



PREPARED FOR THE PLAN COMMISSION

Project Address: 822 West Shore Drive (District 13 – Ald. Arntsen)
Application Type: Demolition Permit
Legistar File ID # [52757](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Wayne Acker; Acker Builders; 331 E. Main Street #104; Waunakee, WI 53597
Contact: Brittney Jackson; Acker Builders; 331 E. Main Street #104; Waunakee, WI 53597
Owner: Tyler Leeper & Katie Holt; 4014 Mandan Crescent; Madison, WI 53711

Requested Action: The applicant requests approval of a demolition permit to demolish an existing single-family house and construct a new single-family house at 822 West Shore Drive.

Proposal Summary: The applicant proposes to demolish an existing one-and-one-half-story single-family house and construct a new two-story single-family residence in the TR-C2 (Traditional Residential – Consistent 2) zoning district at 822 West Shore Drive. The proposal is subject to the standards for Demolition and Removal Permits.

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

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition and removal are met and **approve** the request to demolish a single-family residence and construct a new single-family residence in the TR-C2 (Traditional Residential – Consistent 2) zoning district at 822 West Shore Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 5,195 square-foot (approximately 0.17-acre) subject property is located on the north side of West Shore Drive, between Parr Street and Erin Street. The site is within Aldermanic District 13 (Ald. Arntsen) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing 1,339-square-foot, one-and-one-half-story single-family home. The home was originally constructed in 1936 and has three bedrooms and one and one-half bathrooms. There is an existing detached one-stall garage to the rear of the lot.

Surrounding Land Use and Zoning:

North: Single-family homes, zoned TR-C2 (Traditional Residential – Consistent 2);

South: Single-family homes, zoned TR-C2;

East: Across West Shore Drive, Brittingham Park, zoned PR (Park and Recreation), and Monona Bay; and

West: Single-family homes and one-story commercial buildings, zoned TSS (Traditional Shopping Street).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2006) recommends Low Density Residential (LDR), defined as less than 16 dwelling units per acre, for subject site and surrounding properties. Additionally, the applicable goals from the [Brittingham-Vilas Neighborhood Plan](#) (1989) are to improve and maintain the residential housing stock of the neighborhood and to encourage more owner-occupancy.

Zoning Summary: The property is zoned TR-C2 (Traditional Residential-Consistent 2).

Requirements	Required	Proposed
Lot Area	4,000 sq ft	5,195 sq ft
Lot width	40 ft	44 ft
Usable open space	750 sq ft	2,133 sq ft
Lot coverage	65%	31%
Front yard	20 ft	25 ft
Side yards	4.4 ft	4.4 ft
Rear yard	30 ft	55.4 ft
Building height	2 stories, 35 ft	2 stories, 28.3 ft

Site Design	Required	Proposed
Number parking stalls	1	0 (See Zoning Condition #1)
Accessible stalls	0	0
Number bike parking stalls	0	0

Other Critical Zoning Items	none
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Tables Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The property is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicants are seeking Plan Commission approval for a demolition and removal permit. The applicant is proposing demolish and replace an existing single-family residence. According to the applicant and submitted [photos](#) of the existing home, the house suffers from dry rot, water damage, foundation cracks, a leaky roof, and outdated wiring. The proposed house is a two-story, three-bedroom, two-and-one-half-bathroom, 1,792-square foot single family home. The house is based on a traditional four-square design with a covered porch facing Monona Bay. The proposed house is designed to be slightly more than 28 feet tall to the peak of the roof and the 35-foot wide open porch is set back, 25 feet from the property line. The front porch is approximately three feet above grade with a concrete face. Plans do not indicate whether plantings are intended in front of the porch. An existing shed/single-stall garage at the west end of the property is planned to remain.

This request is subject to the standards for demolition permits. In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the Traditional Residential-Consistent Zoning Districts, which is “to stabilize, protect and encourage throughout the City the essential characteristics of the residential areas typically located on the Isthmus, near East and near West portions of the

City, and to promote and encourage a suitable environment for family life while accommodating a full range of life-cycle housing. “

The demolition standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Furthermore, the proposal should be compatible with adopted plans. Finally, the demolition standards state that the Plan Commission shall consider the report of the City’s Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. At its August 6, 2018 meeting, the Landmarks Commission found that the existing building has no known historic value.

This proposal is consistent with the recommendations of the Comprehensive Plan and the Brittingham-Vilas Neighborhood Plan for low-density residential land use. The proposal is also consistent with the neighborhood plan’s goal for improving the housing stock and increasing owner occupancy.

The Planning Division believes that the applicable standards can be found met with the recommended conditions. At the time of report writing, Staff was not aware of concerns regarding this proposal.

Recommendation

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission find that the standards for demolition and removal are met and **approve** the request demolish an existing single-family residence and construct a new single-family residence at 822 West Shore Drive. 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

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

1. A vehicle parking reduction will be required per Section 28.141(5). Submit a request for a parking reduction with the final plan submittal including information to support the argument for reducing the required number of spaces.
2. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
3. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
4. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

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

5. Applicant shall show on plan that the lowest entrance opening is 851.00 USGS datum or higher.
6. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the

owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

7. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY)
8. 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)
9. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. (MGO 16.23(9)(d)(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

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

10. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Tracy Burrus at tburrus@cityofmadison.com or (608)266-5959.
11. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers>.

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

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| <p>12. A private well may have served this parcel prior to the municipal water service connection. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 266-4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.</p> |
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13. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.
 14. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

15. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

Parks/Forestry Division (Contact Sarah Lerner, (608) 261-4281)

16. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
17. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.