

PLANNING DIVISION STAFF REPORT

February 6, 2017



PREPARED FOR THE PLAN COMMISSION

Project Address: 701 Ottawa Trail (District 10-Ald. Cheeks)
Application Type: Demolition Permit
Legistar File ID # [45527](#)
Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant, Property Owner & Project Contact: Dan Kruse; Century 21 Affiliated; 4122 Cherokee Dr.; Madison, WI 53711

Requested Action: The applicant is requesting approval of a Demolition Permit for the demolition of a single-family dwelling for the purposes of constructing a new single-family dwelling.

Proposal Summary: The applicant requests approval of a Demolition Permit to demolish the existing single-family dwelling to allow for the construction of a new, two-story, roughly 5,800-square-foot single-family dwelling with an 760-square-foot attached garage.

The building material palette primarily consists of brick with stone accents.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition permits pursuant to Section 28.185(7)(a), MGO.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the approval standards for demolition permits are met and **approve** the Demolition Permit for the demolition of a single-family dwelling for the purposes of constructing a new single-family dwelling at 701 Ottawa Trail. 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 north end of the terminus of Ottawa Trail, adjacent to the Southwest Commuter Trail. The project site is comprised of approximately 17,550 square feet (0.40 acres).

The site is in Aldermanic District 10 (Ald. Cheeks), the Madison Metropolitan School District, and the Crawford-Marlborough-Nakoma Neighborhood Association.

Existing Conditions and Land Use: Currently the project site is developed with a 1.5-story, Cape Cod-inspired single-family residence with side-gabled roof and dormers. According to the Assessor's records, the home was constructed in the 1950s.

Interior and exterior photos of the existing building can be found in the plan set as well as at the following link:

https://www.cityofmadison.com/dpced/planning/documents/701ot_photos.pdf

Surrounding Land Use and Zoning:

North: Single-family residential and Park uses; Suburban Residential-Consistent 1 (SR-C1) and Traditional Residential-Consistent 1 (TR-C1) zoning;

South: Single-family residential uses; TR-C1 zoning;

East: Single-family residential uses; TR-C1 zoning; and

West (across Ottawa Trail): Single-family residential uses, TR-C1 zoning.

Zoning Summary: The project site is currently zoned Traditional Residential-Consistent 1 (TR-C1). 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.

TR-C1 Zoning Criteria		
Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000	17,550
Lot Width	50'	54.1'
Front Yard Setback	20'	30.5'
Max. Front Yard Setback	30' or up to 20% greater than block average	30.5' (See Zoning Condition No. A)
Side Yard Setback	One-story: 6' Two-story: 7'	North: 10.7' South: 10.0'
Rear Yard Setback	The lesser of 30% of lot depth or 35'	Adequate
Useable Open Space	1,000 sq. ft.	>1,000 sq. ft.
Maximum Lot Coverage	50%	27.8%
Maximum Building Height	2 stories/ 35'	31.5' (See Zoning Condition No. 4)
Site Design	Required	Proposed
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	2-car attached garage
Building Forms	Yes	Single-family detached building

Other Critical Zoning Items	
Yes:	Utility Easements
No:	Urban Design, Historic District, Floodplain, Adjacent to Park, Barrier Free (ILHR 69), Wetland, Wellhead protection district

Zoning Tables prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Adopted Land Use 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.

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 dwelling for the purpose of constructing a new single-family dwelling. The proposed building will be comprised of two stories and roughly 5,800 square feet with a 760-square-foot, attached, two-car garage. The building will be oriented towards the street with the front door facing Ottawa Trail.

The building material palette is primarily comprised of brick with stone accents.

Analysis and Conclusion

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-C1 zoning district;
- The intent and purpose statement expressed in the Zoning Code for the TR-C1 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 low density residential development pattern with larger setbacks and open spaces that is prevalent in the area is also maintained. The Demolition Permit request for the demolition and construction of a single-family residence is consistent with the Comprehensive Plan land use recommendation for the area, Low Density Residential, which identifies single-family detached dwellings as a housing type commonly found in the district.
- The proposed new construction is generally compatible with the existing development in terms of mass and scale. While the proposed residence will be the largest home on the 700-block of Ottawa Trail at roughly 5,800 square feet, its overall size is proportional to the lot area on which it will sit and which is also the largest in that same block. The residences range in size from 2,500 square feet to 4,100 square feet, including basements, and lot sizes range in size from 8,250 square feet to 17,550 square feet (the subject property). The overall building coverage and floor area ratio of the subject proposal falls within the range present on the block (9-19 percent building coverage and 0.25-0.42 FAR) at 12 percent and 0.32 FAR. The Zoning Code's definition of bulk also includes FAR, or floor area ratio, which compares the total building floor area (on all floors) to lot area. An FAR of 1.0 would indicate that the total building floor area is equal to the lot area.

The proposed building at two stories is consistent with the other homes on the block, which are comprised primarily of two story homes. In order to verify that the proposed building height does not exceed the maximum height in the TR-C1 zoning district (35 feet), a Planning Condition has been included in the recommended conditions of approval.

- The new building is designed in a manner that is sensitive to historic building relationships, including orientation, location and driveway access, all of which are being maintained.
- The proposed demolition was reviewed by the Landmarks Commission at its January 30, 2017 meeting, and the city's Historic Preservation Planner. The existing structure was found to have no known historic value.

At the time of report writing, no public comment was received.

Recommendation

Planning Division Recommendation (Contact Jessica Vaughn, (608) 267-8733)

The Planning Division recommends that the Plan Commission find that the approval standards for demolition permit are met and **approve** the Demolition Permit for the demolition of a single-family dwelling for the purposes of constructing a new single-family dwelling at 701 Ottawa Trail. This recommendation is subject to the 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. The Applicant shall provide the overall building height on all four building elevations.
2. The Applicant shall provide a Land Use Summary Table that delineates how the site is being utilized, including: Building Footprint, Second Floor Area, Basement Area, Garage Area, Patio Area, Porch Area, Screened Porch Area, Driveway Area, Open Space, and Lot Coverage.
3. The applicant shall revise the survey to include the building setbacks.

City Engineering Division (Contact Timothy Troester, (608) 267-1995)

1. 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 online at <http://www.cityofmadison.com/engineering/permits.cfm> (Section 35.02(14), MGO).
2. 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).
3. 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).

4. All damage to the pavement on Ottawa Trail, 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)

This agency has reviewed this request and has no recommended conditions of approval.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4569)

1. Reduce the front yard setback to a maximum of 30 feet or provide evidence that the proposed setback is not more than 20% greater than the block average.
2. Pursuant to 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, Bryan Johnson (608-266-4682).
3. 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.
4. Pursuant to Section 28.185(9)(a), MGO a demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
5. The Applicant shall revise the plan set to show the height of the proposed residence on the elevations. The maximum height is 35 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.

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

1. 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) 213-4176.
2. 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>.

Parks Division (Contact Janet Schmidt, (608) 261-9688)

1. 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 five feet from both sides of the tree along the length of the terrace. No excavation is permitted within five feet of the outside edge of a tree trunk. If excavation within five feet of any tree is necessary, the 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 by Forestry, to notify the Alder of the change in the tree plan.

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

1. 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.
2. 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.

Metro Transit (Contact Timothy Sobota, (608) 261-4289)

This agency has reviewed this request and has not recommended conditions or approval.

City Engineering Review Mapping (Contact Jeff Quamme, (608) 266-4097)

1. The plat of Parman Addition to Nakoma designates a Building Line. The Applicant is encouraged, if not done already, to review the title information on this property, and determine and address any private restriction that may exist that would restrict the placement of a building on this site.