



Project Address: 311 Highland Avenue
Application Type: Demolition Permit
Legistar File ID # [29566](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Dan Eccles, The Builders Group, Inc.; 122 S. Owen Drive; Madison.

Property Owner: Darcie Johnston; 311 Highland Avenue; Madison.

Requested Action: Approval of a demolition permit to allow a single-family residence to be razed and a new residence to be constructed.

Proposal Summary: The applicant wishes to demolish the existing 1.5-story, 714 square-foot bungalow to allow construction of a two-story, 2,025 square-foot single-family residence. The new home will have 3 bedrooms and 2.5 baths as depicted on the attached plans. The applicant wishes to proceed as soon as all regulatory approvals have been granted, with completion scheduled for October 2013.

Applicable Regulations & Standards: Section 28.185 of the Zoning Code provides the process and standards for the approval of demolition and removal permits.

Review Required By: Plan Commission.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow the existing single-family residence to be demolished and a new single-family residence to be constructed at 311 Highland Avenue, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Parcel Location: The subject site is 6,168 square-foot (0.14-acre) parcel located at the southeastern corner of Highland and Kendall avenues; Aldermanic District 5 (Bidar-Sielaff); Madison Metropolitan School District.

Existing Conditions and Land Use: Single-family residence, zoned TR-C2 (Traditional Residential–Consistent 2 District).

Surrounding Land Use and Zoning:

North: Single- and two-family residences, zoned TR-C4 (Traditional Residential–Consistent 4 District);

South: Single-family residences, zoned TR-C2 (Traditional Residential–Consistent 2 District);

East: Single-family residences, zoned TR-C2 (Traditional Residential–Consistent 2 District);

West: Single-family residences, zoned TR-C2 and TR-C3 (Traditional Residential–Consistent 3 District).

Adopted Land Use Plan: The Comprehensive Plan recommends that the subject site and surrounding residential properties south of University Avenue be developed with Low-Density Residential uses. There is not an adopted neighborhood plan for this area.

Zoning Summary: The property is zoned TR-C2 (Traditional Residential–Consistent 2 District):

Requirements		Required	Proposed
Lot Area		6,000 sq. ft.	6,168 sq. ft., existing
Lot Width		40'	51.4' along Kendall Avenue
Front Yard		20'	21' along Kendall Avenue
Side Yards		6' for two-story buildings	9.5' on the west; 6' 8" on the east
Rear Yard		Lesser of 30% of lot depth or 30'	57.5'
Floor Area Ratio		N/A	---
Building Height		2 stories and 35 feet	2 stories
No. of Parking Stalls		1 per unit, minimum	1
Maximum Lot Coverage		65%	27.5%
Usable Open Space		750 sq. ft.	Adequate
No. Bike Parking Stalls		0	---
Building Form		Single-family detached building	Complies with requirements
Other Critical Zoning Items			
Yes:	Utility Easements		
No:	Barrier Free, Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development		
Prepared by: Pat Anderson, Asst. Zoning Administrator			

Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map D8).

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

The applicant is requesting approval to demolish an existing 1.5-story, 714 square-foot bungalow located at the southeastern corner of Highland and Kendall avenues, which was constructed in 1921 according to City records. The house to be razed faces Highland Avenue and contains 1 bedroom, 1 bath and an enclosed porch along the southern wall. The site is heavily landscaped and includes a manmade pond and mature coniferous and shade tree cover surrounding the house. A gravel parking area is accessed from Highland Avenue at the rear of the lot.

Following demolition, the applicant proposes to construct a two-story, 2,025 square-foot single-family residence with an attached one-car garage on the northern half of the property. The new house has been designed in a Craftsman style and will face Kendall Avenue as depicted on the plans submitted with the application. The garage for the new residence will be accessed from a driveway on Kendall Avenue.

Analysis and Conclusion

The applicant indicates that the existing house "has been poorly maintained rental property over the past twenty plus years and its quality does not match that of the surrounding neighborhood." Photos of the interior and exterior of the house submitted with the application appear to depict a structure in average condition, with

low floor-to-ceiling heights and some dated fixtures and finishes. Staff has not toured the interior of the residence and does not have any information that would suggest that the demolition standards cannot be met with the request to raze it. The Landmarks Commission informally reviewed the demolition of the house on August 27, 2012 and noted that the structure had no known historic value.

Staff believes that the proposed house is well designed and that it should fit well into the existing neighborhood, which is characterized by a variety of one- and two-story single-family and small two-family homes located on both sides of Highland Avenue south of University Avenue. Staff does not believe that the demolition of the existing small house and construction of the new residence will have an adverse impact on the normal and orderly development and improvement of surrounding properties.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow the existing single-family residence to be demolished and a new single-family residence to be constructed at 311 Highland Avenue, subject to input at the public hearing and the following conditions:

The following conditions of approval have been submitted by reviewing agencies:

Major/Non-Standard Conditions are Shaded
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City Engineering Division (Contact Janet Dailey, 261-9688)

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| <ol style="list-style-type: none">1. The new proposed single-family house will face Kendall Avenue. Therefore, the address of the new house will be 2425 Kendall Avenue.2. All drainage and runoff shall be directed towards a public street. |
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3. The applicant shall replace all sidewalk and curb and gutter abutting the property, which is damaged by the construction, or any sidewalk and curb and gutter that 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.
 4. All work in the public right of way shall be performed by a City-licensed contractor.
 5. All damage to the pavement on Highland Avenue and Kendall Avenue adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
 6. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
 7. Prior to final approval of the demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer and/ or storm sewer lateral that serves a building that is proposed for demolition. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing lateral that serves

a building which is proposed for demolition. For each lateral to be plugged, the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. Note: New plugging procedures and permit fees are in effect as of January 1, 2013.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

This agency submitted a response with no comments or conditions of approval for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

8. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, George Dreckmann, prior to a demolition permit being issued. Section 28.185(7)(a)5. of the 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.

Fire Department (Contact Bill Sullivan, 261-9658)

9. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e).
10. Please consider allowing the Madison Fire Department to conduct training sequences on this site prior to demolition. Contact the MFD Training Division at 246-4587 to discuss this possibility.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency did not provide comments for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.