



PREPARED FOR THE URBAN DESIGN COMMISSION AND 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.

Background Information

Parcel Location: The subject property is located on the west side of Manitou Way between Mandan Crescent and Tumalo Trail; Nakoma National Register Historic District; Aldermanic District 10 (Cheeks); Madison Metropolitan School District.

Existing Conditions and Land Use: The 8,075 square foot property has a two-bedroom, 1,526 square foot single-family home constructed in 1936. The stone, tudor-style home has an attached one-car garage.

Surrounding Land Use and Zoning: The property is surrounded by single-family homes in the TR-C1 District on the north, west, and south sides. Across Manitou Way to the east is a golf course in the Parks and Recreation (PR) District.

Adopted Land Use Plan: The Comprehensive Plan recommends Low Density Residential uses for the property. There is no adopted neighborhood plan for this area.

Zoning Summary: This property is in the Traditional Residential – Consistent 1 (TR-C1) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000	8,403
Lot Width	50	63
Front Yard Setback	20	20
Max. Front Yard Setback	20% > block average, 30 max	20
Side Yard Setback	Two-story: 7	North: 8, South: 7
Rear Yard Setback	35	50
Usable Open Space	1,000 sq. ft.	1,000+
Maximum Lot Coverage	50%	39.5%
Maximum Building Height	35	31
Number Parking Stalls	1	1+

Other critical zoning items: Utility Easements

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

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

Related Reviews

On April 13, 2015 the Landmarks Commission informally reviewed the demolition request for the existing home. They voted unanimously to recommend to the Plan Commission that the demolition request be denied, finding that the home has historic value. In the motion, they noted that it would be “unconscionable to contemplate the demolition of a contributing structure in a National Register Historic District that is in good condition”.

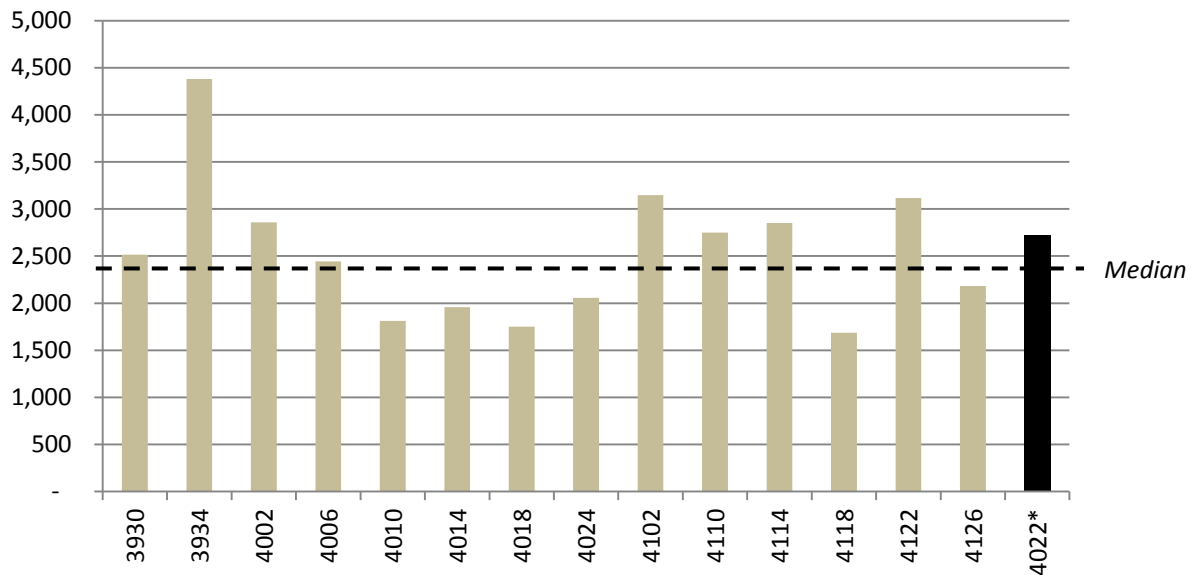
Project Description, Analysis, and Conclusion

The applicant proposes to demolish an existing vacant two-bedroom, 1,526 square foot home for construction of a new approximately 3,000 square foot two story home with 4 bedrooms and 4.5 bathrooms, and a detached 572 square foot two-car garage in the northwestern corner of the property. The existing driveway would be removed, and a new narrow driveway would be added along the northern edge of the property, leading to the detached garage. In conjunction with the proposal, the applicant is initiating an approximately two-foot lot line adjustment between the subject property and the adjacent property to the north, which is also owned by the applicant. This will slightly enlarge the subject property from 8,075 to 8,345 square feet.

The proposed home is set back 20 feet from the front property line, with 7 and 10-foot side yards and a nearly 50-foot rear yard. The home is similar in width to the existing home on the site, but deeper and taller at approximately 30 to 32 feet tall from grade to the peak of the roof. Designed with a stone and cedar exterior and a gabled roof, the more contemporary architectural detailing would generally fit well with the materials and roof angles of other historic homes along this stretch of Manitou Way. As shown in the table and associated figure on the following page, the size of the proposed home is about 250 square feet (10%) larger than the median size of other homes along Manitou Way, but is right in line with several of them, and is much smaller than a home located a block to the north which was constructed in 2013 following a demolition approval.

House Number	Year Built	Above Grade Livable Area (sq. ft.)	Lot Size (sq. ft.)	Floor Area Ratio
3930	1939	2,514	16,100	0.16
3934	2013	4,381	14,200	0.31
4002	1924	2,859	7,450	0.38
4006	1936	2,445	7,750	0.32
4010	1936	1,812	7,775	0.23
4014	1936	1,958	8,175	0.24
4018	1939	1,752	7,860	0.22
4024	1941	2,058	9,825	0.21
4102	1937	3,148	10,575	0.30
4110	1972	2,751	10,900	0.25
4114	1936	2,850	13,300	0.21
4118	1947	1,686	11,725	0.14
4122	1929	3,115	10,800	0.29
4126	1935	2,181	11,287	0.19
Median		2,480	10,688	0.24
4022	<i>Proposed</i>	2,727	8,345	0.33

Above Grade Livable Area (sq. ft.)



Land Use and Plan Consistency – The proposed single-family home is consistent with the Comprehensive Plan land use recommendation for low-density residential uses in this area.

Demolition Standards – The proposal involves demolition of a contributing structure in the Nakoma National Historic Register District, where tax credits are available to those restoring contributing structures, but the City of Madison has no special local control. As mentioned, the Landmarks Commission has recommended that the Plan Commission deny the proposal, and the Plan Commission must take this into account when reviewing the demolition request. The City's Preservation Planner has not submitted any additional findings for the Plan Commission to consider. Staff is unaware of any attempts by the applicant to try to advertise the sale of the existing home for relocation, nor is staff aware of any suitable locations for the existing home.

So long as all conditions of approval are addressed, the proposed home will be consistent with bulk, placement, and other requirements in the TR-C1 District. Staff believes that while the proposed structure would be a contemporary design among homes constructed in the 1930's and 1940's, it would not negatively impact the normal and orderly development of the surrounding area.

If the subject property were in a Local Historic District with stronger regulations regarding demolition, this proposal would not likely have come to the Plan Commission for consideration. Further, if the property were in a Neighborhood Conservation District with regulations that would prohibit the proposed structure, staff would be recommending against the proposal. However, homes in similar condition in neighborhoods across the city have been approved for demolition many times, and the Plan Commission just recently approved a demolition on the block just to the northeast in the same National Historic District, in that case for a significantly larger new home. In this case, where the proposed home is consistent with adopted plans and zoning requirements, and generally fits in with the predominant size of surrounding homes, staff believes that the standards for demolition can be met.

Conclusion – On balance, staff believes that the standards for demolition are met with this proposal. The relatively small existing home is a contributing structure within the Nakoma National Register Historic District, where tax credits could be sought for restoration, but the City currently has no additional level of control over the demolition of structures. With a significant investment, the home could be remodeled to remain an attractive small home on the site. However, the structure suffers from deferred maintenance, and previous owners have recently removed fixtures and other details unique to the home. Meanwhile, while the proposed home is designed with a contemporary style, but includes stone as an exterior material, shares the basic gabled roof shape of the eclectic mix of styles in the immediate area, and is generally in scale with some of the larger surrounding homes.

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.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Zoning Administrator (Contact Matt Tucker, 266-4569)

1. Sec. 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, Mr. George Dreckmann. (608-267-2626).
2. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. Sec. 28.185(9) (a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.
4. As part of the lot line adjustment process, provide an accurate site plan for the property at 4018 Manitou Way, showing compliance with all applicable zoning setbacks and lot requirements. Include an accurate measurement from the new lot line to the foundation wall of the building.

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

5. The site plan contemplates a property line adjustment of 3 feet. Although this type of boundary adjustment does not require a Certified Survey Map, it is advised that an administrative Certified Survey Map be drafted and submitted for approval with City of Madison Planning to be ultimately recorded with the Register of Deeds to adjust the lot line between the parcels. This is the best vehicle for accomplishing the adjustment and results in cleaner title for both properties for later conveyances.
6. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass. (POLICY).
7. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which 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. (POLICY).
8. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).

9. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
 - b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)
10. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer 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: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14)).

Water Utility (Contact Dennis Cawley, 266-4651)

11. This property is not located in a wellhead protection district.
12. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Fire Department (Contact Bill Sullivan, 261-9658)

13. Madison Fire Department recommend the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>
14. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt. Scott Bavery, (608) 576-0600.