

PLANNING DIVISION STAFF REPORT

August 24, 2015

PREPARED FOR THE PLAN COMMISSION



Project Address: 133 Silver Road (15th Aldermanic District, Alder Ahrens)
Application Type: Demolition
Legistar File ID #: [39457](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Project Contact: Gregory Iverson; Associated Construction of Wisconsin, LLC; 6561 Portage Road; DeForest, WI 53532

Property Owner: Joyce J. Plewke; 16899 SQ 1st Manor; Pembroke Pines, FL, 33027

Requested Action: Approval of a demolition of a fire-damaged single-family home in the Traditional Residential - Consistent 2 (TR-C2) District for construction of a new single-family home.

Proposal Summary: The applicant proposes to demolish a fire-damaged one-story single-family home constructed in 1955 for construction of a very similar 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 133 Silver 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 Silver Road just north of the eastern terminus of Richard Street; Aldermanic District 15 (Ahrens); Madison Metropolitan School District.

Existing Conditions and Land Use: The 6,000 square foot property has a fire-damaged one-story single family home. The 824 square foot home was constructed in 1955.

Surrounding Land Use and Zoning: The home is surrounded by single-family homes on similar-sized lots in the TR-C1 and TR-C2 Districts.

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

Zoning Summary: This property is in the Traditional Residential – Consistent 2 (TR-C2) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000	6,000
Lot Width	40'	60'
Front Yard Setback	20	30'
Maximum Front Yard Setback	20% greater than block avg, 30' max	30'
Side Yard Setback	5'	6'
Rear Yard Setback	30'	42'
Usable Open Space	750 sq. ft.	adequate
Maximum Lot Coverage	65%	29.2%
Maximum Building Height	2 stories, 35'	19'

Other Critical Zoning Items: Wellhead Protection, WP-11

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 fire-damaged one-story single-family home constructed in 1955. As shown in the submitted photographs, the home appears to be in a condition beyond repair due to fire.

The applicant proposes to construct a single-family home of the same size on the existing foundation, with no other changes to the property. The only exterior changes noted are larger windows. Staff believes that the standards for approval of demolition can be met with the proposal. Further, the Plan Commission should be aware that a zoning text amendment (Legistar item 39528) was recently introduced to allow for proposals like this involving replacement of homes destroyed by fire with similar structures to occur by right. The Plan Commission will review this proposed zoning text amendment on September 21.

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 133 Silver 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. 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.

3. 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.
4. Sec. 28.185(9) (a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

Water Utility (Contact Dennis Cawley, 266-4651)

5. This property is located in wellhead protection district WP-11. This proposed use is allowed in this district.
6. The Madison Water Utility shall be notified to remove the water meter prior to demolition. 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)

7. 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>.

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

No comments