



Report to the Plan Commission

August 29, 2011

Legistar I.D. #23670
5001 Coney Weston Place
Demolition Request

Report Prepared By:
Heather Stouder, AICP
Planning Division Staff

Requested Action: Approval of the demolition of a single-family home for the 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 permits.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the proposal meets all applicable demolition standards and **approve** the request for demolition at 5001 Coney Weston Place, subject to the recommended conditions and input provided at the public hearing.

Background Information

Applicant/ Property Owner: Mark Gustavson; 5001 Coney Weston Pl.; Madison, WI

Project Contact: Steve Homa; PEA Builders; WI9557548 Woodland Pl.; Muskego, WI

Proposal: The applicant proposes the demolition of an existing 1,400 square-foot single-family home to construct a new one-story, single-family home. The applicant intends to initiate demolition after all approvals are obtained.

Parcel Location: 5001 Coney Weston Place is located on the southwest corner of Coney Weston Place and Wedgewood Way; Aldermanic District 20 (Phair); Madison Metropolitan School District.

Existing Conditions: The existing 1,400 square foot one-story home, constructed in 1954, sits on a 11,150 square foot lot in the R1 (Single-Family Residence) District. The applicant has provided interior and exterior photographs of the structure, and notes several issues with damaged foundation, water damage, and poor ventilation. The existing access driveway is from Wedgewood Way to the east.

Surrounding Land Use and Zoning: The area surrounding the property on the north, west, and south is zoned R1 (Single-Family Residence District), and consists of single-family homes on 10,000 to 20,000 square foot lots. The Odana Golf Course is across Wedgewood Way to the east, in the Conservancy District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Low Density Residential land use, and there is no adopted neighborhood plan for this area.

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

Public Utilities and Services: The property is served by basic urban services.

Zoning Summary: The property is in the R1 (Single-family Residence) District

Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	11,152 sq. ft. existing
Lot width	65'	80' existing
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	31'
Side yards	10'8" LS / 15' RS	11'3 1/4" LS / 15' RS
Rear yard	35'	41'
Building height	2 stories / maximum 35'	1 story

Site Design

No. Parking stalls	1	2
--------------------	---	---

Other Critical Zoning Items

Historic District	No
Landmark Building	No
Flood Plain	None shown
Utility Easements	No

Prepared by: Pat Anderson, Asst. Zoning Administrator

Project Description, Evaluation, and Conclusion

The applicant is requesting approval to demolish a small single-family home constructed in 1954 for the construction of a new ranch style single-family home, subject to standards in the Zoning Ordinance for demolitions. The proposal is consistent with recommendations in the Comprehensive Plan for low-density residential land uses.

As proposed, the existing home and driveway will be completely demolished and removed from the site. As mentioned by the applicant and shown in the submitted photos, the home has a flat roof, evidence of water damage, and limitations with regard to energy efficiency. While the applicant had considered a significant remodel of the existing home, it has been deemed an uneconomical choice for the property. The Historic Preservation Planner had no comments on the proposed demolition.

The proposed home is larger than the existing home, with a 1,940 square foot main level and a 1,145 square feet finished lower level. It easily meets the bulk requirements for the R1 zoning district, and staff believes that it fits in well with other homes on the block. It is a few inches further from the adjacent property to the south than the existing home, and the new rear yard is several feet deeper. Exterior materials include a cultured stone base, cedar or fiber cement siding, and an asphalt roof. Due to the existing grade of the site, the basement will be partially exposed on the south and east sides, although there are no entrances to the basement level. The main entrance to the home would remain on Wedgewood Way, but the new home would have a new driveway with access to an attached garage from Coney Weston Place to the north. Planning Division staff is unaware of any public input on the proposal at the time of this report.

The Planning Division believes that the demolition standards can be met with this proposal, and recommends that the Plan Commission **approve** the 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 request subject to input at the public hearing and the following conditions:

The following conditions have been submitted by reviewing agencies:

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

1. The new drive apron and sidewalk directly adjacent to the drive apron shall be constructed of 7" thick concrete.
2. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).
3. The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer

determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).

4. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).
5. All damage to the pavement on Coney Weston Place and Wedgewood Way adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
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 (POLICY). This permit application is 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 (gdreckmann@cityofmadison.com, 267-2626), prior to a demolition permit being issued.
8. MGO Section 28.12(12)(e) 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.
9. The existing driveway is to be removed and the street entrance closed to Wedgewood Way as per City Engineering requirements. The vacated driveway shall be landscaped and seeded to minimize erosion. The new driveway shall have a maximum width of 22 feet at the right of way.
10. Final plan sets submitted for staff review and sign-off shall be drawn to scale.

Traffic Engineering (Contact Bryan Walker, 267-8754)

This agency submitted a report with no conditions of approval for this proposal.

Water Utility (Contact Dennis Cawley, 261-9243)

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 Bill Sullivan, 266-4420)

This agency did not submit a response for this request.