



**Project Address:** 2017 and 2025 Fisher Street (District 14 – Alder Carter)  
**Application Type:** Demolition Permit and Conditional Use Alteration  
**Legistar File ID #** [52205](#)  
**Prepared By:** Colin Punt, Planning Division  
Report includes comments from other City agencies, as noted.

## Summary

**Contact:** Percy Brown; Mt. Zion Baptist Church; 2019 Fisher Street; Madison, WI 53713

**Applicant & Property Owner:** Mt. Zion Baptist Church; 2019 Fisher Street; Madison, WI 53713

**Requested Action:** Demolish two single-family residences to create open space for an existing place of worship and alteration of an existing conditional use for a place of worship.

**Proposal Summary:** Mt. Zion Baptist Church proposes to demolish two houses at 2017 and 2017 Fisher Street formerly used by the church at 2019 Fisher Street. The houses will be replaced with lawn associated with the larger church campus.

**Applicable Regulations & Standards:** Section 28.185 provides the process and standards for the approval of demolition and removal permits. This proposal is subject to the standards for Conditional Uses [MGO §28.183], which provides the process and standards for the alteration of existing conditional use approvals.

**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 two single-family residences at 2017 and 2017 Fisher Street and **approve** a conditional use alteration for the church site plan subject to input at the public hearing and the conditions from reviewing agencies in this report.

## Background Information

**Parcel Location:** 2017-2025 Fisher Street is a 1.41-acre parcel zoned TR-C4 (Traditional Residential - Consistent 4) containing Mt. Zion Baptist Church and two single family houses. The parcel has frontage on Fisher and Baird Streets and is located between Bram and Dane Streets. The two houses in question front on Fisher Street. The site is within Aldermanic District 11 (Ald. Carter) and Madison Metropolitan School District.

**Existing Conditions and Land Use:** 2017 Fisher Street and 2025 Fisher Street are both single-story single-family homes without garages, zoned TR-C4. 2019 Fisher Street is a one-story church with parking lot, also zoned TR-C4.

### Surrounding Land Use and Zoning:

North: Single-family residences zoned TR-C2 and CDA-owned small multi-family buildings zoned TR-C4;

East: Across Baird Street, a two-story office building zoned PD and single family residences zoned TR-C4;

**South:** Single-family residence and CDA-owned small multi-family buildings zoned TR-C4, with Penn Park beyond across Dane Street; and

**West:** Across Fisher Street, single-family residences and CDA-owned small multi-family buildings zoned TR-C2, with Wisconsin & Southern Railroad beyond.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) identifies the subject site and surrounding properties as Low Density Residential (LDR). The [South Madison Neighborhood Plan](#) identifies Mount Zion Baptist Church as a significant institutional use and recommends maintaining, upgrading, and/or expanding major neighborhood institutions such as centers of worship.

**Zoning Summary:** The subject property is zoned TR-C4 (Traditional Residential - Consistent 4). No new construction is proposed following demolition.

Bulk Requirements	Required	Proposed
Lot Area	4,800 sq. ft.	61,380
Lot width	40'	178'
<b>Other Critical Zoning Items</b>	Wellhead Protection (WP-18)	

*Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

**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.

## Project Description, Analysis and Conclusion

Mt. Zion Baptist Church is proposing to demolish two houses at 2017 and 2025 Fisher Street that have served as parsonages for the church at 2019 Fisher Street and to replace the houses and pavement with lawn. The home at 2017 Fisher Street is a two-bedroom house on a concrete slab foundation originally built as a parsonage in 1960-1961. 2025 Fisher Street is a three-bedroom single-family home with a cement block basement. The two houses hosted a number of community programs and services for more than a decade. When the new Mt. Zion Baptist Church building was constructed in 2003-04, the houses were no longer use and the programs and services were relocated. After sitting vacant, water leaked into the basement at 2025 Fisher Street, and a water pipe recently burst in 2017 Fisher Street. According to the applicant, both houses now have severe mold issues.

After razing the buildings, removing driveways, curb cuts, and walkways, and backfilling the basements, the church plans to install a new curb and pedestrian walkway and to plant grass on the site.

In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the TR-C4 Zoning District. The demolition standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the [Comprehensive Plan](#). Finally, the demolition standards state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. At its June 4, 2018 regular meeting, the Landmarks Commission informally reviewed the demolitions and found that the buildings at 2019 and 2025 Fisher Street have no known historic value.

Based on the information provided by the applicant, Planning Division staff believes that the demolition standards in 28.185(7) MGO can be met.

This proposal is also subject to the approval standards for conditional uses, as the a change in use to open space is required as part of the church's existing conditional use approval. In regards to the approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of M.G.O. §28.183(6) are met.

As noted earlier, upon removal of the buildings, driveways, curb cuts and existing walkways, the church plans to install a new curb and pedestrian walkway and to plant grass on the site, using it for open space for the church. Staff believes the church's stated intent to be consistent with the adopted neighborhood plan and meets the applicable standards of approval for conditional uses.

At time of publication, staff is unaware of any public comment regarding this proposal.

## **Recommendation**

### **Planning Division Recommendation** (Contact Colin Punt, 243-0455)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow demolition of two single-family residences at 2017 and 2017 Fisher Street alteration of an existing conditional use for the existing place of worship subject to input at the public hearing and the following conditions:

### **Zoning Administrator** (Contact Jacob Moskowitz, 608-266-4560)

1. 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, Bryan Johnson (608-266-4682).
2. 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.
3. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
4. Approval of the demolition permit will require the removal of all structures including the single-family dwelling and driveway. The driveway apron shall be removed as per City of Madison Engineering and Traffic Engineering requirements. Disturbed areas shall be filled, graded and seeded or sod planted to minimize erosion.

### **City Engineering Division** (Contact Tim Troester, 608-267-1995)

5. 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. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

6. This site will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Please submit the Erosion Control Permit Application (with USLE calculations and associated fee) to City Engineering, for approval.

**Parks/Forestry Division** (Contact Brad Hofmann, 267-4908)

7. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

**Water Utility** (Contact Adam Wiederhoeft, 266-9121)

8. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.