



Project Address: 1838 Camelot Drive
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [31829](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Eleanor Walter Trust, Tom Walker Trustee; 7709 Welton Drive; Madison, WI 53719
Contact: Jason Franzen; Hart DeNoble Builders, Inc; 7923 Airport Road; Middleton, WI 53562
Property Owner: Eleanor Walter Trust, Tom Walker Trustee; 7709 Welton Drive; Madison, WI 53719

Requested Action: The applicant requests approval of a demolition permit and a conditional use to demolish a single-family residence to construct a new single-family residence on a lakefront lot.

Proposal Summary: The applicant proposes to demolish the existing single-family home, constructed in 1974, to allow the construction of a new home with 5,004 square feet of finished area and 7,816 square feet when including the garage, enclosed porches, and enclosed storage areas. The application indicates the project would commence upon receiving the necessary approvals, with completion scheduled in June 2014.

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 at 1838 Camelot Drive, subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 23,351 square foot subject property is located on the east side of Camelot Drive, north of its intersection with Baker Avenue. The site is within Aldermanic District 19 and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes the existing 1,646 square foot single-family home. City Assessor's records indicate the home was constructed in 1974 and has four bedrooms, two bathrooms, and one half-bathroom. The existing home also has a three-car attached garage. Information provided by the applicant indicates there is water damage and foundation settling within the existing structure. Further information is in the body this report and included in the submitted application materials.

Surrounding Land Use and Zoning:

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

South: City-owned greenway with single-family homes beyond, zoned SR-C1;

East: Lake Mendota; and

West: City-owned greenway with single-family homes beyond, zoned SR-C1.

Adopted Land Use Plan: Both the Comprehensive Plan (2006) and the Spring Harbor Neighborhood Plan (2006) recommend Low Density Residential land use for the area.

Zoning Summary: The property is zoned TR-C2 (Traditional Residential-Consistent 2).

	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft.	23,350.98 sq. ft.
Lot Width	60'	81.60'
Front Yard Setback	30'	78.64'
Side Yard Setback	6' – 1 story 7' – 2 story	13.47' – RS existing 17.44' – LS existing
Waterfront Setback	Average setback of adjoining properties 54.00' average.	75.4'
Maximum height	2 stories/35	2 stories/ less than 35'
Maximum lot coverage	65%	Less than 50%
Maximum building coverage, nonresidential	50%	Less than 50%
Usable open space (sq. ft. per d.u.)	750 sq. ft.	Adequate
Number parking stalls	1	3
Landscaping	No	No
Lighting	No	No
Building forms	Yes	Meets building forms req.
Other Critical Zoning Items	Waterfront Development	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor, though a small portion of the property adjacent to the lake is within the flood fringe and flood storage districts. The proposed home will not be constructed within this area.

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

Project Description

The applicant proposes to demolish the existing 1,646 square foot single-family home for the purpose of constructing a larger single-family home.

The current bi-level style home was built in 1974 and has four bedrooms, two bathrooms, and one half-bathroom. The home also has an attached three-car garage. The letter of intent states that the lower level of the floor is not habitable and not suitable for living due to water damage caused by the home being set too low. The application materials also include pictures that show significant wall and floor cracking that have been caused by foundation settling. The building photos of the existing structure have been provided and can be viewed on line at: http://www.cityofmadison.com/planning/projects/reports/1838cd_photos.pdf

Submitted plans show the proposed two-story home has a footprint of about 3,045 square feet and a total finished area of 5,004 square feet. When including the attached garage, screened porches and storage areas, the home has a total area of over 7,800 square feet. The home includes five bedrooms, four full bathrooms, and one half bathroom. The proposed home will be set atop a crawl space and not a full basement. The home also includes a side-loaded attached three car garage on the street side of the property. The home will be clad in a combination of stone veneer, horizontal composite siding, and stucco. Plans show the building has a height of just under 30 feet measured from the top of the foundation wall to the roof peak.

Some site changes are proposed. While the curb-cut will remain in the same location, the driveway will be relocated to the south side of the property. Plans show that a silver maple tree will be removed to accommodate the new driveway. Plans do not show any other trees being removed to accommodate this redevelopment.

The home has a lake setback of 75.4 feet. Staff notes that a recently approved change to the calculation methodology for lakefront setbacks was approved at the Common Council meeting of November 19. City Zoning has confirmed that the proposed lake setback complies with the recently amended ordinance.

Analysis and Conclusion

The applicant seeks approval of a demolition permit and conditional use. 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].

Demolition Approval Standards

Staff believes the demolition standards can be met. 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. Based on the existing condition information provided by the applicant, staff does not believe there is feasibility in relocating the structure. No objections to this demolition request were raised by the City's Preservation Planner or the Landmarks Commission.

Conditional Use Approval Standards

Staff also believes the conditional use standards, including those for lakefront development, can be met.

The conditional use standard for lakefront development (Standard 13) states 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.” Based on City Assessor’s data for homes within 300 feet, the median home size (including attached garages and enclosed porches) is approximately 3,700 square feet. These lakefront homes currently range in size from 2,080 to 6,408 square feet. These homes are primarily two story structures, though the height appears to vary from the street due to changing site grades and construction styles.

The proposed 7,816 square foot residence is about double the median home size. The only home directly adjacent to the subject property is about 3,670 square feet in area. When considering FAR, or floor area ratio (which compares home size to lot area), the proposed structure is about 143% of the median FAR of the other lakefront homes within 300 feet. While the home is larger than the surrounding structures, staff does not believe the proposed home will be significantly different in character to other nearby homes, considering factors such as its orientation on a large, partially screened lot and location adjacent to a city-owned greenway.

Conclusion

The proposed changes are consistent with the Comprehensive Plan’s recommendation for low-density residential land use. The subject property is also within the planning area for the Spring Harbor Neighborhood Plan, adopted to guide redevelopment activities in the Spring Harbor neighborhood. While the neighborhood plan does not contain specific recommendations for lakefront residential areas, it does encourage that new and redeveloped homes be of a height and scale that is relative to the neighborhood and is sensitive to its natural character. Many new buildings have been approved with a variety of building sizes and architectural styles, and staff believes that the proposed changes would not be out of character with the neighborhood or the adjacent residences.

Staff believes that the approval standards can be met. At the time of report writing, staff was not aware of any objections to this request.

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 at 1838 Camelot 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. 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)
2. All damage to the pavement on Camelot Drive, 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)
3. 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).
4. 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))

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)

5. Section 28.138 (4)(a) 1. Lakefront Yard Setback: requires a setback average of the two (2) adjoining lots providing that the setback of those building's are within 20 feet of one another. A zoning code text amendment was approved by the Common Council on November 19, 2013 and the proposed setback complies with this standard.
6. 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).
7. 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.
8. No vegetation is proposed to be removed with 35' of the Ordinary High Water Mark (OHWM).

Fire Department (Contact Bill Sullivan, 261-9658)

9. 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>

Water Utility (Contact Dennis Cawley, 261-9243)

10. 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)

This agency did not provide comments for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.