



Report to the Plan Commission

July 25, 2011

Legistar I.D. #23333
634 W. Lakeside Street
Demolition Permit

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a demolition permit to allow an existing single-family residence at 634 W. Lakeside Street to be demolished and a new residence to be constructed.

Applicable Regulations & Standards: Section 28.12(12) provides the guidelines and regulations for the approval of demolition permits.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the demolition permit standards met and **approve** a demolition permit to allow a single-family residence at 634 W. Lakeside Street 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

Applicant: Lawrence J. Taff, TZ of Madison; 6 Fuller Drive; Madison.

Property Owner: Dorothy O'Dea; 634 W. Lakeside Street; Madison.

Proposal: The applicant proposes to demolish an existing residence and construct a new residence for the property owner. The project will proceed as soon as all necessary approvals have been granted, with completion anticipated this fall.

Parcel Location: A 6,000 square-foot parcel located on the north side of W. Lakeside Street, one parcel east of Whittier Street; Aldermanic District 13 (Ellingson); Madison Metropolitan School District.

Existing Conditions: A 1.5-story single-family residence, zoned R2 (Single-Family Residence District).

Surrounding Land Use and Zoning: The subject site is surrounded by a mix of single- and two-family residences zoned R2 (Single-Family Residence District).

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and surrounding area for Low-Density Residential uses. The subject site and surrounding area are also included within the boundaries of the South Madison Neighborhood Plan, which does not make any specific land use recommendations pertinent to this property but recommends in general that the existing residential housing stock in the low-density residential area centered on W. Olin Avenue be preserved.

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: Existing R2 (Single-Family Residence District) zoning:

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	6,000 sq. ft. (existing)
Lot Width	50'	50' (existing)
Usable open space	1,000 sq. ft.	1,193 sq. ft.
Front Yard	23.1' (reduced average)	23.5'
Side Yards	9' on west, 8.33' on east	9.25' on west, 10.86' on east
Rear Yard	35'	44.5'
Building Height	2 stories & 35	2 stories
No. Parking Stalls	1	2
Other Critical Zoning Items		
Yes:	N/A	
No:	Utility Easements, Urban Design, Floodplain, Landmark, Adjacent to Park, Wellhead Protection	
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>		

Project Analysis & Conclusion

The applicant on behalf of the property owner is requesting approval of a demolition permit to demolish an existing 1.5-story, 1,121 square-foot single-family residence located at 634 W. Lakeside Street, which was built in 1932 according to City records. The current residence contains two bedrooms and one bathroom and is located on a 50-foot wide and 120-foot deep lot that also includes a detached one-car garage. The subject property is located in an area roughly bounded by Monona Bay on the north, S. Park Street on the west and Gilson Street on the east and south that is predominantly developed with a mix of single- and two-family residences in R2 Single-Family Residence District zoning.

Plans submitted with the demolition request propose construction of a new two-story single-family residence with a one-story sun porch along the rear wall. The new residence will contain 3 bedrooms, 2.25 baths, and approximately 2,350 square feet of finished floor area as depicted on the attached floorplans. The architecture of the proposed residence reflects a traditional cottage style, with lap siding and a gable roof. A front porch is proposed adjacent to the front door facing W. Lakeside Street. A handicapped-accessible ramp and porch are shown along the rear wall adjacent to the kitchen and sun porch. The new residence will be set back 23.5 feet from the front property line and 44.5 feet from the rear property line, with side yards of 9.25 and 10.86 feet between the western and eastern walls and adjacent lot lines, respectively. All of the yards proposed comply with the R2 bulk requirements as they apply to the subject property, which is subject to setback averaging based on the existence of front yards in this block that are less than the 30-foot front yard that would otherwise be required in R2 zoning. A detached two-car garage will be constructed in the northeastern corner of the property to replace a one-car garage in approximately the same location. Access to the garage will be provided by a driveway extending along the eastern property line.

The letter of intent submitted with the application alludes to the need to demolish the existing residence for a variety of reasons, including the “poor condition of the existing home”, the desire of the owners to construct a universally-designed accessible residence, the condition of the soils on which the existing home sits, and the cramped nature of the interior. The applicant has provided photos of the interior and exterior of the house to substantiate some their assertions.

Staff has not toured the existing residence and does not have any information that would suggest that the demolition standards cannot be met with the request to raze the existing structure. The Planning Division believes that the new residence proposed should have little impact on the existing character or normal and orderly development of the surrounding neighborhood, and feels that the replacement residence should complement the housing stock present in the neighborhood, which features a variety of building sizes and architectural styles. The Landmarks Commission informally reviewed the proposed demolition and had no comment.

A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of wrecking permit and the commencement of construction of the new residence.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 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 634 W. Lakeside Street to be demolished and a new residence to be constructed, subject to input at the public hearing and the conditions from reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

1. The lot being developed appears to have an enclosed depression in the rear of the yard. The applicant appears to be filling most of this area in. Additional detail shall be provided for review by the City Engineer to show how the rear yard area drains to the public right of way.
2. The applicant shall replace all sidewalk and curb and gutter that abuts the property, which is damaged by the construction or any sidewalk and curb and gutter that the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
3. All work in the public right of way shall be performed by a City-licensed contractor.
4. Prior to final approval of the demolition permit application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

Traffic Engineering Division (Contact Bryan Walker, 267-8754)

This agency submitted a response with no conditions of approval for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

5. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

6. Note: A residential fire sprinkler system may be installed in accordance with NFPA 13D and Comm. 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

Water Utility (Contact Dennis Cawley, 261-9243)

7. The Madison Water Utility shall be notified to remove the water meter prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.