

PLANNING DIVISION STAFF REPORT

March 19, 2018

PREPARED FOR THE PLAN COMMISSION



Project Address: 1322 Chandler Street (District 13, Alder Eskrich)
Application Type: Demolition Permit and Conditional Use
Legistar File ID #: [50426](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicants & Contact: Samantha Zimpel; JG Development; 4070 East Bringham Road; Blue Mounds, WI 53517

Owner: John & Dawn Perkins; 1153 Emerald Street; Madison, WI 53715

Requested Action: Approval of a demolition permit to raze a single-family residence and construct a new single-family residence, and approval of a conditional use to construct a detached accessory building exceeding 576 square feet at 1322 Chandler Street.

Proposal Summary: The applicant proposes to demolish a one-and-one-half story single-family residence and construct a new two-story, single-family residence with a detached garage exceeding 576 square feet.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition Permits (MGO §28.185) and Conditional Uses (MGO §28.183) as §28.131(1)(b) states that no individual structure shall exceed 576 square feet in Traditional Residential (TR) districts except by conditional use approval.

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request for a demolition permit to raze a single-family residence and construct a new single-family residence, and approval of a conditional use to construct a detached accessory building exceeding 576 square feet at 1322 Chandler Street. This recommendation is subject to input at the public hearing and the conditions recommended by other reviewing agencies.

Background Information

Parcel Location: The subject parcel is located on the north side of Chandler Street between South Randall Avenue and South Orchard Street; in Aldermanic District 13 (Ald. Eskrich) and is within in the Madison Metropolitan School District.

Existing Conditions and Land Use: The 7,950-square-foot (0.18-acre) site is developed with a 1,140-square-foot one-and-one-half-story single-family residence, originally constructed in 1906 and is zoned Traditional Residential – Consistent District 3 (TR-C3).

Surrounding Land Use and Zoning:

North: One- to five-family residences, zoned Traditional Residential - Consistent District 4 (TR-C4);

East: One- and two-family residences, zoned Traditional Residential - Consistent District 3 (TR-C3);

South: Across Chandler Street, one-, two-, and three-family residences, zoned TR-C3; and

West: One-family residences and one three-family apartment, zoned TR-C3.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2006) recommends Low-Density Residential (0-15 units per acre) for this site. [The Greenbush Neighborhood Plan](#) (2007) recommends that “the existing housing stock should be preserved and homeownership should be increased” and to “develop residential design guidelines to preserve architecture features (especially of porches and garages) and to guide rehabilitation and/or renovation and/or redevelopment,” particularly within the area of the neighborhood that includes the subject property.

Zoning Summary: The property is in the Traditional Residential – Consistent District 3 (TR-C3).

Requirements: Single-Family Detached Dwelling	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	7,950 sq. ft.
Lot Width	30'	53.71'
Front Yard Setback	15'	15.0'
Max. Front Yard Setback	30' or up to 20% greater than block average	15.0'
Side Yard Setback	5'	12.7' East 7.0' West
Rear Yard Setback	20' Alley-accessed: 2'	Adequate
Usable Open Space	500 sq. ft.	Adequate
Maximum Lot Coverage	75%	Less than 75%
Maximum Building Height	2 stories/ 35'	2 stories/ Less than 35'
Other Critical Zoning Items	Utility Easements	

Requirements: Accessory Building	Required	Proposed
Side Yard Setback	3'	5.0'
Rear Yard Setback	3'	24.0'
Maximum Building Height	15'	14' 11"

Site Design	Required	Proposed
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	Detached garage
Building Forms	Yes	Single-family detached dwelling

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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 proposes to demolish a single-family residence and construct a single-family residence in its place. As this will require a demolition permit, the proposal is subject to the approval standards for demolitions (MGO §28.185). Additionally, conditional use approval is required to construct a detached accessory building exceeding 576 square feet in a TR district subject to the standards for Conditional Uses (MGO §28.183) and Supplemental Regulations regarding accessory buildings (MGO §28.131(1)(b)).

The 7,950-square-foot (0.18-acre) site is zoned Traditional Residential – Consistent District 3 (TR-C3). According to Assessor information, the existing four-bedroom, one-bath, 1,140-square foot single-family residence was constructed in 1906, and is built over an unfinished basement. According to the applicant, due to age and years of wear and tear, the structure has deteriorated past the point of being economically renovated to serve as a residence. Photos of the existing home's exterior and interior were included in the submission and are available [online](#).

The proposed 2,684 square-foot two-story single-family residence will include three bedrooms and three bathrooms, as well as 185 square-foot covered front porch and a 672 square-foot detached garage. The proposed home is approximately 22 feet tall measured to the eaves and 29 feet 8 inches to the peak. Regarding exterior materials, the applicant is proposing a combination of sage-colored lap and shake siding and a charcoal gray asphalt shingled roof. Trim and accent materials include black window frames, a brick veneer on the front porch and charcoal gray metal roof over the front porch, and cream/linen-colored fascia, trim, corners, bands, posts, and railings. Two design options were included with the submittal materials: one with and one without a 208-square-foot enclosed screen porch on the rear of the house. It is not clear which proposal is favored by the applicant, but staff has based its review on the larger design with the screen porch.

A 672-square foot (28 x 24 feet) detached garage will be located near the rear of the property with vehicular access via the rear alley. The applicant indicates the garage is designed with the option of adding an Accessory Dwelling Unit above the detached garage in the future, though the applicant is not requesting conditional use approval for an ADU at this point. The exterior appearance, style, materials, and colors of the garage will match those of the residence. A solid surface driveway approximately 24 feet long to the rear lot line and 20 feet wide will provide access to the garage from the alley.

A 30-inch tree near the west lot line is shown for removal. An existing shed at the northeast corner of the site will remain. A grading plan has not been provided, but the proposed site plan does show minor grading changes to the site to accommodate the new home's larger footprint and the garage.

The applicant plans to begin the project in September 2018, with completion in April 2019.

Project Analysis and Conclusion

In order to approve a demolition request, the Plan Commission must find that both the requested demolition and the proposed future use are compatible with the purpose of the demolition section and the intent and purpose expressed in TR-C3 (Traditional Residential – Consistent District 3). (A copy of the statement of purpose is provided as Attachment 1). The purpose of the Demolition Section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes, and allow the property owner to

have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving the buildings. The standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. The demolition standards also state that the proposed use should be compatible with adopted plans. A summary of Plan recommendations is included above and the Planning Division believes that the proposal can be found consistent with those recommendations. Finally, the demolition standards state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. The Landmarks Commission, at their December 11, 2017 meeting, found that though the building has historic value related to the vernacular context of the built environment, the building itself is not historically, architecturally, or culturally significant.

According to the applicant, the house has recently been used as a rental unit, frequently occupied by students with an occupancy exemption allowing up to five unrelated residents; this exemption would be removed to be compliant with TR-C3 zoning if the proposed project is completed. The applicant has also provided an assessment and condition study of the existing residence. According to the report, exterior materials are aged and worn; wood rot is evident at several locations and the brick piers supporting the enclosed rear porch are failing. Several portions of the original basement rubble wall construction are failing and several floor joists have been compromised. According to the applicant, the years of wear and tear on the 112-year old home have caused it to deteriorate past the point of being economically renovated to serve as the property's primary residential structure. Though larger than the existing house, the proposed principal building's height complies with zoning and is similar to the many two-story single-family homes on this block of Chandler Street.

The applicant also requests approval of a conditional use to construct an accessory building exceeding 576 square feet in area. This request is subject to the conditional use standards. The applicant proposes to construct a new 672-square-foot garage. The height of the structure is just below the maximum allowable height of 15 feet, as calculated in the Zoning Code (MGO §28.134(1)). In considering the surrounding context, five of the seven homes to the east and two of the five to the west along this north side block of Chandler Street have detached garages accessing the rear alley. The other five lots do not have alley access and four of the five, including the two directly west of the subject site, have garages that access Chandler Street via the lot frontage. While the proposed garage is larger than allowed as a permitted use in TR zoning districts, the property immediately to the east at 1320 Chandler Street has a 1,072-square foot two-stall garage with a second-story work room and a 215 square-foot shed building. Of the thirteen lots on this block between Chandler Street and the alley, the subject site is the second largest, and is nearly as large as the three lots fronting on Chandler Street immediately to the west combined. The proposal is for a larger garage on a property that is also larger than most on its block face, and thus it is not out of scale with the neighboring buildings and meets the approval standards in MGO §28.183(6)(a).

The applicant states that the owner has spoken with neighbors, of which none had issues with the proposed house or garage as submitted. The plans were also presented at a Greenbush Neighborhood Association Council meeting, with no opposition. At the time of report writing, staff has received one email message from a neighbor, which is included in the Plan Commission materials.

Staff believes that the demolition standards are met with this proposal for 1322 Chandler Street and can be found to be generally consistent with The [Comprehensive Plan](#) and [The Greenbush Neighborhood Plan](#). Further, the Planning Division believes that the conditional use standards can be met for the detached garage.

Recommendation

Planning Division Recommendation (Contact Colin Punt, 243-0455)

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request for a demolition permit to raze a single-family residence and construct a new single-family residence, and approval of a conditional use to construct a detached accessory building exceeding 576 square feet at 1322 Chandler Street. This recommendation is subject to input at the public hearing and the conditions recommended by other reviewing agencies.

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

Zoning Review (Contact Jenny Kirchgatter, 566-4429)

1. Section 28.185(7)(a)5. 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).
2. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

Engineering Division Main Office (Contact Tim Troester, 267-1995)

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. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
5. The plan set shall be revised to show more information on proposed drainage for the site post construction. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage entering and leaving the property. It may be necessary to provide information off the site to fully meet this requirement.

Fire Department (Contact William Sullivan, 261-9658)

6. 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)266- 5959.
7. 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>

Water Utility (Contact Adam Wiederhoeft, 266-9121)

8. Prior to commencing with demolition of any structures on this property, the existing private well must be properly abandoned according to the requirements of the Wisconsin Administrative Code, Chapter NR 812, which includes proper filling and sealing of the well. All wells located in the City of Madison or on premises served by the Madison Water Utility shall be abandoned by the owner of the property if there is no valid well operation permit issued by the Madison Water Utility (MGO 13.21 (4)). The purpose of the ordinance is to prevent unused and improperly abandoned wells from contaminating Madison's drinking water aquifer.

As specified in the ordinance, your responsibilities include:

- Contact a licensed well driller or pump installer and schedule the well abandonment.
- Contact the Water Utility, at least 48 hours prior to the abandonment, and provide the scheduled date and time of the abandonment. The contact number is (608) 266-4654.
- Pay for the cost of the abandonment.
- Ensure that a completed copy of the Wisconsin DNR Abandonment Form is provided to the Madison Water Utility within ten (10) days of the completion of the well abandonment. This form will be completed by the well driller or pump installer who performs the abandonment.

The responsibilities of the Water Utility include:

- Witness the abandonment to ensure that the private well is properly filled and sealed.

Contact Madison Water Utility once you confirm date of the abandonment and the licensed well driller or pump installer performing the work. If you have any questions, contact the Madison Water Utility Water Quality Department at 266-4654.

9. 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.
10. 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.

Parks/Forestry Department (Contact Kate Kane, 261-9671)

11. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
12. 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 prior to the start of construction. 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/2018/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.

13. The applicant is not perusing conditional use approval for an ADU at this time. If the applicant pursues approval for an ADU Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for new residential development associated with this project. Please reference ID# 18113 when contacting Parks about this project.