

PLANNING DIVISION STAFF REPORT

July 16, 2018



PREPARED FOR THE PLAN COMMISSION

Project Address: 3914 Winnemac Avenue (District 11 – Ald. Martin)
Application Type: Demolition Permit
Legistar File ID # [51952](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Owner: Karen Piper; 16 Atherton Avenue; Roslindale, MA 02131
Contact: Christi Weber; TDS Custom Construction; 1432 Northern Court; Madison, WI 53703

Requested Action: The applicant requests approval of a demolition permit to demolish an existing single-family house and construct a new single-family house at 3914 Winnemac Avenue.

Proposal Summary: The applicant proposes to demolish an existing one-story single-family house and construct a new one-and-one-half-story single-family residence in the TR-C1 (Traditional Residential – Consistent 1) zoning district at 3914 Winnemac Avenue. The proposal is subject to the standards for Demolition and Removal Permits.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition and Removal Permits [M.G.O. §28.185(7)].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition and removal are met and **approve** the request to demolish a single-family residence and construct a new single-family residence in the TR-C1 (Traditional Residential – Consistent 1) zoning district at 3914 Winnemac Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 7,200 square-foot (approximately 0.17-acre) subject property is located on the north side of Winnemac Avenue, between Glenway Street and Toepfer Avenue. The site is within Aldermanic District 11 (Ald. Martin) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing 734-square-foot, one-story single-family home. The home was originally constructed in 1930 and has two bedrooms and one bathroom.

Surrounding Land Use and Zoning:

North: Single-family homes, zoned TR-C1 (Traditional Residential – Consistent 1);

South: Across Winnemac Avenue, single-family homes zoned TR-C1;

East: Single-family homes, zoned TR-C1; and

West: Single-family homes, zoned TR-C1.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2006) and the [Midvale Heights/Westmorland Joint Neighborhood Plan](#) (2009) call for low-density residential development for the subject site and surrounding properties. The Neighborhood Plan recommends that any development or redevelopment in residential areas “preserve and enhance existing residential character and architectural style while also allowing for the continued evolution of housing form in order to meet the needs of a changing population.”

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	7,200 sq. ft.
Lot Width	50'	60'
Front Yard Setback	20'	30' 1"
Max. Front Yard Setback	30' or up to 20% greater than block average	30' 1" (See Zoning Comment #1)
Side Yard Setback	One-story: 6' Two-story: 7'	10' 5" west 18' 9" east
Rear Yard Setback	Lesser of 30% lot depth or 35'	46' 1"
Usable Open Space	1,000 sq. ft.	Adequate
Maximum Lot Coverage	50%	Less than 50%
Maximum Building Height	2 stories/ 35'	2 stories/ 24' 5"

Site Design	Required	Proposed
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	10' x 20' parking space
Building Forms	Yes	Single-family detached dwelling

Other Critical Zoning Items	Utility Easements
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Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The property 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 applicants are seeking Plan Commission approval for a demolition and removal permit. The applicant is proposing demolish and replace an existing single-family residence. According to the applicant and submitted [photos](#) of the existing home, the house suffers from a compromised foundation and some rot. The letter of intent states that the home no longer meets the owner's needs. The proposed house is a 1 ½-story, two-bedroom, one-bathroom, 1,500-square foot single family home. It features mainly traditional design similar to most of the surrounding houses on the street, including a side gable roof with asphalt shingles, lap siding, brick cladding at the base of the house, and wood trellises over windows. A garage is not proposed at this time, but according to the applicant, a garage or carport may be added in the future.

This request is subject to the standards for demolition permits. In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the TR-C1 (Traditional Residential- Consistent 1) Zoning District. A copy of the Statement of Purpose has been included as Attachment #1. The demolition 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. Furthermore, the proposal should be compatible with adopted

plans. 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. At its March 19, 2018 meeting, the Landmarks Commission found that the existing building has no known historic value.

This proposal is consistent with the recommendations of the [Comprehensive Plan](#) (2006) and the [Midvale Heights/Westmorland Joint Neighborhood Plan](#) (2009) for low-density residential land use. The Neighborhood Plan has a number of more specific recommendations as well, regarding maintaining one- and two-story heights, housing densities, setbacks, and open space. The proposed new house meets the Plan-recommended density (6 dwelling units/acre), setbacks (30 feet at front and consistent with neighboring properties on the sides), and open space (minimum of 17% of lot area).

The Planning Division believes that the applicable standards can be found met with the recommended conditions. At the time of report writing, Staff was not aware of concerns regarding this proposal.

Recommendation

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission find that the standards for demolition and removal are met and **approve** the request demolish an existing single-family residence and construct a new single-family residence at 3914 Winnemac Avenue. 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

Zoning (Contact Jenny Kirchgatter, (608) 266-4429)

1. Reduce the front yard setback to a maximum of 30 feet. The front yard setback is a minimum of 20 feet and a maximum of 30 feet or up to 20% greater than the block average.
2. 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).
3. 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.
4. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

Engineering Division (Contact Tim Troester, (608) 267-1995)

5. 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>.

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

6. 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>

7. 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.

Parks/Forestry Division (Contact Brad Hofmann, (608) 267-4908)

8. 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.

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

9. A private well may have served this parcel prior to the municipal water service connection. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 266-4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.
10. 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.
 11. 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.
 12. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.