



PREPARED FOR THE PLAN COMMISSION

Project Address: 4022 Manitou Way (10th Aldermanic District, Alder Cheeks)
Application Type: Demolition
Legistar File ID #: [38731](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Project Contact: Paul Cuta; CaS4 Architecture; 3014 Monroe St.; Madison, WI, 53711

Property Owner: Sean and Jerilyn Shannahan; 4018 Manitou Way; Madison, WI, 53711

Requested Action: Approval of a demolition of a single family home for construction a new single-family home in the Traditional Residential – Consistent 1 (TR-C1) District.

Proposal Summary: The applicant proposes to demolish a 1,526 square foot single-family home constructed in 1936, which is a contributing structure within the Nakoma National Register Historic District, for construction of an approximately 3,000 square foot single-family home and a 572 square foot two-car detached garage.

Applicable Regulations & Standards: This proposal is subject to the standards for demolitions (MGO Section 28.185).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards can be met, and **approve** the request at 4022 Manitou Way. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Project Update

Following referral by the Plan Commission on July 13, 2015, the applicant has revised the site plan so that the proposed home maintains a thirty (30) foot front setback, rather than the 20-foot setback formerly proposed. The chimney and a very small projection in the southeast corner of the home project into this area. This revision yet still falls within the parameters allowed in the TR-C1 Zoning District, yet keeps the new home in line with others on the block, some of which also have small projections into the 30-foot setback. Changes associated with this revision involve a slight decrease to the depth of the detached garage, a three foot decrease in the depth of the driveway area between the garage and the house, and a decrease in the depth of the northern portion of the house itself.

In the packet of information provided to the Plan Commission, the following new items have been provided:

- Two additional recommended conditions of approval by the Parks Division, which should be included if the proposal is approved by the Plan Commission
- Report from the City's Preservation Planner (as requested by the Plan Commission)
- Additional public comments, both in support of and in opposition to the proposal, that have been received since July 13, 2015 (older comments are also included for reference)
- Revised plans and elevations (provided by applicant)
- January, 2015 home inspection report (provided by applicant)

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition standards can be met, and **approve** the request at 4022 Manitou Way. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies, including the conditions below, which should be added to those in the July 13, 2015 staff report.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Parks Division (Contact Kay Rutledge, 266-4714)

15. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.
16. Approval of plans for this project does not include any approval to prune trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. When contacting Parks about this project, please reference ID # 15133.