

PLANNING DIVISION STAFF REPORT

March 10, 2014

PREPARED FOR THE PLAN COMMISSION



Project Address: 418 Critchell Terrace
Application Type: Demolition
Legistar File ID #: [32922](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Contact: Gerardo Jimenez and Bob Beaber; Blackhawk Custom Homes; 4302 Keating Terrace, Madison, WI, 53711

Property Owner: T.S.R. 2012 Charitable Trust (property is under contract to be purchased by applicant).

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 two-story single-family home.

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 418 Critchell Terrace. 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 east side of Critchell Terrace between Mineral Point road and Keating Terrace; Aldermanic District 11 (Schmidt); Madison Metropolitan School District.

Existing Conditions and Land Use: The 10,500 square foot property is developed with a one-story, 1,020 square foot single-family home constructed in 1949.

Surrounding Land Use and Zoning: The property is surrounded by single-family homes constructed in the 1950s on 8,000-10,000 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.	10,510 sq. ft. existing
Lot Width	50'	73'
Front Yard Setback	20'	27'
Max Front Yard Setback	No more than 20% greater than block average, up to 30' max (30')	27'

Side Yard Setback	One-story: 6 Two-story: 7	11' RS 12' LS
Rear Yard	35'	70'
Maximum Height	2 stories / 35'	2 stories
Maximum Lot Coverage	50%	Less than 50%
Usable Open Space	1,000 sq. ft.	Adequate

Site Design		
Number parking stalls	1	2
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, 1,020 square foot single-family home for the construction of a larger home. The existing home is a Lustron home, constructed in 1949. Typical of Lustron homes, the small two-bedroom home is built as a slab on grade with a metal exterior, and is in fair to good condition after having been a rental property for several years. For several weeks, the applicant has listed the home on websites as available for \$1.00, with the intent to attract a buyer willing to deconstruct, relocate, and reconstruct the home. At the time of this report, the applicant has at least one potential out-of-state buyer.

While the slab-on-grade metal construction type is not well-suited to this climate, the Lustron home in the property is a product of its time, and a unique example of affordable post World War 2 housing. It is not protected by an historic district, but the property is eligible to be listed on the National Register, should a potential buyer be interested in pursuing that in an effort to secure tax credits for restoration and improvements. The property is part of the walking tour of the Westmorland Neighborhood.

The proposed four-bedroom home has 2,698 of living space on first and second floors. This is larger than others on the block, which range from 1,300 to 1,900 square feet, but the width of the home would be similar to others nearby. The front face of the home is about three feet closer to Critchell Terrace than the front face of the existing home, and the proposed front porch would be five feet closer still, but the proposal appears to meet all zoning requirements in the TR-C1 District for building placement and lot coverage. Exterior building materials have not been specified on submitted plans, but staff assumes that a composite siding is proposed for a majority of the exterior. In any case, staff believes that the proposed home would generally fit in well with the surrounding homes.

Staff notes that in their informal review of the proposed demolition on February 3, the Landmarks Commission opposed the demolition. Specifically, they noted that the building located at 418 Critchell Terrace has historic value and is eligible for listing on the National Register of Historic Places. They concluded by noting that issuing a demolition permit for relocation would be acceptable, if the building cannot remain in place. At the time of this writing, staff is not aware of any further public input on the proposal.

Staff appreciates the applicant's continued efforts to find a buyer interested in relocating the structure. On balance, Planning Division staff believes that the demolition standards can be met with this proposal, so long as the Lustron home is relocated rather than demolished.

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 418 Critchell Terrace. 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

Planning Division (Contact Heather Stouder, 266-5974)

1. The applicant shall continue efforts to secure a buyer to relocate the existing home, and shall submit a signed contract with said buyer as part of the reuse and recycling plan for the home, prior to receiving a demolition permit to deconstruct and remove the home from the property.
2. Final plans submitted for staff review and approval shall include elevations with exterior materials labeled.

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

3. A 30' Building Line is shown on this Lot (Lot 589, Sixth Addn. to Sunset Village). Covenants and Restrictions for this plat were recorded as Document 727590 and are also noted on the face of the plat. The restrictions included the 30' building set back requirement and refer to the front line setbacks as shown on the recorded plat. As per Document No. 727590 the covenants and restrictions per the document terminated on July 1, 1971.
4. The address of 418 Critchell Ter is being retired with the demo/removal of the existing home. The new house is assigned an address of 420 Critchell Ter.
5. The Applicant shall show more information on how the drainage will be handled by including proposed contours and spot elevations.
6. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
7. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
8. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
9. 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).
10. 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).

11. All damage to the pavement on Critchell Terrace, 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).
12. 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).
13. 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)

14. 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).
15. 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.
16. 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)

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| <ol style="list-style-type: none">17. 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.html18. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt Scott Bavery (608) 576-0600. |
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No other agencies submitted comments for this request.