



PREPARED FOR THE PLAN COMMISSION

Project Address: 2402 Darwin Road (12th Aldermanic District - Alder Abbas)
Application Type: Demolition Permit
Legistar File ID # [68195](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Mike Kirchner; Dane County Regional Airport; 4000 International Lane; Madison, WI 53704

Contact: Levi Ney; Mead & Hunt; 2440 Deming Way; Madison, WI 53562

Owner: Dane County Regional Airport; 4802 Sheboygan Ave #701; Madison, WI 53707

Requested Action: Approval of a demolition permit for a single-family residence at 2402 Darwin Road

Proposal Summary: The applicant proposes to demolish a one-story single-family residence at 2402 Darwin Road for airport open space.

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 2402 Darwin Road. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 4.5 acre property is located on the north side of Darwin Road between Packers Avenue and International Lane. It is located within Aldermanic District 12 (Alder Abbas) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: The property is zoned Industrial Limited (IL) District and is developed with a one-story, three-bedroom, one-bathroom, 912-square-foot single-family residence built in 1919. There is also a two-stall detached garage and a mobile home parked on the site.

Surrounding Land Use and Zoning:

East: Office building and airport parking lots, zoned AP (Airport district);

South: Across Darwin Road, office and warehouse building, zoned SE (Suburban Employment district); and

Northwest: Across railroad tracks, warehouse buildings zoned IL (Industrial Limited district).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Airport land uses for the subject site. The site is not within the boundaries of any special area plans.

Zoning Summary: The property is in the Industrial Limited (IL) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000	196,020
Lot Width	75 ft	380 ft
Front Yard Setback	5 ft	N/A
Side Yard Setback	None	N/A
Rear Yard Setback	30 ft	N/A
Maximum Lot Coverage	75%	0%
Maximum Building Height	None	N/A
Lot Area (sq. ft.)	20,000	196,020

Other Critical Zoning Items	Utility Easements
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Prepared by Jacob Moskowitz, 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.

Project Description, Project Analysis, and Conclusion

The owner applicant is requesting approval to demolish a small one-story single-family residence at 2402 Darwin Road and construct a new two-story single-family residence. The Planning Division has not inspected the property. According to the letter of intent and [demolition photos](#) provided by the applicant, the house is in poor condition and has not been maintained by the previous owner. There are stains on floors, walls, and cabinets, bathroom fixtures and floors are missing, and it noted there is evidence of water damage and possibly mold in floors and walls. Paint and siding appear to also be in poor condition. No new development is planned at this time.

Compliance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Airport land uses for the subject site. The site is not within the boundaries of any special area plans.

Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council revised the City of Madison's demolition permits ordinance section to remove consideration of proposed future use for demolition applications. In order to approve a demolition request, the Plan Commission must consider the factors and information specified in §28.185(9)(c) MGO and find 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 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 that may be submitted by the Landmarks Commission. At its November 1, 2021 meeting, the Landmarks Commission found that the existing building at 2402 Darwin Road has no known historic value.

The Planning Division believes that the standards for Demolition Permits can be met.

At the time of report writing, staff had not received any public comment on this proposal.

Recommendation

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

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 2402 Darwin Road. 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

Zoning (Contact Jacob Moskowitz, 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. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

Engineering Division (Brenda Stanley, 261-9127)

4. 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)).

Fire Department (Contact William Sullivan, 261-9658)

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 or (608) 266-5946.

Water Utility (Contact Jeff Belshaw, 261-9835)

6. Private wells may have served the parcels associated with this project prior to municipal water service connections. The existing properties will require an internal and external survey for potential unabandoned private wells prior to proceeding with demolition. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 2664654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.

The Planning Division, Traffic Engineering Division, Engineering Division Mapping Office, Parks Division, and Metro Transit have reviewed this request and have recommended no conditions of approval.