



Project Address: 6901 Old Sauk Court
Application Type: Conditional Use
Legistar File ID # [33459](#)
Prepared By: Kevin Firchow, AICP, Planning Division

Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Kimberly Santiago and Jose Madero; 6901 Old Sauk Court; Madison WI, 53717

Contact: Scott Foley; Ultimate Constriction Inc; 4827 Pierceville Road; Cottage Grove, WI 53527

Property Owner: Kimberly Santiago and Jose Madero; 6901 Old Sauk Court; Madison WI, 53717

Requested Actions: The applicant requests approval of a demolition permit to raze an existing single-family home for the purpose of constructing a new single-family home with an attached garage.

Proposal Summary: The applicant proposes to demolish an existing ranch-style home for the purpose of constructing a larger 2,640 square foot single-family home.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolitions [Section 28.185]

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolitions are met and **approve** the request to demolish a single-family home for the purpose of constructing a new single-family home at 6901 Old Sauk Court. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The subject site is a 28,370 square foot lot. The site is within Aldermanic District 19 and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing single-family home with an attached garage. Further information on the home is in the body of the report.

Surrounding Land Use and Zoning:

North: Multi-family condominium development, zoned SR-V2 (Suburban Residential-Varied 2);

South: Single-family homes on large lots, zoned SR-C1 (Suburban Residential-Consistent 1);

East: Church and school, zoned SR-C1; and

West: Two-family dwelling units, zoned SR-C3 (Suburban Residential-Consistent 3)

Adopted Land Use Plan: The Comprehensive Plan recommends low density residential for the subject property

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: The property is zoned TR-C2 – Traditional Residential – Consistent 2 District

	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	28,370 sq. ft.
Lot Width	50’	129.91’
Front Yard Setback	30’	41.8’
Side Yard Setback	One-story: 6’ Two-story: 7’	37.4’ – RS 7.5’ - LS
Rear Yard Setback	35’	35’+
Maximum height	2 stories/35	1 story
Maximum lot coverage	50%	Less than 50%
Usable open space (sq. ft. per d.u.)	1,300 sq. ft.	adequate
Number parking stalls	1	2
Landscaping	No	No
Lighting	No	No
Building forms	Yes	Meets building forms req.
Other Critical Zoning Items	None	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Project Description, Analysis, and Conclusion

The applicant requests approval of a demolition permit to raze an existing single-family home for the purpose of constructing a new single-family home. This request is subject to the demolition approval standards.

According to City Assessor’s records, the existing one-story home has an area of 1,277 square foot and was constructed in 1954. The home includes two bedrooms, one full bathroom, and one half bathroom. There is also an attached one-car garage. The letter of intent states that the home has been poorly maintained and is in bad condition. Exterior photos of the building have been provided and can be viewed online from the following website: http://www.cityofmadison.com/planning/projects/reports/6901osc_photos.pdf These photos appear to depict substantial roof damage and show the exterior siding is in poor condition. Building Inspection indicates there are orders to repair or raze this structure.

The proposed home is a larger one-story structure with a total area of 2,640 square feet. The letter of intent notes that the existing foundation, floor system, chimney, and basement mechanicals will be incorporated into the new structure. The resulting building will include three bedrooms, two full bathrooms, and one half-bathroom. The building includes an attached two-car garage.

Staff notes that this property is currently served by a private well. Comments from the Water Utility states that City Ordinance requires the owner to abandon that private well and connect to the public water supply as part of this request.

In considering the demolition approval standards, the Plan Commission must find that the proposed demolition and proposed use are both 1) consistent with the intent and purpose of the zoning district and 2) that the proposed future use is compatible with the purpose of the demolition section of the ordinance. The Planning Division believes that these findings can be made. The demolition standards also state that the Plan Commission shall consider the report of the City's Preservation Planner regarding the historic value of the property, as well as any report submitted by the Landmarks Commission. The Preservation Planner provided the comments of the Landmarks Commission who has found that there is "no known historic value of the building proposed for demolition."

At the time of report writing, staff was not aware of any objections to this request.

Recommendation

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** the request to demolish a single-family home for the purpose of constructing a new single-family home at 6901 Old Sauk Court. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

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

1. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).
2. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. (MGO 10.05(6)) and MGO 35.02(4)(c)(2)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
3. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer 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: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

4. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

This agency submitted a report with no comments on this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

5. Sec. 28.185 (7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. George Dreckmann. (608-267-2626).
6. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7) (a) 5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
7. Section 28.185(9) (a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.
8. Show proposed driveway on final site plan.

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). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>
10. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt Scott Bavery (608) 576-0600.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

11. In accordance with MGO 13.07(2)(c) the owner shall abandon the private well and connect to the City of Madison public water supply system.

12. This property is not in a wellhead protection district. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.