

PLANNING DIVISION STAFF REPORT

January 13, 2025



PREPARED FOR THE PLAN COMMISSION

Project Address: 2449 Fox Avenue (District 13, Alder Evers)
Legistar File ID #: [86420](#)
Prepared By: Lisa McNabola, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Owner: Kemper Smith; 2449 Fox Lane, Madison, WI 53711

Requested Action: Consideration of a demolition permit to demolish two street-facing walls of a single-family building at 2449 Fox Avenue.

Proposal Summary: The applicant proposes to demolish two street-facing walls of a single-family building to construct an addition.

Applicable Regulations & Standards: MGO Section 28.185(6) lists the standards of approval for demolition permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that Plan Commission find the demolition standards met and **approve** the request to demolish two street-facing walls of a single-family building at 2449 Fox Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 5,162 square-foot (.11-acre) property is located at the corner of Sheldon Street and Fox Avenue. It is within Alder District 13 (Alder Evers) and the Madison Metropolitan School District.

Existing Conditions and Land Use: A two-story, single-family building built in 1930.

Surrounding Land Use and Zoning:

North: Southwest Bike Path.

East: Single family buildings, zoned TR-C2 (Traditional Residential – Consistent 2) District and TR-C3 (Traditional Residential – Consistent 3) District

South: Single family buildings, zoned TR-C2 and TR-C3 District;

West: Single family buildings, zoned TR-C2 and TR-C3 District.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Low Residential (LR) development for the property.

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

Environmental Corridor Status: The site is not within 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 is proposing to demolish two street-facing walls of a single-family building to construct an addition. The property is located at the corner of Sheldon Street and Fox Avenue. The garage and wall facing Sheldon Avenue and a portion of the wall facing Fox Avenue would be demolished. The proposed addition to the home is a permitted use and so it is not before the Plan Commission.

The Plan Commission shall consider the seven approval standards in MGO Section 28.185(9)(c) when making a determination regarding demolition requests. The factors include a finding that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison.

Regarding standard 4, "That the Plan Commission has received and considered the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission." At its December 9, 2024 meeting, the Landmarks Commission found that the building has no known historic value.

The Planning Division believes that the approval standards for demolition permits can be found met, subject to the recommended conditions of approval.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that Plan Commission find the demolition standards met and **approve** the request to demolish two street-facing walls of a single-family building at 2449 Fox Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Engineering Division (Contact Tim Troester, 267-1995)

1. Obtain a Street Terrace permit for the proposed work (installation of the driveway apron, landscaping, etc.) This permit application is available and must be completed online at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO 10.08)

Traffic Engineering (Contact Luke Peters, 266-6543)

2. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

3. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
4. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
5. The applicant shall show the dimensions for the proposed class

Zoning (Contact Jacob Moskowitz, 266-4560)

6. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.

Fire Department (Contact Matt Hamilton, 266-4457)

7. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers>

The following agencies reviewed the request and recommended no conditions of approval: Engineering Mapping, Water Utility, Parks Division, Metro Transit, Forestry, and Parking Utility.