



Report to the Plan Commission

February 8, 2010

Legistar I.D. #17309
5517 Lake Mendota Drive
Demolition Permit

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval to demolish a single-family residence and build a larger single-family residence.

Applicable Regulations & Standards: 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 find that the standards for demolitions are met and **approve** a demolition permit for 5517 Lake Mendota Drive, subject to input at the public hearing and the conditions recommended by reviewing agencies.

Background Information

Applicant / Owner: Andrew Cohn and Kim Vergeront; 3210 Lake Mendota Drive; Madison, WI 53705

Proposal: The applicant proposes to demolish a small cottage-style residence and build an approximately 2,500 square foot single-family residence. Demolition is proposed as soon as all necessary approvals have been granted. The applicant indicates construction would commence upon sale of the applicants' existing home.

Parcel Location: The subject site is a 12,144 square foot parcel on the non-lakeside of Lake Mendota Drive, south of its intersection with Capital Avenue. This request is located in Aldermanic District 19; Madison Metropolitan School District.

Existing Conditions: This property includes a 990 square-foot cottage style residence, built in 1908. The applicant has provided descriptions and photos of the building proposed for demolition. Further discussion is included in the *Analysis, Evaluation, and Conclusion* 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.

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	12,144 sq. ft.
Lot width	65'	92'
Usable open space	1,300 sq. ft	Adequate
Front yard	30'	30'
Side yards	6'	22' (RS) and 17' (LS)
Rear yard	40'	40'
Building height	Up to 2 Stories	1 Story, Less than 35'
Number parking stalls	1	2
Other Critical Zoning Items	Utility Easements	
<i>Table Prepared by Pat Anderson, Assistant Zoning Administrator</i>		

Analysis, Evaluation, & Conclusion

The applicant requests approval to demolish a small, cottage-style residence and construct a larger single-family home in its place. This request is subject to the demolition standards of Section 28.12 (12) of the Zoning Ordinance.

The existing residence was built in 1908, according to City Assessor records. The applicant purchased this property in November 2009. The building is approximately 990 feet in area and includes two (2) bedrooms and one (1) bathroom. The applicant indicates this structure is in deteriorating condition. Noted deficiencies include holes in the both the ceilings and floor. The applicant further notes concerns over energy inefficiency, warped floors, a sagging roof, and rotting wood around windows and doors. Planning Division staff have not conducted a formal inspection of the structure. The provided photos depict some of the concerns noted in the applicant's letter of intent. These photos are provided in the packet. PLEASE NOTE: These photos are also available for electronic viewing at the following website: http://www.cityofmadison.com/planning/projects/reports/5517lmd_photos.pdf.

A reuse and recycling plan has been submitted to the City's Recycling Coordinator. Additionally, the City's Acting Preservation Planner has reviewed this request and did not raise objections to the proposed demolition.

The proposed residence is a larger cape-code style single-family home, measuring approximately 2,500 square feet in area. Plans indicate the new structure includes three (3) bedrooms, two (2) bathrooms, one (1) half-bathroom, and an attached two-car garage. The building would be clad in cedar shake siding. Three gable-ends would face the street, with the largest gable located above the garage. Please see attached plans for further detail. The applicant's plans can also be viewed from the following web site: http://www.cityofmadison.com/planning/projects/reports/5517lmd_site.pdf

In regards to timing, the applicant intends to demolish the structure upon receipt of all necessary approvals. The exact timing of new construction is not known, as the applicant has indicated this is contingent upon sale of their existing home. The letter of intent indicates the applicant hopes construction could commence by late spring or early summer.

Based on the information provided, the Planning Division believes there is likely limited economic feasibility in relocating or rehabilitating the structure and believe the standards for demolitions can be met. This proposal is consistent with the Comprehensive Plan's recommendation for low-density

residential development in this area. Staff also believe the proposed residence is generally consistent with the existing neighborhood character. At the time of report writing, staff was not aware of any objections to this proposal.

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 find that the standards for demolitions are met and **approve** a demolition permit for 5517 Lake Mendota Drive, subject to input at the public hearing and the conditions recommended by reviewing agencies.

The following conditions have been submitted by reviewing agencies:

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

1. The applicant shall provide first floor elevation and lowest entrance elevations to City Engineering for review. At a minimum lowest entrance shall be 862.00 unless the applicant can document reasons to allow a lower elevation.
2. The basement shall have a sump pump system installed and discharge to the public storm sewer.
3. The applicant shall close all abandoned driveways and restore the terrace with grass. (POLICY)
4. The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances. (POLICY)
5. 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>. (POLICY)

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)

6. Provide a reuse/recycling plan, 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.

7. 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)

8. 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.

Fire Department (Contact Scott Strassburg, 261-9843)

9. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

Parks Division (Contact Tom Maglio, 266-6518)

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.