



Report to the Plan Commission

November 16, 2009

Legistar I.D. #16561
1010 Northport Drive
Demolition Request

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/Property Owner/Contact: Paul Ziebarth; 4202 Brown Lane; Madison

Proposal: The applicant proposes the demolition of an existing 720 square-foot single-family home to construct a new single-family home.

Parcel Location: 1010 Northport Drive is located on the north side of Northport Drive, between Barby Lane and Mandrake Road; Aldermanic District 18 (Schumacher); Madison Metropolitan School District.

Existing Conditions: The existing 720 square foot, one story home, constructed in 1947, sits on a lot over 9,500 sq. ft. (0.2 acres) in size in the R1 (Single-Family Residential) District.

Surrounding Land Use and Zoning: Most of the area surrounding the property consists of single family homes in the R1 (Single-Family Residence District). Directly across Northport Drive to the south is a charitable service organization with one dwelling unit in the R4 (General Residence) District

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends continued Low Density Residential land use for the area. The recently adopted Northport-Warner Park-Sherman Neighborhood Plan (2009) does not have a specific recommendation for the property, but recommends preserving single-family housing areas and updating aging housing stock.

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, including Metro Transit Routes 21 and 22.

Zoning Summary: This property is in the R1 (Single-Family Residence) District

Requirements	Required	Proposed
Lot Area	8,000	9,720 sq. ft. existing
Lot width	65'	60' existing
Usable open space	1,300 sq. ft	Adequate
Front yard	30'	62.2'
Side yards	6' each side	8' each side
Rear yard	40'	59.8'
Lot Coverage	N/A	N/A
Building height	2 stories max.	1 story

Site Design

No. Parking stalls	1 min.	2
Landscaping	N/A	N/A

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

Analysis, Evaluation, and Conclusion

Existing Conditions

The one-story, 720 square foot home sits in the middle of the property, with a small detached garage in northeast corner taking access from Northport Drive. Constructed in 1947 as a prefabricated home by GBH-Way Company in Walnut Illinois, this structure is thought to be the last of its specific kind in Madison, although an altered roofline and a small enclosed porch added to the rear of the home significantly decrease its historical integrity. The structure is severely dilapidated, and the interior was completely gutted by a previous owner. Doors, windows, and portions of the exterior walls are missing and have been replaced with plywood.

Site and Building Plans

The applicant proposes the demolition and removal of the existing home and most of the asphalt driveway, but would maintain the existing garage as an accessory storage building in the rear corner of the lot. At this time, a plan for recycling and reuse of materials has been submitted and approved by the City's Recycling Coordinator, although this plan could be revised and reapproved prior to the issuance of demolition permits.

The proposed new home is a 1,500 square foot, split level three-bedroom ranch home with an attached 2-car garage on the lower level. The structure as proposed is located in the center of the lot, with ample setbacks of just over 62 feet from the front (south) property line, 8 feet from each side lot line, and nearly 60 feet from the rear lot line. The home has front and rear entrances, although the rear doors are elevated above grade on the elevations submitted. If a deck or stairs are proposed in this location, they should appear on final plans submitted for approval by staff. The windows on the submitted elevations are incomplete, and should also appear on final plans. Finally, exterior materials are unspecified, but appear to include an asphalt roof and durable siding. Staff recommends that all exterior materials be labeled on final plans.

The new driveway as proposed would maintain the existing curb cut location on the eastern portion of the lot, but would be realigned to approach the new garage on the west side of the front of the home, meandering so as to avoid existing trees. The applicant indicates that of the four mature trees in the front yard, three will remain. Submitted plans do not show a sidewalk leading from the driveway to the front door, and if proposed, this should appear on final plans submitted for approval by staff.

Public Input

The demolition request is generally supported by the District 18 Alder and the Lake View Hill Neighborhood Association (LVHNA). No issues regarding historic sensitivity of the property were raised by the City's Acting Preservation Planner or the Landmarks Commission during their October 5, 2009 review of demolition requests. One member of LVHNA has raised concerns about the demolition of the structure due to its unique status as a regionally-made World War II pre-manufactured home, suggesting that relocation and rehabilitation of the structure, perhaps as an historical display, would be appropriate. Local Historian Ann Waidelich has provided information on the history of this and other similar structures (attached), noting that despite its poor condition, relocation and rehabilitation of the home would be a positive outcome.

While this may be possible, there is no known interest from a "receiving" property at this time. Based on communication with staff involved in the recently adopted Northport-Warner Park-Sherman Neighborhood Plan and other planning activities related to Warner Park, there have been no known discussions about this building, and significant interest in maximizing the amount of open space within Warner Park would likely make it unsuitable as a receiving property. The LVHNA member most interested in its relocation has made a strong effort to find a suitable property for its relocation, and while he indicates that one could likely be found in time, there is no known entity able to currently accommodate the relocated structure.

Plan Review

The existing home appears to be unsuitable for rehabilitation in place. A major investment would be required to improve the integrity of the structure and rebuild the interior. If feasible, this would result in a home approximately half the size of most of those surrounding it, albeit with a unique character.

While Planning Division staff would support relocation of the home, the lack of interest from a potential "receiving" property and the lack of integrity of the structure itself as shown in the submitted photographs and confirmed during a November 11 site visit make it very difficult to recommend this as a condition of approval. However, the applicant may certainly consider marketing the structure for relocation and include this intent as an option in a revised plan submitted for the recycling and reuse of the structure or parts of it.

The proposed home meets all requirements of the R1 district, and generally fits into the character of the surrounding residential properties, which include 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 Northport Drive, as well as area properties on Barby Lane and Mandrake Road have an average size of 1,400 square feet, consistent with the proposed home.

Conclusion

In conclusion, the Planning Division believes that the proposed demolition and new single-family home are consistent with adopted plans, and with the character of the block and the Lake View Hill Neighborhood. While recognizing the unique historic attributes of the existing structure, 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.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

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 the following conditions:

Planning Division (Contact Heather Stouder, 266-5874)

1. Final site plans and elevations submitted for staff review and approval shall include labeled exterior materials, all windows, any proposed deck or stairway providing access to the rear doors, and any proposed sidewalk from the driveway to the front door of the home.

The following conditions have been submitted by reviewing agencies:

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

2. All work in the public right-of-way shall be performed by a City licensed contractor.
3. 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.
4. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

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: Permits for Conditions No. 4 and 5 are available 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. Section 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.
8. The final plans shall be consistent with the floor plans. Provide revised site plan to match floor plans of proposed new house.

Water Utility (Contact Dennis Cawley, 261-9243)

9. This property is not in a Wellhead Protection District. Madison Water Utility shall be notified to remove the water meter prior to demolition, and 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.