

PLANNING DIVISION STAFF REPORT

November 10, 2014



PREPARED FOR THE PLAN COMMISSION

Project Address: 6503 Cottage Grove Road
Application Type: Demolition Permit
Legistar File ID # [35776](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: City of Madison; representative: Randy Wiesner, City Engineering Division.

Property Owner: James R. Kern; 6503 Cottage Grove Road; Madison.

Requested Action: Approval of a demolition permit to allow a single-family residence located at 6503 Cottage Grove Road to be demolished to facilitate the future improvement and widening of the Cottage Grove Road-Sprecher Road intersection.

Proposal Summary: Cottage Grove Road (CTH BB) is identified in both the Sprecher Neighborhood Development Plan and Cottage Grove Neighborhood Development Plan as a future arterial roadway with at least four traffic lanes and a median strip located within a 120-foot minimum right of way. The section of Sprecher Road adjacent to the site is identified as a collector street with an 80-foot minimum future right of way. Due to its proximity to the existing edge of pavement and the slopes on the site adjacent to the intersection, the single-family residence needs to be removed to accommodate the planned improvements to both roads. Demolition will commence as soon as all regulatory approvals have been granted, with demolition and site restoration work to be completed prior to this winter.

Applicable Regulations & Standards: Section 28.185 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 demolition of a single-family residence at 6503 Cottage Grove Road 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 a 0.38-acre (16,340 square-foot) parcel located at the southeastern corner of the Cottage Grove Road-Sprecher Road intersection; Aldermanic District 16 (DeMarb); Madison Metropolitan School District.

Existing Conditions and Land Use: Single-family residence, zoned A (Agriculture District).

Surrounding Land Use and Zoning:

North: Single-family residence, agricultural buildings and undeveloped lands across Cottage Grove Road in the Town of Blooming Grove;

South: Undeveloped land in the City of Madison, zoned A (Agriculture District) and single-family residences in the Town of Blooming Grove;

West: Two-family residence, zoned SR-C3 (Suburban Residential–Consistent 3 District); Maywick Estates Condominiums, zoned SR-V1 (Suburban Residential–Varied 1 District)

East: Single-family residence and undeveloped lands in the City, zoned A.

Adopted Land Use Plan: The Cottage Grove Neighborhood Development Plan recommends that the subject site and properties to the immediate east and south be developed with low- to medium-density residential uses at approximately 8-12 units an acre.

Zoning Summary: The subject property is zoned A (Agriculture District); no new construction is proposed for the site at this time.

Environmental Corridor Status: The subject site is not located in the Central Urban Service Area (CUSA), and there are no environmental corridors yet identified for the site (see Map G7).

Public Utilities and Services: The site will be served by a full range of urban services once the property is added to the CUSA.

Project Description

On June 17, 2014, the Common Council adopted Resolution 14-00478 (ID 34278), accepting an Offer to Sell Real Estate Agreement from the owner, James R. Kern, for the purchase of a 0.38-acre property addressed as 6503 Cottage Grove Road. The Plan Commission recommended approval of this resolution to the Common Council at its June 9, 2014 meeting. The subject site is developed with a 1.5-story single-family residence containing 3 bedrooms and 1 bath, and a two-car detached garage. The 1,200 square-foot residence contains approximately 1,200 square feet of floor area and was constructed in 1900 according to City records.

The City offered to purchase the property from the owner to facilitate the future improvement and widening of the Cottage Grove Road-Sprecher Road intersection. Currently, both roads are two-lane roads with turn lanes at the intersection. Cottage Grove Road (CTH BB) is identified in both the Sprecher Neighborhood Development Plan and Cottage Grove Neighborhood Development Plan as a future arterial roadway with at least four traffic lanes and a median strip located within a 120-foot minimum right of way. The section of Sprecher Road adjacent to the site is identified as a future collector street with an 80-foot minimum right of way (a future realignment of Sprecher Road as a north-south arterial is planned to occur 600 feet east of the site). Due to its proximity to the existing edge of pavement and the slopes on the site adjacent to the intersection, the City Engineer has determined that the residence needs to be removed to accommodate the future road improvements. Photos of the house are included with the application.

Following demolition, the site will be graded and seeded until roadway improvements commence in the next 3-10 years. Currently, the section of Cottage Grove Road between North Star Drive and Sprecher Road west of the site is scheduled for widening and improvement to an urban arterial section in 2017.

Analysis and Conclusion

The Zoning Code requires Plan Commission approval prior to the demolition of any structure that has been used at any time as a single-family or multiple-family residence, is a landmark, or is located in a Historic District or

Neighborhood Conservation District regardless of condition or reason. The Planning Division believes that the Commission can find the standards for approval met to allow the single-family residence to be demolished to accommodate the future widening of the adjacent roadways, which staff believes will negatively impact its future use, value and enjoyment. The Landmarks Commission informally reviewed the proposed demolition on September 15, 2014 and found that the residence had no known historic value.

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 demolition of a single-family residence at 6503 Cottage Grove Road subject to input at the public hearing and the following conditions:

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

1. A permit for the septic abandonment from the Public Health Madison & Dane County Department. Proof of proper abandonment is required prior to approval of the raze permit.
2. The applicant shall demonstrate compliance with MGO Section 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.
3. 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).

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

This agency did not provide comments for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

4. 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. MGO 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)

This agency did not provide comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

5. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility in accordance with MGO Section 13.21.

Parks Division (Contact Kay Rutledge, 266-4714)

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

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.