



PREPARED FOR THE PLAN COMMISSION

Project Address: 5404 Woodley Lane (District 14 – Alder Carter)
Application Type: Demolition Permit
Legistar File ID #: [65480](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Michael Rajterowski; 718 Alden Drive; Sycamore, IL 60178

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 – Consistent 1 (TR-C1) Zoning District at 5404 Woodley Lane.

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 5404 Woodley Lane.

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 – Consistent 1 (TR-C1) Zoning District at 5404 Woodley Lane. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 16,500-square-foot (approximately 0.38-acre) subject property is located on the west side of Woodley Lane between Waunona Way and Berry Lane. The site is within Aldermanic District 14 (Alder Carter) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing 1,000-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 1925. The site also contains a detached, two-stall garage.

Surrounding Land Use and Zoning: The subject property is surrounded on all sides by single-family residences in the Traditional Residential – Consistent 1 (TR-C1) District.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential uses for the subject property, which it notes are predominantly composed of single-family and two-unit structures, at less than 15 dwelling units per acre. The [Broadway/Simpson/Waunona Neighborhood Plan](#) (1986) recommends RLM-S (low-medium density, single-unit residential) uses which is notes is 8-15 dwelling units per acre.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	16,500 sq. ft.
Lot Width	50'	125.0'
Front Yard Setback	20'	32' 3"
Max. Front Yard Setback	30' or up to 20% greater than block average	32' 3" <i>(See Condition #9)</i>
Side Yard Setback	Two-story: 7'	9' 8" north side 81' 7" south side
Rear Yard Setback	Lesser of 30% lot depth or 35'	53' 7"
Usable Open Space	1,000 sq. ft.	Adequate
Maximum Lot Coverage	50%	Less than 50% <i>(See Condition #12)</i>
Maximum Building Height	2 stories/ 35'	2 stories <i>(See Condition #11)</i>

Site Design	Required	Proposed
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	Existing detached 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 5404 Woodley Lane and replace it with a new single-family residence. The subject site includes a 1,000-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 1925. The site also contains a detached, two-stall garage. 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 2,615 square-feet of living space – a roughly 1,035-square-foot ground floor, a 425-square-foot partial second floor, and 1,155-square-foot basement. The plans show two bedrooms, two-and-a-half bathrooms. Regarding exterior materials, while none are specified on the plans, in communications with Staff, the applicant has clarified that the current plan is to have composite siding and a metal roof. However, these may switch to vinyl siding and asphalt shingles if cost and availability become a significant constraint.

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-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.*
- e) *In new development, use of the SR-C1 District, in conjunction with other residential districts, should be limited to insuring a mix of housing types, or for reasons related to topography, stormwater management, or other environmental considerations.*

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.

Staff believe the proposal is consistent with adopted plans as the [Comprehensive Plan](#) (2018) recommends *Low Residential (LR)* uses for the subject parcel, which it notes are predominantly composed of single-family and two-unit structures, at less than 15 dwelling units per acre. The much older [Broadway/Simpson/Waunona Neighborhood Plan](#) (1986) recommends *RLM-S (low-medium density, single-unit residential)* uses which is notes is 8-15 dwelling units per acre. Regarding the review by the Landmarks Commission, at their April 5, 2021 meeting, the Landmarks Commission recommended to the Plan Commission that the building at 5404 Woodley Lane has no known historic value.

The Planning Division believes that the applicable demolition approval standards can be found met.

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 5404 Woodley Lane. 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 Timothy Troester, (608) 267-1995)

1. 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))
2. Current plan shows less than 4,000 sf disturbed area. If plans are not revised, no Erosion Control or Storm Water Management Permits will be required.
3. 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)
4. 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.
5. 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)

6. Identify on the plans the lot and block numbers of recorded Certified Survey Map or Plat.
7. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.
8. 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)

9. The maximum front yard setback is 30 feet or up to 20% greater than the block average. The proposed front yard setback is 32' 3". Provide the front setback measurements for the block to establish the block average or reduce the front yard setback to a maximum of 30 feet.
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. Show the height of the proposed single-family dwelling on the building elevations. The maximum height is two (2) stories and 35 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.
12. Show the driveway leading to the existing detached garage on the proposed site plan.

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

13. 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>
14. 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)

15. 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.
16. 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.

17. 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 WaterUtility 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)

18. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted City Forestry for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note to plan: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

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

Engineering Mapping, Traffic Engineering, Parks, Metro