



PREPARED FOR THE PLAN COMMISSION

Project Address: 3303 Gregory St. (District 13 - Ald. Eskrich)
Application Type: Demolition Permit
Legistar File ID # [42303](#)
Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant and Property Owner: Melissa Mulliken and Kim Turner; 3306 Gregory St.; Madison, WI 53711

Contact: Michael Anderson; Waterstone Studio; PO Box 5565; Madison, WI 53705

Requested Action: The applicant requests approval of a Demolition Permit to demolish an existing single-family residence for the purpose of constructing a new single-family residence.

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 3303 Gregory St. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located at the southwest corner of the intersection of Gregory Street and Western Avenue, within the Dudgeon-Monroe Neighborhood. The project site is comprised of approximately 5,790 square feet (0.13 acres).

The site is in Aldermanic District 13 (Eskrich) and the Madison Metropolitan School District.

Existing Conditions and Land Use: Currently the project site is comprised of a one-story, roughly 725 square-foot single-family residence with a 128 square-foot basement and a one-car attached garage that is roughly 210 square feet in size. The project site is a corner lot that takes access from Western Avenue. According to the City Assessor's records, the home was constructed in 1938. As expressed in the Applicant's Letter of Intent, "...the home is in poor shape", however no information was submitted to indicate that there are significant structural issues with the residence.

Interior and exterior photos of the existing building can be found on page 5.1 of the plan set, and can also be viewed online at:

https://www.cityofmadison.com/dpced/planning/documents/3303gs_photos.pdf

Surrounding Land Use and Zoning: The project site is zoned Traditional Residential-Consistent 3. Pursuant to Section 28.041, MGO, the Traditional Residential Consistent zoning districts general purpose and intent statement 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.

North (across Gregory Street): Single-family Residential; Traditional Residential-Consistent 2 (TR-C2) zoning;

South: Single-family Residential; TR-C3 zoning;

East (across Western Avenue): Single-family Residential; TR-C3 zoning; and

West: Single-family Residential; TR-C2 zoning.

Zoning Summary:

Zoning Criteria		
Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000	5,789
Lot Width	30	52
Front Yard Setback	15	15 (a)
Max. Front Yard Setback	30	15
Side Yard Setback	5	5
Reverse Corner Side Yard Setback	n/a	n/a
Rear Yard Setback	20	20
Usable Open Space	500	1000+
Maximum Lot Coverage	75%	40.6%
Maximum Building Height	2 stories/35 ft	1 story
Number of Parking Stalls	1	1

*15-foot setback to building wall. Egress window can remain only if reduced in size to minimum required for egress.

Zoning Table prepared by: Jacob Moskowitz, Zoning Code Enforcement Officer

Comprehensive Plan: The Comprehensive Plan recommends Low Density Residential development for the project site. 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.

Adopted Neighborhood Plan: The project site is located within the planning area boundary of the Monroe Street Commercial District Plan. While the plan provides more specific recommendations along the Monroe Street corridor in those areas identified for Site Specific Development, the plan does generally speak to the preservation of the residential neighborhoods surrounding Monroe Street: “Preserve and enhance the residential character of the neighborhoods around the commercial districts” (Monroe Street Commercial District Plan, Page 9).

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

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 applicant is proposing the construction of a one-story, roughly 1,703 square-foot, single-family home with an attached one-car garage (413 square feet) and full basement that is partially finished. The historic site access and building orientation will be maintained, including the driveway access from Western Avenue and the front door from Gregory Street. The proposed building is a prairie-inspired ranch design with a flat roof primarily clad in cedar siding with brick accents; materials that are found in and are similar to the materials that are found throughout the neighborhood. Burnished CMU will be utilized as the principal material for the attached garage. Burnished CMU is a decorative concrete block that will have a textured appearance similar to rusticated stone.

Conclusion and Analysis

In order to approve the Demolition Permit, Plan Commission must find 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-C3 zoning district;
- The intent and purpose statement expressed in the Zoning Code for the TR-C3 zoning district;
- The adopted neighborhood plan;
- The city’s Comprehensive Plan; and
- The report from the City’s Historic Preservation Planner.

Planning Division staff believes that the proposed demolition and future use is consistent with the Zoning Code, Comprehensive Plan and adopted neighborhood plan in that:

- By maintaining the single-family residential land use and development pattern that is prevalent in the area the existing neighborhood character is being preserved.
- The proposed new construction is compatible with the existing development in terms of mass and scale. Overall, the proposed new construction (one story with 1,703 square feet of living space) was found to be consistent with the mass and scale of the surrounding buildings in the neighborhood which range in size from 748 square feet to 2,048 square feet and number of stories from one to two.

- The new building is designed in a manner that is sensitive to historic building relationships, including orientation, location and driveway access.
- The project site is located with the Dudgeon-Monroe Neighborhood, which is marked by its eclectic mix of architectural styles, including cottage, ranch, bungalow and colonial style homes. The architectural style of the proposed new residence of a prairie inspired ranch design motif that is generally minimalistic in detail with a flat roof form. The proposed material palette consists of cedar wood siding and brick accents; materials that are consistent with the traditional materials present in the neighborhood.
- The proposed demolition was reviewed by the Landmarks Commission at its March 14, 2016 meeting, and the city's Historic Preservation Planner. The existing structure was found to have no historic value.

Of note, adjacent to the project site are two public street trees; one along Gregory Street and one along Western Avenue. The trees are in good condition and should be protected through the construction process. The Parks Division has included a condition of approval reflecting such.

At the time of report writing, one public comment was received. The comment, on behalf of the Dudgeon-Monroe Neighborhood Association (DMNA) Council expressed support for the proposed demolition and new construction.

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 3303 Gregory 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. Currently, Gregory Street is unimproved with street reconstruction tentatively scheduled for 2019. A Grading and Site Plan shall be provided for review and approval by City Engineering. The Plan shall include spot elevations, contours, and off-site survey as needed to show drainage patterns after construction.
3. Applicant shall install 5-foot wide public sidewalk along Gregory Street frontage to a plan provided by City Engineering. Front porch/entrance elevations of the proposed house shall be coordinated with the sidewalk plan and approved by City Engineering. Applicant shall obtain a permit to excavate in the public right-of-way and provide surety with the permit to ensure the public sidewalk work is completed. Public sidewalk along Gregory Street will be proposed with the future street reconstruction project; so to ensure that the new

home construction, sidewalk, and drainage all work together the work needs to be coordinated at this time. Any questions regarding this requirement can be directed to Chris Petykowski (608-267-8678 or cpetykowski@cityofmadison.com).

4. 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> (Section 35.02(14), MGO).
5. 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).
6. 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).
7. All damage to the pavement on Gregory and Western streets, 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)

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

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

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 Sec. 28.185(7)(a)5 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 Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner (608)516-9195.

Parks Division (Contact Janet Schmidt, (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 City of Madison Standard Specifications for Public Works Construction -

<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.”

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