



# City of Madison

## Proposed Demolition & Rezoning

Location  
6202-6210 Cottage Grove Road

Applicant  
Don Esposito - Great Neighborhoods, Inc/  
Brian Munson - Vandewalle & Associates

From: A & PUD(SIP) To: R2T

Existing Use  
Single-Family Homes

Proposed Use  
Demolish or Remove 3 Single-Family  
Homes and Subdivide into 6 Single-  
Family Lots

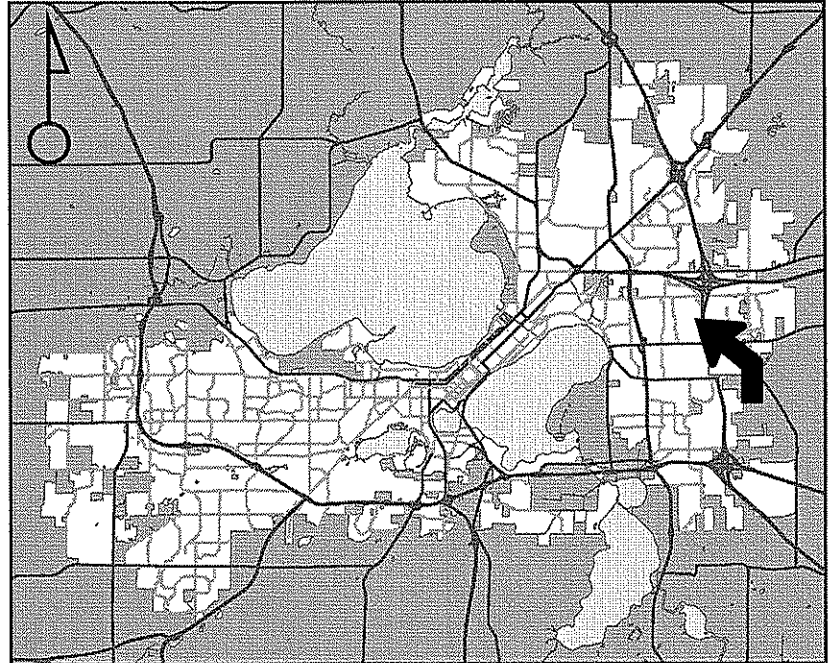
Public Hearing Date

Plan Commission

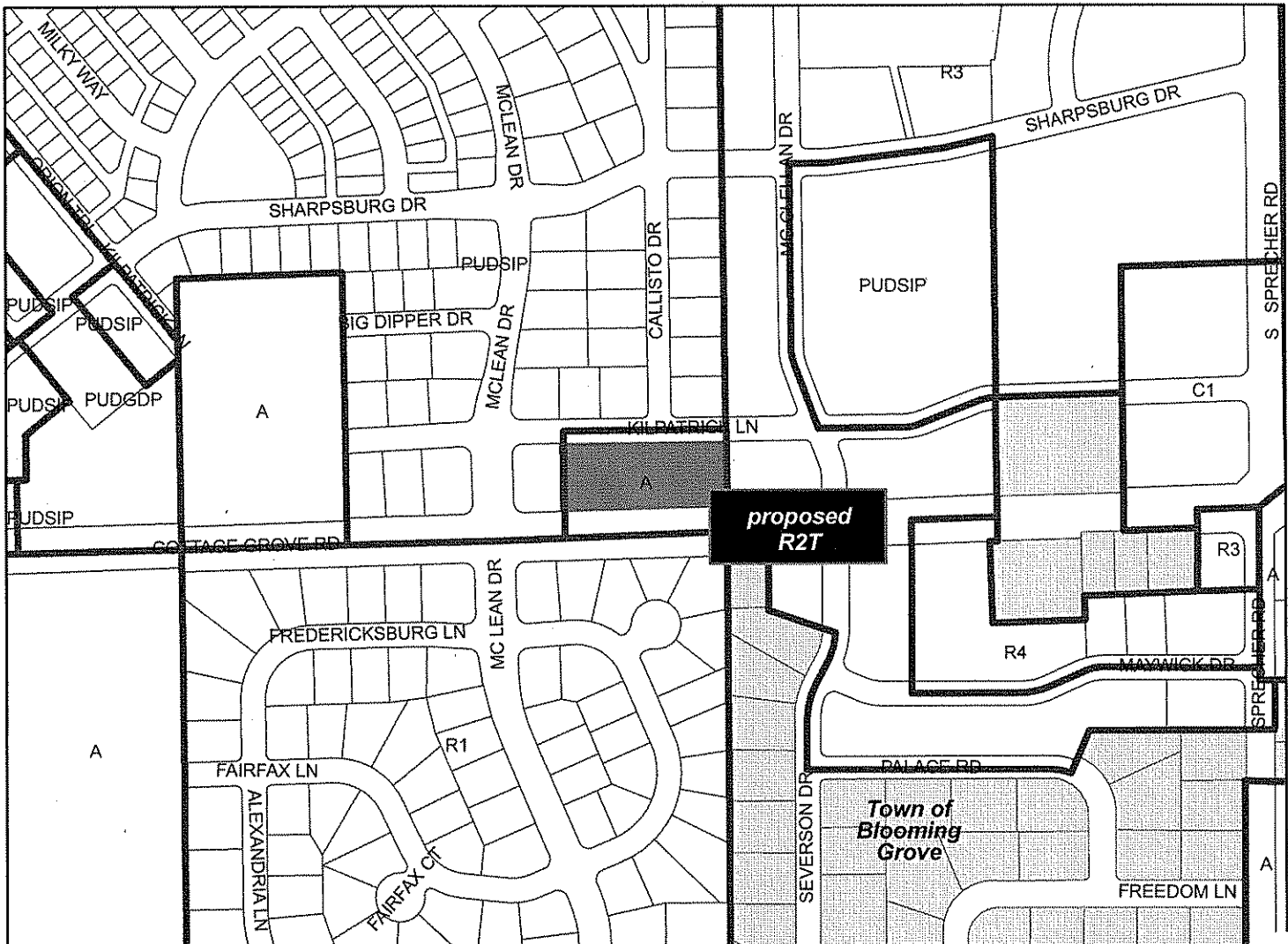
06 July 2009

Common Council

21 July 2009



For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 June 2009



# LAND USE APPLICATION

## Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
 PO Box 2985; Madison, Wisconsin 53701-2985  
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid 950.00 Receipt No. 100044  
 Date Received 5/5/09  
 Received By JLK  
 Parcel No. 0710-111-0305-0  
 Aldermanic District 3-Lauren Chase  
 GQ OK  
 Zoning District A  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP  Legal Descript.   
 Plan Sets  Zoning Text N/A  
 Alder Notification 3/21/06 Waiver   
 Ngrbrhd. Assn Not.  Waiver   
 Date Sign Issued 5/5/09

1. **Project Address:** 6210 6202 Cottage Grove Road (see attached) **Project Area in Acres:** 1.59

**Project Title (if any):** Grandview Commons: Cottage Grove Lots

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>PUD, AG</u> to <u>R2T</u>	<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests</b> (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Don Esposito Company: Great Neighborhoods, Inc.

Street Address: 6801 South Town Drive City/State: Madison, Wisconsin Zip: 54713

Telephone: (608) 226-3100 Fax: (608) 226-0600 Email: desposito@veridianhomes.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates

Street Address: 120 East Lakeside Street City/State: Madison, Wisconsin Zip: 53715

Telephone: (608) 255-3988 Fax: (608) 255-0814 Email: bmunson@vandewalle.com

Property Owner (if not applicant): \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: 6 Single Family Residential lots

Development Schedule: Commencement 2010 Completion 2011

CONTINUE →

**5. Required Submittals:**

**Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

**Filing Fee:** \$ 950 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**


**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:  
→ *The site is located within the limits of* Sprecher Neighborhood Plan *Plan, which recommends:*  
Single Family Residential *for this property.*

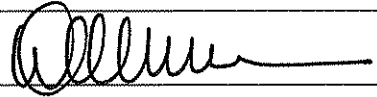
**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:  
→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*  
Alderperson Lauren Cnare: 3.27.08, McClellan Park Neighborhood: 4.7.08

*If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.  
*Planner* Tim Parks *Date* 3.17.08 | *Zoning Staff* \_\_\_\_\_ *Date* \_\_\_\_\_

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Brian Muggson Date March 17, 2009  
Signature  Relation to Property Owner Agent

Authorizing Signature of Property Owner  Date 4-22-09



**Vandewalle & Associates**  
INCORPORATED

Tuesday, May 5, 2009

Brad Murphy  
215 Martin Luther King Jr. Blvd.  
Suite 100  
Madison, WI 53710

Re: Grandview Commons Cottage Grove Lots

Dear Brad:

Attached please find a copy of the rezoning request, detailing the rezoning of three lots and an outlot along Cottage Grove Rd adjacent to Grandview Commons, from Ag to R2T as part of the CSM application creating six single-family lots. This submittal is part of an application that includes:

- CSM Submittal (lots 900-903)
- CSM Submittal (lots 904-905)
- Minor Amendment to the Adopted PUD:SIP for Grandview Commons
- Demolition Permit

Veridian Homes is seeking to relocate or demolish the houses currently located at 6202, 6206 and 6210 Cottage Grove Rd adjacent to the Grandview Commons Neighborhood. These houses, originally built in the 1950's and 1960's, are located on three separate parcels. Veridian purchased these homes in the early 2000's and have always planned for the land to be folded into Grandview Commons as the highest and best use of the subject property. The houses were evaluated based on future use of the property, normal and orderly development of the Grandview Commons plat, improvements to the surrounding properties, and how these houses relate to new homes placed on other lands within the development. Also considered were appearance, structural integrity, and economic viability of rehabilitation or relocation. Veridian now has contracts with individuals to relocate all three houses.

At the time of platting, street grades and final stormwater management was designed to incorporate these three parcels into Grandview Commons. The subject houses sit much higher on the lots, front on and have direct access south on Cottage Grove Rd. The Cottage Grove Rd frontage, including curb and sidewalk remains incomplete at this time.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608 255-3988 • 608 255-0814 Fax  
611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414 441-2001 • 414 732-2035 Fax  
va@vandewalle.com

Shaping places, shaping change

4-6

The proposed six single-family lots will measure approximately 63-69 feet in width, with all six lots fronting north onto Kirkpatrick Lane. Driveway access will be eliminated on Cottage Grove Rd and landscaping will be installed. The lots conform to R2T zoning and are similar to other lots in the neighborhood in terms of size and design. In addition to the three parcels on Cottage Grove Rd, a small (0.04 acre) SIP remnant outlot in Grandview Commons will be included in the creation of these six new lots.

Thank you for your time in reviewing this submittal.

Sincerely,



Brian Munson  
Principal

Parcel List:

6205 Kilpatrick Lane (Outlot)	0710-111-0307-6
6202 Cottage Grove Road	0710-111-0305-0
6206 Cottage Grove Road	0710-111-0304-2
6210 Cottage Grove Road	0710-111-0303-4

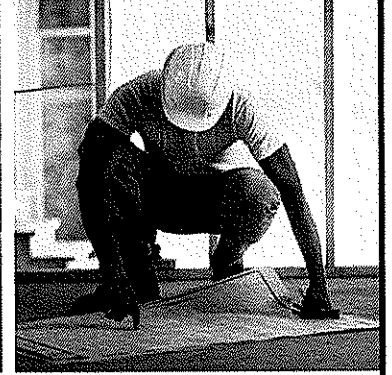
# Cottage Grove Road

## Demolition Permit

## Recycling and Reuse Plan

6202, 6206 and 6210 Cottage Grove Road  
Madison, Wisconsin

April 28, 2009



# Executive Summary

**Request** Demolition, reuse and recycling of existing home

**Location** 6202, 6206 and 6210 Cottage Grove Road, Madison, WI

**Owner** Great Neighborhoods North, LLC & Premium Real Estate, LLC  
Don Esposito, Assistant Secretary  
6801 South Towne Drive  
Madison, WI 53713  
(608) 226-3100

## **Project Manager**

D'Onofrio, Kottke & Associates, Inc.  
Daniel N. Day, P.E.  
7530 Westward Way  
Madison, WI 53717  
(608) 833-7530

## **Project Scope**

Veridian Homes is seeking to have relocated or demolished the houses currently located at 6202, 6206 and 6210 Cottage Grove Road adjacent to the Grandview Commons Neighborhood. These houses are located on three separate parcels addressed as above. These homes were purchased in the early 2000's and had always been planned to be demolished and the lots folded into the Grandview Commons Neighborhood as the highest and best use of the subject property. The houses were evaluated based on future use of the property, normal and orderly development of the Grandview Commons plat, improvements to the surrounding properties and how these houses relate to new homes placed on other lands within the development. Also considered were its appearance, structural integrity and economic viability of rehabilitation or relocation. **Veridian now has contracts with individuals to relocate all three houses.**

## **Application Highlights**

The application addresses the objectives enumerated in Madison General Ordinance 28.12(12)(a) and touches upon other relevant factors detailed further in MGO 28.12(12)(d)(1). Pictorial references are interspersed throughout the application narrative and will be further enhanced by applicant presentation materials and testimony at the Plan Commission public hearing on July 6<sup>th</sup>, 2009. The McClelland Park Neighborhood Association and the District 3 Alder support approval of this application.



## **Public Notice**

Consistent with MGO 28.12(12)(b)(2), a minimum of thirty days notice was given to the District 3 Alder and the President of the McClelland Park Neighborhood Association. Additionally, the three demolition applications were posted on the City's website and the three demolition notification messages were distributed by the City on March 23, 2009. These are attached as Exhibit #1.

## **Request for Approval**

Given Veridian Homes' record of environmental stewardship, commitment to affordable housing and solid experience in preservation and renovation of economically viable housing stock, Veridian senior management requests that the Plan Commission recognize the company's experience and expertise by approving this application.

# Application for Demolition Permit

## Statement of Purpose

Madison General Ordinance 28.12(12)(a) declares that the good maintenance and rehabilitation of existing buildings, the preservation of safe and sanitary housing available at reasonable prices, and the careful consideration and planning of changes in the urban landscape are a public necessity and are required in the interest of the health, prosperity, safety, and welfare of the people.

This application will address the stated objectives of the ordinance:

1. Encourage the reuse and/or relocation of existing buildings.
2. Encourage compliance with building and minimum housing codes.
3. Aid in the implementation of adopted City plans and to protect neighborhood character.
4. Allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving his or her existing building or buildings.

Veridian Homes seeks approval of this demolition application and per MGO 28.12(12)(c)(1)(b) which encourages:

When making this finding the Commission shall consider and may give decisive weight to any relevant facts including but not limited to the effects the proposed demolition and proposed use of the subject property would have on the normal and orderly development and improvement of surrounding properties, the reasonableness of efforts to relocate the building, including but not limited to the costs of relocation, the structural soundness of the building, and the limits that the location of the building would place on efforts to relocate it, and the availability of affordable housing.

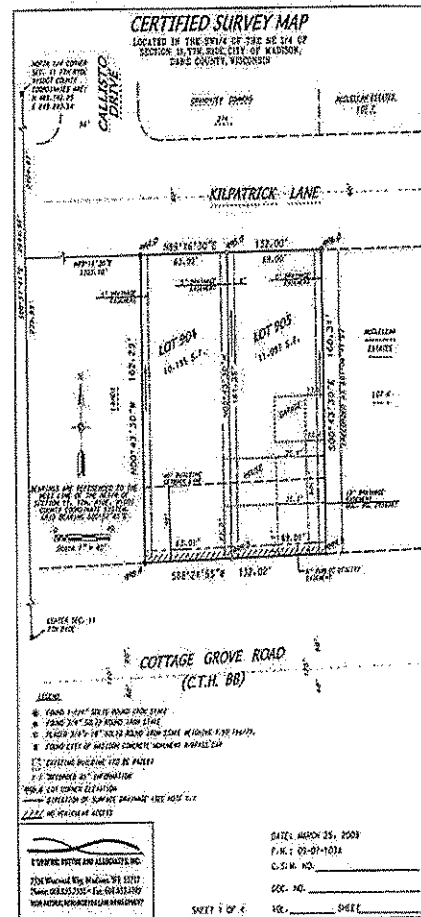
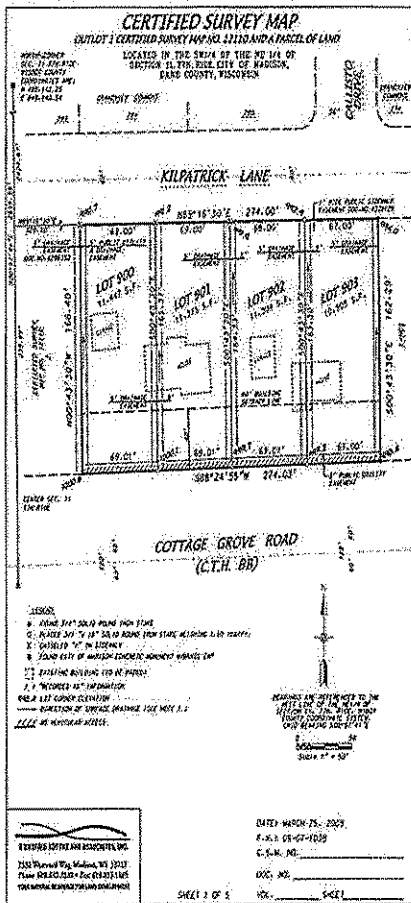
## Background

### 1. Plat History.

- When the Plat of Grandview Commons was originally proposed, these out parcels were not to be included but the three outparcels were purchased at varying dates in the early to mid 2000's. Veridian felt the houses would be out of place next to a higher density city plat. The three houses were built in the 1950's and 1960's.

- The three subject sites are currently separate outparcels not contained within the Grandview Commons subdivision. Each contains a single family ranch style house. The Grandview Commons subdivision was approved in 2000 as a PUD:GDP and includes single-family, multifamily and commercial lots. It is the intention of the applicant to absorb these outparcels into the Grandview Commons neighborhood.

- Since the acquisition of these three outparcels, Veridian has maintained that the houses do not fit within the vision for the Grandview Commons development and is now proposing to relocate the three houses and subdivide the underlying land into six single-family lots. The proposed six lots will measure approximately 63-69 feet in width, with all six lots fronting Kirkpatrick Lane. The lots conform to the minimum lot design requirements in R2T zoning and are similar to other lots in the neighborhood in terms of size and design. Two separate CSM's have been submitted to the city and approvals are pending approval of this demolition permit.

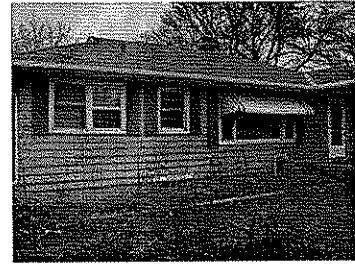


## 2. Subject Property.

- The subject houses were built in the 1950's and 1960's. The houses are built upon older concrete foundations now exhibiting numerous structural cracks. The structural integrity of the foundations is suspect.



- As a result of their age, the homes are showing signs weathering and need to be completely pressure washed and repainted.



- At the time of platting, street grades and final stormwater management was designed to incorporate these three outparcels into Grandview Commons. The subject houses sit much higher on the lots, front on and have direct access to Cottage Grove Road. The Cottage Grove Road frontage, including curb and sidewalk remains incomplete at this time.

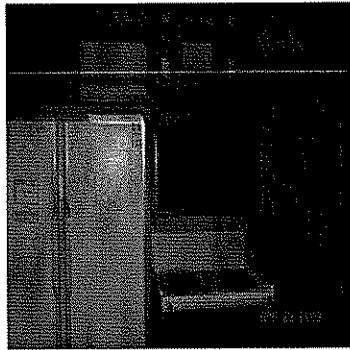


## Conformance with Ordinance Objectives

### 1. Encourage the reuse and/or relocation of existing buildings.

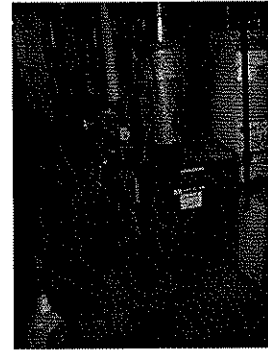
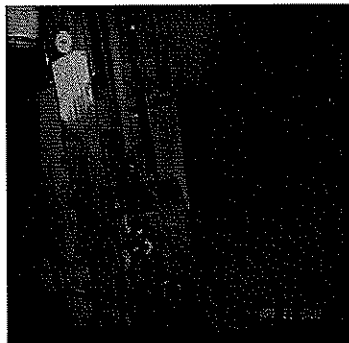
- Veridian has non-contingent contracts in hand for the relocation of all three homes by outside third parties. Veridian is also keeping a backup list of interested parties should the original contracts not be fulfilled for reasons beyond Veridian's control. Demolition will be a last resort only if all current and backup contracts cannot be consummated.

- The current homes are in need of significant interior and exterior cosmetic repairs and updating. The new owners are willing to devote "sweat equity" into repairs of the relocated homes.

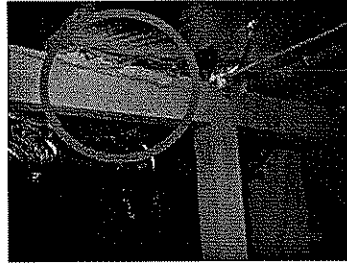
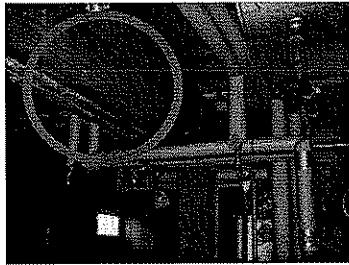


- The floors, walls and roof appear to be structurally sound and will withstand the rigors of the homes being moved to another site.

- Furnaces and water heaters, while serviceable, are of varying age and not energy efficient. These will be discarded in preparation for the move and then replaced with more energy efficient models at the new locations.



- In all cases, the structural center beams carrying the floor joists seem to be undersized and would not be compliant with current codes.



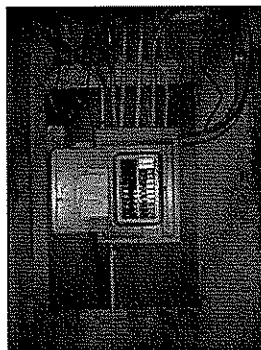
- Two of the three poured-wall foundations are showing signs of possible water infiltration. Lack of exterior basement waterproofing is the probable cause.

## 2. Encourage voluntary compliance with building and minimum housing codes.

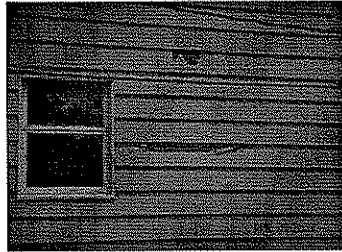
- These houses were built in 1950's and 1960's in the unincorporated county and in all likelihood, did not benefit from municipal inspections during construction. This is evidenced by the structural deficiencies of the main supports outlined in section #1 above. New main support beams associated with new foundations at the relocated lots will address this issue.

- The house does not meet current Wisconsin energy code standards. Walls are 2"x4" construction with R-11 batt insulation and the foundation walls and attics need to be further insulated to produce adequate thickness. New foundations on the relocated lot will address this foundation insulation need. Windows in these older houses have independent storm sashes that are being stored in the garages or the basements and can be moved independent of the houses and stored for future use.

- Electrical system is total copper and seems good shape and of adequate capacity. Likewise, plumbing supply system is copper and the wastewater system is cast iron and both seem to be in good shape.



- As mentioned before, two of the three homes are in need of pressure washing and repainting. This will be accomplished after the homes are moved.



### 3. Aid in the implementation of adopted City plans and to protect neighborhood character.

- Existing houses does not fit well into the character of the new Grandview Commons plat. The houses are ill-placed on the properties with driveways have access only to heavily traveled Cottage Grove Road.
- The new homes to be built on these sites will face interior to Grandview Commons and favor interior Kilpatrick Lane
- A 40' landscape buffer will be added along Cottage Grove Road similar top other lots in Grandview Commons. The homes will be moved through the interior roadways within Grandview Commons so the existing mature trees along Cottage Grove Road will be preserved.

### 4. Allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving his or her existing building or buildings.

- Veridian Homes has a strong track record of moving and rehabilitating existing housing stock that have economic or historical value and can be weaved back into the fabric of the neighborhood. Some recent examples:
  - Rehabilitation of the original farm house at Hawks Woods. This rehabilitation preserved the ornate interior millwork, high ceilings and wood floors. Improvements to the home included a new two car garage and breezeway, plus renovation of the two bathrooms, plumbing and electrical systems. Abandonment of septic system and well and hookup to city services were also provided.
  - Moving of three homes in Smiths Crossing, Sun Prairie preserves two historic homes and caused a third affordable home to be moved into the township. The preservation of the historic Smith house was accomplished at the cost of over \$800,000 and now has become the centerpiece of Smith Crossing's Village Green. An old Victorian home will be moved in 2007 upon completion of future phase infrastructure. Two other homes, neither

which were of historic value nor economic viability were demolished at Smith's Crossing.

- Veridian has made a significant good-faith effort to relocate the three existing houses and has successfully negotiated non-contingent contracts to relocate all three.

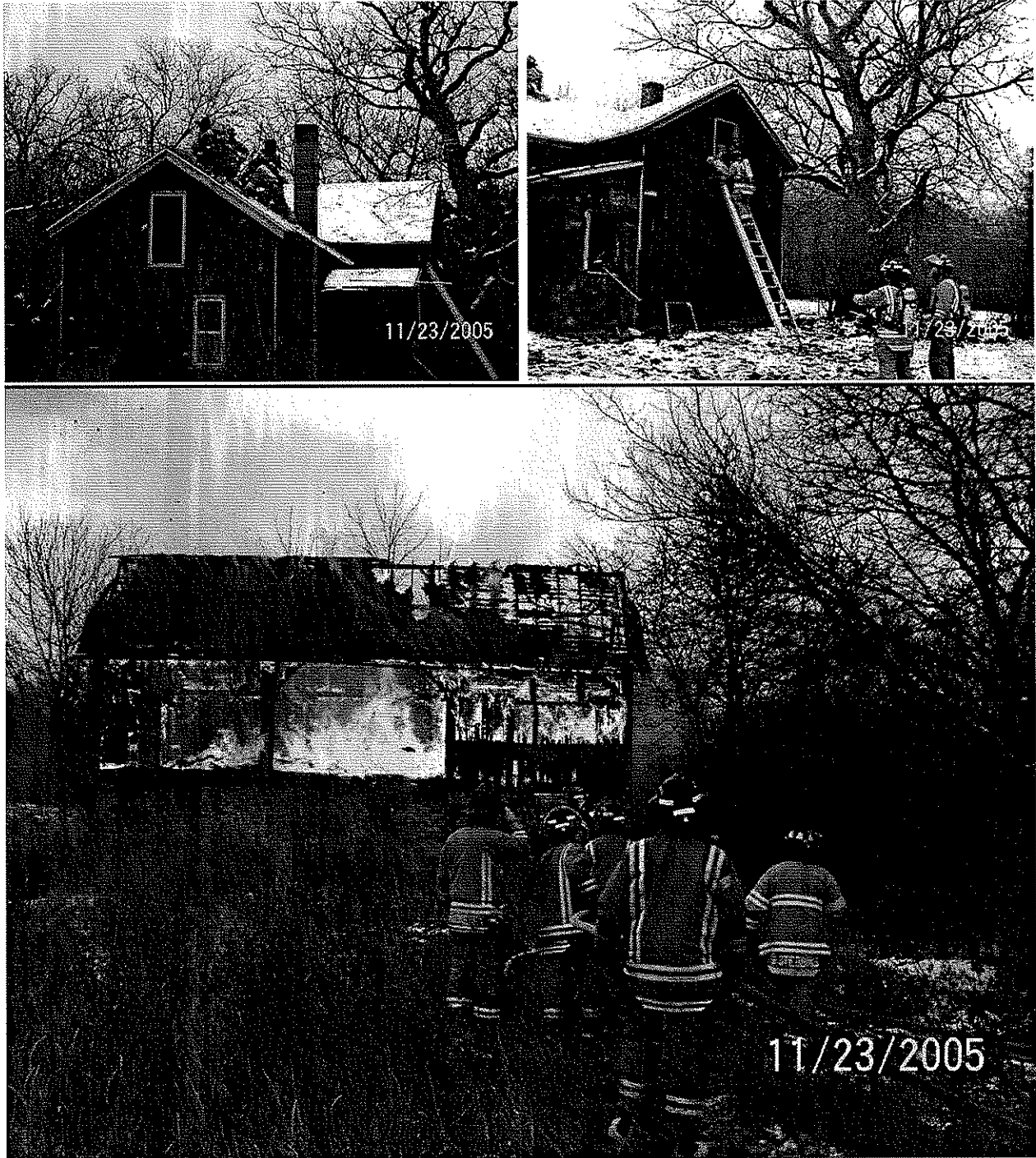


- As mentioned above, demolition will be a last resort only if all current and backup contracts cannot be consummated. As a part of a potential demolition program, it is anticipated that a substantial amount of material will be reused from this house. The items of potential reuse and/or recycling include but are not limited to wood flooring, carpet, light fixtures, cabinets, water heater, furnace, windows, doors, and wood trim.

- Should demolition become a necessity, contact will be made with Habitat for Humanity Dane County Restore to allow them access to the site to remove all items listed above along with other items they may find reusable. Habitat has trained volunteers that will spend several days going through the house to remove items will be of benefit to their operation. Veridian has and continues to be a strong supporter of the Habitat Restore by giving the organization salvage rights to all home demolitions in the last six years. Habitat for Humanity Dane County Restore has also been given a courtesy booth at all Veridian trade partner conferences for the last four years
  - It will be required that any items not removed by Habitat that has a second market value shall be pursued to be reused including if possible the reuse of landscaping.
- Veridian Homes has partnered with the Madison Fire Department and departments from other municipalities on many occasions to allow access to the site for Fire Department Training. The Fire Department will be contacted to evaluate the structure to see if it fits their training needs. If training schedules can be arranged the Fire Department will be allowed access to the site for



training purposes. Veridian Homes strongly feels this is a very key element in the training of Fire Department personnel and believe it provides an immeasurable public safety benefit.



- It is the intent of this project to minimize the amount of waste being delivered to the landfill. No materials that are banned from landfills per state statute will be sent there. The contractor will be required to recycle fluorescent and

incandescent light bulbs, thermostats containing mercury, coolants and refrigerants, metal, cardboard, paper, cans and bottles. The contractor will be required to reuse clean concrete and bituminous on site or have it hauled to a facility for processing. Clean concrete and bituminous will not be allowed to be hauled to the landfill.

- The following steps will be followed in the process to remove the home.
  - Survey the home for hazardous materials especially asbestos
  - Legal removal of all hazardous materials. Any asbestos from the house will be removed per Wisconsin Department of Natural Resources Standards
  - Conclude the three current contracts and have the houses moved
  - If current contracts cannot be consummated, draw from back-up list of interested individuals for a backup contract.
  - If backup contracts cannot be consummated, offer the houses to Habitat for Humanity of Dane County Restore for their removal of usable items. Items of potential reuse include wood flooring, carpet, light fixtures, cabinets, water heater, furnace, windows, doors etc.
  - Offer the houses for fire training to the Madison Fire Department
  - Separation and disposal of recyclable materials
  - Final clean up site

# **Conclusions and Request for Approval**

This application represents Veridian's professional assessment of the highest and best use of the subject property.

Veridian has complied with the spirit and intent of the City of Madison's current demolition ordinance by contracting to have all three houses relocated and rehabilitated. In the unlikely event that all current and backup contracts cannot be consummated, Veridian seeks permission to demolish the three houses in place. Veridian has shown time and time again over the years that it is more interested in doing what is right rather than what is expedient.

Given Veridian Homes' record of environmental stewardship, commitment to affordable housing and solid experience in preservation and renovation of economically viable housing stock, Veridian senior management requests that the Plan Commission recognize the company's experience and expertise by approving this application.