PLANNING DIVISION STAFF REPORT **June 10, 2019**

PREPARED FOR THE PLAN COMMISSION

Project Address:	**301 East Dean Avenue** (District 15 – Alder Foster)
Application Type:	Demolition Permit
Legistar File ID #	55593
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: Greg Percy; 301 East Dean Avenue; Madison, WI 53716

Requested Action: The applicant requests approval of a demolition permit to raze an existing single-family house and construct a new single-family residence in the SR-C1 (Suburban Residential – Consistent 1) zoning district at 301 East Dean Avenue. The proposal is subject to the standards for Demolition and Removal Permits.

Proposal Summary: The applicant proposes to demolish an existing one-story single-family residence and construct a new one- story single-family residence at 301 East Dean Avenue.

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 and Landmarks 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 raze a single-family residence and construct a new single-family residence in the SR-C1 (Suburban Residential – Consistent 1) zoning district at 301 East Dean Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 26,750-square-foot (approximately 0.61-acre) subject property is located on the south side of East Dean Avenue and Lake Court, immediately south of its intersection with Lance Lane. The site is within Aldermanic District 15 (Alder Foster) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing 1,298-square-foot, one-story single-family house, originally constructed in 1952. It contains three bedrooms and one bathroom.

Surrounding Land Use and Zoning:

North: Across East Dean Avenue, single-family homes zoned SR-C1 (Suburban Residential – Consistent 1);

South: Monona Municipal Golf Course zoned SR-C1;

East: Single-family homes zoned SR-C1; and

West: Single-family homes zoned SR-C1.

Adopted Land Use Plan: The Comprehensive Plan (2018) recommends Low Residential (<15 dwelling units/acre) uses for the subject parcel. The subject site is not within any neighborhood plans.

Zoning Summary: The property is zoned SR-C1 (Suburban Residential-Consistent 2).

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000	26,812
Lot Width	60 ft	125 ft
Front Yard Setback	30 ft	38.5 ft
Side Yard Setback	6 ft	22.9 ft, 32.7 ft
Rear Yard Setback	35 ft	128 ft
Usable Open Space	1,300 sq ft	16,000 sq ft
Maximum Lot Coverage	50%	8%
Maximum Building Height	2 stories/35 ft	1 story

Other Critical Zoning Items	Adjacent to Park

Tables Prepared by Jacob Moskowitz, 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 applicant is seeking Plan Commission approval for a demolition and removal permit. The applicant is proposing to demolish an existing single-family residence at 301 East Dean Avenue to replace it with a new single-family residence. The existing house is a one-story, 1,298-square-foot, three bedroom single-family home with one-bathroom. It was originally built in 1952. Photos provided by the applicant show an older house that has not been recently updated, and the application materials do not indicated specific deficiencies with the structure. Staff have not physically inspected the property. The owners, originally intending to remodel the house to meet their needs as they aged, found it more cost effective to raze and replace the house with a home capable of allowing them to age in place.

The proposed new residence is a one-story house with slightly less than 1,600 square feet of living space on the main floor, a similarly-sized basement, and two-car garage. The plans show two bedrooms and two bathrooms on the main floor, with two future bedrooms and a future bath in the basement. The proposed house is a ranch-style residence with vinyl siding, small areas of masonry or stone accents, a 7:12 pitched roof with what appear to be asphalt composite shingles. Colors and material details have not been provided. The applicant plans to begin demolition in summer 2019, with construction completion by the end of 2019.

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 Suburban Residential-Consistent (SR-C) zoning districts. The statement of purpose for SR-C districts says, in part:

> The SR-C Districts are established to stabilize and protect the essential characteristics of low- to moderate-density residential areas typically located in the outlying parts of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life cycle housing. The districts are also intended to:

(a) 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.
(b) Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
(c) Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
(d) Facilitate the preservation, development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.

The demolition standards further 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.

The Comprehensive Plan (2018) recommends Low Residential uses for the subject parcel. Low Residential areas a predominantly composed of single-family and two-unit structures, and include fewer than 15 dwelling units per acre. The subject site is not within any neighborhood plan areas.

The Landmarks Commission considered the demolition of the existing house at 301 East Dean Avenue at its April 22, 2019 meeting. The Commission found that the existing building had no known historic value. However, because the property is adjacent to the Monona Municipal Golf Course, on which is the Nathaniel Dean House, a designated Madison landmark, this proposal requires additional review by the Landmarks Commission. At its May 20, 2019 meeting, the Landmarks Commission voted to advise the Plan Commission that the proposed development is not so large or visually intrusive as to adversely affect the historic character of the adjacent landmark.

Because of the scale and character of the proposed house within the context of the neighborhood, the Planning Division believes that the applicable demolition approval standards can be found met with the recommended conditions.

At the time of report writing, Staff has received one comment regarding this proposal from a neighboring land owner concerning stormwater and drainage issues within the neighborhood. This communication has been included in the Plan Commission packet for commissioner review.

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 to demolish an existing single-family residence and construct a new single-family residence at 301 East Dean 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

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

1. Label heights, materials, and colors on the elevation drawings.

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

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. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission

4. 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.

Engineering Division (Contact Brenda Stanley, (608) 261-9127)

5. 4.9zz This property is immediately adjacent to a known flooding area on the golf course. The flooding contours are known to extend onto this private property. As a consequence no entrance to the home shall be allowed below elevation 898.00 USGS datum. It may be possible to allow an engineering egress window or door with a lower elevation but this will require meeting with City staff to review the design elements and how they will be constructed and verified after construction.

6. This site is adjacent to proposed City of Madison Street Reconstruction #11432 currently scheduled for 2020. Contractor shall coordinate construction with proposed project.

Engineering Division - Mapping (Contact Jeffrey Quamme, (608) 266-4097)

7. Provide a site demolition plan labeling all structures and pavements to be demolished. Also provide a site plan showing the proposed pavements.

8. The letter of intent and application state the address is 301 East Dean. The official standardized address is 301 E Dean Ave. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

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

9. 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

10. 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.