

# PLANNING DIVISION STAFF REPORT

November 27, 2023



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 1302 Chandler Street (District 13, Alder Evers)  
**Application Type:** Demolition Permit  
**Legistar File ID #** [80434](#)  
**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 & Contact:** Mark Udvari-Solner; Udvari-Solner Design Company; 2631 University Avenue, Suite 104, Madison, WI 53705

**Owner:** Randy Fuchs; 2214 Luann Lane, #202, Madison, WI 53713

**Requested Action:** Consideration of a demolition permit to demolish a single family building at 1302 Chandler Street.

**Proposal Summary:** The applicant is seeking approval to demolish a two-story, 2,064 square-foot single family building.

**Applicable Regulations & Standards:** Standards of approval for demolition permits are found in Section 28.185(6) M.G.O.

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the approval standards for demolition permits are met and **approve** the demolition of a single family building at 1302 Chandler Street.

## Background Information

**Parcel Location:** The 4,400 (.10-acre) parcel is located at the northwest corner of Chandler Street and South Orchard Street. It is within Alder District 13 and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The site is occupied by a two-story, 2,064 square-foot single family building. It is zoned Traditional Residential-Consistent 3 (TR-C3) District.

### Surrounding Land Use and Zoning:

North: One and two-unit residential buildings, zoned Traditional Residential-Consistent 4 (TR-C4) District;

East: Across South Orchard Street, one and two-unit residential buildings, zoned Traditional Residential-Consistent 3 (TR-C3) District;

South: Across Chandler Street, one and two-unit residential buildings, zoned TR-C3 District; and

West: One and two-unit residential buildings, zoned TR-C3 District.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) for the subject site. The [Greenbush Neighborhood Plan](#) (2008) recommends Low Density Residential (LR) for the subject site.

**Zoning Summary:** The property is in the Traditional Residential-Consistent 3 (TR-C3) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	4,400 sq. ft.
Lot Width	30'	40.0'
Front Yard Setback	15'	TBD
Max. Front Yard Setback	30 ft. or up to 20% greater than block average	TBD
Side Yard Setback	Lot width <50': 10% lot width (4.0')	TBD
Reverse Corner Side Yard Setback	8' (10' for garage)	TBD
Rear Yard Setback	20'	TBD
Usable Open Space	500 sq. ft.	TBD
Maximum Lot Coverage	75%	TBD
Maximum Building Height	2 stories/35'	TBD

*Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

**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 requesting approval to demolish a two-story, single family building. Per data from the Assessor's Office, the 2,066 square-foot structure was built in 1915. The applicant submitted [demolition photos](#) of the interior and exterior of the building.

The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) for the subject site. The [Greenbush Neighborhood Plan](#) (2008) recommends Low Density Residential (LR) for the subject site. Staff do not believe that the proposed demolition would impede such development in the area.

The Plan Commission shall consider the seven approval standards in Section 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.

Standard one states, "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." Per the applicant, there are significant structural issues which would make relocation infeasible.

Standard four states, "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 November 6, 2023 meeting, the Landmarks Commission found that the building at 1302 Chandler Street has no known historic value.

Standard six states, "The Plan Commission shall consider the condition of the building or buildings proposed for demolition or removal..." Per the applicant, there are significant structural issues. The foundation has cracked in the basement and the building is sagging with a four inch slope in one corner.

Staff believe the demolition standards can be found met.

## Recommendation

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

The Planning Division recommends that the Plan Commission find the approval standards for demolition permits are met and **approve** the demolition of a single family building at 1302 Chandler Street.

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

### Engineering Division (Tim Troester, 267-1995)

1. Applicant shall submit a grading plan showing how water from the west will be passed through this property to the public Right of Way.
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))

### Zoning (Contact Jenny Kirchgatter, 266-4429)

3. 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](mailto: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 (Matt Hamilton, 266-4457)

4. 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>
5. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Jeff Larson at [jtlarson@cityofmadison.com](mailto:jtlarson@cityofmadison.com) or (608) 266- 5946.

### Forestry Division (Bradley Hofmann, 267-4908)

6. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apperatus and street tree plan sets. The inventory shall include the following: location, size (diamater at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.

7. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
8. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.
9. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the site, grading, utility, demolition and street tree plan sets.
10. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
11. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.
12. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608)266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.

**Water Utility** (Jeff Belshaw, 261-9835)

13. The A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size

& obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

14. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days' notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

The following agencies reviewed the request and recommended no conditions of approval: Traffic Engineering, Metro Transit, Parking Utility, Engineering – Mapping Section