



Report to the Plan Commission

December 19, 2011

Legistar I.D. #24823
5501 Greening Lane
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 5501 Greening Lane, subject to the recommended conditions and input provided at the public hearing.

Background Information

Applicant/Property Owner/Project Contact: Bill Keenan; 710 Brian Hill Rd.; Madison, WI 53711

Proposal: The applicant proposes the demolition of an existing 1,854 square-foot single-family home to construct a new one-story single-family home with basement. An existing driveway, detached garage, and shed would remain on the property. The applicant intends to initiate demolition in March 2012 and complete construction by December 2012.

Parcel Location: 5501 Greening Lane is located on the west side of Greening Lane between Camus Lane and Epworth Court in the Spring Harbor Neighborhood; Aldermanic District 19 (Clear); Madison Metropolitan School District.

Existing Conditions: The 30,000 square foot property has a single-family home, constructed in 1920, a detached two-car garage, and a small shed. There are several mature trees on the property.

Surrounding Land Use and Zoning: The property is surrounded by single-family homes on large lots in the R1 (Single-Family Residence) District. There is a vacant R1 property immediately to the south which was approved in 2010 for demolition of a single-family home in very poor condition.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Low Density Residential land use.

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, including Metro Transit routes running along nearby University Avenue.

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

Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	29,97436 sq ft.
Lot width	65'	101.41' existing
Usable open space	1,300 sq. ft.	Adequate
Front yard	30'	95.2'
Side yards	7' each side	96.9' (RS), 16.6' (LS)
Rear yard	35'	40'
Building height	2 stories / 35'	2 stories, less than 35'

Site Design

No. Parking stalls	1	Adequate
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Other Critical Zoning Items

Historic District	No
Landmark Building	No
Floodplain	No
Utility easements	Sewer
Waterfront Development	No

Prepared by: Pat Anderson, Asst. Zoning Administrator

Project Description, Evaluation, and Conclusion

The applicant proposes the demolition of an existing 1,854 square-foot single-family home to construct a new one-story single-family home with basement. An existing asphalt driveway, a detached two-car garage, and small shed would remain on the property. The existing home, originally constructed in 1920, has several later additions, and the applicant notes several deficiencies in the structure. These include sloping floors, poor insulation, leaking roofs, a cracked foundation, and very low ceiling heights in portions of the home. Even if the home were in good condition, relocating it would be very difficult due to its location on a sloped and wooded lot on Greening Lane, a narrow street in the Spring Harbor Neighborhood. The Preservation Planner has indicated that there are no concerns with the demolition of the existing home.

The single-family home proposed is consistent with plan recommendations for low-density residential uses in this area. As proposed, the new home would sit in roughly the same area as the existing home, with a northward protrusion. The proposed home has 1,709 square feet of livable space on the main level, and an equally sized walk-out basement. Floor plans show two bedrooms and a study, which could be used as a third bedroom.

The applicant indicates that the new structure will be built with high energy efficiency standards, insulated with R values doubling those in many newly constructed homes, and oriented to maximize passive solar energy use. Exterior materials include horizontal and vertical siding and an EIFS covering on the base of the home. Staff suggested that the applicant should consider more durable material next to the ground. The applicant assured that this treatment would be sufficiently durable, but noted that other options could be discussed if necessary.

The property owners have indicated that they are dedicated to preserving as many trees on the site as is possible, and replanting as dead or poor quality trees are removed. Of the five mature trees located just to the north of the existing home, just one 13-inch Larch tree is proposed for removal due to proximity to the foundation of the proposed home.

Public Input -Planning staff received telephone communication on December 13 from a nearby resident in support of the proposal. Otherwise, staff is unaware of any public input on this proposal.

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:

Planning Division (Contact Heather Stouder, 266-5974)

1. Final elevations submitted for staff review and approval shall indicate the type of siding and other exterior materials proposed. The applicant is encouraged to consider alternatives to EIFS for areas within three feet of the ground.

The following conditions have been submitted by reviewing agencies:

Zoning Administrator (Contact Pat Anderson, 266-5978)

2. 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.
3. MGO Sec. 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 on recycling and reuse within 60 days of completion of demolition.
4. The submitted site plan does not show the entire driveway leading to Greening Lane. The final site plan must show the principal building, accessory buildings, and all driveways or paved pathways.

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

5. 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).
6. All damage to the pavement on Greening Lane, 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).
7. The applicant shall demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
8. 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>.

9. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service (POLICY).

Water Utility (Contact Dennis Cawley, 261-9243)

10. 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.

Fire Department (Contact Bill Sullivan, 266-4420)

11. Note: Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/consumer/conshome.html>

Traffic Engineering (Contact Bryan Walker, 267-8754)

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

Parks Division (Contact Kay Rutledge, 266-4714)

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.