

PLANNING DIVISION STAFF REPORT

April 4, 2016



PREPARED FOR THE PLAN COMMISSION

Project Address: 201 Larkin St. (District 11 - Ald. Gruber)
Application Type: Demolition Permit
Legistar File ID # [41948](#)
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.

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

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 (byjohnson@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.