



PREPARED FOR THE PLAN COMMISSION

Project Address: 2042 E Main Street (District 6 – Alder Benford)
Application Type: Demolition Permit
Legistar File ID #: [64583](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Contact: Andrew Wanek; Ginkgo House Architecture; 3157 Milwaukee Street; Madison, WI 53714

Property Owners: Luke Emery and Carly Schuna; 1029 Williamson Street, #2; Madison, WI 53703

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 Traditional Residential – Varied 1 (TR-V1) Zoning District at 2042 E Main Street.

Proposal Summary: The applicant proposes to demolish a one-and-a-half-story, single-family residence and construct a new two-story, single-family residence at 2042 E Main Street.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition and Removal Permits [MGO §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 Traditional Residential – Varied 1 (TR-V1) Zoning District at 2042 E Main Street. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 4,450-square-foot (approximately 0.1-acre) subject property is located on the northwest side of E Main Street between Sutherland Court and S 4th Street. The site is within Aldermanic District 6 (Alder Benford) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing 1,495-square-foot, one-and-a-half-story, single-family house. According to the City Assessor’s records, it contains three bedrooms and one bathroom and was constructed in 1936. An asphalt driveway runs along the southwest property line.

Surrounding Land Use and Zoning:

Northwest: 2-, 3- and 4-unit apartments, zoned Traditional Residential – Varied 1 (TR-V1);

Northeast: 2-unit apartments and single-family residences, zoned TR-V1;

Southeast: Across E Main Street are the Wisconsin and Southern Railroad tracks, zoned TR-V1; beyond which is a 45-unit condominium and the Madison Circus Space training facility, zoned Neighborhood Mixed-Use (NMU); and

Southwest: 2-unit apartments and single-family residences, zoned TR-V1.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential (<15 dwelling units/acre) for the subject property. The [Marquette-Schenk-Atwood Neighborhood Plan](#) (1994) makes no specific land use recommendations for the subject site.

Zoning Summary: The property is zoned TR-V1 (Traditional Residential-Varied 1).

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	4,453 sq. ft.
Lot Width	30'	50.45'
Front Yard Setback	20' Sec. 28.031(1) Front Setback Averaging (11' 5")	14' <i>(See Condition #11)</i>
Max. Front Yard Setback	30' or up to 20% greater than block average	14'
Side Yard Setback	Two-story: 6'	6' northeast <i>(See Condition #11)</i> 6' southwest <i>(See Condition #11)</i>
Rear Yard Setback	Lesser of 25% lot depth or 25'	25.7' <i>(See Condition #11)</i>
Usable Open Space	500 sq. ft.	1,326 sq. ft.
Maximum Lot Coverage	70%	43%
Maximum Building Height	2 stories/ 35'	2 stories/ 33'-8"

Section 28.031(1) Setback Averaging, Front Setback. Where at least fifty percent (50%) of the front footage of any block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing principal structures on the block face or the normal setback requirement in the district whichever is less, but no less than ten (10) feet.

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 proposes to demolish an existing single-family residence at 2042 E Main Street and replace it with a new single-family residence. The existing house is a 1,495-square-foot, one-and-a-half-story, single-family house. According to the City Assessor's records, it contains three bedrooms and one bathroom and was constructed in 1936. According to the applicant, the existing residence is in significant disrepair. Photos of the existing structure are available in the Legislative File linked [here](#).

The proposed new residence is a two-story house with approximately 4,020 square-feet of living space with a partially finished basement. The plans show two bedrooms, two-and-a-half bathrooms, and an attached, one-car garage. The proposed home will have fiber cement siding, and the roof, pitched to maximize solar exposure for the rooftop photovoltaic panels, will be standing-seam metal.

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 – Varied (TR-V) zoning districts. The statement of purpose for TR-V districts says, in part:

The SR-V Districts are established to stabilize and protect the essential characteristics of residential areas of varying densities and housing types, 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 encouraging the 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.*

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 [Marquette-Schenk-Atwood Neighborhood Plan](#) (1994) makes no specific land use recommendations for the subject site. At their January 11, 2021 meeting, the Landmarks Commission recommended to the Plan Commission that the building at 2042 E Main Street has no known historic value.

Given the condition of the existing house, 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 somewhat varied pattern of single-family and 2-unit residences along this block of E Main Street, ranging between one-and-a-half and two-and-a-half story homes. Staff note that while the proposed residence is roughly 10 feet wider than most of the other residences on the block, Staff also point out that the subject property is 10 feet wider than typical. As a result, the ratio of building width to lot width for the subject proposal is nearly the same as those typically found on the block. Regarding the roof, Staff note that the while the proposed roof is a gable, just like the majority of the neighboring structures, it

has been rotated so to be oriented to true south (in order to maximize the solar orientation). While the result is a structure that appears taller (due to the fact that the rotated roof exposes more exterior wall area), Staff note that the 33 foot – 8 inch building height meets the Traditional Residential-Varied 1 District’s 35-foot height limit in the Zoning Code.

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

Recommendation

Planning Division Recommendation (Contact Chris Wells, cwells@cityofmadison.com)

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 2042 E Main 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. Obtain a Street Terrace permit for the proposed work (installation of the driveway apron, landscaping, etc.) This permit application is available and must be completed on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO 10.08)
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))
3. Revise plan to show the location of all rain gutter down spout discharge locations. (POLICY)
4. 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. (POLICY)
5. 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.
6. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

7. Identify on the plans the lot and block numbers of recorded Certified Survey Map or Plat.
8. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.
9. The site plan appears to show the proposed dwelling to be located at the minimum side yards. Therefore, it is recommended that a boundary survey be performed by a Registered Professional Surveyor to confirm the property lines prior to construction.

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

10. 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 at streets@cityofmadison.com. 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. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
11. On the site plan, show the extent of the roof eave projections into the setbacks. Roof eaves and gutters may encroach a maximum of three (3) feet into the front and rear yard setbacks and a maximum of two (2) feet into the side yard setbacks.

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

12. MFD recommends the installation of a fire sprinkler system to protect the occupants. Provide a quote option to install fire sprinkler protection in accordance with NFPA 13D.
13. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Paul Ripp at pripp@cityofmadison.com or (608)712-6277.

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

14. 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.
15. 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/plumbers-contractors>), 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.

Forestry (Contact Brad Hofmann, (608) 267-4908

16. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.
17. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the plan set.
18. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on the plan set.
19. Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on the plan set.
20. Soil Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on the plan set.
21. Street All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the plan set.
22. An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.

The following agencies reviewed this request and have recommended no conditions of approval:

Traffic Engineering, Parks, Metro