



Report to the Plan Commission

May 4, 2009

Legistar I.D. #14542
5714 Old Sauk Road
Demolition Permit

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval to demolish a 1,272 square foot single-family residence and build a 1,981 square foot 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 5714 Old Sauk Road, subject to input at the public hearing and the conditions recommended by reviewing agencies.

Background Information

Applicant: David Knoche; 5806 Old Sauk Road

Agent / Contact: Same as the Applicant

Property Owner: Same as the Applicant

Proposal: The applicant proposes to demolish a 1,272 square foot single-family residence and build a 1,981 square foot single-family residence.

Parcel Location: The subject site is a 0.76-acre parcel near the intersection of Old Sauk and Old Middleton Roads. Staff note that a CSM was approved for the subject site in 2007, dividing the property into three (3) lots. The applicant has not completed meeting the conditions of approval and that land division has not yet been recorded. The applicant has indicated he intends to finish meeting the conditions and will record the CSM. This request is located in Aldermanic District 19; Madison Metropolitan School District.

Existing Conditions: This lot includes a 1,272 square foot residence, built in 1948. The applicant has provided descriptions and photos of the building. Further discussion is included in the project analysis 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:

Bulk Requirements	Required	Proposed *
Lot Area	8,000 sq. ft	13,685 sq. ft
Lot width	65'	78"
Usable open space	1,300 sq. ft	Adequate
Front yard	30'	32" +
Side yards	6'	20' (L), 17' (R)
Rear yard	40'	45' +
Building height	Up to 2 Stories	1 Story
Number parking stalls	1	2
<i>Table Prepared by Pat Anderson, Assistant Zoning Administrator</i>		

- * The Assistant Zoning Administrator has used lot statistics for the approved but unrecorded "Lot 2" in the CSM approved in 2007. The existing lot is larger and the proposed site plan would also be consistent with those standards.

Analysis, Evaluation, & Conclusion

The applicant requests approval to demolish an existing 1,272 square foot single-family residence and construct a replacement 1,981 square foot single-family residence. This request is subject to the demolition standards of Section 28.12 (12) of the Zoning Ordinance.

The existing residence was built in 1948, according to City Assessor records. The applicant has noted that several additions to the residence were completed during the 1950s. The building is a bi-level home, with a garage and partially finished area below the main level. The lower level includes one (1) bedroom and one (1) bathroom. The main level of the building includes two (2) bedrooms and one (1) full bathroom.

The applicant indicates the structure is in poor condition, largely due to deferred maintenance or inadequate repairs performed by previous owners. Deficiencies include holes in the roof, exposed electrical systems, and poor condition of plumbing repairs. Further, the applicant notes that only one window is operable. Planning Division staff have not conducted a formal inspection of the structure, but believe the structure to be in poor condition based on photos and information provided by the applicant. The City's Recycling Coordinator has approved the applicant's reuse and recycling plan. Additionally, the City's Acting Preservation Planner has reviewed this request and did not raise objections to the proposed demolition.

The proposed new residence is a larger ranch-style single-family home. Plans indicate the new structure would be 1,981 square feet in area and include three (3) bedrooms, two (2) bathrooms, one (1) half-bathroom, and an attached two-car garage. The home has a partially exposed basement and the applicant indicates that this space could be finished to include a bathroom and bedroom, though that work would not be completed at this time.

The primary exterior building material would be vertical vinyl siding. Other exterior materials are not labeled on the elevation drawings. Based on the drawings, it appears the front elevation includes a masonry veneer base. The gable ends above the garage and master bedroom would include a shake-siding detail. Staff recommend that the applicant clarify the exterior materials on the plans submitted for final sign-off.

The proposed residence would be oriented with the side of the residence facing Old Sauk Road. Staff originally would have preferred that the building be rotated so that the residence fronts Old Sauk Road. However, in discussing this issue with the applicant, he prefers the proposed orientation based on consult from his building and real estate contractors. The primary issue cited by the applicant is the desire to locate the garage on a higher-portion of the property to avoid concerns over site drainage. The applicant also indicates that the proposed layout would provide the most privacy between the living spaces of nearby residences. Considering the substantial tree cover in the area and somewhat limited visibility from Old Sauk Road, staff can support the proposed site plan provided substantial vegetation will continue to screen the residence. From the information submitted, staff do not know the exact level of vegetation that will be removed to accommodate construction. If approved, staff recommend that the applicant meet with Planning Division staff and provide a planting plan for staff approval to address this issue.

A CSM (Certified Survey Map) was approved in 2007, dividing the subject property into three (3) lots and a copy of this document is included in the Plan Commission packets. The new residence would be sited on the 13,685 square foot "Lot 2." Although approved, this CSM has not been finalized or recorded. The applicant informed staff that he intends to complete the conditions of approval and record this CSM after approval of the demolition. The proposed site plan conforms to the required R1 zoning setbacks for both the existing larger lot and the smaller lot approved with the CSM. Staff note that the existing residence does not meet the rear yard setback for the proposed "Lot 2" and the CSM was approved with a condition that this rear property line be adjusted. With the proposed site plan, it appears that such an adjustment would not be necessary. Finally, staff note that the Plan Commission required the applicant to identify a building envelop on Lot 3 for tree preservation purposes on the CSM.

The new home would take access from an existing shared driveway off of Old Sauk Road. The existing driveway that now connects directly to Old Sauk Road would be removed. A private driveway easement has been recorded allowing such access.

This proposal is not in conflict with recommendations in the Comprehensive Plan. At the time of report writing, staff is not aware of any neighborhood objections to this proposal. 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.

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 5714 Old Sauk Road, subject to input at the public hearing and the conditions recommended by reviewing agencies.

1. That the applicant works with Planning Division staff and submits a planting plan for staff approval to provide a vegetative buffer fronting Old Sauk Road.
2. That the applicant indicates the building exterior materials, for the approval of Planning Division staff.

The following conditions have been submitted by reviewing agencies:

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

3. Final plan submittal will require a more accurate site plan.
4. Any damage to the asphalt on Old Sauk Road will require repair/restoration in accordance with the Patching Criteria.
5. Site plan shall be revised to show current lot line configuration or proposed CSM lot lines if CSM approval pending. Provide detailed plan for existing and proposed drainage.
6. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
7. 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.
8. 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
9. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.
10. 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>.

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)

11. 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.
12. 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)

13. 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.

Parks Division (Contact Tom Maglio, 266-6518)

This agency did not submit a response to these requests.

Fire Department (Contact Scott Strassburg, 261-9843)

This agency submitted a report with no recommended conditions of approval.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to these requests.