



### PREPARED FOR THE PLAN COMMISSION

**Project Address:** 2711 Waunona Way  
**Application Type:** Demolition Permit  
**Legistar File ID #** [57105](#)  
**Prepared By:** Tim Parks, Planning Division  
Report includes comments from other City agencies, as noted.

## Summary

**Applicant & Property Owner:** Jeffrey & Amy Steuer; 5512 Ethelwyn Road; Madison.

**Requested Action:** Approval of a demolition permit to demolish a single-family residence at 2711 Waunona Way and construct a new single-family residence.

**Proposal Summary:** The applicant and property owners are requesting approval to demolish a one-story single-family residence and construct a new two-story single-family residence on the property. The demolition project will commence in spring 2020, with completion anticipated by the end of that year.

The demolition permit materials include a concept plan for how the subject property may be divided to create an additional lot (see Sheet SP.1). However, the lot line on that exhibit is for illustrative purposes only at this time. A Certified Survey Map to formally divide the parcel has not been submitted for review, and any approval of the proposed demolition permit should not be considered an endorsement of the potential land division, which will require separate approval before any such lot could be conveyed or built upon.

**Applicable Regulations & Standards:** Section 28.185 provides the process and standards for the approval of demolition and removal permits.

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow a single-family residence at 2711 Waunona Way to be demolished and a new residence to be constructed, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

## Background Information

**Parcel Location:** An approximately 13,308 square-foot (0.3 acre) parcel located at the southeastern corner of Waunona Way and Woodley Lane; Aldermanic District 14 (Carter); Madison Metropolitan School District.

**Existing Conditions and Land Use:** Single-family residence, zoned TR-C1 (Traditional Residential–Consistent 1 District).

**Surrounding Land Uses and Zoning:** The subject site is surrounded by other single-family residences located along Waunona Way, Woodley Lane, and Frazier Avenue in TR-C1 (Traditional Residential–Consistent 1 District) zoning.

**Adopted Land Use Plans:** The 2018 [Comprehensive Plan](#) recommends the subject site and surrounding properties for Low Residential uses. The subject site is also within the boundaries of the 1986 [Broadway-Simpson-Waunona Neighborhood Plan](#), which recommends the subject side and surrounding single-family uses for residential low-medium density–single-unit district. The City’s Thut Park was developed at the southern end of Woodley Lane consistent with recommendations in the neighborhood plan.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	5,000 sq. ft.	13,308 sq. ft.
Lot Width	50’	127’
Minimum Front Yard Setback	20’	20’ (Waunona Way)
Maximum Front Yard Setback	30’ or up to 20% greater than block average	20’
Side Yard Setback	Two-story: 7’	Adequate (east side yard)
Reverse Corner Side Yard Setback	15’	15’ (Woodley Lane)
Rear Yard Setback	Lesser of 30% lot depth or 35’(30’)	30’
Usable Open Space	1,000 sq. ft.	Adequate
Maximum Lot Coverage	50%	Less than 50%
Maximum Building Height	2 stories/ 35’	2 stories/ 25’ 9”
Number Parking Stalls	1 (location only)	2 (Attached garage)
Building Forms	Single-family detached dwelling	Will comply
<b>Other Critical Zoning Items:</b> Utility Easements		
<i>Prepared by Jenny Kirchgatter, Assistant Zoning Administrator</i>		

**Environmental Corridor Status:** The subject site is not located within a mapped environmental corridor.

**Public Utilities and Services:** The subject site is served by a full range of urban services.

## Project Description

The applicants are seeking Plan Commission approval of a demolition permit to demolish an existing single-family residence at 2711 Waunona Way, which will be replaced by a new single-family residence. According to the City records, the existing one-story house was built in 1930 and contains 660 square feet of floor area, with two bedrooms, one bathroom, an attached garage, and an unfinished basement. The applicants indicate that the basement of the structure and attached garage are in “poor condition,” with other concerns about the residence outlined in the letter of intent. Photos documenting the condition of the house are included in the Plan Commission materials.

The proposed single-family residence will be a two-story structure with 2,633-square-foot of floor area inclusive a two-car attached garage that will be accessed from Woodley Lane. The interior room layout of the new residence is depicted on the floorplans included with the application materials. The first floor of the residence will contain 1,510 square feet of finished interior space, including a bedroom, while the second floor will contain 571 square feet of finished floor area and two bedrooms. A 657 square-foot deck is shown adjacent to the west wall of the second floor, which will contain an outdoor gas fireplace along the western edge. Stairs down from the first floor are shown on Sheet 1A.1, but no basement plan was included in the application materials. The proposed single-

family residence will reflect a modern architectural motif, with an exterior to consist of stone veneer and composite board and batten siding.

## Analysis and Conclusion

The Planning Division believes that the proposed demolition and new single-family residence can meet the standards of approval for demolition permits. Staff has no information to suggest that the existing residence would not meet the standards for demolition, and the proposed residence, while larger in both mass and floor area compared to the existing residence, should not have an adverse impact on the normal and orderly development of surrounding properties, which feature a wide range of single-family homes that vary in size, age, and design.

The Landmarks Commission informally reviewed the demolition of the existing house at 2711 Waunona Way at its July 8, 2019 meeting and found that the existing building had no known historic value.

The site plan submitted with the demolition permit materials (Sheet SP.1) includes a “new lot line” that shows how the subject property could be divided to create an additional lot east of the proposed residence. However, that line is for illustrative purposes only at this time, and any approval of the proposed demolition permit should not be considered an endorsement of nor support for the potential land division, which will require separate review and approval of a Certified Survey Map to formally divide the parcel. If a CSM to divide the property has not been submitted, approved and recorded prior to the issuance of demolition and building permits for the home project, the lot line shall be removed from the final zoning plans.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow a single-family residence at 2711 Waunona Way to be demolished and a new residence to be constructed subject to input at the public hearing and the following conditions:

Major/Non-Standard Conditions are Shaded

### Planning Division

1. Approval of the proposed demolition permit should not be considered an endorsement of any potential division of the subject parcel. A Certified Survey Map (CSM) to divide the subject parcel in the manner suggested on Sheet SP.1 shall be submitted for review and approval with a completed Subdivision Application. If a CSM to divide the property has not been submitted, approved and recorded prior to the issuance of demolition and building permits for the residence, the lot line shall be removed from the final zoning plans for the demolition and new construction.

### City Engineering Division (Contact Tim Troester, 267-1995)

2. Obtain a Street Terrace permit for any proposed work (installation of the driveway apron, landscaping, etc.) in the right of way.

3. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
4. Revise plan to show the location of all rain gutter down spout discharge locations.
5. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
6. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.

**City Engineering Division – Mapping Section** (Contact Jeff Quamme, 266-4097)

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

**Zoning Administrator** (Contact Jenny Kirchgatter, 266-4429)

7. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until a reuse and recycling plan is approved by the Recycling Coordinator. 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. Per Section 28.185(9)(a), a demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
8. Show the roof eaves on the plans in relation to the setbacks with the amount of encroachment into the setback areas. Roof eaves and gutters are allowed to project a maximum of three (3) feet into the front and rear yard setbacks and two (2) feet into the side yard setbacks.

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

9. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available online at the Home Fire Sprinkler Coalition.

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

10. 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 Section 13.21 prior to the demolition of the property. Please contact Water Utility staff at 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.

11. 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 266-4765 to schedule the meter removal

appointment. The Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application prior to the issuance of building permits for the proposed development.

**Parks Division** (Contact Sarah Lerner, 261-4281)

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

**Parks Division – Forestry Section** (Contact Brad Hofmann, 267-4908)

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

**Metro Transit** (Contact Tim Sobota, 261-4289)

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