



Report to the Plan Commission

July 20, 2009

Legistar I.D. #15410
205 Judd Street
Demolition Permit

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval of a demolition permit for a fire-damaged two-unit building to allow construction of a new single-family residence.

Applicable Regulations & Standards: Section 28.12 (12) provides the guidelines and regulations for the approval of demolition permits.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolitions are met and **approve** a demolition permit for 205 Judd Street, subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Applicant: Deborah J. Smith; 9 Kings Mill Circle, #115; Madison, WI 53716

Contact: Same as the applicant.

Property Owner: Same as the applicant.

Proposal: The applicant proposes to demolish a fire-damaged two-unit building to allow construction of a new single-family residence.

Parcel Location: The subject site is approximately 4,620 square feet in area, located south of the intersection of Richard and Judd Streets; Aldermanic District 15; Madison Metropolitan School District.

Existing Conditions: The property includes a vacant, fire-damaged two-unit residential building. The building was damaged by fire on June 21, 2008.

Surrounding Land Use and Zoning: The subject site is generally surrounded by other single-family and two-unit residences zoned R3 (Single and Two-Family Residence Districts).

Adopted Land Use Plan: The Comprehensive Plan recommends low-density residential uses for the subject site and surrounding area.

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 R3 (Single and Two Family Residence District).

Requirements	Required	Proposed
Lot Area	4,000 sq ft	4,620' (existing)
Lot width	50'	44'
Usable open space	750 sq ft	1335 sq ft
Front yard	25'	25'
Side yards	5'- 1 story / 6' story	5' left side / 10' right side
Rear yard	40'	40'
Building height	2 stories	1 story
<i>There are no other "Critical Zoning Items" identified pertaining to this proposal.</i>		
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>		

Project Analysis, Evaluation, and Conclusion

The applicant requests approval to demolish a fire-damaged two-family residence and build a new single-family residence in its place. This request is subject to the demolition standards of Section 28.12 (12) of the Zoning Ordinance.

According to City Assessor records, this two-flat residence was built in 1948. The structure includes approximately 1,220 square feet of living space on two floors. The structure was damaged by a fire in June 2008 and is currently vacant.

The applicant has provided photographs of the fire-damaged building. These are attached for the Commission's consideration. The photographs indicate there is extensive damage to the interior and exterior of the home. The City's Acting Preservation Planner has reviewed this request and notes she has no historic file noting any particular architectural feature on the subject residence or other preservation issues associated with the demolition of this home.

The applicant proposes to replace the fire-damaged structure with a new single-family home with detached garage. Staff note that the residence described in the letter of intent does not exactly match what is shown in the submitted plans. The site plans reflect the current proposal. This discrepancy is the result of revisions made by the applicant in order to meet the zoning standards for this property. Staff request that the applicant revise the letter of intent to match the final plans submitted for final sign-off.

The proposed residence is a one-story ranch-style building, similar in character with the surrounding homes. The provided floor plans indicate the residence would have an estimated area of 1,160 square feet, consisting of three bedrooms, two bathrooms, and a full basement. The front elevation will include a street facing gable, giving the structure a bungalow-style appearance. However, the applicant has clarified there will not be an upper-story loft as noted in the original letter of intent.

Staff do not object to this proposal and believe the applicable demolition standards are met. At the time of report writing, staff was not aware of any objections to this request. This proposal would not be in conflict with the City's adopted plans.

Recommendation and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded
--

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** a demolition permit for 205 Judd Street, subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

1. That the applicant revises the letter of intent to match the approved plans and submit that document along with final-sign off plans.

The following conditions have been submitted by reviewing agencies:

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

2. The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which 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.
3. All work in the public right-of-way shall be performed by a City licensed contractor.
4. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
5. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
6. Prior to approval of the application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Zoning Administrator (Contact Pat Anderson, 266-5978)

7. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permits being issued.
8. 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.

Water Utility (Contact Dennis Cawley, 261-9243)

The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. 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 Scott Strassburg, 261-9843)

This agency did not submit a response to this request. Please contact Scott Strassburg should you have questions regarding compliance with applicable ordinance standards.

Traffic Engineering Division (Contact John Leach, 267-8755)

This agency submitted a report with no recommended conditions of approval.

Parks Division (Contact Tom Maglio, 266-6518)

This agency did not submit a response to this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.