



Report to the Plan Commission

November 21, 2011

Legistar I.D. #24536
1521 Jefferson Street
Demolition Request

Report Prepared By:
Heather Stouder, AICP
Planning Division Staff

Requested Action: Approval of the demolition of a single-family home for the construction of a new single-family home in the R4A (Limited General Residence) District.

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 proposal meets all applicable demolition standards and **approve** the request for demolition at 1521 Jefferson Street, subject to the recommended conditions and input provided at the public hearing.

Background Information

Applicant/ Property Owner: William Herbert; 1521 Jefferson St.; Madison, WI 53711

Project Contact: Bill Butler; Bill Butler Buildings; 7138 Hubbard Ave.; Middleton, WI, 53562

Proposal: The applicant proposes the demolition of an existing 1,250 square-foot single-family home to construct a new two-story single-family home of a similar size. The applicant intends to initiate demolition after all approvals are obtained.

Parcel Location: 1521 Jefferson Street is located on the south side of Jefferson Street between Oakland Avenue and North Randall Avenue; Aldermanic District 13 (Ellingson); Madison Metropolitan School District.

Existing Conditions: The 4,760 square foot property has a single-family home, constructed in 1925, and a detached garage accessed from a rear alley. The 1,250 square foot home has significant damage from a July 2011 fire.

Surrounding Land Use and Zoning: The area surrounding the property on the West, East, and South is comprised of single and two-family homes in the R4A (Limited General Residence) District. Commercial uses are located across Jefferson Street to the north, facing Regent Street in the C2 (General Commercial) District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Low Density Residential land use.

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

Public Utilities and Services: The property is served by basic urban services, including several Metro Transit Routes running along Regent Street.

Zoning Summary: The property is in the R4A (Limited General Residence) District

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	4,800 sq. ft. existing
Lot width	50'	40'
Front yard	16'6" average	20' (to cantilever)
Side yards	6'	10'4" LS / 6' RS
Rear yard	35'	71'2" (to cantilever)
Usable open space	500 sq. ft.	Adequate
Building height	2 stories	2 stories

Site Design

No. Parking stalls	1	2
Landscaping	No	N/A

Other Critical Zoning Items

Historic District	No
Adjacent to Landmark Building	No
Floodplain	No
Utility easements	No
Adjacent to park	No

Prepared by: Pat Anderson, Asst. Zoning Administrator

Project Description, Evaluation, and Conclusion

The applicant seeks to demolish the fire-damaged single-family home to construct a new single-family home on this 4,800 square foot lot in the R4A (Limited General Residence) District. The existing 1,250 square foot, three-bedroom home was constructed in 1925, and was severely damaged during a July 2011 fire. The applicant indicates that it is less feasible economically to repair than to replace with a new three-bedroom single-family home.

The proposed home meets all zoning requirements in the R4A District, and is designed to fit in well with the existing homes on the block, with an eight foot deep open front porch and a gabled roof. A combination of vinyl siding and shakes is proposed for the exterior. The existing detached garage with access from the rear alley would remain on the property, but would be resided to match the new home.

Staff believes that the demolition standards can be met with this proposal. The existing structure was severely fire-damaged and is not economically feasible to salvage. The Preservation Planner notes no concerns with the proposed demolition. The proposed structure meets all zoning requirements, fits well within the character of the surrounding properties, and is consistent with the land use recommendation for low-density residential land use.

Final plans submitted for staff review and approval should identify the extent of any proposed paved areas, such as a driveway between the alley and garage, a private sidewalk leading from Jefferson Street to the front entrance, and any other sidewalks on the property.

The Planning Division believes that the demolition standards can be met with this proposal, and recommends that the Plan Commission **approve** the request subject to input at the public hearing and comments and conditions from reviewing agencies.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

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 subject to input at the public hearing and the following conditions:

Planning Division (Contact Heather Stouder, 266-5974)

1. Final plans submitted for staff review and approval shall identify the location and extent of any proposed paved areas on the property.

The following conditions have been submitted by reviewing agencies:

Zoning Administrator (Contact Pat Anderson, 266-5978)

2. 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.
3. MGO Sec. 28.12(12)(e) requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation on recycling and reuse within 60 days of completion of demolition.
4. Final site and building plans shall show the proposed rear deck and steps.
5. The existing structure was a single family dwelling unit. Per the zoning code family definition, the occupancy of the dwelling unit is limited to a maximum of a family plus one roomer (or two unrelated individuals) should the new dwelling unit be occupied by persons other than the owners.

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

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| 6. Include location of existing drive apron and driveway on the site plans. |
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7. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement (POLICY).
 8. Prior to approval of the conditional use 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 (POLICY). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Water Utility (Contact Dennis Cawley, 261-9243)

9. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
10. The property is in a Wellhead Protection District. This proposed use is permitted in this district. Any proposed change in use shall be reviewed by the Water Utility General Manager or his designee.
11. 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, 266-4420)

12. Note: A residential fire sprinkler system may be installed in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

Traffic Engineering (Contact Bryan Walker, 267-8754)

This agency submitted a report with no conditions of approval for this proposal.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.