



Project Address: 1111 Merrill Springs Road (19th Aldermanic District, Alder Clear)
Application Type: Demolition
Legistar File ID #: [38516](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Contact/Owner: Joshua R. Hyman; 1528 Vilas Ave., Madison, WI, 53711

Requested Action: Approval of a demolition of a single-family home for the construction of a new single-family home in the Suburban Residential - Consistent 1 (SR-C1) District.

Proposal Summary: The applicant proposes to demolish a one-story single-family home constructed in 1938 for construction of a larger two-story single-family home.

Applicable Regulations & Standards: This proposal is subject to the standards for demolitions (MGO Section 28.185).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the request at 1111 Merrill Springs Road. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The property is located on the east side of Merrill Springs Road between Lake Mendota Drive and Risser Road, Aldermanic District 19 (Clear).

Existing Conditions and Land Use: The 24,329 square foot property has an existing one-story single family home. The 1,448 square foot home was originally constructed in 1938, with an addition from the 1950's.

Surrounding Land Use and Zoning: The home is surrounded on the north, south, and west by single-family homes on relatively large lots in the SR-C1 District. Adjacent to the west is a golf course in the Village of Shorewood Hills.

Adopted Land Use Plan: The Comprehensive Plan recommends low density residential uses for this area.

Zoning Summary: This property is in the Suburban Residential – Consistent 1 (SR-C1) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft.	24,329 sq. ft. existing
Lot Width	60'	125'±
Front Yard Setback	30'	30.14'
Side Yard Setback	7'	46.51' (RS) , 24.37' (LS)
Rear Yard Setback	35'	85'
Usable Open Space	1,300 sq. ft.	adequate
Maximum Lot Coverage	50%	Less than 50%
Maximum Building Height	35'	34.25'±

Site Design	Required	Proposed
Number Parking Stalls	1	2

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.

Project Description, Analysis, and Conclusion

The applicant requests approval for demolition of a one-story single-family home constructed in 1938, with additions in the 1950's. As shown in the submitted photographs, the home appears to be in relatively good condition.

In place of the existing home, the applicant proposes to construct a new two-story single-family home, approximately 3,000 square feet in size, with 650 additional square feet in a finished portion of the basement (the applicant indicates that the basement work would not occur initially, but could occur in a later phase), and a two-car attached garage. In conjunction with the proposal, the existing driveway on the northern portion of the property would be removed, and a new 15-foot wide driveway would be constructed on the southern portion of the property, leading to the side-loaded garage.

The new home would be significantly narrower than the existing ranch style home, with side yard setbacks of 26 and 45 feet, and would be placed 30 feet from the front property line, which is the same setback as that of the existing home. At approximately 31-34 feet tall from grade to peak, the home appears to meet zoning requirements related to height and bulk. While details are not shown on elevations, the applicant has indicated that the home will be clad primarily with EIFS on the lower level and fiber cement shake siding on the upper level. Final plans submitted for staff review shall show details for the proposed materials.

In their informal consideration of the demolition proposal, the Landmarks commission noted the loss of the vernacular home, but found that there is no historic value for the structure. Further, the proposed home is generally consistent with other homes in the surrounding area, which vary in size, age and architectural character. Staff believes that the standards for approval of demolition can be met with the proposal.

Recommendation

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 for demolition of a single-family home for construction of a new single-family home at 1111 Merrill Springs Road. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Heather Stouder, 266-5974)

1. Final plans submitted for staff review and approval shall include elevations with all exterior materials labeled.

Zoning Administrator (Contact Matt Tucker, 266-4569)

2. Provide building height measurements from "existing grade" on final plan sets. Any change of grade shall be noted on the plans. Note: Home may not exceed 35' maximum height limit.
3. 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.
4. Sec 28.12(12)(e) of the Madison 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.
5. Sec. 28.185(9) (a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

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

6. The west 30 feet of the parcel, shown as Merrill Springs Road was conveyed for public right of way in 1923 by Document No. 425808. Therefore the east boundary of the property is the east right of way as shown on the site plan, not along the center of the road as currently shown. Per the survey by Paul Spetz dated Nov. 10, 2013 revise the dimension of the north line of the property to read 181.18 feet and the south line to read 174.46, both dimensions being to the existing right of way shown on the plan.
7. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).
8. 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).
9. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan (POLICY).

10. All damage to the pavement on Merrill Springs Road 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).
11. 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
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)
12. 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)).
13. 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 Schmidt (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)).

Water Utility (Contact Dennis Cawley, 266-4651)

14. This property is not located in a wellhead protection district.
15. 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, 261-9658)

16. 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>.
17. 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.