



PREPARED FOR THE PLAN COMMISSION

Project Address: 217 N. First Street
Application Type: Demolition Permit
Legistar File ID # [43426](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: City of Madison; representative: Randy Wiesner, City Engineering Division.

Requested Action: Approval of a demolition permit to allow a single-family residence located at 217 N. First Street to be demolished to facilitate the extension of the Demetral Park Path.

Proposal Summary: The City is requesting approval to remove the 1.5-story single-family residence on the subject site to allow for the completion of a public shared-use (bicycle and pedestrian) path segment along E. Johnson Street from N. First Street to N. Third Street as part of the overall reconstruction and extension of the Demetral Park Path. Once complete, the Demetral Park Path will provide a direct, continuous pedestrian and bicycle route in the E. Johnson Street/ Pennsylvania Avenue/ Packers Avenue corridor from N. First Street to Commercial Avenue, generally following the route of the existing path along the east side of Demetral Park. The short path segment proposed to extend to N. First Street will complete the portion of the path extension on the block between First and Second streets constructed in 2013. Demolition will commence as soon as all regulatory approvals have been granted, with demolition and site restoration work scheduled to be completed as part of the construction of the path segment prior to this winter.

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 217 N. First Street 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 3,200 square-foot parcel located at the southeasterly corner of N. First and E. Johnson streets; Aldermanic District 12 (Palm); Madison Metropolitan School District.

Existing Conditions and Land Use: Single-family residence and detached shed, zoned TR-C4 (Traditional Residential–Consistent 4 District).

Surrounding Land Use and Zoning: The subject site is generally surrounded to the northeast, bounded by E. Johnson Street, and southeast, bounded by N. First Street, by other single-family residences and two-family residences in TR-C4 (Traditional Residential–Consistent 4 District) zoning. The City’s Fleet Services garage and yard are located across N. First Street from the site in TE (Traditional Employment District) zoning, while lands to

the west across E. Johnson are developed with Wisconsin Southern Railroad yards and industrial buildings in IL (Industrial–Limited District) zoning.

Adopted Land Use Plan: The [Comprehensive Plan](#) recommends that the subject site and surrounding properties to the northeast and southeast be developed with Low-Density Residential uses. The City-owned lands to the southwest are recommended for General Commercial uses, while lands to the west across E. Johnson Street are mostly recommended for Industrial uses, with the exception of a warehouse property opposite N. First Street, which is recommended for Medium-Density Residential uses.

The 2016 [Emerson East-Eken Park-Yahara Neighborhood Plan](#) specifically recommends that the subject property be purchased to allow extension of an off-road paved multi-use path through property along E. Johnson Street as part of a broader goal in the plan of improving connectivity within the planning area and safety for bicyclists and pedestrians (page 51).

Zoning Summary: The subject property is zoned TR-C4 (Traditional Residential–Consistent 4 District); no new construction is proposed for the site at this time.

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

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service.

Project Description, Analysis and Conclusion

On May 19, 2015, the Common Council adopted Resolution 15-00475 (ID 38086), adopting a relocation order for the acquisition of land interests required for the construction of an extension of the Demetral Park Path to N. First Street. The Plan Commission recommended approval of the relocation order and acquisition to the Common Council at its May 18, 2015 meeting. Acquisition of the 3,200 square-foot subject property was completed in November 2015. The house at 217 N. First Street was constructed in 1917 according to City records and contains 2 bedrooms and 1 bath and approximately 1,050 square feet of floor area. The subject property is 33 feet wide parallel to N. First Street, and the house occupies most of that width. Due to the proposed alignment of the path extension to N. First Street, the home and a detached shed need to be removed. Photos of the house are included with the application.

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 demolished to accommodate the public path extension. The demolition is consistent with the recommendations in the recently adopted [Emerson East-Eken Park-Yahara Neighborhood Plan](#), which specifically calls for acquisition of the property to allow extension of a multi-use path through property along E. Johnson Street as part of the broader goals in the plan to improve connectivity within the planning area and safety for bicyclists and pedestrians. Due to the width of the lot and the house, the path extension cannot be accomplished if the residence remains.

The Landmarks Commission informally reviewed the proposed demolition on June 20, 2016 and found that the residence had historic value related to the vernacular context of Madison's built environment, but that the building itself is not historically, architecturally or culturally significant.

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 a single-family residence at 217 N. First Street subject to input at the public hearing and the following conditions:

City Engineering Division (Contact Brenda Stanley, 261-9127)

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.

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

This agency submitted a response with no comments or conditions of approval for this request.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

2. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Bryan Johnson (266-4682), 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.

Fire Department (Contact Bill Sullivan, 261-9658)

3. 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 Adam Wiederhoeft, 266-9121)

4. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
5. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility in accordance with MGO Section 13.21.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency submitted a response with no comments or conditions of approval for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency submitted a response with no comments or conditions of approval for this request.