



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 29 Hiawatha Circle  
**Application Type:** Demolition  
**Legistar File ID #:** [33462](#)  
**Prepared By:** Heather Stouder, AICP, Planning Division  
 Report Includes Comments from other City Agencies, as noted

**Summary**

**Applicant/Property Owner:** Gerardo Jimenez; 4302 Keating Terrace; Madison, WI 53711  
**Contact:** Bob Beaber; Blackhawk Custom Homes, Inc.; 5514 Tolman Terrace, Madison, WI, 53711  
**Requested Action:** Approval of demolition of a single-family home for the construction of a new single-family home.  
**Proposal Summary:** The applicant proposes to demolish the existing one-story single-family home for construction of a larger one-story single-family home.  
**Applicable Regulations & Standards:** This proposal is subject to the standards for demolitions (MGO Section 28.185).  
**Review Required By:** Plan Commission (PC)  
**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the request at 29 Hiawatha Circle. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

**Background Information**

**Parcel Location:** The property is located on the west side of Hiawatha Circle between Midvale Boulevard and Waban Hill; Aldermanic District 11 (Schmidt); Madison Metropolitan School District.  
**Existing Conditions and Land Use:** The 9,500 square foot property is developed with a one-story, 1,105 square foot single-family home constructed in 1949.  
**Surrounding Land Use and Zoning:** The property is surrounded by single-family homes on similarly sized lots in the TR-C1 District.  
**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends low density residential uses for this area.  
**Zoning Summary:** The property is in the Traditional Residential - Consistent 1 (TR-C1) District

Dimensional Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	9,500 sq. ft. existing
Lot Width	50'	45.5'
Front Yard Setback	20'	26'
Max Front Yard Setback	30'	26'
Side Yard Setback	One-story: 6 Two-story: 7 Sidewall offset of 46"	7' RS 7' LS
Rear Yard	35'	35+

Maximum Height	2 stories / 35'	1 story
Maximum Lot Coverage	50%	Less than 50%
Usable Open Space	1,300 sq. ft.	Adequate

<b>Site Design</b>		
Number parking stalls	1	2
Landscaping	No	No
Lighting	No	No
Building Forms	Yes	Meets building forms req.
Other Critical Zoning Items: Utility easements		

Table Prepared by Patrick Anderson, 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, Analysis, and Conclusion**

The applicant proposes to demolish a one-story, 1,105 square foot single-family home for the construction of a larger home.

The proposed one-story ranch-style home has 1,900 square feet of living space and three bedrooms on the main level, with a potential future basement bedroom and bathroom. It has an attached three-car garage meeting all zoning requirements for garage placement. The exterior as proposed includes horizontal vinyl siding, an asphalt pitched roof, and a stone base on portions of the front elevation. The proposed home is slightly wider and significantly deeper than the existing home on the property, but should fit in well with surrounding homes in the area.

The existing home on the property is in poor condition. It is in need of a new kitchen, bathroom, and a significant amount of cosmetic work, including exterior painting. Staff does not believe it is a good candidate for relocation, but notes that some materials should be able to be salvaged for reuse during the deconstruction period. Staff notes that in their informal review of the proposed demolition on March 17, the Landmarks Commission noted that this home had no known historic value.

Staff believes that the demolition standards can easily be met with this proposal.

## Recommendation

### **Planning Division Recommendation** (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the requested demolition at 29 Hiawatha Circle. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

### **Recommended Conditions of Approval**

Major/Non-Standard Conditions are Shaded

### **City Engineering Division** (Contact Janet Schmidt, 261-9688)

1. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
  - b) Internal walkway areas
  - c) Internal site parking areas
  - d) Lot lines and right-of-way lines
  - e) Street names
  - f) Stormwater Management Facilities
  - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)
2. 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. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14)).

### **Zoning Administrator** (Contact Pat Anderson, 266-5978)

3. 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, Mr. George Dreckmann (608-267-2626).
4. Section 28.185(10) 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.
5. Section 28.185(9)a A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.
6. Provide additional windows in garage sidewall (right elevation) to further articulate the sidewall of the building.

**Parks Division** (Contact Kay Rutledge, 266-4714)

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. 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/2013/Part1.pdf>.
8. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.
9. This development is within the Garner park impact fee district (SI29). Please reference ID# 14115 when contacting Parks about this project.

**Fire Department** (Contact Bill Sullivan, 261-9658)

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| <ol style="list-style-type: none"><li>10. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <a href="http://www.homefiresprinkler.org/Consumer/ConsHome.html">http://www.homefiresprinkler.org/Consumer/ConsHome.html</a></li><li>11. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt Scott Bavery (608) 576-0600.</li></ol> |
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**No other agencies submitted comments for this request.**