



Project Address: 1001 Woodward Drive
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [29564](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Gary Karls; Quality West Construction, Inc. PO Box 12; Mt. Horeb, WI 53572
Contact: Todd Seiler; Quality West Construction, Inc. PO Box 12; Mt. Horeb, WI 53572
Property Owner: Brett and Kim Sprecher; 1002 Woodward Drive; Madison, WI 53704

Requested Action: The applicant requests approval of a demolition permit and two conditional uses to allow the demolition of an existing residence to allow the construction of a new residence and an accessory garage exceeding 800 square feet on a lakefront lot.

Proposal Summary: The applicant proposes to demolish the existing single-family home, constructed in 1948, to allow the construction of a 2,978 square foot home. A side-loaded, 876 square foot detached garage is proposed in front of the structure. Demolition and construction would begin as soon as all necessary approvals are granted.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition Permits [M.G.O. Section 28.185(7), Conditional Uses [Section 28.183], and Lakefront Development [Section 28.138].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and **approve** the request to demolish a single-family home to construct a new single-family home and accessory building exceeding 800 square feet at 1001 Woodward Drive, subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 15,147 square foot subject property is located on the south side of Woodward Drive, just west of its intersection with Marcy Road. The site is within Aldermanic District 18 and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes the existing 1,525 square foot single-family home, detached garage, and boathouse.

Surrounding Land Use and Zoning:

North: Single-Family homes, zoned SR-C1 (Suburban Residential-Consistent 1);

South: Lake Mendota;

East: Lake fronting single-family homes, zoned SR-C1; and

West: Lake fronting single-family homes, zoned SR-C1; and

Adopted Land Use Plan: The Comprehensive Plan recommends low density residential development for this site and surrounding properties.

Zoning Summary: The property is zoned SR-C1 (Suburban Residential-Consistent 1).

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	15,332 sq. ft.
Lot Width	50 ‘	66’
Front Yard Setback *	30’	30.72’
Side Yard Setback	Two-story: 8’ with sidewall offset both right and left side.	9.91’ RS 9.99’ LS
Waterfront Setback	Ave. of adjoining properties: 104.54’	104.54’
Maximum height	2 stories/35	2 stories/ less than 35’
Maximum lot coverage	50%	Less than 50%
Usable open space (sq. ft. per d.u.)	1,300 sq. ft.	adequate
Site Design	Required	Proposed
Number parking stalls	1	2
Landscaping	Yes	Yes
Lighting	No	No
Building forms	Yes	Meets building forms req.
Other Critical Zoning Items	Utility easements; Floodplain	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor, though portions of the property adjacent to the lake are within the flood fringe district. The proposed home and accessory building will not be constructed within this area.

Public Utilities and Services: This property is served by a full range of urban services. Note that sanitary sewer runs through the rear yard of this property, roughly between the existing house and boathouse.

Project Description

The applicant proposes to demolish the existing 1,525 square foot single-family home and detached garage for the purpose of constructing a larger single-family home and detached garage. Exterior building photos of the existing structure have been provided and can be viewed on line at:

http://www.cityofmadison.com/planning/projects/reports/1001wd_photos.pdf

The new two-story home has a footprint of about 1,756 square feet and a total area of 2,978 square feet. The lake set back is just over 104 feet. The home will be clad in horizontal composite siding.

Plans also include a new 876 square foot, side-loaded detached garage. That garage is setback 30 feet from Woodward Drive. The garage is separated by the house by five feet. The exterior materials will match that of the proposed house. An existing boathouse at the rear of the property would remain.

The driveway would be reconfigured, though three tall pine trees located at the right-of-way are intended to remain. The applicant has indicated that no changes to site grading are proposed.

Analysis and Conclusion

The applicant seeks approval of a demolition permit and two conditional uses. The first conditional use is for lakefront development and the lakefront development regulations of Section 28.138 apply. The second conditional use is for the 876 square foot garage. Accessory buildings over 800 square feet in the SR-C1 zoning also require conditional use approval.

Demolition Approval Standards

In considering the demolition standards, the Plan Commission must find that the proposed demolition is both 1) consistent with the intent and purpose of the zoning district and 2) that the proposed future use is compatible with the purpose of the demolition section of the ordinance. Regarding the latter, the standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. The applicant's letter of intent states that it would be financially ineffective to remodel the home since it has serious structural flaws, including "leaning" away from the lake. The letter further notes that some existing improvements, including electrical systems and stairs, are no longer code compliant.

The demolition standards also state that the proposed use should be compatible with adopted plans, which recommend low density residential development for this site and surrounding properties.

No objections to this demolition were raised by the city's Preservation Planner or by the city's Landmarks Commission. Staff believes the demolition standards can be met.

Conditional Use Approval Standards

Staff also believes the conditional use standards, including those for lakefront development, can be met. The conditional use standards for lakefront development specifically state that "When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development." Staff believes the character of this development is consistent to the surrounding development pattern. The lake-side setback is increased compared to the existing condition. Based on City Assessor's data for homes within 300 feet, the proposed 2,978 square foot residence is just above the median home size of 2,780 square feet. These lakefront homes currently range in size from 1,930 to 3,289 square feet.

In regards to the conditional use request for the detached garage exceeding 800 square feet, staff notes that large two and three car garages line much of the Woodward Drive frontage in this area. Though larger than the existing garage, the new garage is setback 30 feet from the street, where the existing structure has only a minimal setback. Based on early conversations with staff, the applicant has also revised the plans to side-load the garage, to help reduce the visual prominence of the structure. Finally, plans have been revised and a window has been added along the street side. Staff believes the conditional use standards, including those related to normal and orderly development, can be met.

Requested Clarifications and Revisions

Zoning staff has indicated that the detached front garage side yard setback must match that of the principal structure, which would result in moving the garage about six feet to the west. This has been discussed with the applicant and will be revised on plans submitted for final sign off, if approved.

Conclusion

Staff believes the project is consistent with the surrounding development pattern. With the required shifting of the garage about six feet to the east, the project meets applicable setback standards. At the time of report writing, staff was not aware of any neighborhood concerns on this proposal. Staff concludes the approval standards can be met.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 266-5974)

The Planning Division recommends that the Plan Commission find that the standards for demolition permits and conditional uses are met and **approve** the request to demolish a single-family home to construct a new single-family home and accessory building exceeding 800 square feet at 1001 Woodward Drive, subject to input at the public hearing and the conditions recommended by the reviewing agencies.

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

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

1. Provide a scaled site plan with lot dimensions, drainage information, utility information and existing and proposed improvements.
2. The Applicant shall show the location of the existing sanitary sewer running across the south side of the lot. The Applicant shall dedicate a 10ft wide sanitary sewer easement centered over the City's existing sanitary sewer main. This easement shall be recorded prior to the sign off of the conditional use permit.
3. No landscaping or plantings shall be allowed within the new sanitary sewer easement.
4. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. (POLICY)

5. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY)
6. 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. (POLICY)
7. 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, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

This agency submitted a report with no recommended conditions of approval.

Zoning Administrator (Contact Pat Anderson, 266-5978)

8. 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).
9. 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.
10. Provide surveyors verification pursuant to Section 28.138(4)(a)1. establishing the existing development pattern, setback from the normal high water mark. For purposes of this section, the existing development pattern shall mean the average setback of the principal buildings on the (2) adjoining lots, provided that the setbacks of those buildings are within (20) feet of one another. For all zoning lots, the principal building setback shall be not less than the existing development pattern. Setbacks are measured to the principal building on the lot which includes all decks three feet or more above the normal grade. Survey shall be submitted with plans for final sign off, showing an accurate existing development pattern prior to a building permit being issued.
11. Final plan sets shall show a minimum side yard setback for the detached garage that is equal to the principal structure side yard setback.

Fire Department (Contact Bill Sullivan, 261-9658)

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| <ol style="list-style-type: none">12. Madison Fire Department recommends 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 |
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13. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities (608) 246-4587.

Water Utility (Contact Dennis Cawley, 261-9243)

14. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Parks Division (Contact Kay Rutledge, 266-4714)

15. Approval of 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.