint locations.

Overall, staff believes that the proposed new construction is compatible in scale, mass and bulk with the existing surrounding neighborhood. In addition, the proposed home will maintain the historic relationship between buildings, general footprint location and building orientation.

- The proposed design is complementary to that of the existing surrounding development.

**General Design.** The majority of the properties within close proximity to project site are 1-2 story structures, including ranch, split level and cape cod style homes with primarily gabled roof configurations, square or rectangular footprints, and that are characterized by their simple architectural details, including shutters, gable end ornamentation, multi-paned/divided light windows, bay windows, ornamental knee braces, front porches/stoops, etc.

The proposed new residence is a ranch home with attached garage. The home has a simple rectangular footprint, cross-gable roof configuration and craftsman-style detailing. The overall design of the proposed new homes takes cues from the surroundings and incorporates many details found throughout the area, including gable-end ornamentation, multi-paned/divided light windows, recessed garage and horizontal emphasis with hardiplank siding. Although the proposed home is two stories, the second story is not a full story. It is significantly scaled and stepped back to reduce the overall mass and scale of the second floor and to give it a more dormer-like appearance.

**Building Articulation.** The new building maintains a simple rectangular building footprint that has a horizontal (vs. vertical) emphasis. Given that the front façade is located on the long side of the rectangular footprint, design elements were added to break-up the overall "longness" in its appearance, including building recesses, columns and landscape plantings. The overall fenestration is proportional to wall length.

**Materials.** In addition, the proposed materials, including hardiplank, wood textured lap siding, brick and wood trim details, represent the more authentic, timeless materials that are present in and complementary to the materials found throughout the neighborhood.

- The majority of the existing mature landscaping is being maintained. There are a total of 17 mature trees existing on the project site and one public street tree.

As a result of the proposed development, a total of four trees are planned for removal, all of which are centrally located on the project site, within the permitted building envelope. The existing perimeter landscaping and public street tree will be maintained and one replacement tree will be planted in the front yard.

The overall proposed landscape plan results in a relatively open front grass yard that includes foundation plantings along the proposed building. Although a basement will be dug, the overall finished grade of the lot will remain unchanged. Four low (less than five feet in height), stone retaining walls are proposed along the north side yard.

Overall, the proposed landscape plan is believed to be consistent with the HPJNP in that the majority of the existing mature vegetation was being preserved and the front yard will remain a primarily open grass yard planted with foundation plantings and shrubbery.

- As stated in the Historic Preservation Planner's Report, the existing structure was found to have no known historic value.

At the time of report writing, one public comment was received that expressed concern regarding the overall size (square footage), and style and character of the proposed new home. See **Attachment G**, *Public Comment*.

## Recommendation

The Planning Division recommends that the Plan Commission find that Demolition Permit standards are met and **approve** the request to demolish an existing single-family residence for the purpose of constructing a new single-family residence at 201 Larkin St. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies as stated in the staff memorandum dated April 4, 2016. Refer to **Attachment A**, *Staff Report Dated April 4, 2016*.

### Attachments:

Attachment A: Staff Report Dated April 4, 2016  
Attachment B: HPJANP Design Guidelines, Pgs. 51-60  
Attachment C: Historic Preservation Planner's Report  
Attachment D: Landmarks Commission Report  
Attachment E: Demolition Standards Analysis  
Attachment F: HPJANP Design Guidelines Analysis  
Attachment G: Public Comment

# Attachment A, Staff Report Dated April 4, 2016

## PLANNING DIVISION STAFF REPORT

April 4, 2016

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### Summary

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**Property Owner:** Nick and Nita Stanek, 5029 Sheboygan Ave., Apt. No. 311, Madison, WI 53705

**Requested Action:** The applicant requests approval of a Demolition Permit.

**Proposal Summary:** The applicant is seeking approval of a Demolition Permit to demolish an existing single-family residence for the purpose of constructing a new single-family residence.

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

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the Demolition Permit standards are met and **approve** the request to demolish an existing single-family residence for the purpose of constructing a new single-family residence at 201 Larkin St. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

### Background Information

**Parcel Location:** Generally, the project site is located at the southeast corner of the intersection of Larkin Street and Hillcrest Drive and is comprised of approximately 9,747 square feet (0.22 acres). The project site is a corner lot that takes access from Larkin Street on the west.

The site is in Aldermanic District 11 (Gruber) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** Currently the project site is comprised of a one-story, roughly 800 square-foot single-family residence and 680 square-foot detached, two-car garage.

**Surrounding Land Use and Zoning:**

North: Residential; Traditional Residential-Consistent 1 (TR-C1) zoning;

South: Residential; TR-C1 zoning;

East: Residential; TR-C1 zoning; and

West: Residential; TR-C1 zoning.

**Adopted Land Use Plan:** The Comprehensive Plan recommends low density residential development for the project site and surrounding area.

**Zoning Summary:**

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000	9,747
Lot Width	50 ft	65.91 ft
Front Yard Setback	20 ft	20.8 ft
Max. Front Yard Setback	30 ft	20.8 ft
Side Yard Setback	7 ft	7.5 ft
Reverse Corner Side Yard Setback	15 ft	17.8 ft
Rear Yard Setback	35	35.5
Usable Open Space	1,000	1,775
Maximum Lot Coverage	50%	34%
Maximum Building Height	35 ft	Unknown

Other Critical Zoning Items	Yes/No
Urban Design	No
Historic District	No
Floodplain	No
Adjacent to Park	No
Barrier Free (ILHR 69)	No
Utility Easements	No
Wetlands	No
Wellhead Protection District	No

Zoning Tables prepared by: Jacob Moskowitz

**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.

**Project Description, Analysis and Conclusion**

The applicant requests approval of a Demolition Permit to demolish an existing single-family home for the purpose of constructing a new, larger single-family home. This request is subject to the approval standards for Demolition Permits pursuant to Section 28.185(7), MGO.

The existing single-family home, proposed for demolition, is one-story, roughly 800 square-foot structure that was constructed in 1948. Interior and exterior photos of the existing building are included in the submission and can be viewed online at:

[https://www.cityofmadison.com/dpced/planning/documents/201ls\\_photos.pdf](https://www.cityofmadison.com/dpced/planning/documents/201ls_photos.pdf)

No information was submitted to indicate that there are significant structural issues with the residence.

The proposed structure is a larger, two-story, single-family home, roughly 2,372 square feet in size, including the first and second floors. The craftsman inspired design is clad in hardyplank wood texture lap siding with brick accents. Although the proposed structure includes a second story, it is minimalistic in nature as it is only comprised of 636 square feet. The new home includes a completely below grade basement (736 square feet) and attached two-car garage (750 square feet). The proposed structure has a footprint of about 2,486 square feet, including the first floor and garage. Given the linear nature of the lot, the proposed structure is longer than it is wide and is centrally located on the site. In addition, in spite of the heavily screened, wooded nature of the project site, the proposed structure addresses both street frontages with a wrap-around front porch.

Of note, adjacent to the project site is a 10-inch Norway Maple public street tree that is located just south of the existing driveway on Larkin Street. The tree is in good condition and should be protected through the construction process. The Parks Division has drafted a condition of approval reflecting such.

Prior to approving this proposed demolition and future use, the Plan Commission must find that proposed demolition and future use are compatible with both the purpose of the Zoning Code's demolition section and the purpose expressed in the Zoning Code for the subject TR-C1 zoning district.

The statement of purpose of the demolition section states, in part, the purpose is to "protect neighborhood character." As stated in the statement of purpose for the Traditional Residential-Consistent Districts, the districts are intended to "...Ensure that new buildings are designed with sensitivity to their context in terms of building placement, façade width, height and proportions..." (Section 28.041, MGO). In making findings, the Plan Commission may give weight to any relevant facts including the proposal's effects on the normal and orderly development of surrounding properties. The Plan Commission is also required to consider the report of the Preservation Planner and any report of the Landmarks Commission. The Preservation Planner notes that the Landmarks Commission found that the residence at 201 Larkin has no known historic value. Staff believes that the proposed building would be able to meet applicable zoning regulations for the district, and that the demolition standards can be met.

At the time of report writing, staff was not aware of any concerns on this request.

## Recommendation

### Planning Division Recommendation (Contact Jessica Vaughn, (608) 267-8733)

The Planning Division recommends that the Plan Commission find that Demolition Permit standards are met and **approve** the request to demolish an existing single-family residence for the purpose of constructing a new single-family residence at 201 Larkin St. 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 Jessica Vaughn, (608) 267-8733)



1. That prior to final sign-off and any excavating in this area, the applicant shall obtain all necessary approvals under Wis. Stat. 157.70 from the Wisconsin State Historical Society, and provide the City with proof of all such approvals.

**City Engineering Division** (Contact Timothy Troester, (608) 267-1995)

2. The proposed plan shows sewer connecting into Larkin Street. There is no existing sewer lateral stubbed to the property on Larkin. Construction of a new lateral here will require a street patch and full mill and overlay of a minimum one half of the street width and a length of 50 feet. The City Engineering recommends re-use of the new PVC lateral already stubbed to the property line off of Hillcrest Drive.
3. 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> (CH 35.02(14), MGO).
4. 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).
5. All work in the public right-of-way shall be performed by a City licensed contractor (sections 16.23(9)(c)(5) and 23.01, MGO).
6. All damage to the pavement on Larkin Street, Hillcrest Drive, and 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).

**Traffic Engineering Division** (Contact Eric Halvorson, (608) 266-6527)

7. This agency has reviewed this request and has recommended no conditions at this time.

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

8. Provide measurements for building height, in accordance with Section 28.134(1)(b), MGO.
9. Section 28.185(7)(a)(5), MGO 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. Bryan Johnson ([bjohnson@cityofmadison.com](mailto:bjohnson@cityofmadison.com)).
10. Pursuant to Section 28.185(10), MGO, every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)(5), MGO, shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
11. Pursuant to Section 28.185(9)(a), MGO, a demolition or removal permit is valid for one (1) year from the date of Plan Commission approval.

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

12. 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>.

13. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner (608)516-9195.

**Parks Division** (Contact Kay Rutledge, (608) 266-4714)

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. Tree protection specifications can be found in Section 107.13 of the City of Madison Standard Specifications for Public Works Construction. Please refer to the weblink provided for additional information.

<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/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 Dennis Cawley, (608) 261-9243)

15. All operating private wells shall be identified and permitted by the Water Utility in accordance with Section 13.21, M.G.O. 2013. All unused private wells shall be abandoned in accordance with Section 113.21, M.G.O.

16. Madison Water Utility shall be notified to remove the water meter prior to demolition.

**Metro Transit** (Contact Timothy Sobota, (608) 261-4289)

17. This agency has reviewed this request and has recommended no conditions at this time.

**City Engineering Review Mapping** (Contact Jeff Quamme, (608) 266-4097)

18. Provide a site plan showing all improvements to be demolished and removed.

## 6 ► SINGLE-FAMILY CHARACTER

### *Vision*

Support reinvestment in homes that maintains property values and the unique character of the neighborhood while allowing appropriate modernization, upgrades, and individuality.

### *Introduction and Purpose*

The Hoyt Park Area neighborhoods have unique and cohesive identities that have attracted residents to them for many decades. In fact, many members of the original families are still living in the neighborhood, with some still in the same house! Although most homes have been adapted over time to meet contemporary needs, the basic essence of what made the neighborhoods appealing remains intact.

The purpose of these guidelines is to help residents maintain, design, and construct improvements to their property that not only improve the livability of their homes but also help to protect and strengthen the unique characteristics of their block and the neighborhood as a whole. This Chapter describes physical features and characteristics that residents believe best enhance the social functions of the Hoyt Park Area neighborhoods. The Chapter includes design guidelines that address various aspects of a property's landscaping and relationship to the street, a home's relationship to its neighbors, and basic aspects of the design of the home and any planned additions or replacements.

### *Applicability*

In the case of complete demolition and replacement and conditional uses, applicants shall work with City Staff to ensure compliance with this Chapter.

For all other construction activities, including additions that meet City regulations, this Chapter is strictly advisory.

### *Existing Neighborhood Character*

Without question, Hoyt Park's primary asset is its residents, businesses, and institutions. Whether they are long time residents, business owners, churches, new renters, or folks in between, everyone is welcomed. A true spirit of community is very much alive and well here and is the characteristic of the Area that residents are most proud of. The Area also has several outstanding natural and developed features that, together, provide an unequalled setting in the City of Madison.

### **Character**

The Hoyt Park Area is a "neighborhood in the forest." Its heavily wooded, namesake park rises high in the center with the forest cascading onto the properties below. Although not universal throughout the entire neighborhood, it is typical of many areas to have:

Mature trees line the streets and are sprinkled in between the homes and help buffer the homes from the adjoining apartments and commercial businesses. The streets and lots follow the undulating contours of the neighborhood. Some streets have curbs, gutters and sidewalks, while others don't; however, the street widths and extensive on-street parking help maintain safe speeds throughout the neighborhood. Modest, well-maintained homes sit comfortably on spacious lots. Most are one or one and half stories with classic designs that are oriented to and highly visible from the street. Open front yards have uniform depths across a block and feature simple mature landscaping. Back yards have generous depths with landscaping that provides high levels of privacy.



## ***Defining Residential Features***

The following is a list of specific features that are commonly found throughout Hoyt Park Area that significantly contribute to the character, identity and livability of the neighborhoods. While each block is unique in its own way, the characteristics of the Sunset Hills neighborhood stand out more than the others with its prized collection of mid-century modern homes and site features. Accordingly, a unique list of typical features in that neighborhood is included at the end of the section.

### **Sunset Village**

McKenna's, Inc. started selling homes in Sunset Village in July 1938. Sunset Village was one of the first subdivisions to offer the prospective homeowner the option to choose floor plans, materials, and finishes for their new home rather than the common practice of speculators constructing homes for sale. Recent changes in the Federal Housing Administration loan practices in the 1930s made it possible for owners to acquire a long-term mortgage, opening up the affordability to those to design, build and own their homes.

### **Modest homes**

The housing site was located in the Town of Madison. McKenna's, Inc., developers of the subdivision, attribute its rapid development to reasonable price of home sites. The road network was planned to follow the natural contours of the land. Uniformity of architecture was reviewed by an architectural design committee which approved all plans for homes so they were harmonious with the surrounding architecture. Construction occurred in eight phases: starting at Mineral Point Road moving north toward University Avenue.

## **Public Spaces/Streets**

- ▶ A park within easy walking distance from every home.
- ▶ Wooded parks that contain both natural areas and recreational amenities.
- ▶ Tree-lined streets.
- ▶ Full curb, gutter, and sidewalk street cross sections on the west side with an incomplete sidewalk system and lack of curbs and gutters in the central area and east end.
- ▶ Typical 30' paving widths with heavily used on-street parking.



*Sunset Village neighborhood has several mid-block pathways.*



### Block and Lot Layouts

- ▶ Generally uniform lot sizes and dimensions on each block.
- ▶ Predominantly flat lots but some with significant slopes and natural stone retaining walls.
- ▶ Predominantly open front yards with few perimeter hedges or fencing.
- ▶ Mature street trees and front yard landscaping.
- ▶ Simple foundation landscaping.
- ▶ Walkways that connect front doors to either the driveway or the sidewalk/street.
- ▶ Predominantly single car width driveways separated from driveways on adjoining lots.
- ▶ Generally narrow and fully landscaped side yards.
- ▶ Spacious rear yards screened with extensive landscaping.



*Fully landscaped with native plantings.*

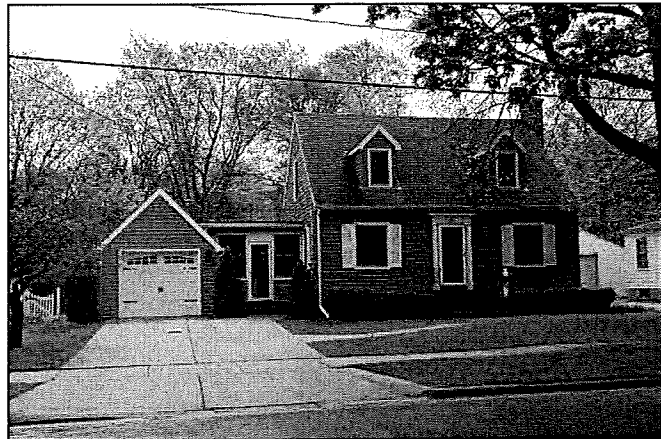
### Houses

#### *Location*

- ▶ Modest homes sitting comfortably on well-proportioned lots.
- ▶ Uniformly set back from street.
- ▶ Houses highly visible from the street.
- ▶ Houses at or near side setbacks creating regular spacing and rhythm.

#### *Design*

There are two typical residential types commonly found in the area – the cottage and the ranch. There are many variations on these two types, but typically the cottage and the ranch types have rectangular footprints with small projections. Larger additions are placed to the rear, or the side, but rarely in the front. More specific features of each type are as follows:



*Example of cottage architecture.*



### Cottage Design

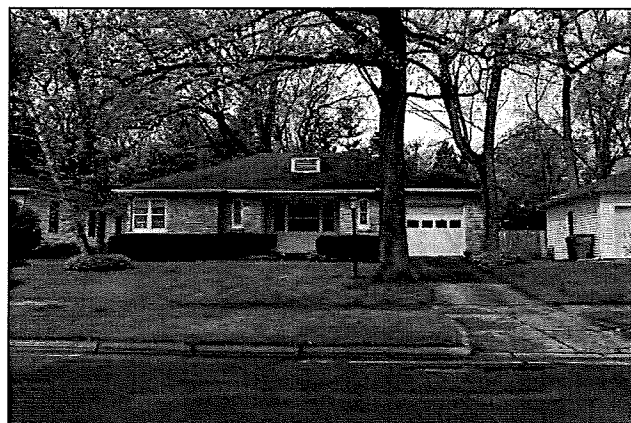
- ▶ Front doors centered on front facades.
- ▶ One and one half stories with some full two story variations.
- ▶ Significant use of dormers on front elevations to create larger second floor space.
- ▶ Predominant use of double hung windows.
- ▶ Symmetrical main mass with horizontal orientation.
- ▶ First floor elevations located just above the front grade with low front stoops.
- ▶ Predominantly gabled roofs with some front/cross gable variations.
- ▶ Significant use of clapboard siding with some brick or stone variations.
- ▶ Detached single car garages typically facing the street located to the side of the main mass and sometimes attached by a breezeway.



*Example of cottage architecture.*

### Ranch Design

- ▶ Front doors prominently placed on front facades with asymmetrical location.
- ▶ One story with some full two story variations.
- ▶ Large picture window on front elevation.
- ▶ Smaller bedroom windows.
- ▶ Non-symmetrical/balanced main mass with horizontal orientation.
- ▶ First floor elevations located just above the front grade with low stoops.
- ▶ Predominantly hipped roofs with some low pitched gable variations.
- ▶ Multiple materials on front facade including combinations of siding, brick and stone.
- ▶ Attached single car garage integrated into the front facade located to the side or under the main mass.



*Examples of ranch-style architecture.*





### **Sunset Hills**

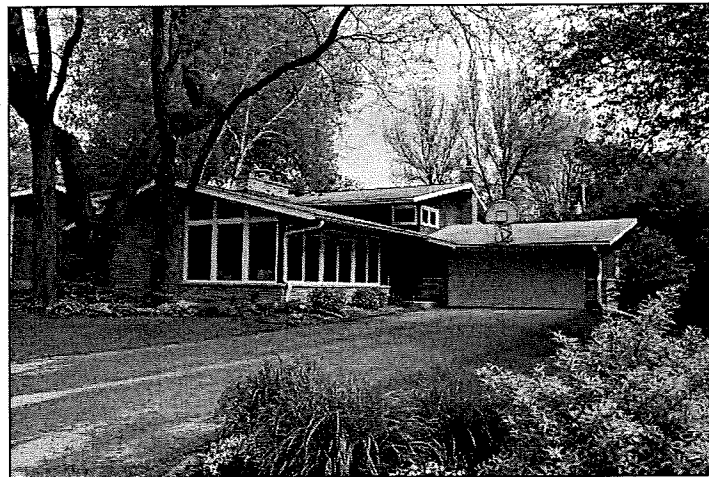
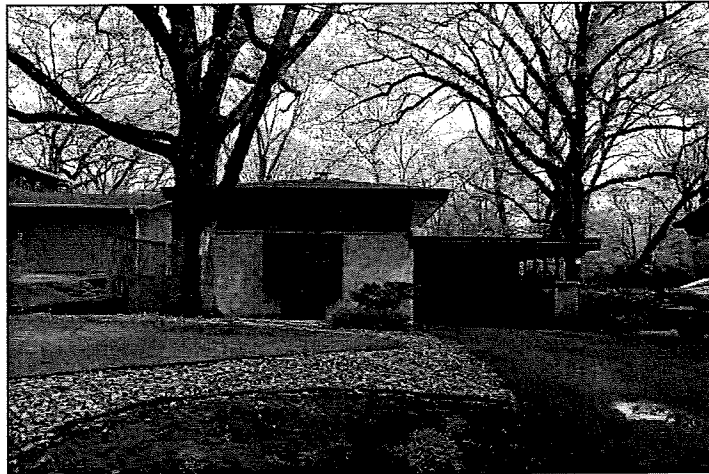
The Sunset Hills neighborhood contains an outstanding collection of mid-century modern architecture. The original subdivision covenants required architect-designed homes and the use of high quality exterior materials. Unique features of this neighborhood include:

#### *Location*

- ▶ Front yards with mature trees and either minimal planting areas or organic, heavily landscaped areas that partially obstruct views of the home from the street.
- ▶ Irregular rhythms along a block where each home tends to take on a unique identity separate from its neighbors.
- ▶ Larger separations between homes.
- ▶ Varying placements of homes on the lot relative to the street.

#### *Design*

- ▶ Asymmetrical/balanced front facades.
- ▶ Wide range of single story, split level and two story forms.
- ▶ Understated or concealed front entries.
- ▶ Rectangular footprints with horizontal and/or angular orientation.
- ▶ Front facades with varying window sizes at varying levels.
- ▶ Soaring windows often follow roof shape/form.
- ▶ Flat, shed and/or low-pitched roofs with large overhangs.
- ▶ Use of multiple natural earth toned materials.
- ▶ Garage or carport that is fully integrated into the front facade design.



*Examples of mid-century modern architecture.*



### **Experimental Housing**

At the end of World War II the nation experienced an immense housing shortage. The Lustron Corporation was formed to create low-cost but high quality housing using the mass production methods that had made the automobile so successful. Each Lustron home was composed of about 3000 parts that could be put on one semi-trailer truck and shipped anywhere in the country. Lustron houses were modern in design, with many built-in amenities, an efficient use of space and storage areas and almost maintenance free steel panels for both interior and exterior walls and even a steel roof.

Over two dozen families in Madison decided to purchase Lustron houses, many of which are in the Hoyt Park Area. Although dates are uncertain, most of the Lustron houses built here were likely built in 1949. Despite having received over 20,000 orders, the corporation went broke in June of 1950, after producing only 2,498 houses. Despite its brief story, however, the Lustron house is of great historical interest. It represents a unique period of American life and the gumption of a typical American entrepreneur to use new manufacturing methods and materials to both make money and serve the country at the same time.

Other experimental housing styles in the Hoyt Park Area include an earth home and Contemporary homes in Plymouth Circle area that were built with the natural topography.

### ***Goals and Objectives for Renovations, Additions, and New Homes***

Whether it be a cosmetic improvement, new addition, complete replacement of an existing home, or simply new landscaping, investment, and enhancements of homes and property are welcomed and essential for community vitality. Further, the residents of Hoyt Park Area cherish the diversity of home styles and the uniqueness that each home adds to the neighborhoods. The goal of the Residential Design Guidelines, then, is to encourage the design of improvements that will both improve the function of an individual home as well as meet the following larger objectives to strengthen neighborhood character through:

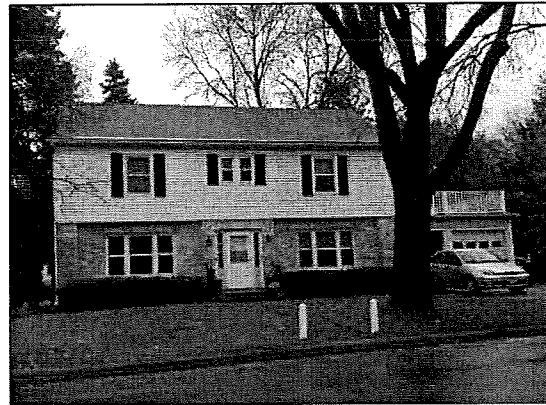
- ▶ Streetscapes that create an inviting environment for walking and pedestrians.
- ▶ Well-landscaped lots with mature trees.
- ▶ Front yards, walkways, and driveways that are visually connected to the street and welcoming to pedestrians.
- ▶ Homes that appear “grounded” and integrated with their natural site features.
- ▶ Modified and newly built homes that maintain a relationship to the street similar to their neighbors.
- ▶ Homes that are compatible in size and proportion to that of their neighbors.
- ▶ Homes with a design character that fits comfortably with others on the same block.
- ▶ Homes with well-proportioned masses and facades.
- ▶ Homes with authentic architectural styles.
- ▶ Well-crafted and quality constructed homes.





### ***Residential Design Guidelines***

The following are guidelines to be considered when preparing designs for the various components of a proposed improvement project. These guidelines are constructed to encourage distinctive designs rather than a cookie-cutter appearance of homes. Accordingly, no specific architectural style is referenced or preferred and several styles can be easily accommodated under these guidelines. Further, each of these guidelines must be viewed in the context of the specific site and its surroundings as well as the general goals and objectives outlined in the previous section. As a result, there may be instances where complete compliance with all of these may not be possible or even preferable.



- *Obvious, but understated front entry*
- *Change in siding at second floor level*
- *Side projecting garage flush with front facade*

### **Lot Splits and Combinations**

On any particular block, there is generally a high level of consistency of lot sizes and dimensions, and there are very few vacant lots remaining in the neighborhood. In the event adjoining lots are acquired and redeveloped as a single lot, the following should be considered:

- ▶ Locate one side of the home at or near one of the side setbacks rather than centering the home in the middle of the two lots and creating uncharacteristically large setbacks on both sides.
- ▶ If the width of the home extends across the two lots from one side setback line to the other, provide some form of a natural break in the front elevation to avoid the appearance of an excessively long front facade. One way to accomplish this is to use a projection or significant step back for one side of the house. This not only breaks up the front elevation but also helps to break up an otherwise excessively large roof area as well.

Most lots are not large enough to be split into two or more lots and still meet the minimum lot area requirements of the City zoning code. For those that could be subdivided, the following should be considered:

- ▶ Create new lots with widths and depths that are similar to others along the same block.
- ▶ Create lots that allow for the preservation of mature trees when the new lots are developed (e.g., trees that would be in the required setbacks of the new lots).



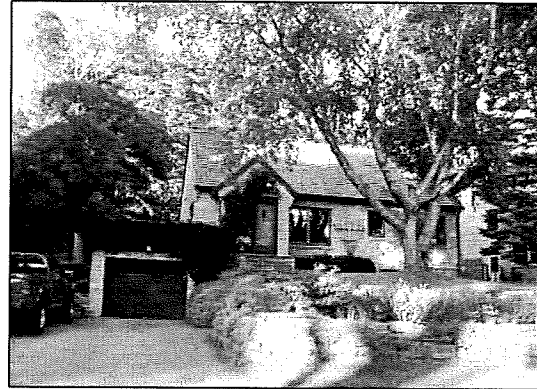
- *Homes aligned at front setback*
- *First floors just above front grade*
- *Use of dormers and end gable for second floor*
- *Rectangular footprints and simple facade design*



### **Front Yards**

Open front yards with mature trees and landscaping are ubiquitous in the Hoyt Park Area and one of the strongest defining characteristics. Front yard landscaping, screening, and paving projects should take the following into consideration:

- ▶ Maintain existing slopes to the extent possible.
- ▶ Preserve mature trees wherever possible, except for disease or infestation-prone species such as ash trees.
- ▶ In the event a tree that is part of a continuous street canopy is removed (whether in the right-of-way or on private property), provide a replacement in a location and with a species consistent with best practices for tree planting in the neighborhoods.
- ▶ Avoid tall perimeter landscaping along the front property line that completely screens the view of the home from the sidewalk/street.
- ▶ Avoid fencing anywhere in front of the house. If fencing is deemed necessary:
  - Use underground electronic pet containment systems instead of fencing where possible.
  - Use two-sided, decorative fencing such as wood pickets or wrought iron.
  - Maintain a minimum of 50 percent transparency through the fence. Avoid solid fencing or screen walls altogether.
  - Use chain link fences only in rear yards and choose green or black and screen with landscaping.
  - Limit the height to four feet or less.
- ▶ Use natural stone finishes for retaining walls. Use materials similar or identical to neighbors where walls adjoin.
- ▶ Where retaining walls would be higher than five feet, step the upper portion back three or more feet to create a planting area on top of the lower wall.
- ▶ Slope walls back rather than having completely vertical faces.
- ▶ Limit the width of driveways to 20 feet or less.
- ▶ Other than driveways, limit paving in the front yard to only walkways, small patios, and small areas at the front door.



- *Garage at street level*
- *Natural stone exterior building material*
- *Stepped, natural stone retaining wall*
- *Heavily landscaped yet open front yard*
- *Subtle projecting front entry*



- *Highly compatible newer home*
- *Two stories with strong horizontal emphasis*
- *Open front yard with preserved mature trees*
- *Garage integrated with main part of the home*
- *Simple block design with subtle bay window projection*



### Houses

Another very strong characteristic of the Hoyt Park Area is modest homes that sit comfortably on the lots. For significant renovations, additions, or full home replacements, the following should be considered for the applicable components of the project.

#### *Orientation*

- ▶ Position the house at or near the front setback line and in line with adjoining homes.
- ▶ Position one side of the house at or near the side setback line.
- ▶ Use building footprints with simple, rectangular geometry.
- ▶ Position the first floor elevation at or just above the front grade. Avoid the appearance of elevating the house on a pedestal.
- ▶ Avoid excessive shadowing/disruption of solar access on neighboring properties.

#### *Building Articulation and Fenestration*

- ▶ Locate and design additions as subservient and logical extensions of the existing home. Avoid additions that dominate or significantly contrast with the appearance of the main portion of the home.
- ▶ For additions, use exterior materials that are either identical to those on the existing home or are highly compatible with those and the architectural style.
- ▶ Use simple geometry for front facades that appear to have only one or two main sections. Avoid excessive recesses, projections or changes in materials that appear to break the front facade into several pieces.
- ▶ Locate and size window and door openings in proportion and scale with the front wall area. Avoid window or doors that individually or together dominate the front elevation.
- ▶ Proportion the front facade and roof line to have a horizontal emphasis. Avoid features with strong vertical orientations.
- ▶ Reduce the appearance of mass potentially associated with second floors by using any of the following:
  - End gable designs.
  - Dormers.
  - Second floor setbacks.



- *1<sup>st</sup> and 2<sup>nd</sup> floor eaves aligned between neighbors*
- *Stepped back, side-projecting porch/deck*
- *Garages incorporated into primary structure*
- *Replacement street tree at front property line*

#### *Sunset Hills*



- *Open carport as integral part of facade*
- *Concealed front entry*
- *Minimal opening in front facade*
- *Low-sloped roof with large overhangs*
- *Strong horizontal emphasis*



- Change in siding materials for the second floor level.
- ▶ Use roof styles and slopes that are appropriate to the overall architectural style of the house.
- ▶ Avoid roof shapes, sizes, and materials that would dominate the front elevation.
- ▶ Maintain eave line heights that are within a foot or two of homes along the block (typically +/-8 feet).
- ▶ Locate front doors on the front facade facing the street.
- ▶ Size front entries in scale with the rest of the front facade. Avoid entry designs that dominate the front elevation.

#### Garages

- ▶ Position garage doors flush with or behind the primary front facade.
- ▶ If an attached garage must extend in front of the house, use a side loaded design.
- ▶ Limit front facing garages to two cars. If more room is needed, use step backs for additional garage bays.
- ▶ Locate detached garages behind the front facade of the house.

#### Sunset Hills Neighborhood and Modern Homes

Although many of the above guidelines are applicable to the Sunset Hills neighborhood and other homes with Modern designs located elsewhere in Hoyt Park, the slightly larger lot sizes, iconic designs, and organic landscaping design set these apart and necessitate unique design considerations. The eclectic nature of Modern design makes it difficult to craft guidelines that would apply to every home in this style; however, the following are generally applicable to many of the Modern homes found in Sunset Hills and elsewhere in Hoyt Park:

- ▶ Additions should keep original exterior materials in place and intact to the extent possible.
- ▶ Additions should be subservient to and blend with the original home, while also subtly differentiating themselves.
- ▶ Position the home on the property and use landscaping to create an individual identity for the home and an irregular rhythm along the block.
- ▶ Utilize rectangular footprints and building components/projections.
- ▶ Houses may have multiple levels but all should maintain a horizontal emphasis of the front facade.
- ▶ Use non-symmetrical front facades with minimal detailing and minimal number of features.
- ▶ Use understated or concealed front entries.
- ▶ Use flat, shed and/or low-sloped roofs with large overhangs.
- ▶ Use wood, stone and/or brick for siding in natural or dark earth tone colors.
- ▶ Fully incorporate carports or garages into the overall front facade design.

#### Sunset Hills



- *Heavily landscaped front yard*
- *Organic landscape design*
- *Rectangular footprint and projections*
- *Strong horizontal emphasis*
- *Dark earth tone colors*



## PLANNING DIVISION STAFF REPORT

February 8, 2016

PREPARED FOR THE LANDMARKS COMMISSION



**Application Type:** DEMOLITION REVIEW  
**Legistar File ID #** [41270](#)  
**Prepared By:** Amy Scanlon, Preservation Planner  
**Date prepared:** February 3, 2016

### Summary

**Relevant Ordinance section:**

28.185(7)4. 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.

**222 S Bedford Street**

Office building originally constructed in 1982 (according to City Assessor).

Applicant: Anne Morrison, Urban Land Interests

Applicant's Comments: We are proposing the demolition of an existing 2-story commercial building in order to redevelop the parcel as an apartment project.

Staff findings: A preservation file for this property does not exist.



Google street view



### **418 Division Street**

Commercial building originally constructed in 1920 with later additions in 1922 and 1939 (according to City Assessor).

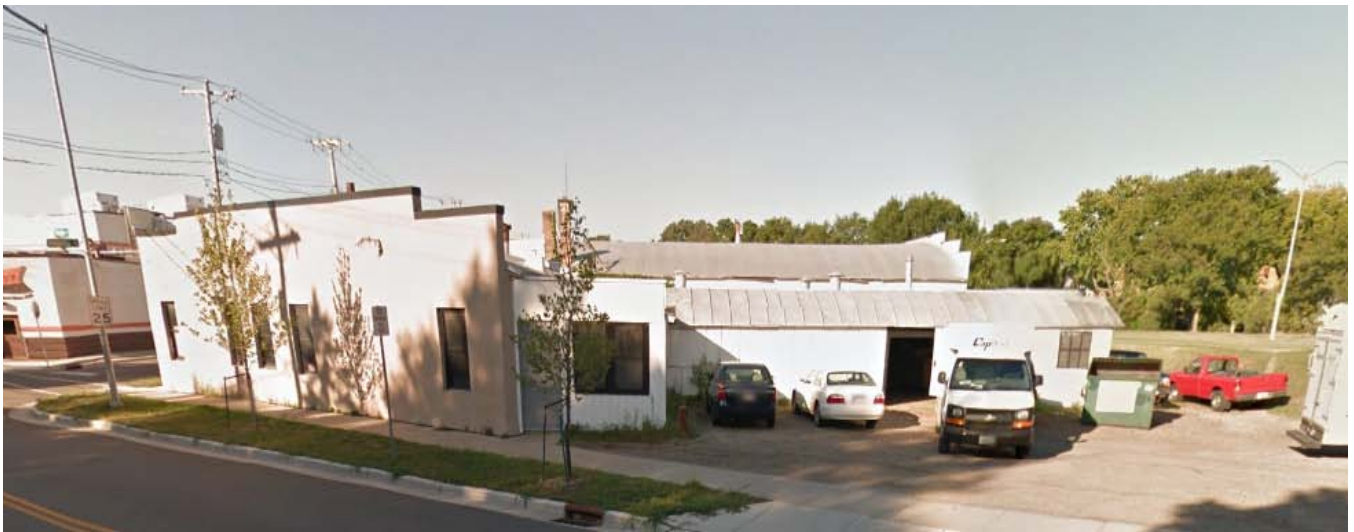
Applicant: Katie West, Oakbrook Corporation

Applicant's Comments: None provided.

Staff findings: A preservation file for this property does not exist.



Google street view



Google street view

### **201 Larkin Street**

Single family residence originally constructed in 1948 (according to City Assessor).

Applicant: Edward Linville, Linville Architects

Applicant's Comments: We will be constructing a new 2300 square ft single family home to replace an existing 800 square ft deferred maintenance structure with detached garage. Our intent is to build a home consistent with neighborhood compatibility and design on this corner lot.

Staff findings: A preservation file for this property does not exist.



Google street view



Google street view

### **910 Ann Street**

Commercial building (motel) originally constructed in 1959 (according to City Assessor).

Applicant: Sharif Syed

Applicant's Comments: This notice is to inform all parties of the intent and desire to make application with the City of Madison to demolish the closed Expo Inn Motel located at 910 Ann St, Madison WI. After demolition the property would be redeveloped into a 4 story, 123 key Wood Spring Suites Hotel

Staff findings: A preservation file for this property does not exist.



Google street view

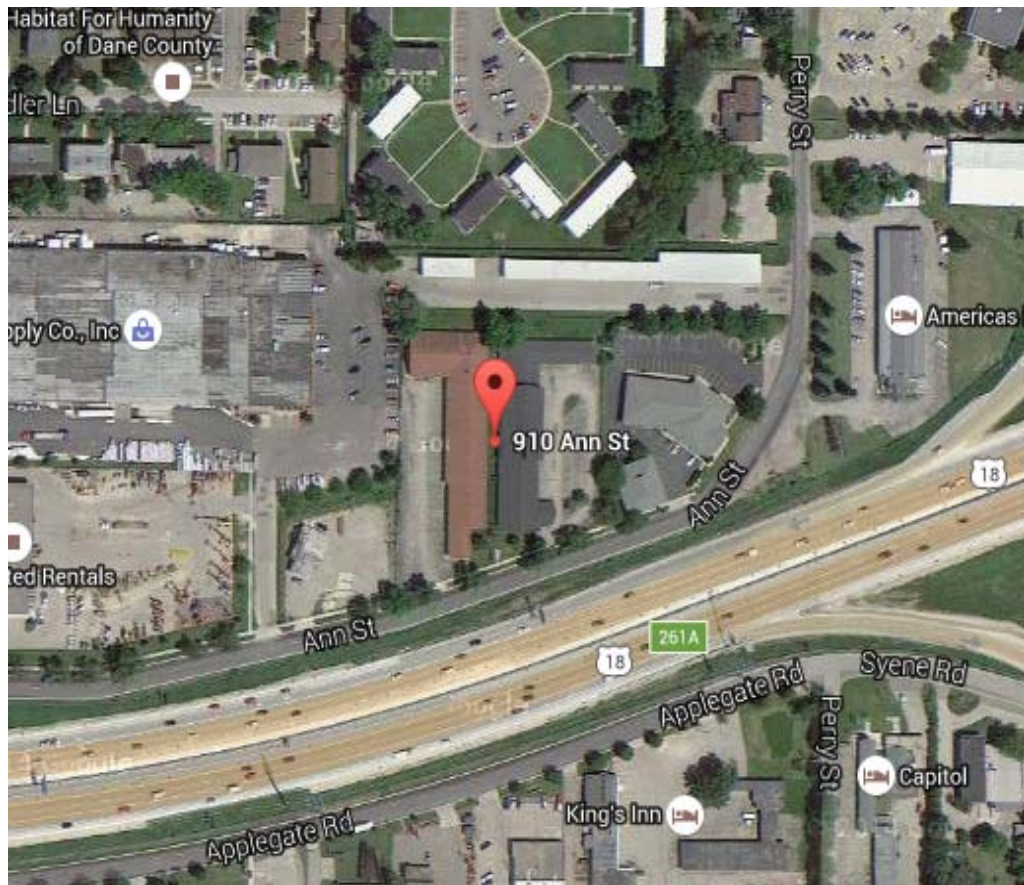




Google street view



Google street view





# Attachment D, Landmarks Commission Report

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION	<b>PRESENTED:</b> February 8, 2016
TITLE: Buildings Proposed for Demolition – 2016 <ul style="list-style-type: none"><li>• 222 South Bedford Street</li><li>• 418 Division Street</li><li>• 201 Larkin Street</li><li>• 910 Ann Street</li></ul>	<b>REFERRED:</b> <b>REREFERRED:</b>  <b>REPORTED BACK:</b>
AUTHOR: Amy Scanlon, Secretary	<b>ADOPTED:</b> 2/8/16 <b>POF:</b>
DATED: February 8, 2016	<b>ID NUMBER:</b> 41270

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Members present were: Anna V. Andrzejewski, Vice Chair; Erica Fox Gehrig, Lon Hill, David WJ McLean, Marsha A. Rummel, and Christina Slattery

### **SUMMARY:**

There was general discussion about the demolition report which resulted in the following motion:

### **ACTION:**

**A motion was made by McLean, seconded by Hill, to report to the Plan Commission that the Landmarks Commission finds that the buildings located at 222 South Bedford Street, 418 Division Street, 201 Larkin Street, and 910 Ann Street have no known historic value. The motion passed by a voice vote.**

## Attachment E, Demolition Standards Analysis

### Approval of Demolition (Razing, Wrecking) and Removal (Section 28.185, MGO) Demolition Review Criteria Analysis for 201 Larkin St.

#### Section 28.185(7), MGO, Approval Standards.

Applications for demolition or removal permits shall not be approved, except as provided in (6) above, unless the following standards are met:

Y (a) Applications With a Proposed Future Use.

***As stated in the Letter of Intent, the applicant is proposing the demolition of an existing single-family residence and proposing the construction of a new single-family residence.***

Y 1. The Zoning Administrator issues a zoning certificate for the proposed use of the property. For the purpose of this subdivision, a zoning certificate shall mean a certification in writing that the proposed use of the property would be in compliance with the provisions of the Zoning Code.

***A use and building that complies with the applicable zoning standards is permissible. Zoning staff has reviewed the application and new construction for consistency with the Traditional Residential-Consistent 1 (TR-C1) zoning district standards and has made findings that both are consistent with the provisions in the Zoning Code.***

***Zoning approval is a conditional approval pending approval of the Demolition Permit by the Plan Commission and the Applicant satisfying the conditions of approval specified in the staff report and those of the Plan Commission.***

N/A a. If the Zoning Administrator finds that the proposed use of the property is not in compliance with the provisions of the Zoning Code, the applicant for a demolition or removal permit may apply for a map or text amendment pursuant to Sec. 28.182 or for a conditional use permit pursuant to Sec. 28.183 for the proposed use. All of the provisions of Secs. 28.182 and 28.183 shall apply to said applications, except that the time limit for commencement of the conditional use, pursuant to Sec. 28.183(9), shall be eighteen (18) months instead of twelve (12) months.

***Zoning staff has reviewed the application and determined that the proposed demolition and new construction is compliance with the provisions in the Zoning Code. A Zoning Text Amendment is not being requested.***

Y b. If after the procedures provided in Paragraph 1.a. are followed, the proposed use of the property would be in compliance with the provisions of the Zoning Code, the Zoning Administrator shall grant zoning approval for the proposed use, pursuant to Sec. 28.202(3).

***A use and building that complies with the applicable zoning standards is permissible. Zoning staff has reviewed the application and new construction for consistency with the Traditional Residential-Consistent 1 (TR-C1) zoning district standards and has made findings that both are consistent with the provisions in the Zoning Code.***

***Zoning approval is a conditional approval pending approval of the Demolition Permit by the Plan Commission and the Applicant satisfying the conditions of approval specified in the staff report and those of the Plan Commission.***

- Y 2. The Plan Commission finds that both the requested demolition or removal and the proposed use are compatible with the purpose of this section and the intent and purpose expressed in the Zoning Code for the zoning district in which the property is located. Furthermore, the proposed use should be compatible with adopted neighborhood plans, the Comprehensive Plan or with any applicable neighborhood conservation district requirements. When making this finding the Commission shall consider and may give decisive weight to any relevant facts, including but not limited to:

***The Planning Division believes that the proposed demolition and new proposed construction is consistent with the following:***

- ***The general intent statement of the TR-C1 Zoning District pursuant to Section 28.041, MGO;***
- ***The Hoyt Park Area Joint Neighborhood Plan; and***
- ***The goals and policies identified in the Comprehensive Plan that speak to redevelopment in established neighborhoods.***

**Zoning District Intent**

***Pursuant to Section 28.041, MGO, the intent of the TR-C1 zoning district generally speaks to:***

- ***Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.***
- ***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.***
- ***Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.***

**Comprehensive Plan**

***The Comprehensive Plan designates the project site as Low Density Residential. As defined in the Comprehensive Plan, LDR development is categorized for its low density (0-16 dwelling units/acre), primarily single-family detached dwelling unit residential development.***

***The Comprehensive Plan also identifies goals and policies related to infill and redevelopment in existing, established neighborhoods, including:***

- ***Infill Development and Redevelopment (pg. 2-23)  
Protect and enhance established neighborhood character and design.***
- ***Established Neighborhoods (pg. 2-35)  
Ensure that new development is compatible with the existing and planned design and development characteristics of the neighborhood and minimize land use conflicts between infill or redevelopment project and existing neighborhood development.***

**Hoyt Park Area Joint Neighborhood Plan**

***The project site is located within the Hoyt Park Joint Neighborhood Plan (HPJNP) planning area within an area designated as the Neighborhood Preservation Area. Although the Comprehensive Plan identifies a higher density range for the LDR land use designation, the HPAJNP recommends a density of 0-8 dwelling units per acre in the Neighborhood Preservation Area to maintain its existing lower density single-family residential character. The Neighborhood Preservation Area is marked for its primarily single-family residential development and where the plan emphasizes preservation of the existing character, land use and building relationships. Generally, goals and recommendations identified in the HPJNP plan speak to:***

- ***Strengthening of existing neighborhoods through the maintenance and renovation of the housing stock;***
- ***Promotion of home ownership; and***
- ***Preservation of the quaint, well-kept, mostly single-family character of the neighborhood.***

***Included in the adopted HPJNP are detailed design guidelines for redevelopment (new construction), additions and renovations. Please refer to pages 51-60 of the HPJNP for specific design guidelines. Generally, the design guidelines emphasize preservation of the existing character, land use, scale, and building relationships in the single-family preservation area; new housing and renovations and additions to existing homes are encouraged to complement the character and scale of existing development while still allowing for neighborhood reinvestment.***

**Analysis**

***The proposed new construction is consistent with the zoning code, Comprehensive Plan and HPJNP in that:***

- ***By maintaining the single-family residential land use that is prevalent in the area the existing neighborhood character is preserved.***
- ***The placement of the proposed building maintains the existing relationships between buildings, including driveways, home orientation, general footprint location, mass and scale.***

***Of the properties in close proximity to the project site, the lots range in size from 8,900 square feet to 13,780 square feet, with the project site falling within the range at 9,747 square feet. The building sizes range from roughly 1,000 square feet up to roughly 2,500 square feet. Although larger than the existing home (roughly 800 square feet), the proposed residence falls within the range of home sizes present in the area at 2,372 square feet.***

***The proposed new home maintains the historic driveway location and main building orientation/access towards Larkin Street, similar to the other houses on the same block. In addition, the proposed new home is located within the building envelope permitted by the underlying zoning district setbacks as well as being located within the developed area of the existing home, deck and garage footprint locations.***

***Overall, the proposed new construction is found to be compatible in scale, mass and bulk with the existing surrounding neighborhood. In addition, the proposed home will maintain the historic relationship between buildings, general footprint location and building orientation.***

- ***The proposed design is complementary to that of the existing surrounding development.***

***General Design. The majority of the properties within close proximity to project site are 1-2 story structures, including ranch, split level and cape cod style homes with primarily gabled roof configurations, square or rectangular footprints, and that are characterized by their simple architectural details, including shutters, gable end ornamentation, multi-paned/divided light windows, bay windows, ornamental knee braces, front porches/stoops, etc.***

***The proposed new residence is a ranch-style home with attached garage. The home has a simple rectangular footprint, cross-gable roof configuration and craftsman-style detailing. The overall design of the proposed new homes takes cues from the surroundings and incorporates many details found throughout the area, including gable-end ornamentation, multi-paned/divided light windows, recessed garage and horizontal emphasis with hardiplank siding.***

***Although the proposed home has a second story, the second story is not a full story. It is significantly scaled and stepped back to reduce the overall mass and scale of the second floor and to give it a more dormer-like appearance.***

***Building Articulation. The new building maintains a simple rectangular building footprint that has a horizontal (vs. vertical) emphasis. The orientation of the lot being north-south on the long axis instead of east-west similar to the adjacent lots, results in a building footprint that will take on a longer front façade length than those of the buildings immediately adjacent to the site. Recognizing that the front façade is located on the long side of the rectangular footprint, design elements were added to break-up the overall “longness” in its appearance, including building recesses, columns and landscape plantings. The overall fenestration is proportional to wall length.***

***In addition, given the unique lot orientation maintaining a consistent building line along Larkin Street, would result in the proposed building having to be set back roughly 30 feet to be in line with the others along Larkin Street. With the project site being only 65 feet wide, a 30-foot setback, coupled with the required setbacks (an additional 13 feet, minimum), the resulting buildable area becomes 19 feet in width. The result of maintaining the building line along the Larkin Street is not feasible in this case given the unique lot orientation.***

***Materials. In addition, the proposed materials, including hardiplank, wood textured lap siding, brick and wood trim details, represent the more authentic, timeless materials that are present in and complementary to the materials found throughout the neighborhood.***

- ***The majority of the existing mature landscaping is being maintained. There are a total of 17 mature trees existing on the project site and one public street tree.***

***As a result of the proposed development, a total of four trees (two large oak trees, 10-30 inches in diameter and two large coniferous trees, 24-36 inches in diameter) are planned for removal, all of which are centrally located on the project site, within the permitted building envelope. The existing perimeter landscaping and public street tree will be maintained and one replacement tree will be planted in the front yard.***

***The overall proposed landscape plan results in a relatively open front grass yard that includes foundation plantings along the proposed building. Although a basement will be dug, the overall finished grade of the lot will remain unchanged. Four low (less than five feet in height), stone retaining walls are proposed along the north side yard.***

**Overall, Planning Division staff believes that the proposed landscape plan is consistent with the HPJNP in that the majority of the existing mature vegetation was being preserved and the front yard will remain a primarily open grass yard planted with foundation plantings and shrubbery.**

- Y a. The effects the proposed demolition or removal and proposed use of the subject property would have on the normal and orderly development and improvement of surrounding properties.

***Given the proposed use and existing use are the same, Planning Division staff believes that impacts to surrounding development will be minimal. Historic lot patterns and use are not changing.***

- Y b. The reasonableness of efforts to relocate the building, including but not limited to the costs of relocation, the structural soundness of the building; and

***As stated in the Letter of Intent that existing structure is dated and dilapidated. Planning Division staff believes that the costs of rehabilitating, or relocating the structure are not reasonable given the existing condition of the structure.***

- Y c. The limits that the location of the building would place on efforts to relocate it, and the availability of affordable housing.

***As stated in the Letter of Intent that existing structure is dated and dilapidated. The costs of rehabilitating or relocating the structure are not reasonable given the existing condition of the structure.***

- N/A 3. In the case of landmarks or improvements located in a local Historic District, consideration and approval of demolition or removal permits by the Plan Commission shall be contingent upon the prior issuance of a certificate of appropriateness by the Landmarks Commission pursuant to Sec. 33.01(5)(c), MGO.

***The project site is not located within a designated Historic District.***

- Y 4. 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 proposed demolition was reviewed by the Landmarks Commission at its February 8, 2016 meeting, and Historic Preservation Planner. The existing structure was found to have no historic value. Refer to Attachment C, Historic Preservation Planner's Report and Attachment D, Landmark Commission Minutes.***

- Y 5. 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.

***A condition of approval is drafted that reflects this requirement.***

**N/A** (b) Application With No Proposed Use. In addition to the above standards in Subsection (7)(a)3.-5.,

***The applicant has included a proposed use (a single-family dwelling) in the application materials.***

**N/A** 1. The Plan Commission finds that, based on evidence from the Madison Fire Department, Police Department, and/or Building Inspection Division, a potential fire hazard, potential unlawful use of the property, potential public nuisance, or other public health and safety concern supports demolition or removal before a future use is proposed, or

***A future use is proposed; single-family residential.***

**N/A** 2. For a non-residential building, the Plan Commission finds that the use, bulk, and design requirements of the existing zoning district designation are adequate to ensure that development will conform to existing adopted City plans.

***The proposal is for a residential building.***



## Attachment F, HPAJNP Design Guidelines Analysis

### *Hoyt Park Area Joint Neighborhood Plan Goals and Objectives for Renovations, Additions, and New Homes*

As stated in the Hoyt Park Area Joint Neighborhood Plan:

*“Whether it be a cosmetic improvement, new addition, complete replacement of an existing home, or simply new landscaping, investment, and enhancements of homes and property are welcomed and essential for community vitality. Further, the residents of Hoyt Park Area cherish the diversity of home styles and the uniqueness that each home adds to the neighborhoods. **The goal of the Residential Design Guidelines, then, is to encourage the design of improvements that will both improve the function of an individual home as well as meet the following larger objectives to strengthen neighborhood character through:***

- Streetscapes that create an inviting environment for walking and pedestrians.
- Well-landscaped lots with mature trees.
- Front yards, walkways, and driveways that are visually connected to the street and welcoming to pedestrians.
- Homes that appear “grounded” and integrated with their natural site features.
- Modified and newly built homes that maintain a relationship to the street similar to their neighbors.
- Homes that are compatible in size and proportion to that of their neighbors.
- Homes with a design character that fits comfortably with others on the same block.
- Homes with well-proportioned masses and facades.
- Homes with authentic architectural styles.
- Well-crafted and quality constructed homes” (Page 56).

#### ***Residential Design Guidelines***

The following are guidelines to be considered when preparing designs for the various components of a proposed improvement project. These guidelines are constructed to encourage distinctive designs rather than a cookie-cutter appearance of homes. ***Accordingly, no specific architectural style is referenced or preferred and several styles can be easily accommodated under these guidelines.***

Further, each of these guidelines must be viewed in the context of the specific site and its surroundings as well as the general goals and objectives outlined in the previous section. As a result, ***there may be instances where complete compliance with all of these may not be possible or even preferable.***

#### **Lot Splits and Combinations**

On any particular block, there is generally a high level of consistency of lot sizes and dimensions, and there are very few vacant lots remaining in the neighborhood. In the event adjoining lots are acquired and redeveloped as a single lot, the following should be considered:

***Response: Planning Division staff believes this criterion is not applicable. A lot split or combination is not requested.***

## Front Yards

Open front yards with mature trees and landscaping are ubiquitous in the Hoyt Park Area and one of the strongest defining characteristics. Front yard landscaping, screening, and paving projects should take the following into consideration:

- Maintain existing slopes to the extent possible.

**Response: Planning Division staff believes this criterion is met. The existing grade of the lot will not be significantly altered.**

- Preserve mature trees wherever possible, except for disease or infestation-prone species such as ash trees.

**Response: Planning Division staff believes this criterion is met. The majority of the existing mature landscaping is being maintained. There are a total of 17 mature trees existing on the project site and one public street tree.**

**As a result of the proposed development, a total of four trees (two oaks 10-30 inches in diameter and two coniferous trees 24-36 inches in diameter) are planned for removal, all of which are centrally located on the project site, within the permitted building envelope. The existing perimeter landscaping and public street tree will be maintained and one replacement tree will be planted in the front yard.**

- In the event a tree that is part of a continuous street canopy is removed (whether in the right-of-way or on private property), provide a replacement in a location and with a species consistent with best practices for tree planting in the neighborhoods.

**Response: Planning Division staff believes this criterion is met. The project site is not located within a heavily forested area where a continuous tree canopy is present.**

- Avoid tall perimeter landscaping along the front property line that completely screens the view of the home from the sidewalk/street.

**Response: Planning Division staff believes this criterion is met. The overall proposed landscape plan results in a relatively open front grass yard that includes foundation plantings along the proposed building.**

- Avoid fencing anywhere in front of the house. If fencing is deemed necessary:

**Response: Planning Division staff believes this criterion is not applicable. Fencing is not proposed.**

- Use natural stone finishes for retaining walls. Use materials similar or identical to neighbors where walls adjoin.

**Response: Planning Division staff believes this criterion is met. Four low (less than five feet in height), stone retaining walls are proposed along the north side yard.**

- Where retaining walls would be higher than five feet, step the upper portion back three or more feet to create a planting area on top of the lower wall.

**Response: Planning Division staff believes this criterion is not applicable. The proposed retaining walls are less than five feet in height.**

- Slope walls back rather than having completely vertical faces.

**Response: Planning Division staff believes this criterion is met. The proposed walls do not have vertical faces based on their limited height and stone composition.**

- Limit the width of driveways to 20 feet or less.

**Response: Planning Division staff believes this criterion is met. The width of the proposed driveway is less than 20 feet (approximately 15 feet).**

- Other than driveways, limit paving in the front yard to only walkways, small patios, and small areas at the front door.

**Response: Planning Division staff believes this criterion is met. Other than the driveway, the only other paved areas are sidewalks.**

### **Houses**

Another very strong characteristic of the Hoyt Park Area is modest homes that sit comfortably on the lots. For significant renovations, additions, or full home replacements, the following should be considered for the applicable components of the project.

### **Orientation**

- Position the house at or near the front setback line and in line with adjoining homes.

**Response: Planning Division staff believes this criterion is met. The proposed house is located within the permitted building footprint per the underlying zoning district standards and will have elements at or near the front and setback lines.**

**The orientation of the subject property is unique to this block along Larkin Street. The project site is oriented north-south on the long side of a rectangle instead of east-west, similar to the adjacent lots. The lot orientation results in a building footprint that will take on a longer façade length along Larkin Street than other properties**

**located along the same block. To maintain a consistent building line along Larkin Street, the proposed building would have to be pushed back at least 30 feet or more. With the project site being only 65 feet wide, a 30-foot setback, coupled with the required setbacks (an additional 13 feet, minimum), the resulting buildable area becomes 19 feet in width. The result of maintaining the building line along the Larkin Street is not feasible in this case given the unique lot orientation.**

**Recognizing that the front façade is located on the long side of the rectangular footprint, design elements were added to break-up the overall “longness” in its appearance, including building recesses, columns and landscape plantings. The overall fenestration is proportional to wall length.**

- Position one side of the house at or near the side setback line.

**Response: Planning Division staff believes this criterion is met. The proposed house is located within the permitted building footprint per the underlying zoning district standards and will have elements at or near the front and side setback lines.**

- Use building footprints with simple, rectangular geometry.

**Response: Planning Division staff believes this criterion is met. The proposed house has a rectangular footprint.**

- Position the first floor elevation at or just above the front grade. Avoid the appearance of elevating the house on a pedestal.

**Response: Planning Division staff believes this criterion is met. The existing grade of the lot will not be significantly altered and the finished floor elevation of the proposed house will roughly one-foot above the grade elevation.**

- Avoid excessive shadowing/disruption of solar access on neighboring properties.

**Response: Planning Division staff believes this criterion is met. The proposed house is oriented north/south on its long edge and given the scaled back mass of the second story, solar shadow impacts on the adjacent property to the east will be minimized. As another note, the property is a corner lot with double frontage; shadows will primarily fall in the right-of-way.**

#### *Building Articulation and Fenestration*

- Locate and design additions as subservient and logical extensions of the existing home. Avoid additions that dominate or significantly contrast with the appearance of the main portion of the home.

**Response: Planning Division staff believes this criterion is not applicable. The development proposal is not for an addition.**

- For additions, use exterior materials that are either identical to those on the existing home or are highly compatible with those and the architectural style.

**Response: Planning Division staff believes this criterion not applicable. The development proposal is not for an addition.**

- Use simple geometry for front facades that appear to have only one or two main sections. Avoid excessive recesses, projections or changes in materials that appear to break the front façade into several pieces.

**Response: Planning Division staff believes this criterion is met. The new building maintains a simple rectangular building footprint that has a horizontal (vs. vertical) emphasis. Given that the front façade is located on the long leg of the rectangular footprint, design elements were added to break-up the overall "longness" in its appearance, including building recesses, columns and landscape plantings.**

- Locate and size window and door openings in proportion and scale with the front wall area.

**Response: Planning Division staff believes this criterion is met. The overall window and door openings are proportional to wall length. In addition, the decorative multi-paned/divided light window detailing is a prevalent feature throughout the neighborhood.**

- Avoid window or doors that individually or together dominate the front elevation.

**Response: Planning Division staff believes this criterion is met. The majority windows and doors located on the front elevation are located in building recesses making them a less dominant feature.**

- Proportion the front facade and roof line to have a horizontal emphasis. Avoid features with strong vertical orientations.

**Response: Planning Division staff believes this criterion is met. The nature of the building footprint sets the tone for the building having a horizontal emphasis. Coupled with the rectangular footprint, the proposed lap siding also contributes to the horizontal nature of the building.**

- Reduce the appearance of mass potentially associated with second floors by using any of the following:
  - End gable designs.

- Dormers.
- Second floor setbacks.

**Response: Planning Division staff believes this criterion is met. Although the proposed home is two stories, the second story is not a full story. It is significantly scaled and stepped back to reduce the overall mass and scale of the second floor and to give it a more dormer-like appearance.**

- Use roof styles and slopes that are appropriate to the overall architectural style of the house.

**Response: Planning Division staff believes this criterion is met. The proposed roof configuration is cross-gabled, a prevalent roof configuration in the neighborhood and that is commonly associated with ranch-style homes.**

- Avoid roof shapes, sizes, and materials that would dominate the front elevation.

**Response: Planning Division staff believes this criterion is met. The roof shape, pitch and size are compatible with those found throughout the neighborhood area. The proposed roof is not excessive or domineering in appearance. In addition, the second floor "dormer" helps to break-up the overall appearance and mass of the overall roof structure as a result of the building's linear footprint.**

- Maintain eave line heights that are within a foot or two of homes along the block (typically +/-8 feet).

**Response: Planning Division staff believes this criterion is met. The eave heights, are in-line with those along the street frontage at roughly 8'-4".**

- Locate front doors on the front facade facing the street.

**Response: Planning Division staff believes this criterion is met. The front door is located along Larkin Street.**

- Size front entries in scale with the rest of the front facade. Avoid entry designs that dominate the front elevation.

**Response: Planning Division staff believes this criterion is met. The front entry is scaled in proportion with the overall façade length.**

### *Garages*

- Position garage doors flush with or behind the primary front facade.

***Response: Planning Division staff believes this criterion is met. The garage doors are positioned behind the front façade.***

- If an attached garage must extend in front of the house, use a side loaded design.

***Response: Planning Division staff believes this criterion is not applicable. The proposed garage is attached.***

- Limit front facing garages to two cars. If more room is needed, use step backs for additional garage bays.

***Response: Planning Division staff believes this criterion is met. The proposed garage is a two car garage.***

- Locate detached garages behind the front facade of the house.

***Response: Planning Division staff believes this criterion is not applicable. The proposed garage is attached.***

**Vaughn, Jessica**

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**From:** R V James [REDACTED]  
**Sent:** Monday, May 02, 2016 9:55 PM  
**To:** Vaughn, Jessica  
**Subject:** 201 Larkin Street

I have no objection to the demolition of the current rundown house at 201 Larkin but I'm deeply concerned about the size of the new house proposed. The initial information I saw, mentioned a house fitting the "style and character" of the neighborhood, with, I believe 2600 square feet. I live on Alden, the next street west and I look out my kitchen window directly at this property. I have looked at the property records for the surrounding neighborhood and it appears to me that the average size house in this area is around 1000-1200 square feet, with many around 900 square feet. A 2600 square foot house would not, in my opinion, fit the character of this neighborhood at all.

I have checked you web site and when I saw "site plan" I was hoping this would provide architect's drawings of the proposed residence. I know well, how strongly the neighborhood objected to the initial house design proposed for 208 W. Sunset Ct and the revised design that was built does indeed fit the neighborhood well. I was hoping I would be able to see plans for 201 Larkin. When I download the file, I get a pdf file that says it contains 7 pages. I am able to view the first 2 pages, both of which show "foot print" type site drawings (pretty similar information). The other 5 pages, which I hoped might give a hint of the design of the house, are blank!

Do the neighbors have an opportunity to know what the owners intend to build on this lot? We may have a different idea of what is in the "style and character" of our neighborhood than they and the architect have.

Thank you,  
(Ralph) Vaughan James  
[REDACTED]