

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of July 3, 2007**

RE: I.D. #06313, Demolition Permit and Conditional Use – 5320 Lake Mendota Drive

1. Requested Action: Approval of a demolition permit and conditional use for a single-family residence on a waterfront lot at 5320 Lake Mendota Drive.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits; Section 28.04 (19) provides the standards for waterfront development; Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property Owner: Daniel Lauffer; 5320 Lake Mendota Drive; Madison.
Agent: Peter Rott, Isthmus Architecture, Inc.; 613 Williamson Street; Madison.
2. Development Schedule: The applicant wishes to proceed as soon as all necessary approvals have been granted, with completion anticipated winter 2007-2008.
3. Parcel Location: An approximately 0.13-acre (5,768 square feet) parcel located at 5320 Lake Mendota Drive; Aldermanic District 19; Madison Metropolitan School District.
4. Existing Conditions: Single-family residence, zoned R2 (Single-Family Residence District).
5. Proposed Use: A new single-family residence and detached two-car garage.
6. Surrounding Land Use and Zoning: The subject site is located on the western shores of Spring Harbor and is surrounded to the north and south by other single-family residences in R2 (Single-Family Residence District) zoning. Spring Harbor Middle School and Spring Harbor Park are located west of the site across Lake Mendota Drive.
7. Adopted Land Use Plan: The Comprehensive Plan identifies this area for low-density residential uses.
8. Environmental Corridor Status: The site is not located within a mapped environmental corridor, though a portion of the property nearest the lake is located within the flood fringe adjacent to Lake Mendota.

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

STANDARDS FOR REVIEW

This application is subject to the demolition standards of Section 28.04 (22), the conditional use standards of Section 28.12 (11) and the waterfront development standards of Section 28.04 (19).

PREVIOUS HEARING

This matter was referred at the May 7, 2007 Plan Commission meeting at the request of the applicant due to an issue regarding the location of an existing sanitary sewer line that bisects the property and possible impacts on the line caused by the proposed construction. The applicant has worked with the City Engineer's Office to resolve the sanitary sewer issue as noted in amended comments by the City Engineering Division on this request.

ANALYSIS, EVALUATION AND CONCLUSION

The applicant is requesting approval of a demolition permit to allow an existing one-story single-family residence located at 5320 Lake Mendota Drive to be razed and conditional use approval to allow a new single-family residence and detached two-car garage to be constructed. The site is a 0.13-acre tract with approximately 37.5 feet of frontage on Lake Mendota and 50 feet of frontage on Lake Mendota Drive. The house is located among a line of other single-family residences located on the western shores of Spring Harbor, with Spring Harbor Middle School and Spring Harbor Park located west of the property across Lake Mendota Drive. City records indicate the residence was built in 1918 and contains 863 square feet of living space, including two bedrooms and one bathroom. The existing residence is set back approximately 34 feet from the ordinary high-water line of the lake.

The existing residence will be replaced by a two-story, 2,071 square-foot residence that will include three bedrooms, three bathrooms and various other living spaces as depicted on the attached floorplans. A two-car garage will be constructed west of the proposed residence across a sanitary sewer line and easement that traverses the property from north to south. The garage will include a second floor study that will be connected to the rest of the house by an enclosed second floor hallway. The floorplans also identify that an unfinished 500 square-foot loft will be located under the gabled roof. The new residence will be built on a slab without a basement and will include porches at the first and second floors at the southeast corner. The proposed residence will reflect a modern design aesthetic that features a combination of vertical metal panels and painted horizontal siding on the exterior and a variety of angled roof planes.

The front wall of the building will be located in approximately the same location as the front wall of the existing residence, with a setback 36 feet from the lake edge. The construction of the new residence and garage will require the removal of one shade and two coniferous trees located near the center of the lot, though no vegetation will be removed within 35 feet of the waterline with this proposal. The proposed residence was granted area exceptions by the Zoning Board of

Appeals on March 8, 2007 for side yards less than what would otherwise be required in the R2 zoning district.

The Planning Division has not inspected the inside of the residence to be demolished but believes the house to be in below average condition based on photos of the interior and exterior provided by the applicant. The photos appear to show evidence of structural disrepair, including a sagging roof, uneven settling of the structure and damaged and worn interior surfaces. The applicant asserts that the existing structure is unsuitable to be added onto and that the cost to repair the structure exceeds its value. Staff is not opposed to the demolition of this residence and believes that findings that the demolition request can meet the demolition standards can be supported based on the condition of the building and the economic feasibility to preserve it. The new structure proposed should be more economically viable over the long term than the existing residence.

The City recently adopted the Spring Harbor Neighborhood Plan to guide redevelopment activities in the Spring Harbor neighborhood, including the subject site. While the plan does not contain specific recommendations for lakefront residential areas, it does encourage that new/redeveloped homes be of a height and scale that is relative to the neighborhood and is sensitive to the natural character of the neighborhood. The houses to the north and south of the subject site include a variety of homes ranging in height (from 1 story to 1.5-stories), age (from 1890 to 1958) and styles (including bungalows and ranches), with no clearly distinguishable character traits present among them. Though the proposed house will reflect a more modern architectural style than other single-family residences along this section of Lake Mendota, the new building will be of a similar scale and mass as other new residences elsewhere along the lake and within the height parameters of the R2 zoning district. Many new buildings have been approved on both lakes with a variety of building sizes and architectural styles reflected, including modern designs such as the one proposed.

In closing, the Planning Division believes that the demolition, conditional use and waterfront development standards are all met with the applicant's request for new construction on the subject property.

A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of wrecking permit.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the demolition, conditional use and waterfront standards are met and **approve** the demolition of a single-family residence at 5320 Lake Mendota Drive subject to input at the public hearing and comments from reviewing agencies.



Department of Public Works
City Engineering Division

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DATE: June 20, 2007

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 5320 Lake Mendota Drive Conditional Use and Demolition

Prior reviews by City Engineering (10/23/06, Comment No. 1) and (4/25/07, Comment No. 3) recommended rejection due to concerns with the existing sewer. Since meeting with the applicant and reviewing the issue in detail, please modify the above referenced comments to the following:

Owner shall execute and record a Declaration of Conditions and Covenants agreeing to assessment for a new sewer lateral within Lake Mendota Drive and agreeing to switch sewer connection, at owner's expense and within 60-days notice from the City Engineer (copy of Declaration attached).