

PLANNING DIVISION STAFF REPORT

August 26, 2024



PREPARED FOR THE PLAN COMMISSION

Project Address: 2928 Barlow Street (5th Alder District - Alder Vidaver)

Application Type: Demolition Permit

Legistar File ID # [83951](#)

Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Gina Kent Stanghellini; 2946 Stevens Street; Madison, WI 53705

Contact: Gunnar Anderson; 2946 Stevens Street; Madison, WI 53705

Requested Action: Consideration of a demolition permit to demolish a single-family residence at 2928 Barlow Street.

Proposal Summary: The applicant proposes to demolish a one-story, one-bedroom, 520-square-foot, single-family residence and one-stall detached garage. The City's Assessor's Office notes the residence was constructed in 1926. Upon demolition, the applicant intends to construct a new single-family residence, which is a permitted use and not before the Plan Commission.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition permits [MGO Section 28.185(7)].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish a single-family residence at 2928 Barlow Street. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 8,001-square-foot property is located on the north side of Barlow Street to the west of the intersection with Ridge Street. It is located within Alder District 5 (Alder Vidaver), Wellhead Protection District No. 6, and the Madison Metropolitan School District.

Existing Conditions and Land Use: The property is zoned Traditional Residential – Consistent 2 (TR-C2) District and is developed with a one-story, one-bedroom, 520-square-foot, single-family residence and one-stall detached garage. The City's Assessor's Office notes the residence was constructed in 1926.

Surrounding Land Use and Zoning:

North: Single-family residences, zoned Traditional Residential – Consistent 2 (TR-C2) District, and a two-unit zoned Traditional Residential – Consistent 4 (TR-C4);

South: Across Barlow Street are single-family residences, zoned TR-C2;

East: Single-family residences, zoned TR-C2; and

West: Single-family residences, zoned TR-C2.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) uses for the subject site which is describes as up to 15 dwelling units per acre and one to two stories. The [Hoyt Park Area Joint Neighborhood Plan](#) (2014) recommends Low-Medium Density Residential development which it describes as up to 15 dwelling units per acre and composed of such types of housing as “single-family detached houses on individual lots

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

Other Critical Zoning Items	
Yes	Utility Easements; Wellhead Protection District; TOD Overlay
No	Urban Design; Historic District; Floodplain; Adjacent to Park; Barrier Free (ILHR 69); Wetlands

Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services. Metro Transit operates daily, all-day transit service along University Avenue, one block north of this property.

Project Description, Project Analysis, and Conclusion

The applicant proposes to demolish a one-story, one-bedroom, 520-square-foot, single-family residence and one-stall detached garage. The City’s Assessor’s Office notes the residence was constructed in 1926. The applicant has submitted [demolition photos](#) and, regarding the condition of the structure, stated that it suffers from “*significant mold, water, and rodent damage*” and “*has been neglected for decades and is non-compliant in so many areas that demolition is now the only reasonable and healthy option.*” Planning Division Staff has not inspected the building.

Compliance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) uses for the subject site which is describes as up to 15 dwelling units per acre and one to two stories. The [Hoyt Park Area Joint Neighborhood Plan](#) (2014) recommends Low-Medium Density Residential development which it describes as up to 15 dwelling units per acre and composed of such types of housing as “single-family detached houses on individual lots.”

Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove consideration of proposed future use as a factor in approving demolition requests. In order to approve a demolition request under the revised standards, the Plan Commission shall consider the seven approval standards in §28.185(9)(c) M.G.O. 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.

The Planning Division believes that the standards for Demolition Permits can be met, but provides the following comments regarding standards 1 and 4.

Standard 1 states that “*the applicant has included information related to any efforts to relocate the building, including but not limited to assessing the costs of relocation, the impact of relocation on city terrace trees, and the structural soundness of the building.*” In communications with staff, the applicant notes that they contacted a house moving company to inquire about moving the structure elsewhere on the property. However, it was determined that the floor system was “incompatible” with the move meaning that it would require reconstruction

prior to moving. The applicant also noted that the structure “also suffers from significant mold, water, and rodent damage” and “has been neglected for decades and is non-compliant in so many areas that demolition is now the only reasonable and healthy option.”

Staff also makes note of 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 August 5, 2024 meeting, the Landmarks Commission found that the existing building at 2928 Barlow Street has no known historic value. Their motion did also include the condition that due to the site’s proximity to a known archaeological site, any inadvertent discoveries during excavation should be reported to the Wisconsin Historical Society. This has been added as a condition of approval at the end of this staff report.

Planning Division staff believe all other standards of approval can be found met or are not applicable to this request.

At the time of report writing, one public comment was received regarding the presence of numerous racoons in the structure and the concern, with the proposed demolition, that the racoons would find refuge on nearby properties. Staff directed this resident to Building Inspection who can better address such concerns.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish a single-family residence at 2928 Barlow Street. 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

Planning Division (Contact Chris Wells, (608) 261-9135)

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| <ol style="list-style-type: none">1. Due to the site’s proximity to a known archaeological site, any inadvertent discoveries during excavation should be reported to the Wisconsin Historical Society (burialsites@wisconsinhistory.org; 1-800-342-7834). |
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Engineering Division (Main Office) (Contact Timothy Troester, (608) 267-1995)

2. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm> . (MGO CH 35.02(14))

City Engineering – Mapping (Contact Julius Smith, (608) 264-9276)

3. Note: Review is for Demolition only however it was noted that there is a 20' building line shown along Block 4 of Findlay Park. While the City does not enforce this platted line as there was no language to support who required the restriction. It does not mean other parties would not have the right to enforce it found or filed elsewhere. Currently the outline as shown on the survey/plan provided would meet this setback and not be a potential issue with any such party at 20'-6".

4. Provide a site plan for demolition. The site plan shall include all lot/ownership lines, existing building locations, demolitions, existing driveways, sidewalks (public and/or private) explain their removals, along with any other substantial site features to be removed or remain and existing utilities and proposed utility termination locations and along with existing landscaping (trees) note the removals and the restored landscaping seeding/ trees to remain.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

5. 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, (608) 266-4457)

6. 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>

Water Utility Review (Contact Jeff Belshaw, (608) 261-9835)

7. The proposed development shall be connected to the existing water supply system downstream of the existing water meter, otherwise connected with a new lateral off the public water system. If extending existing water supply plumbing, provide Madison Water Utility with the total water supply fixture Unit count for both the existing structure and proposed development to determine if the existing water meter can accommodate total water supply requirements. Update plan to indicate which option will be used to supply the proposed development with water service. Contact Jeff Belshaw at Jbelshaw@madisonwater.org or 608-261-9835 for verification, otherwise a Water Service Application and a Water Meter Application will be required for a new lateral connection.

Provide Madison Water Utility with the increased water supply fixture Unit count or flow rate requirements for the proposed development to determine if the existing water meter can accommodate total water supply requirements.

The following agency has reviewed this request and has recommended no conditions of approval:

Traffic Engineering; Parks Division; Forestry; Parking; Metro