



Report to the Plan Commission

April 8, 2013

Legistar I.D. #29231
151 Proudfit Street
Demolition Request

Report Prepared By:
Heather Stouder
Planning Division Staff

Requested Action: Approval of the demolition of a single family home for replacement with landscaping in the DR2 (Downtown Residential 2) District.

Applicable Regulations & Standards: Section 28.185(7) provides the guidelines and standards for the approval of demolition requests.

Review Required By: Plan Commission (approval of demolition requests)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition can be met, and **approve** the request.

Background Information

Applicant/Contact: Anne Neujahr Morrison; Urban Land Interests; 10 East Doty Street, Ste. 300; Madison, WI 53703

Owner: 151 LLC; 10 East Doty Street, Ste. 300; Madison, WI 53703

Proposal: The applicant proposes to demolish a single-family home, regrade the site, and add landscaping in the DR2 (Downtown Residential 2) District.

Parcel Location: 151 Proudfit Street is located on the east side of Proudfit Street between West Main Street and North Shore Drive; Aldermanic District 4 (Verveer); Madison Metropolitan School District.

Existing Conditions: The 4,750 square foot property is developed with a small single-family home originally constructed in 1869. As shown in photos submitted with the application and verified by Building Inspection staff, the home is in poor condition.

Adopted Land Use Plan: The Comprehensive Plan (2006) includes this property within the Findorff Yards Mixed-Use Sub-District, where a mix of residential, commercial, and open space uses is recommended. The Downtown Plan (2012) recommends Predominant Residential uses at a maximum height of 8 stories.

Surrounding Land Use and Zoning:

Northwest: Two 2-unit buildings in the DR2 District, constructed in the late 1800s

Northeast: Two apartment buildings (Tobacco Lofts) with a total of 61 units in the PD (Planned Development) District

Southeast: Immediately adjacent, a 2,000 square foot sliver owned by City of Madison Engineering. Across City right-of-way to the southeast, an apartment development with 116 units is currently under construction in the PD (Planned Development) District.

Southwest: Across Proudfit Street to the southwest, single and two-family homes in the TR-C4 (Traditional Residential – Consistent 4) District

Environmental Corridor Status: These properties are not located within a mapped environmental corridor.

Public Utilities and Services: The area is served by the full range of urban services, including Metro Transit routes along West Washington Avenue a couple blocks to the north.

Zoning Summary: The property is in the DR2 (Downtown Residential 2) District.

Requirements	Required	Proposed
Lot Area	3,000 sq. ft.	4,752 sq. ft. existing
Lot width	40 for 4-unit buildings and higher, and for non-residential and mixed-use buildings	66' existing
Front yard setback	10' See (a) below	TBD
Side yard setback	5'	TBD
Rear yard	20% of lot depth, but no less than 20' See (b) below	TBD
Maximum lot coverage	80%	TBD
Maximum building height	6 stories + 2 bonus stories	TBD
Stepback	None	N/A
Usable open space	20 sq. ft. per bedroom	TBD

Site Design

No. Parking stalls	0	0
Bike parking	0	0
Landscaping	Yes	Yes
Lighting	No	No
Building forms	N/A	N/A

Prepared by: Pat Anderson, Asst. Zoning Administrator

Project Description

The applicant proposes to raze a vacant single-family home for replacement with landscaping and a raingarden. The basement will be backfilled, and the site will be regraded prior to landscaping. Two existing trees and a concrete wall consistent with the Tobacco Lofts landscape design would be incorporated into the landscaping on the site.

Analysis and Conclusion

The demolition standards are strict for applications with no proposed future use, particularly for residential buildings. As noted in Section 28.185(7)(b)1., the Plan Commission must find that, based on evidence from the Madison Fire Department, Police Department, and/or Building Inspection Division, a potential fire hazard, potential unlawful use of the property, potential public nuisance, or other public health and safety concern supports demolition or removal before a future use is proposed. The 144 year old home, an example of some of the earliest development in Madison, is in poor condition. City of Madison Building Inspection staff support the demolition, noting major damage and decay, interior water damage, and the partial collapse of a ceiling, among other issues. Staff believes that this assessment meets the necessary standard.

The Landmarks Commission, during their discussion of upcoming demolition proposals, noted that the loss of the home would be regrettable, and requested that if approved, all parties should provide a schedule that will allow a third party to document the structure and allow the applicant to continue to pursue relocation options. While the applicant is no longer pursuing relocation of the structure, staff understands that UW-Madison students are scheduled to tour and document it in early April to fulfill this request.

There is no future development contemplated for the site at this time. It is worth noting that the applicant also developed and owns the Tobacco Loft apartments to the northeast and the apartments currently under construction to the southeast, but does not currently own the two houses adjacent to the northwest. For the foreseeable future, the landscaping proposed on the site would likely serve as an entrance feature associated with the Tobacco Lofts apartments.

In conclusion, staff supports the demolition of the house, so long as sufficient time is provided for its documentation as an early example of residential development in the City.

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 provided at the public hearing and comments and conditions from reviewing agencies below.

1. The applicant shall provide an opportunity for University of Wisconsin-Madison students to tour the home and document its details as an early example of residential development in Madison.

The following conditions have been submitted by reviewing agencies:

Zoning Administrator (Contact Pat Anderson, 266-5978)

2. MGO Section 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. MGO Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
4. Future development shall meet applicable building and zoning ordinances following applicable processes. As the result of no application for the proposed use, the site shall be landscaped and seeded to minimize erosion.
5. MGO Section 28.185(9)a: A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

City Engineering (Contact Janet Dailey, 261-9688)

6. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).
7. 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 (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. 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).
10. 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)).

Fire Department (Contact Bill Sullivan, 266-4420)

11. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities at (608) 246-4587.

Water Utility (Contact Dennis Cawley, 261-9243)

12. 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.

No other City agencies submitted responses for this request.