



Report to the Plan Commission

November 16, 2009

Legistar I.D. #16563

1834 Camelot Drive

Conditional Use and Demolition Permit

Report Prepared By:

Kevin Firchow, AICP

Planning Division

Requested Action: Approval to demolish a single-family residence to construct a new single-family residence on a waterfront parcel.

Applicable Regulations & Standards: Section 28.04 (19) requires that new principal buildings or additions to buildings on a waterfront parcel must obtain a conditional use permit. 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 finds the project meets all applicable demolition, waterfront, and conditional use standards and **approve** the proposed request for residence demolition and new construction on a waterfront lot at 1834 Camelot Drive, subject to the recommended conditions and input provided at the public hearing.

Background Information

Applicant: Jason DeNoble, Hart DeNoble Builders, 7923 Airport Road, Middleton, WI 53562
Agent / Contact: Same as the Applicant
Property Owner: Gary and Julie Goldstein, 1834 Camelot Drive, Madison, WI 53705

Proposal: The applicant proposes to demolish a 1,562 square foot single-family residence and build a 4,129 square foot single-family residence. The applicant anticipates demolition would occur prior to the end of this year with construction of the home anticipated to take seven to nine months.

Parcel Location: The parcel is an approximately 0.38-acre (16,716 square foot) waterfront parcel located along the southwestern shores of Lake Mendota. This parcel is located within Aldermanic District 19 and the Madison Metropolitan School District.

Existing Conditions: This lot includes a 1,562 square foot residence, built in 1971. The applicant has provided descriptions and photos of the building noting concerns over a leaking chimney and mold. Further discussion is included in the project analysis section of this report.

Surrounding Land Use and Zoning: This site is surrounded by single-family homes on relatively large lots, zoned R1 (Single-Family Residence District).

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

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor. A small portion of the property nearest to the lake is in the flood fringe. The proposed building would not be constructed within this area.

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

Zoning Summary: The property is zoned R1 (Single-Family Residence District)

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft	16,716 sq. ft
Lot width	65'	Adequate
Usable open space	1,300 sq. ft	Adequate
Front yard	30'	80' (See Comment #10)
Side yards	7' each side	7.99' (L), 10.66' (R) (See Comment #10)
Lake Setback Average	Average 5 lots each side	54' (See Comment #10)
Building height	2 stories / 35 feet	2 Story (less than 35 feet)
Number parking stalls	1	2
Other Critical Items	Sewer Easements, Flood Plain (see Comment #14), Landscaping (not changing within 35' of lake)	
	<i>Table Prepared by Pat Anderson, Assistant Zoning Administrator</i>	

Analysis, Evaluation, & Conclusion

The applicant requests approval to demolish an existing single-family residence and construct a replacement single-family home on a waterfront parcel. This request is subject to the conditional use, waterfront development, and demolition standards of the Zoning Ordinance.

The existing residence was built in 1971, according to City Assessor records. This one-story home is 1,562 square feet in area and includes three (3) bedrooms, two (2) bathrooms, and a finished basement. There is also a two-car detached garage on the property. The building is partially screened from the street by existing vegetation.

The applicant indicates there are numerous structural deficiencies with the current residence. These include a leaking chimney, rotting window frames, and mold. Planning Division staff have not conducted a formal inspection of the structure. Pictures of the structure are included with the applicant's materials and appear to show some damage, though staff cannot definitively conclude the existing structure is not physically capable of being rehabilitated. In addressing the feasibility of repairing the home, the applicant states that it could cost the owner as much (or more) money to correct the current deficiencies than the appraised value of the home.

The proposed new residence is a much larger single-family home with a partially exposed lower level. Plans indicate the new structure would be 4,129 square feet in area and include four (4) bedrooms, three (3) full bathrooms, one (1) half-bathroom, and an attached two-car garage. The kitchen, great room, and master bedroom are on the 2,279 square foot main floor, with a "rec" room and other bedrooms on the 1,850 square foot lower level.

This tall one-story residence has multiple roof peaks and an estimated height of 22 feet, measured to midway between the highest roof peak and eave. The height above the attached garage is roughly 16 feet, using the same measurement. Staff request that if approved, the applicant's final sign-off plans

include dimensioned elevation drawings for all sides of the building that label the finished-grade elevations at the building corners.

The applicant has confirmed the primary exterior building materials would be stone and stucco, though these are not labeled on the plans before the Plan Commission. Staff recommend that the applicant label the exterior materials on the plans submitted for final sign-off.

The proposed residence would be sited generally in the location of the existing home, though the new building has a larger footprint. The building is set back over 80 feet from the street frontage, and would be partially screened by the existing vegetation. The proposed side yards are roughly 8 and 11 feet, similar to the existing yards. The building's proposed waterfront setback is 54 feet, at its closest point. The applicant has provided a plat of survey indicating the average high water setback is 54 feet, based on the lake setbacks of the 10 adjoining zoning lots. Consistent with practice, zoning staff has requested the applicant provide a surveyor's verification of this calculation. This is recommended as a condition of approval.

No vegetation along the shoreline or street frontage will be removed, though three clumps of birch trees adjacent to the existing residence will be removed to allow for construction. The applicant indicates new trees will be planted. Zoning and Planning staff have requested that this information be included in the plans submitted for final sign-off.

The proposed home is 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 believe that the proposed residence would not be out of character with the neighborhood or the adjacent residences.

Staff believe that the waterfront development and conditional use standards can be met with this proposal. At the time of report writing, staff was not aware of objections to this request. The City's Recycling Coordinator has approved the applicant's reuse and recycling plan. Additionally, the City's Acting Preservation Planner has reviewed this request and did not raise objections to the proposed demolition.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission finds the project meets all applicable demolition, waterfront, and conditional use standards and **approve** the proposed request for residence demolition and new construction on a waterfront lot at 1834 Camelot Drive, subject to the recommended conditions and input provided at the public hearing.

1. That the applicant submits a plan showing existing grades on the site. The applicant's final sign-off plans shall include dimensioned elevation drawings for all sides of the building that label the finished-grade elevations at the building corners for approval by Planning Division staff.
2. That the applicant labels the building exterior materials on the elevation drawings, for approval by Planning Division staff.
3. That the applicant provides a landscape plan and inventory, as required by the Zoning Ordinance for approval by Planning Division staff.

The following conditions have been submitted by reviewing agencies:

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

4. Applicant shall provide the location and ten (10) foot width of the Mendota Estates platted MMSD sanitary main/easement on either the survey drawing or a utility plan within the plan set.
5. All work in the public right-of-way shall be performed by a City licensed contractor.
6. The site plans shall be revised to show the location of all rain gutter down spout discharges.
7. 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.
8. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at:
<http://www.cityofmadison.com/engineering/permits.cfm>.
9. Prior to approval of the 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Traffic Engineering Division (Contact John Leach, 267-8755)

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

Zoning Administrator (Contact Pat Anderson, 266-5978)

10. Provide surveyors verification pursuant to section 28.04(19)(b)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 five (5) developed zoning lots

to each side of the proposed development lot. For all zoning lots, the principal building setback shall be not less than the existing development pattern.

11. Please work with zoning staff to establish said setback, which is measured to the principal building to the nearest tenth of a foot. Survey shall include 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.
12. Provide on final plan sets the correct addresses of the properties involved in the establishment of the development pattern.
13. Lake front development shall comply with City of Madison General Ordinances Section 28.04 (19) The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. Provide a landscape plan to show landscape elements to be removed and show a detailed plan showing 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 designated flood plain area on the site plan. Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.04(20)(b) of the Madison General Ordinances.
15. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
16. Sec 28.12(12)(e) of the Madison 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.

Water Utility (Contact Dennis Cawley, 261-9243)

17. 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 Tom Maglio, 266-6518)

This agency did not submit a response to these requests.

Fire Department (Contact Scott Strassburg, 261-9843)

This agency did not submit a response to these requests.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to these requests.