



PREPARED FOR THE PLAN COMMISSION

Project Address: 2049 Baird Street
Application Type: Demolition Permit
Legistar File ID # [41335](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: City of Madison; representative: Janet Schmidt, Parks Division.

Requested Action: Approval of a demolition permit to allow the demolition of a single-family residence located at 2049 Baird Street for the expansion of Penn Park.

Proposal Summary: The City acquired the subject property in 2015 for the expansion of adjacent Penn Park. As part of the park expansion, the existing single-family residence will be razed. Demolition will commence as soon as all regulatory approvals have been granted, with demolition and site restoration work to be completed prior to this spring.

Applicable Regulations & Standards: Section 28.185 provides the process and standards for the approval of demolition and removal permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow the demolition of a single-family residence at 2049 Baird Street to allow for the expansion of Penn Park, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Parcel Location: The subject site is a 8,328 square-foot (0.19-acre) parcel located on the east side of Baird Street opposite Dane Street. Existing Penn Park is an approximately 6.9-acre parcel located south of the subject site and Dane Street with its primary frontage along Fisher Street; Aldermanic District 14 (Carter); Madison Metropolitan School District.

Existing Conditions and Land Use: The single-family residence to be razed is a one-story structure constructed in 1957 that contains 3 bedrooms, 1 bath, and 768 square feet of living area according to City records. A driveway extends along the southern edge of the residential property, which is zoned TR-C4 (Traditional Residential-Consistent 4 District).

Surrounding Land Use and Zoning: In addition to the park to the south, the residence to be razed is surrounded by properties developed with multi-family residences on the north, east and west in TR-C4 zoning. Mount Zion Baptist Church is located further north of the site on the west side of Baird Street. A Wisconsin Southern Railroad corridor, which forms the eastern edge of the larger Penn Park property, is located just to the east of the subject residential property.

Adopted Land Use Plan: The [Comprehensive Plan](#) recommends that the subject site and surrounding properties, including Penn Park, be developed with Low-Density Residential uses.

The subject site is also located within the boundaries of the 2005 [South Madison Neighborhood Plan](#), which does not include specific land use recommendations for the residence or park.

Zoning Summary: The subject property is zoned TR-C4 (Traditional Residential–Consistent 4 District) and is located in Zone B of Wellhead Protection Zone WP-18. Penn Park is zoned CN (Conservancy District). Parks and playgrounds are a permitted use in both districts.

Environmental Corridor Status: CARPC Environmental Corridor [Map E10](#) indicates that the park is not located within a mapped environmental corridor, but is designated as a public land on the corridor map.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

On September 15, 2015, the Common Council adopted Resolution 15-00775 (ID 39499), authorized a Purchase and Sale Agreement between the City and the Reverend Larry V. Jackson and Katherine M. Jackson, for the purchase of a 8,328 square-foot property at 2049 Baird Street for the expansion of adjacent Penn Park. The Plan Commission recommended approval of this resolution to the Common Council at its August 24, 2015 meeting. The subject site is developed with a one-story single-family residence containing 3 bedrooms and 1 bath. The residence contains approximately 768 square feet of floor area and was constructed in 1957 according to City records. Photos of the residence are included with the application materials. Use of the residence as part of the park was not contemplated at the time of acquisition, and following demolition, the site will be graded and seeded and will become part of the open space for the park, which adjoins the southern line of the subject property. An aerial photograph showing the relationship of the residence to other facilities in Penn Park is included with the application. Following the expansion, Penn Park will contain approximately 7.16 acres of land.

Analysis and Conclusion

The Zoning Code requires Plan Commission approval prior to the demolition of any structure that has been used at any time as a single-family or multiple-family residence, is a landmark, or is located in a Historic District or Neighborhood Conservation District regardless of condition or reason. The Planning Division believes that the Commission can find the standards for approval met to allow the single-family residence to be razed and for the site of the house to become part of the park open space. The Landmarks Commission informally reviewed the proposed demolition on January 11, 2016 and found that the residence had no known historic value.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow demolition of the single-family residence at 2049 Baird Street to allow for the expansion of Penn Park subject to input at the public hearing and the following conditions:

City Engineering Division (Contact Tim Troester, 267-1995)

1. Prior to final approval of the demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer and/ or storm sewer lateral that serves a building that is proposed for demolition. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing 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: New plugging procedures and permit fees are in effect as of January 1, 2013.
2. All work in the public right-of-way shall be performed by a City licensed contractor.
3. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

The agency reviewed this request and has recommended no conditions or approval.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

4. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, George Dreckmann, prior to a demolition permit being issued. MGO Section 28.185(7)(a)5 of the 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.
5. Approval of the demolition permit will require the removal of all structures, including the driveway as per City Engineering and Traffic Engineering requirements.

Fire Department (Contact Bill Sullivan, 261-9658)

6. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact Capt. Jerry Buechner of the MFD Training Division to discuss this possibility at (608) 516-9195.

Water Utility (Contact Dennis Cawley, 261-9243)

7. All operating private wells shall be identified and permitted by the Madison Water Utility and any unused private wells shall be abandoned in accordance with MGO Section 13.21.
8. This property is in a Wellhead Protection District–Zone 18. The owner shall provide the Madison Water Utility with evidence that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative.

Parks Division (Contact Janet Schmidt, 261-9688)

This agency did not provide comments but requests an expeditious approval of the application.

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Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.