



Legistar I.D. #28588
413 South Midvale Boulevard
Demolition Request

Report Prepared By:
Heather Stouder
Planning Division Staff

Requested Action: Approval of the demolition of a severely damaged home for the construction of a new single family home in the R2 (Single-family Residence) District.

Applicable Regulations & Standards: Section 28.12(12) provides the guidelines and standards for the approval of demolition permits.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition can be met, and **approve** the request.

Background Information

Applicant/Property Owner: Tom Hansen; 413 South Midvale Blvd; Madison, WI, 53711

Project Contact: Larry Cushman; Cushman Construction; 2710 S. Elmwood Cir. W.; Cross Plains, WI,

Proposal: The applicant proposes to demolish a home severely damaged by an explosion, for the construction of a similar new single-family home in the R2 (Single-Family Residence) District.

Parcel Location: 413 South Midvale Boulevard is located on the east side of South Midvale Boulevard between Mineral Point Road and Keating Terrace; Aldermanic District 11 (Schmidt); Madison Metropolitan School District.

Existing Conditions: The existing one-story single-family home on the property was constructed in 1955 and is approximately 1,080 square feet. The home was severely damaged by an explosion in July 2012, and has been unoccupied since then.

Surrounding Land Use and Zoning: The property is surrounded by single-family homes, in the R2 District on the north, south, and east sides, and in the R1 District across South Midvale Boulevard to the west.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Low Density Residential uses for this area.

Environmental Corridor Status: These properties are not located within a mapped environmental corridor.

Public Utilities and Services: The area is served by a wide range of urban services, including Metro Transit Route 6, which runs along Mineral Point Road just to the north of this property.

Zoning Summary: The property is in the R2 District

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	11,795 sq. ft. existing
Lot width	50'	73'
Usable open space	1000 sq. ft.	Adequate
Front yard	30'	30.5'
Side yards	7' RS 9' (7' w/ 2' depth penalty) LS	12' RS 16.7' LS
Rear yard	35'	78'
Building height	2 stories / 35 feet	2 stories

Site Design

No. Parking stalls	1	2
Utility Easements		

Prepared by: Pat Anderson, Asst. Zoning Administrator

Project Description, Evaluation and Conclusion

Demolition- Demolition of the existing home is necessary, as the explosion removed the structure from the foundation and caused significant structural damage. The home has no known historic value, and there are no known concerns regarding its removal. The applicant has already completed a reuse and recycling plan, which has been approved by the City's recycling coordinator.

Proposed Building – The footprint of the proposed 1,800 square foot home is similar in size to that of the existing home, although the proposed side yards are greater than the existing. The three-bedroom home has a small second story, which is not visible from Midvale Boulevard. While the proposed driveway takes access to the property at the same location as the existing driveway, it will take a 90 degree turn into the attached garage, which has a door perpendicular to the street.

The proposed home has a stone veneer base facing Midvale Boulevard, and is otherwise clad in vinyl siding, vinyl shakes, and asphalt shingles on the roof. As proposed, it meets all requirements of the R2 (Single-Family Residence) District, and is generally in keeping with the size and character of the homes in this area.

The Planning Division recommends that the Plan Commission find that the standards for demolition can be met, and **approve** the request, subject to input provided at the public hearing and the conditions recommended by reviewing agencies.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

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

The Planning Division recommends that the Plan Commission find that the standards for demolition can be met, and **approve** the request, subject to input provided at the public hearing and the conditions recommended by reviewing agencies.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

1. Sanitary lateral plug shall be in accordance with revisions to MGO Chapter 35 including additional fee for plugging at the main.
2. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).
3. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).
4. 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).
5. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer. \$100 non-refundable deposit will cover for the cost of inspection of the plugging by City staff; and the remaining \$900 will cover the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner (POLICY). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>

Zoning Administrator (Contact Pat Anderson, 266-5978)

- 6. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued. (COMPLETED)
- 7. MGO Section 29.12(12)(e) requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

Fire Department (Contact Bill Sullivan, 266-4420)

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| <p>8. 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: http://www.homefiresprinkler.org/Consumer/ConsHome.html</p> |
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Water Utility (Contact Dennis Cawley, 261-9243)

- 9. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Traffic Engineering (Contact Dan McCormick, 267-1969)

This agency did not submit a response for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit a response for this request.