



# Report to the Plan Commission

August 17, 2009

**Legistar I.D. #15649**  
**1202 Gilbert Road**  
**Demolition and Conditional Use**

Report Prepared By:  
 Heather Stouder, AICP  
 Planning Division Staff

**Requested Action:** Approval of the demolition of a single-family home and construction of a new single-family home in the R1 (Single-Family Residence) District.

**Applicable Regulations & Standards:** Section 28.12(12) provides the guidelines and regulations for the approval of demolition requests.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the request subject to input at the public hearing and conditions from reviewing agencies.

## Background Information

**Applicant/Contact:** John Thompson; Thompson Custom Builders, LLC; 5830 Lexington St; McFarland

**Property Owners:** Stephen and Eleonora Dodds; 7210 W. Vahalla Way; Madison

**Proposal:** The applicant proposes the demolition of an existing 1,300 square foot single-family home construct a new single-family home.

**Parcel Location:** 1202 Gilbert Road is located on the west side of Gilbert Road between Whitcomb Drive and Hammersley Road; Aldermanic District 20 (Pham-Remmele); Madison Metropolitan School District.

**Existing Conditions:** The existing 1,300 square foot home, constructed in 1941, sits on a lot nearly an acre in size in the R1 (Single-Family Residential) District. Several large trees surround the home, and the lot has a slight downward slope from southeast to northwest.

**Surrounding Land Use and Zoning:** The area surrounding the property is zoned R1 (Single-Family Residence District), and consists of relatively large lots, ranging from approximately 15,000 square feet to over one acre in size.

**Adopted Land Use Plan:** This property lies just outside the boundary of the Southwest Neighborhood Plan, and the Comprehensive Plan (2006) recommends Low Density Residential for the site.

**Environmental Corridor Status:** This property is not located within a mapped environmental corridor.

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

### Zoning Summary:

Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	39,213 sq. ft. existing
Lot width	65'	132'
Usable open space	1,300 sq. ft.	20,000 sq. ft. +
Front yard	30'	55'
Side yards	6' each side	38.7' R / 19.2' L
Rear yard	40'	161.7'
Lot Coverage	n/a	n/a
Building height	2 stories	1 story
Site Design	Required	Proposed
No. Parking stalls	1	3
Landscaping	-	-
Other Critical Zoning Items		
Historic District		No
Landmark Building		No
Flood Plain		No
Utility Easements		No
Adjacent to Park		No

Prepared by: Pat Anderson, Asst. Zoning Administrator

## **Description of Proposal**

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### Existing Conditions

The 1,300 square foot home, constructed in 1941, appears to be structurally sound, but the original roof has significantly deteriorated and the interior presents many issues in need of maintenance, repair, or replacement. The photographs submitted show that the kitchen cabinets, appliances, and plumbing have been completely removed. The existing asphalt driveway enters the central portion of the lot on Gilbert Road, curving north toward a two-car detached garage and additional asphalt space presumably utilized as a turnaround or for additional off-street parking.

### Site and Building Plans

The applicant proposes the demolition of the existing home, and indicates intent to allow for the reclamation of materials by Habitat for Humanity ReStore, followed by recycling a majority of what remains.

The proposed new home is a 2,500 square foot, three-bedroom ranch home with an attached 3-car garage. The structure is located in the front half of this very deep lot, with ample setbacks of just over 55 feet from the front (east) property line, nearly 20 feet from the southern side lot line, and nearly 40 feet from the northern side lot line. The front of the home reads as a one story structure, with additional lower level living space visible from the west (rear) and north, and a below-grade walkout door on the north side of the home. Exterior materials proposed consist of a stone base, cement board siding, and what is assumed to be an asphalt shingled roof.

The new driveway as proposed would maintain the existing curb cut from Gilbert Road, but be realigned to approach the house directly from the street with access to the attached garage to the left, with overhead doors oriented perpendicular to the front of the home. The applicant indicates that care was taken in the design and placement of the new house to preserve as many trees as possible, and only one would be removed.

## **Evaluation and Conclusion**

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### Plan Review

The existing home appears to be unsuitable for relocation. A major investment would be required to replace the roof, install a new kitchen, and complete the necessary interior repairs. Although feasible, this would result in a home approximately half the size of many of those surrounding it, and without unique character worth preserving.

The proposed home meets all requirements of the R1 district, and generally fits into the character of the surrounding residential properties, of which many have ranch, split-level, and cape cod style homes built between 1940 and 1960. According to the City Assessor's records, most homes on this block of Gilbert Road have over 2,500 square feet of living space, which is consistent in size with the home proposed.

No opposition to the proposal is known at the time of this writing. Comments by the Alder and Neighborhood Association indicate broad support for the proposal, and the Historic Preservation Planner has indicated that no historic sensitivity is apparent with regard to the existing home.

### Conclusion

In conclusion, the Planning Division believes that the proposed demolition and new single-family home are consistent with the character of the block and the Orchard Ridge Neighborhood. Staff believes that demolition standards can be met with this request, and recommends that the Plan Commission **approve** it subject to input at the public hearing and the following conditions from reviewing agencies.

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## **Recommendations and Proposed Conditions of Approval**

Major/Non-Standard Conditions are shaded

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### **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 demolition request subject to input at the public hearing and comments and conditions submitted by reviewing agencies:

***The following conditions have been submitted by reviewing agencies:***

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

1. All work in the public right-of-way shall be performed by a City licensed contractor.
2. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
3. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
4. All proposed and existing utilities (gas, electric, phone, steam, chilled water, etc.) shall be shown on the plan.
5. Prior to approval of the conditional use 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.

NOTE: Permit applications for Nos. 2, 3, and 5 above can be accessed on-line at:

<http://www.cityofmadison.com/engineering/permits.cfm>

### **Zoning Administrator** (Contact Pat Anderson, 266-5978)

6. 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 the demolition.

### **Water Utility** (Contact Dennis Cawley, 261-9243)

8. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
9. This property is not in a Wellhead Protection District, but all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

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

This agency did not submit a response for this request.

### **Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.

### **Fire Department** (Contact Scott Strassburg, 261-9843)

This agency did not submit a response for this request