



## Report to the Plan Commission

August 8, 2011

**Legistar I.D. #23480**

**1810 Waunona Way**

**Demolition Permit & Conditional Use**

Report Prepared By:

Timothy M. Parks, Planner

Planning Division

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**Requested Action:** Approval of a demolition permit and conditional use to allow an existing single-family residence on a lakefront lot at 1810 Waunona Way to be demolished and a new residence to be constructed.

**Applicable Regulations & Standards:** Section 28.04(19) provides the standards for waterfront development; Section 28.12(11) provides the guidelines and regulations for the approval of conditional uses; 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 and conditional use standards met and **approve** a demolition permit to allow a single-family residence on a lakefront lot at 1810 Waunona Way 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 4 of this report.

### Background Information

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**Applicant:** Ron Klaas, D'Onofrio Kottke & Associates; 7530 Westward Way; Madison.

**Property Owners:** Michael & Nickola Scott; 515 Sunset Ridge; Dubuque, Iowa.

**Proposal:** The property owners wish to demolish an existing residence and construct a new residence on a parcel that abuts Lake Monona. The project will proceed as soon as all necessary approvals have been granted, with completion anticipated in April 2012.

**Parcel Location:** A 0.28-acre parcel located on the north side of Waunona Way, approximately 550 feet east of Hoboken Road; Aldermanic District 14 (Bruer); Madison Metropolitan School District.

**Existing Conditions:** A 1.5-story single-family residence, zoned R1 (Single-Family Residence District).

**Surrounding Land Use and Zoning:** The subject site is generally surrounded by other single-family residences in R1 Single-Family Residence zoning, with the exception of a City of Madison sanitary sewer lift station, which is located two parcels to the west between 1812 and 1814 Waunona Way.

**Adopted Land Use Plan:** The Comprehensive Plan and Broadway-Simpson-Waunona Neighborhood Plan (1986) both identify the subject site and surrounding area for Low-Density Residential uses.

**Environmental Corridor Status:** This property is not located within a mapped environmental corridor. The corridor map notes the presence of wetland and shoreline adjacent to water's edge of the property.

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

**Zoning Summary:** Existing R1 (Single-Family Residence District) zoning:

| Requirements  | Required  | Proposed                        |
|---|---|---------------------------------|
| Lot Area  | 8,000 sq. ft.   | 12,414 sq. ft. (existing)       |
| Lot Width   | 65'   | 60' (existing)                  |
| Usable open space                                     | 1,300 sq. ft.   | Adequate                        |
| Front Yard  | 30'   | 36'                             |
| Side Yards  | 11' on west, 7.5' on east                                     | 11.5' on west, 8.5' on east     |
| Rear Yard / Waterfront Setback                        | Average 5 lots on each side                                   | 96.1'                           |
| Building Height                                       | 2 stories & 35 feet   | 2 stories and less than 35 feet |
| No. Parking Stalls                                    | 1   | 2                               |
|   |   |                                 |
| Other Critical Zoning Items                           |   |                                 |
| Yes:  | Utility Easements, Floodplain, Waterfront Development         |                                 |
| No:   | Urban Design, Landmark, Adjacent to Park, Wellhead Protection |                                 |
| Note:   | Lands within 35 feet of lake's edge not changing.             |                                 |
| Prepared by: Pat Anderson, Asst. Zoning Administrator |   |                                 |

## Project Analysis & Conclusion

The property owners, Michael & Nickola Scott, are requesting approval of a demolition permit and conditional use to allow the demolition of an existing single-family residence and construction of a new residence on a 0.28-acre parcel located at 1810 Waunona Way. The existing 1.5-story colonial was built in 1925 and contains 1,607 square-foot of living space according to City records, including 3 bedrooms and 2 bathrooms. The property also includes a detached one-car garage. The subject site is an approximately 200-foot deep lot with 60 feet of frontage along both Lake Monona and Waunona Way and is located among a long line of other waterfront single-family residences on the north side of Waunona Way in R1 Single-Family Residence District zoning.

Plans for the new single-family residence call for a two-story structure that will contain 4 bedrooms, 3 baths, a two-car attached garage and approximately 2,536 square feet of finished floor area as depicted on the attached floorplans. The new residence will have a full basement, though it will not be finished at this time. The architecture of the new residence evokes a traditional cottage style, with a combination of shingles, lap siding and stone proposed on the exterior and a cross-gable roof. A screen porch is proposed on the lakeside of the residence at the northeastern corner, while open-air terraces are proposed at the southeastern corner of the residence adjacent to the front door and along the lakeside of the house off the kitchen and screen porch.

The new residence will be set back 36 feet from the front property line and 11.5 feet and 8.5 feet between the western and eastern walls and adjacent lot lines, respectively, which complies with R1 yard requirements. The new residence will be set back approximately 96 feet from the ordinary high-water mark of Lake Monona, which the Zoning Administrator indicates exceeds the minimum required setback established by the average setbacks of the 5 lots located on either side of the subject property. The existing residence is located further from the edge of Lake Monona than the two residences on either side of the site. However, while the north wall of the new residence will sit closer to the lake than the existing, it does not appear to project closer to the lake than the northerly walls of the two adjacent residences.

The subject site includes a number of mature canopy trees, two of which the applicants indicate will be removed to accommodate construction of the new house. One of the trees to be removed is located in the side yard of the new residence, while the other is located where the attached garage is proposed. The plans for the new residence indicate a desire to preserve two trees adjacent to the garage and sun terrace. The plans for the subject site make no reference to the removal of any vegetation between the new residence and lake edge as part of the proposed construction.

Staff does not have any information that would suggest that the demolition standards cannot be met with the request to raze the existing structure. While no written narrative was submitted by the applicants to substantiate their desire to demolish the existing residence based on its condition or the feasibility to renovate the existing structure instead of razing and building new, a series of photos of the interior and exterior of the existing residence were submitted for consideration. Additionally, the applicants' civil engineer indicated to staff verbally that the residence had been neglected for many years and was in poor condition. Staff has not toured the existing residence but reviewed the photos and believes that they suggest the condition of the residence is commensurate with a building of its age and might also suggest that the existing structure would require a significant investment to modernize it. 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 generally believes the replacement residence will complement the housing stock present in the neighborhood.

The City's Preservation Planner has no concerns with the demolition of the existing residence, and 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.

Although the new Zoning Code has not yet taken effect, Planning staff has been reviewing new waterfront developments such as the proposed residence for conformance with the requirements of the new code. The new code includes a provision that limits the floor area ratio (FAR) of the principal building on a waterfront lot to 125% of the median FAR of all residentially-zoned buildings within 1,000 feet on either side of the subject site. The FAR calculation for such developments includes the finished or occupiable attic space, basement space (finished or not), attached garages, and enclosed porches.

In this case, staff determined that 29 other residential properties are located within 1,000 feet of the subject property. The median interior square footage of those properties is 4,063 square feet, and the median FAR is 0.27. If the new Zoning Code were effective today, the new residence on the subject site would need to have a FAR of 0.34 or less ( $125\% \times 0.27$ ). The proposed residence will have approximately 4,577 square feet of interior space and a FAR of 0.37. The new residence would need to be approximately 356 square feet smaller than proposed in order to be permitted under the new code.

## **Recommendations and Proposed Conditions of Approval**

Major/Non-Standard Conditions are shaded

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

The Planning Division believes that the Plan Commission can find the standards for demolition permits and conditional uses met and **approve** the demolition of a single-family residence on a lakefront lot at 1810 Waunona Way and construction of a new residence, subject to input at the public hearing and the conditions from reviewing agencies:

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

1. Revise both the existing conditions map and site plans to include the field-surveyed location of the existing public sanitary sewer. This location is necessary to ensure adequate separation preserving the ability of the City to protect and maintain these facilities. The applicant shall field survey two structures (one upstream and one downstream) to define the location of these existing facilities. Submittal and review of these revised plans may require additional comments and/or site plan modifications.
  2. Full drainage information shall be provided for the site including how the driveway and rooftops shall be drained.
  3. The applicant shall show the City sanitary sewer and easement on the lake side (north side) of the proposed home and the footprint of the proposed home.
  4. No improvements of any kind shall be allowed within the sanitary sewer easement area.
5. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
  6. The applicant's project requires the minor restoration of the street and sidewalk. The applicant shall obtain a Street Excavation Permit for the street restoration work from the City Engineering Division.
  7. 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.
  8. All work in the public right of way shall be performed by a City-licensed contractor.
  9. All damage to the pavement on Waunona Way adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
  10. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. 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.
  11. 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)

12. 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.
13. Lakefront development shall comply with MGO Section 28.04(19): The cutting of trees and shrubbery shall be limited in the strip of land 35 feet inland from the normal waterline. Provide a landscaping plan to show any landscape elements to be removed and show a detailed plan showing the sizes and number of landscape elements to be added to the site. In addition, not more than 30% of the frontage of the lot shall be cleared of trees and shrubbery. (Note: Within the waterfront setback requirements, tree and shrub cutting shall be limited to consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland.)
14. Show the designated floodplain area on the site plan. Any construction within a floodplain shall meet flood proofing/protection measures and such design shall be certified by a registered professional engineer or architect per MGO Section 28.04(20)(b).
15. Average setback calculations were determined by submitted survey and compared to permitted construction on file.

**Parks Division** (Contact Kay Rutledge, 266-4714)

This agency did not submit comments for this request.

**Fire Department** (Contact Bill Sullivan, 261-9658)

This agency submitted a response with no conditions of approval for this request. The agency comments included the following 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)

16. 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.