



Project Address: 1613-1721 N. Sherman Avenue and 1713 Schlimgen Avenue

Application Type: Demolition Permit and Conditional Use

Legistar File ID # [30134](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Alan Larson, Madison Water Utility; 119 E. Olin Avenue; Madison.

Contact Person: Andy Mullendore, Strand Associates, Inc.; 910 W. Wingra Drive; Madison.

Requested Action: Approval of a demolition permit and conditional use to allow two single-family residences located at 1721 N. Sherman Avenue and 1713 Schlimgen Avenue and existing Water Utility Well No. 7 at 1613 N. Sherman Avenue to be demolished and a new, larger Well 7 to be constructed. [Note: Some of the application materials identify the single-family residence at 1721 N. Sherman Avenue as 1701 Schlimgen Avenue, which is an alias address.]

Proposal Summary: The Madison Water Utility is requesting approval to demolish its existing well facility and two adjacent residences located along the south side of Schlimgen Avenue to allow construction of a new 6,810 square-foot well and reservoir on the enlarged site. The project is scheduled to commence in September 2013, with completion anticipated in November 2014.

Applicable Regulations & Standards: Section 28.032(1) of the Zoning Code identifies water reservoirs and pumping stations as conditional uses in all Residential zoning districts. Section 28.183 provides the process and standards for the approval of conditional use permits. Section 28.185 provides the process and standards for the approval of demolition and removal permits. Section 33.24(4)(d) requires the Urban Design Commission to approve any buildings proposed to be built or expanded by the City and other taxing jurisdictions.

Review Required By: Urban Design Commission and Plan Commission.

Summary Recommendation: The Planning Division recommends that the Urban Design Commission and Plan Commission find the applicable standards met and **approve** demolition of two single-family residences located at 1721 N. Sherman Avenue and 1713 Schlimgen Avenue and existing Water Utility Well No. 7 at 1613 N. Sherman Avenue and construction of a new, larger Well 7, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: The subject site is located at the southeastern corner of N. Sherman and Schlimgen avenues and is comprised of three parcels containing approximately 0.53-acre of land; Aldermanic District 12 (Palm); Madison Metropolitan School District.

Existing Conditions and Land Use: Existing Well 7 contains an approximately X square-foot well house and Y square-foot reservoir. Both are one-story masonry structures constructed circa 1938. The single-family residence at 1721 N. Sherman Avenue is a 1.5-story bungalow constructed in 1936 that includes 2 bedrooms, 1 bath, an

enclosed front porch and a detached one-car garage. The single-family residence at 1713 Schlimgen Avenue is a one-story bungalow built in 1925, which contains 3 bedrooms, 1 bath and an attached two-car garage. All three parcels are zoned TR-C4 (Traditional Residential-Consistent 4 District) and are located in Zone A of Wellhead Protection District 7.

Surrounding Land Use and Zoning:

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

South: Shabazz City High School, zoned TR-C4;

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

West: Single-, two- and multi-family residences, zoned TR-C4.

Adopted Land Use Plans: The Comprehensive Plan identifies the subject site and surrounding properties for Low-Density Residential uses.

The subject site is also located within the boundaries of the Northport-Warner Park-Sherman Neighborhood Plan, which does include specific recommendations for the subject site or this section of the N. Sherman Avenue corridor. However, the plan encourages that new buildings be neighborhood- and pedestrian-scale.

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

Requirements	Required	Proposed
Lot Area – Non-Residential Use	4,800 sq. ft.	23,086 sq. ft.
Lot Width	40'	120' on N. Sherman Avenue
Minimum/ Maximum Front Yard	20' N/A	52'
Side Yards	5' for one-st.; 6 for two or more st.	29' on north; 9' on south
Rear Yard	Equal to bldg. height but at least 30'	21'*
Usable Open Space	N/A for non-residential uses	---
Building Height	35'	22.33'
Maximum Lot Coverage	65%	Less than 85%
Maximum Building Coverage	50%	Approximately 25%
No. of Parking Stalls	0	1, for MWU service vehicles
No. Bike Parking Stalls	0	0
Building Form	N/A	---
*: Section 28.134(5) of the Zoning Code states: "The regulations in this ordinance governing lot size, bulk requirements, and access to improved public streets shall not apply to any lot designed or intended for a public utility and public service use when approved by the Plan Commission."		
Other Critical Zoning Items		
Yes:	Wellhead Protection (Zone A, WP 7), Utility Easements, Urban Design (public building), Barrier Free	
No:	Floodplain, Landmarks, Waterfront Development	
<i>Prepared by: Tim Parks, Planning Division</i>		

Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map E6).

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

The Madison Water Utility is requesting approval to demolish its existing Well 7 located at 1613 N. Sherman Avenue and two adjacent single-family residences at 1721 N. Sherman Avenue and 1713 Schlimgen Avenue to allow construction of a new, larger well and 500,000-gallon reservoir on the 0.53-acre site. The existing well dates back to 1938 and contains iron and manganese. This well serves an area that extends south from Schlimgen Avenue towards the Isthmus and serves a significant area on the east side. The Water Utility indicates that their existing 0.25-acre property was not sufficient to accommodate the larger well facility proposed, which required the acquisition of the adjacent residences. The new well will include iron and manganese filters as part of bringing the facility up to modern standards. Access to the new well facility will be provided by a driveway from N. Sherman Avenue located in approximately the same location as the existing driveway serving the smaller well.

The new well and reservoir will be housed in a tall, one-story building that will be clad with a combination of brick, cast stone, stone veneer and terra cotta panels. Glass block is proposed along the northern and western facades to provide daylighting for the building. Pilaster columns are proposed along the north wall facing the residences across Schlimgen Avenue to help articulate that 50-foot long wall. The tallest volumes of the building will be located on the south side adjacent two-story high school. Landscaping for the new facility will include the planting of shrubs and perennials along the base of the northern and western walls, 3 evergreens between the new building and adjacent residence to the east, 3 new canopy trees between the well and school, and the preservation of 3 existing trees located along the N. Sherman Avenue frontage.

Analysis & Conclusion

Staff does not believe that the demolition of the residences or the existing well and construction of the new well and reservoir will have an adverse impact on the uses, values and enjoyment or normal and orderly development and improvement of surrounding properties and believes that the demolition permit and conditional use standards can be met.

The Landmarks Commission considered this request at their July 29 meeting and those meeting notes are attached. That Commission voted to “advise the Plan Commission that the Landmarks Commission is concerned by the continued loss of historic fabric regarding the demolition of 407 W. Gorham Street and that the Landmarks Commission appreciates the Water Utility’s attempt to salvage and incorporate the existing stone into the new structure (1613 Sherman Avenue), but that the Landmarks Commission deeply regrets the loss of the historic building as it was constructed as a Works Progress Administration project in 1938, and urges the Water Utility and other municipal agencies to survey their existing buildings and cultural resources and affirmatively plan to incorporate historic buildings into any future developments.”

The Landmarks Commission requested that the Water Utility photo document Well #7 in its current form as a condition of being granted a demolition permit.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Urban Design Commission and Plan Commission find the applicable standards met and **approve** demolition of two single-family residences located at 1721 N. Sherman Avenue and 1713 Schlimgen Avenue and existing Water Utility Well No. 7 at 1613 N. Sherman Avenue and construction of a new, larger Well 7, subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

1. That the Water Utility photo document Well #7 in its current form as a condition of being granted a demolition permit, as recommended by the Landmarks Commission.

The following conditions of approval have been submitted by reviewing agencies:

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

2. This property shall establish a billing account for sanitary sewerage discharge, if one does not currently exist.
3. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
4. The applicant shall replace all sidewalk and curb and gutter abutting 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.
5. All work in the public right of way shall be performed by a City-licensed contractor.
6. All damage to the pavement on N. Sherman Avenue and Schlimgen Avenue adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
7. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
8. For commercial sites less than 1 acre in disturbance, the City of Madison is an approved agent of the Department of Commerce and Wisconsin Department of Natural Resources (WDNR). As this project is on a site with disturbance area less than one acre and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
9. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the City Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site

parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.

10. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
11. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
12. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
13. Prior to final approval of the demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer and/ or storm sewer lateral that serves a building that is proposed for demolition. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing lateral that serves a building which is proposed for demolition. For each lateral to be plugged, the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. Note: New plugging procedures and permit fees are in effect as of January 1, 2013.
14. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

This agency did not provide comments for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not provide comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

15. The Madison Fire Department recommends the installation of an automatic fire sprinkler system even if the water treatment process does not exceed the threshold limits of the International Fire Code.
16. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact the MFD Training Division to discuss this possibility at 246-4587.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency did not submit comments for this request but requests an expeditious approval.

Parks Division (Contact Kay Rutledge, 266-4714)

17. Additional street trees are needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in Section 209 of *City of Madison Standard Specifications for Public Works Construction*. Please reference ID# 13133 when contacting the Parks Division about this project.
18. Approval of the plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.