

PLANNING DIVISION STAFF REPORT

August 8, 2021



PREPARED FOR THE PLAN COMMISSION

Project Address: 1729 Schlimgen Avenue (District 12 – Ald. Abbas)
Application Type: Demolition Permit
Legistar File ID #: [66112](#)
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: Ray Gilden; Hickory Ridge Log Homes, LLC.; 556 Bowers Road; Belleville, WI 53508

Property Owners: Lolita Martens; 3230 Ridgeway Avenue; Madison, WI 53704

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 4 (TR-C4) Zoning District at 1729 Schlimgen Avenue.

Proposal Summary: The applicant proposes to demolish a one-story, single-family residence and construct a new one-story, single-family residence at 1729 Schlimgen Avenue.

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 4 (TR-C4) Zoning District at 1729 Schlimgen Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 4,800-square-foot (approximately 0.1-acre) subject property is located on the south side of Schlimgen Avenue between N Sherman Avenue and Ruskin Street. The site is within Alder District 12 (Ald. Abbas) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing 416-square-foot, one-story, single-family house and a detached one-car garage. According to the City Assessor's records, it contains one bedroom and one bathroom and was constructed in 1936.

Surrounding Land Use and Zoning:

North: Two-unit apartments and single-family residences, zoned Traditional Residential – Consistent 4 (TR-C4);

South: Sherman Middle School, zoned TR-C4;

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

West: Two-unit apartments and single-family residences, zoned TR-C4.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential (<15 dwelling units/acre) for the subject property. The [Northport-Warner Park-Sherman Neighborhood Plan](#) (2009) makes no specific land use recommendations for the subject site.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000	4,800
Lot Width	40 ft	40 ft
Front Yard Setback	20 ft	24 ft
Max. Front Yard Setback	30 ft	24 ft
Side Yard Setback	4 ft	4.5 ft, 13.5 ft
Rear Yard Setback	30 ft	56 ft
Usable Open Space	750 sq ft	1,800 sq ft
Maximum Lot Coverage	65%	48%
Maximum Building Height	2 stories/35 ft	1 story

Other Critical Zoning Items	Utility Easements; Wellhead Protection District (WP-07)
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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 proposes to demolish an existing single-family residence at 1729 Schlimgen Avenue and replace it with a new single-family residence. The existing house is a 416-square-foot, one-story, single-family structure, which, according to the City Assessor’s records, contains one bedroom and one bathroom and was constructed in 1936. While the applicant did not raise specific deficiencies regarding the condition of the structure, they did submit interior and exterior [photos](#) of the building for review.

The proposed new residence is a one-story house with approximately 725 square-feet of living space and a full, finished basement. The submitted plans show two bedrooms, one bathroom, and a detached, one-car garage. The proposed home will have vinyl lap siding, vinyl windows, and architectural shingles.

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, in part:

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 [Northport-Warner Park-Sherman Neighborhood Plan](#) (2009) makes no specific land use recommendations for the subject site. Regarding the finding by the Landmarks Commission, at their June 28, 2021 meeting, they recommended to the Plan Commission that the building at 1729 Schlimgen Avenue has no known historic value.

When considering the adopted plans, the proposed new residence, and the surrounding development pattern, the Planning Division believes that the standards for Demolition Permits can be 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 1729 Schlimgen 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

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

1. Obtain a permit to Excavate in the Right-of-Way for completing the improvements in the public Right-of-Way. The permit application is available on the City Engineering Division website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

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 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)

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

4. Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.
5. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

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

6. 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.
7. 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)

8. 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.
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. Obtain a Quote to upgrade to include a fire sprinkler system from either a plumber or fire sprinkler contractor.

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

11. 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.

The Planning Division, Engineering-Mapping, Parks Division, Forestry Section, and Metro Transit have reviewed this request and have recommended no conditions of approval.