



Report to the Plan Commission

September 14, 2009

Legistar I.D. #15948
1119 Merrill Springs Road
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/Contact: Joan Pregler; Joan Pregler Design Associates, LLC; 7919 Airport Rd; Middleton

Property Owners: James Dahlberg and Elsebet Lund; 1119 Merrill Springs Dr; Madison

Proposal: The applicant proposes the demolition of an existing 2,774 square-foot single-family home construct a new single-family home.

Parcel Location: 1119 Merrill Springs Drive is located on the east side of Merrill Springs Drive between Lake Mendota Drive and Risser Road; Aldermanic District 19 (Clear); Madison Metropolitan School District.

Existing Conditions: The existing 2,774 square foot, one and a half story home, constructed in 1948, sits on a lot over 18,400 square feet (0.43 acres) in size in the R1 (Single-Family Residential) District. The lot has an approximately 10 foot grade change, sloping downward from south to north.

Surrounding Land Use and Zoning: The area surrounding the property is zoned R1 (Single-Family Residence District), and consists of a variety of large lots ranging from 9,400 square feet to nearly an acre in size.

Adopted Land Use Plan: Both the Comprehensive Plan (2006) and the Spring Harbor Neighborhood Plan (2006) recommend continued Low Density Residential land use for the area.

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

Public Utilities and Services: This property is served by city water and sewer, but lacks stormwater management infrastructure.

Zoning Summary:

Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	19,486 sq. ft. existing
Lot width	65'	115' existing
Usable open space	1,300 sq. ft.	Adequate
Front yard	30'	33'
Side yards	7' each side	16' L, 20' R
Rear yard	40'	98'
Lot Coverage	N/A	N/A
Building height	2 stories maximum	2 stories
Site Design		
No. Parking stalls	1	2
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

Existing Conditions

The existing single-family home is a 1948 Cape Cod style, one and one half story structure with 2,774 square feet of livable space. The home is centered within the lot, with ample front and rear yards, and side yards of approximately eight feet to the north (left) and 17 feet to the south (right). The driveway accesses a lower level attached garage on the northern half on the lot. The home is structurally sound and in good condition, although a collection of somewhat awkward additions to the home over the decades has resulted in suboptimal mechanical systems and air circulation.

Site and Building Plans

The proposed home, at 2,900 square feet, is similar in size to the existing home, but reoriented to enlarge side yards and maximize the amount of accessible, livable space on the main level. Site changes include some regrading, the addition of retaining walls behind the house, and the addition of two small rain gardens in the northern portion of the lot for on-site stormwater management. In order for the garage to be at the same level of the living space, the proposal includes the removal of the existing driveway and a replacement driveway shifted approximately 30 feet to the south, obviating the need for more significant regrading.

The proposed home is a two-story structure with a walkout basement on the northern side. Exterior materials include a natural stone base, cement board siding, asphalt shingles, and composite decking material. The new garage as proposed projects from the front of the house by ten feet, but maintains a 33-foot setback from the front property line, adequate for the R1 (Single-Family Residence) District. The highest peak on the proposed home will be approximately 24 feet 6 inches from the new grade established at the front of the home. Accounting for a rise in grade at this location of approximately two feet, the height of the new home will exceed that of the existing home by a maximum of 6 feet 6 inches, as shown in the plans submitted.

Evaluation and Conclusion

Demolition of Existing Home

Built into the grade of the property, the existing home has an attached garage on a level lower than the main living space. This is one of the main undesirable characteristics driving the proposal by the property owners, who have lived in the home for over thirty years and would like to stay, pending the ability to have a more accessible living space. According to the applicant, options involving remodeling and reconfiguration of the existing structure to reorient the garage to the main level and increase accessibility throughout the home have been considered. These options would likely be defined as a demolition and require Plan Commission approval anyway, but in any case, a complete demolition and rebuilding is optimal to adequately meet the needs of the homeowners. The existing structure would be difficult if not impossible to relocate due to multiple levels and additions, but a thorough reuse and recycling plan is well underway.

Plan Review

The proposed two-story home easily meets all requirements for the R1 Single Family Residential District. When compared to the existing structure, it is similar in size, approximately eight feet narrower, and approximately seven feet higher at its peak. Exterior materials include a natural stone base, cement board siding, and an asphalt roof, complementary to others in the neighborhood.

The existing driveway would be removed and replaced with a new driveway near the center of the lot at a higher grade, entering the new attached two-car garage which protrudes from the front façade by nearly eight feet. While requirements for the R1 District are silent with regard to placement of attached

garages, the draft zoning code currently under development would require that the garage be recessed at least 2 feet from the front façade of the home.

The lot would be slightly regraded to add and level approximately two feet of compacted soil beneath the footprint of the new structure. Two proposed rain gardens in the northern side yard, add some capacity for stormwater infiltration where none currently exists, and are consistent with a recommendation in the Spring Harbor Neighborhood Plan regarding the incorporation of rain gardens in residential lots.

Prior to submitting a demolition request, the applicant notified the Spring Harbor Neighborhood Association and Alder, and held an open house for area property owners to explain the proposal. At the time of this writing, staff is unaware of any opposition to the proposal.

Conclusion

While the demolition of a home in good condition is undesirable, the accessibility of the proposed home surpasses that which would be feasible through remodeling efforts, and will allow long term property owners to remain. The new home proposed is likely to fit very well into the neighborhood and will better enable long term owners to remain on the property. The addition of the rain gardens will likely improve the existing site stormwater management conditions, reducing runoff onto the property to the north. While the prominence of the proposed attached garage is not ideal, the new home sufficiently meets current requirements. However, staff recommends that the Plan Commission allow for plan revisions which would reduce the protrusion of the garage from the front façade to be reviewed and approved by staff.

The Planning Division believes that the demolition standards can be met, and recommends that the Plan Commission **approve** the demolition request subject to input at the public hearing and comments and 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 plans submitted by the applicant for review and approval by staff *may* include a less prominent attached garage.

The following conditions have been submitted by reviewing agencies:

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

2. Records indicate that the Merrill Springs Road right-of-way adjacent to this property may exist by easement only as indicated by Warranty Deed to current owners recorded October 10, 1977 in Volume 870 of Records on Pages 478-479 as Document No. 1542890. Right-of-way dedication to the City by either separate deed conveyance or Certified Survey Map is suggested.
3. No trees may be removed from the street right-of-way without the permission of the City Forester.
4. All work in the public right-of-way shall be performed by a City licensed contractor.
5. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
6. 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 pertaining to Nos. 5 and 6 above area available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.

Zoning Administrator (Contact Pat Anderson, 266-5978)

7. 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.
8. 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)

9. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
10. 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