



Report to the Plan Commission

May 16, 2011

Legistar I.D. #22430
902 Lawrence Street
Demolition Permit and Conditional Use

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval to demolish a single-family residence to construct a new single-family residence on a waterfront parcel.

Applicable Regulations & Standards: Section 28.04 (19) requires that new principal buildings on a waterfront parcel must obtain conditional use approval. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses. Section 28.12 (12) provides the guidelines and regulations for the approval of demolition permits.

Summary Recommendation: The Planning Division recommends that the Plan Commission finds the project meets all applicable demolition, waterfront, and conditional use standards and **approves** the request to demolish an existing single-family home for the purpose of constructing a new single-family home on a waterfront property at 902 Lawrence Street, subject to the recommended conditions and input provided at the public hearing.

Background Information

Applicant: Astrid Gartner; 3869 Gradyville Road; Newton Square, PA 19703

Contact: William Gartner; 910 O'Sheridan Street; Madison, WI 53715

Proposal: The applicant proposes to partially demolish a 1,500 square foot single-family home and build a replacement 2,941 square foot single-family residence. The applicant plans to commence work after all necessary approvals are in place and anticipates construction could be complete by late summer.

Parcel Location: The parcel is an approximately 12,200 square foot waterfront parcel located along the southern shores of Monona Bay. This parcel is located within Aldermanic District 13 and the Madison Metropolitan School District.

Existing Conditions: This lot includes the existing ranch-style home with "walk-out" basement, built in 1964. Further discussion on the condition of the home is included in the report.

Surrounding Land Use and Zoning: This property is surrounded by other single-family homes, zoned R2 (Single-Family Residence District).

Adopted Land Use Plan: The Comprehensive Plan recommends low-density residential uses for this area.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor. A portion of the property nearest to the lake is in the flood fringe.

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

Zoning Summary: The property is zoned R2 (Single-Family Residence District)

Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	12,200 sq. ft.±
Lot width	65 ft.	70 ft. ±
Usable open space	1,300 sq. ft.	Adequate
Front yard	22.51 ft. (setback average)	22.64 ft.
Side yards	10.66 ft. (LS) with depth penalty	8.02' ft.*
Rear yard	40 ft.	58.87 ft.
Lake Setback Average	Average 5 lots west = 42.34 ft.	28.83 ft. *
Building height	2 stories/35 ft.	Single story with loft, less than 35 ft.
Number parking stalls	1	2
Landscaping	Yes	Lands within 35 ft. of lake not changing. (See Comment #6)
Other Critical Items	Waterfront Development, Flood Plain (See Comment # 5)	

* At its January 13th 2011 meeting, the Madison Zoning Board of Appeals approved a left side yard area exception and a waterfront setback variance for the proposed home.

Table Prepared by Pat Anderson, Assistant Zoning Administrator

Analysis, Evaluation, & Conclusion

The applicant proposes to demolish an existing single-family home for the purpose of rebuilding a new single-family home. This request is subject to the conditional use, waterfront development, and demolition standards of the Zoning Ordinance.

The existing home was built in 1964, according to City Assessor records. This one-story ranch-style home is 1,500 square feet in area and includes four (4) bedrooms and two (2) bathrooms. The lake side of the home currently has a “walk-out” basement that provides an additional 1,500 square feet of living space. Planning Division staff have not conducted a formal inspection of the structure. Pictures of the building are included with the applicant’s materials and can be viewed online from the following website: http://www.cityofmadison.com/planning/projects/reports/902ls_photos.pdf. The project architect notes that while the building is structurally sound, the interior is in a distressed condition due to the negligence of previous occupants over the course of several years. The current owner purchased the property in 2010. The City’s Preservation Planner has reviewed this request and did not raise objections.

The proposed new residence is a larger single-family home. The reconstructed home will be built upon the existing foundation and include a one-story (691 square foot) addition on the south (non-lake) side of the structure. A new loft will be constructed above a portion of the first story, providing an additional 750 square feet of living space. Unlike the existing structure, the basement will no longer be a “walk-out” design, though new windows are proposed along the base of the lake side elevation. In total, the residence will have an area of 2,941 square feet above grade. A 784 square foot deck is proposed on the west side of the structure. The primary exterior building material is vertical cement board siding.

This residence has an approximate height of 25 feet, measured from grade to midway between the roof peak and eave. Plans indicate this is roughly 10 ½ feet taller than the existing home at its peak.

The building footprint along the lake is not changing, with the proposed lakefront setback remaining at 29 feet. The Zoning Board of Appeals approved a waterfront setback variance and a side yard area exception for this project in January 2011. Zoning staff indicates these plans are consistent with that approval.

A portion of the existing house is within the floodplain fringe along Monona Bay. As such, several flood protection measures are necessary before any construction permits can be granted. To address these issues, the applicant plans to construct a new berm and a flood protection wall attached to the base of the lake side of the house. Drawings indicate the floodwall feature will be below grade. The applicant has been in close contact with both City Engineering and the Department of Natural Resources (DNR) on the necessary steps to proceed with these necessary improvements. Staff understands that the formal permit requests are under review. Based on preliminary feedback from City Engineering, Planning Division staff understands these proposed measures appear to exceed the necessary requirements and can likely be approved by the DNR.

The proposed changes are consistent with the Comprehensive Plan's recommendation for low-density residential land use. Staff believe that the waterfront development and conditional use standards can be met.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

The Planning Division recommends that the Plan Commission finds the project meets all applicable demolition, waterfront, and conditional use standards and **approves** the request to demolish an existing single-family home for the purpose of constructing a new single-family home on a waterfront property at 902 Lawrence Street, subject to the recommended conditions and input provided at the public hearing.

The following conditions have been submitted by reviewing agencies:

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

1. A Conditional Letter of Map Amendment (CLOMA) shall be submitted to FEMA for review and approval prior to a building permit being granted.
2. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.

Traffic Engineering Division (Contact John Leach, 267-8755)

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

Zoning Administrator (Contact Pat Anderson, 266-5978)

3. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
4. Sec 28.12(12)(e) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
5. Per the submitted materials, the regulatory floodplain will be modified as part of this project, resulting in the home and all improvements on the lot being located outside of the regulatory floodplain area. Show the modified floodplain boundary and area, as approved by FEMA, on the final site plan.
6. NOTE: The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. Per the submitted plans, it does not appear as though any vegetation will be removed as part of this project.

Fire Department (Contact Bill Sullivan, 261-9658)

7. Note: A residential fire sprinkler system may be installed in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

Water Utility (Contact Dennis Cawley, 261-9243)

8. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Parks Division (Contact Tom Maglio, 266-6518)

This agency did not submit a response to this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.