

PLANNING DIVISION STAFF REPORT

October 2, 2023



PREPARED FOR THE PLAN COMMISSION

Project Address: 617 West Lakeside Street (District 13, Alder Evers)
Legistar File ID #: [79551](#)
Prepared By: Lisa McNabola, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Peter Cheramy; Cheramy Builders, Inc.; 2710 Tower Road, McFarland, WI 53558

Property Owner: Keaton Loose; 617 West Lakeside Street, Madison, WI 53715

Requested Action: Consideration of a demolition permit to demolish a street-facing wall of a single family building at 617 West Lakeside Street.

Proposal Summary: The applicant proposes to demolish a street-facing wall of a single family building to construct an approximately 560 square-foot addition.

Applicable Regulations & Standards: Standards of approval for demolition permits are found in §28.185(6) M.G.O. The site is located in the Transit Oriented Development (TOD) Overlay District.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that Plan Commission find the demolition standards met and **approve** the request to demolish a street-facing wall of a single family building at 617 West Lakeside Street.

Background Information

Parcel Location: The 7,176 square-foot (.16-acre) parcel is located along West Lakeside Street between Whittier Street and Gilson Street. It is located within Alder District 13 and the Madison Metropolitan School District.

Existing Conditions and Land Use: Per data from the Assessor's Office the site is occupied by a one-story, single family building built in 1951. It is zoned Traditional Residential-Consistent 2 (TR-C2) District.

Surrounding Land Use and Zoning:

North: Across West Lakeside Street, one-story and two-story residential buildings, zoned Traditional Residential-Consistent 2 (TR-C2) District;

East: One-story and two-story residential buildings, zoned TR-C2 District; multifamily building, zoned Suburban Residential – Varied 2 (SR-V2) District;

South: One-story and two-story residential buildings, zoned TR-C2 District; and

West: One-story and two-story residential buildings, zoned TR-C2 District.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) for the subject site. The [South Madison Neighborhood Plan](#) (2005) and [Bay Creek Neighborhood Plan](#) (1991) recommend Residential Low-Medium Density.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000 sq. ft.	7,176 sq. ft.
Lot Width	40'	46'
Front Yard Setback	20'	28.7'
Max. Front Yard Setback	30' or up to 20% greater than block average	28.7
Side Yard Setback	One-story: 5' Two-story: 6' Lot width <50': 10% lot width	9.2' east side 8.2' west side
Rear Yard Setback	Lesser of 30% lot depth or 30'	82.6'
Usable Open Space: TOD	None	Adequate
Maximum Lot Coverage	65%	Adequate
Maximum Building Height	2 stories/ 35'	1 story existing building

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The site is not within 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 is proposing to demolish a street-facing wall of a single family building to construct an approximately 560 square-foot addition.

Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove consideration of proposed future use as a factor in approving demolition requests. In order to approve a demolition request under the revised standards, the Plan Commission shall consider the seven approval standards in §28.185(9)(c) M.G.O. when making a determination regarding demolition requests. The factors include a finding that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison.

Regarding standard 4, which states, "That the Plan Commission has received and considered the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission." At its September 18, 2023 meeting, the Landmarks Commission found that the building at 617 West Lakeside Street has no known historic value.

Conclusion

The Planning Division believes that the standards for demolition permits can be found met.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that Plan Commission find the demolition standards met and **approve** the request to demolish a street-facing wall of a single family building at 617 West Lakeside Street.

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

Zoning (Contact Jenny Kirchgatter, 266-4429)

1. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval

Fire Department (Contact William Sullivan, 886-4691)

2. 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>

Forestry Section (Contact Brandon Sly, 266-4816)

3. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
4. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
5. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.
6. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the site, grading, utility, demolition and street tree plan sets.

7. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
8. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608)266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.

The following agencies reviewed the request and recommended no conditions of approval: Engineering Division, Engineering Mapping, Parking Utility