

PLANNING DIVISION STAFF REPORT

April 13, 2020

PREPARED FOR THE PLAN COMMISSION



Project Address: 50 Lansing Street (District 15 – Alder Foster)
Application Type: Demolition Permit
Legistar File ID # [59687](#)
Prepared By: Sydney Prusak, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property

Owner: Rhonda Plourd; Plourd Properties, LLC; 802 Stoney Hill Lane; Cottage Grove, WI 53527
Contact: Jim Lampe; Dane Building Concepts; 603 Post Road; Madison, WI 53713

Requested Action: The applicant requests approval of a demolition permit to raze an existing single-family residence and construct a new single-family residence in the TR-C4 (Traditional Residential – Consistent 4) Zoning District at 50 Lansing Street. The proposal is subject to the standards for Demolition and Removal Permits.

Proposal Summary: The applicant proposes to demolish a one-story, single-family residence and construct a new two-story, single-family residence at 50 Lansing Street.

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 (PC)

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 TR-C4 (Traditional Residential – Consistent 4) Zoning District at 50 Lansing Street. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 5,376-square-foot (approximately 0.12-acre) subject property is located on Lansing Street between Milwaukee Street and Dawes Street. 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 645-square-foot, one-story single-family house, originally constructed in 1930. It contains one bedroom and one bathroom.

Surrounding Land Use and Zoning:

North: Single-family residences, zoned TR-C4 (Traditional Residential – Consistent 4);

South: Single-family residences, zoned TR-C4;

East: Single-family residences, zoned TR-C4; and

West: Single-family residences, zoned TR-C4.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential (<15 dwelling units/acre) for the subject parcel. There is no adopted neighborhood for the subject site.

Zoning Summary: The property is zoned TR-C4 (Traditional Residential -Consistent 4).

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000 sq. ft.	5,376 sq. ft.
Lot Width	40'	41'
Front Yard Setback	20'	21.0'
Max. Front Yard Setback	30' or up to 20% greater than block average	21.0'
Side Yard Setback	<50': 10% lot width (4.1')	6.0' north side yard 6.1' south side yard (6)
Rear Yard Setback	Lesser of 30% lot depth or 30'	Adequate
Usable Open Space	750 sq. ft.	Adequate
Maximum Lot Coverage	65%	Less than 65%
Maximum Building Height	2 stories/35 ft.	2 stories/Less than 35'

Site Design	Required	Proposed
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	Attached garage
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 applicant requests Plan Commission approval for a demolition permit. The applicant proposes to demolish an existing single-family residence at 50 Lansing Street and replace it with a new single-family residence. The existing house is a one-story, 645-square-foot, single-family home with one bedroom and one bathroom, originally built in 1930. According to the applicant, the house has significant structural issues and provided [photos](#) documenting the damage.

The proposed new residence is a two-story house with approximately 1,622-square-feet of living space, with a partially finished basement and attached garage. The plans show three bedrooms and three bathrooms. The proposed home will have horizontal siding with a pitched shingled roof.

This request is subject to the standards for demolition and removal permits. In order to approve a demolition request, MGO §28.185(7) requires that the Plan Commission find that the requested demolition and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the Traditional Residential-Consistent (TR-C) zoning districts. The statement of purpose for TR-C districts says:

The TR-C Districts are established to stabilize, protect and encourage throughout the City the essential characteristics of the residential areas typically located on the Isthmus, near East and near West portions 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) Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- (b) 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.
- (c) Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- (d) 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.
- (e) Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

Furthermore, 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. Additionally, 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 are 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. At their January 13, 2020 meeting, the Landmarks Commission recommended to the Plan Commission that the building at 50 Lansing Street has no known historic value.

Given the scale and character of the proposed house within the context of the neighborhood and conformance with the adopted plan, the Planning Division believes that the applicable demolition approval standards can be found met. There is a varied pattern of single-family residences along Lansing Street, consisting of one and two-story homes.

At the time of report writing, staff was unaware of any concerns regarding this proposal.

Recommendation

Planning Division Recommendation (Contact Sydney Prusak, (608) 243-0554)

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 50 Lansing Street. 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

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

1. This property currently drains to a very poorly or non-draining site. The applicant shall provide a drainage plan for the new building that shows how drainage shall be directed away from the backyard area and be directed to the public ROW.
2. 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. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

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

3. 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).
4. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
5. Section 28.185(10) 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.
6. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
7. Show the proposed driveway and area well on the site plan.
8. Show the proposed rear deck or patio on the site plan.
9. The lowest point of the top edge of any egress well projecting into the side yard setback area shall be at least six (6) inches above the adjoining grade.

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

10. 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>. A price to install a multipurpose piping system or a stand alone fire sprinkler system shall be obtained.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

11. 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.