

PLANNING DIVISION STAFF REPORT

January 13, 2014



PREPARED FOR THE PLAN COMMISSION

Project Address: 580 Toepfer Avenue
Application Type: Demolition
Legistar File ID #: [32278](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Contact: Jason Smith; JLS Construction Services LLC; W8818 Meek Rd., Lodi, WI, 53555

Property Owner: Nathan Steffenhagen; 580 Toepfer Ave., Madison, WI, 53711

Requested Action: Approval of demolition of a single-family home for the construction of a new single-family home.

Proposal Summary: The applicant proposes to demolish the existing one-story single-family home for construction of a similar home on the existing foundation.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(6)) and 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 580 Toepfer Avenue. 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 property is located on the west side of Toepfer Avenue between Fern Court and Glen Drive; Aldermanic District 11 (Schmidt); Madison Metropolitan School District.

Existing Conditions and Land Use: The property is developed with a one-story, 783 square foot single-family home constructed in 1948.

Surrounding Land Use and Zoning: The property is surrounded by single-family homes on approximately 8,000 square foot lots in the TR-C1 District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low density residential uses for this area.

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

Dimensional Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	8,001 sq. ft. existing
Lot Width	50'	64'
Front Yard Setback	20'	31'
Side Yard Setback	One-story: 6 Two-story: 7	8'2" RS 8'4" LS
Rear Yard	35'	59'

Maximum Height	2 stories / 35'	1 story
Maximum Lot Coverage	50%	Less than 50%
Usable Open Space	1,000 sq. ft.	Adequate

Site Design		
Number parking stalls	1	1
Landscaping	No	No
Lighting	No	No
Building Forms	Yes	Meets building forms requirements
Other Critical Zoning Items: Utility easements		

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

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.

Project Description, Analysis, and Conclusion

The applicant proposes to demolish a one-story, 783 square foot single-family home for the construction of a similar home on the existing foundation. After exploring options to reconfigure the existing floor plan, the applicant has realized that demolition and new construction is the best option to pursue. This is partially due to the fact that the existing home has very thin exterior walls with no insulation and no ability to add sufficient insulation.

The proposed home is very similar in size, but the floor plan and energy efficiency would much better meet the needs of the applicant. The submitted floor plan shows a living area, kitchen and master suite on the main floor, and two additional bedrooms, additional living room, and a second bathroom in the basement. As proposed, the home has an attached one-car garage, set back from the front facade on the south side of the home. Vinyl siding and vinyl shakes are proposed for the exterior.

Staff believes that the demolition standards are met with this proposal. While the existing home is generally in good condition, its original construction in 1948 was completed with very thin exterior walls, which do not allow for sufficient insulation based on today's standards for energy efficiency. Thus, relocation of the home is not advisable, as any new property owner in another location would be faced with the same challenge. Staff believes that the proposed home, which will be constructed on the existing foundation, will fit in well with the surrounding neighborhood.

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 requested demolition at 580 Toepfer Avenue. 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
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City Engineering Division (Contact Janet Dailey, 261-9688)

1. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
2. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
3. 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).
4. 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)).
5. All damage to the pavement on Toepfer Ave, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
6. 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).
7. 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)).

Zoning Administrator (Contact Pat Anderson, 266-5978)

8. Section 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. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
10. Section 28.185(9)a A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.

Fire Department (Contact Bill Sullivan, 261-9658)

11. 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>
12. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Tim Mrowiec (608) 206-7534.

No other agencies submitted comments for this request.