



Report to the Plan Commission

August 6, 2012

Legistar I.D. #27248
911 Midland Street
Demolition Permit

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a demolition permit to allow a single-family residence located at 911 Midland Street to be demolished with no proposed alternative use.

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

Summary Recommendation: The Planning Division recommends that the Plan Commission find the demolition permit standards met and **approve** a demolition permit to allow a single-family residence located at 911 Midland Street to be demolished with no proposed alternative use, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Applicant & Property Owner: Michael Heifetz, Dean Health Systems, Inc.; 1808 W. Beltline Highway; Madison.

Proposal & Existing Conditions: The applicant is seeking approval to demolish a small one-story single-family residence. No new use of the site is proposed following demolition, with the site to be graded and seeded following removal of the building. Demolition is scheduled to commence and be completed within the next 60 days.

Parcel Location: The subject site is a 4,905 square-foot parcel located on the south side of Midland Street approximately 100 feet east of Fish Hatchery Road in R2 (Single-Family Residence District) zoning; Aldermanic District 13 (Ellingson); Madison Metropolitan School District.

Land Use and Surrounding Zoning:

North: Future Wingra Clinic and parking structure across Midland Street, zoned PUD-SIP;

South: Single-family residences and undeveloped lot, zoned R2 (Single-Family Residence District); Dean Clinic and surface parking located further south along Fish Hatchery Road, zoned C2 (General Commercial District);

West: Single-family residences, zoned R2;

East: Single-family residences, zoned R2 on both sides of Garden Street.

Adopted Land Use Plan: The Comprehensive Plan recommends the subject site and neighboring properties located in the area bounded by S. Park Street, Fish Hatchery Road and Wingra Creek for Community Mixed-Use development. The Generalized Future Land Use Map that includes this area includes a note that emphasizes increasing employment uses and creating a Transit-Oriented Development pattern. Future development within this area is recommended to strengthen internal pedestrian connections and provide improved connections to the existing residential areas located west of Fish Hatchery Road and east of S. Park Street.

The subject site is also located within the boundaries of the South Madison Neighborhood Plan, which generally recommends that redevelopment activities in the same triangle formed by S. Park Street, Fish Hatchery Road and Wingra Creek emphasize business retention and expansion, increased connectivity, street-oriented development with an emphasis on urban building forms, and the placement of parking to the side and rear of buildings. However, the redevelopment concepts contained in the South Madison Neighborhood Plan do not include specific recommendations for the residences on Midland Street, including the subject site.

The Wingra Market Study and Conceptual Redevelopment Plan Summary Report (“the BUILD Plan”) studied the market potential for redevelopment of the S. Park Street-Fish Hatchery Road-Wingra Creek triangle and provided a series of broad planning and urban design recommendations to guide future redevelopment activities. The low-density residential uses present along Midland Street were recommended to remain as workforce housing opportunities, though the BUILD Plan acknowledged Dean Health Systems desire to retain ownership of the buildings they own generally along Midland Street and Fish Hatchery Road in order to preserve future expansion options.

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

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: Existing R2 (Single-Family Residence District) zoning; the existing improvements on the site will be removed and the site seeded with grass. Future redevelopment of the site will be required to comply with the Zoning Code at the time of development approvals being granted.

Project Review, Analysis & Conclusion

The applicant, Dean Health System, Inc., is requesting approval of a demolition permit to allow a one-story, 694 square-foot single-family residence to be demolished with no future use of the site proposed. The residence occupies a 33-foot wide, 150-foot deep parcel located on the south side of Midland Street, approximately 120 feet east of Fish Hatchery Road. According to City Assessor records, the residence contains two bedrooms and one bath and was constructed in 1920. The exterior consists of painted stucco walls above a concrete block foundation, with a front porch extending across the front wall of the residence. The site is zoned R2 (Single-Family Residence District) and is located adjacent to other single-family residences of similar size and character, and across Midland Street from the new four-story Wingra Clinic medical office development and related parking structure, which are currently under construction.

The applicant has submitted a series of photos of the interior and exterior of the residence, which depict a building in poor condition and in need of substantial repair and renovation, particularly the roof and stucco exterior. If the demolition permit is approved and the residence razed as proposed, the applicant will grade and seed the site with grass pending a future redevelopment proposal that would include the property.

Section 28.12(12)(c)2. of the Zoning Code allows the Plan Commission to approve the demolition of a building before a future use is proposed based on evidence from the Madison Fire Department, Police Department, and/or Building Inspection Division that a potential fire hazard, potential unlawful use of the property, potential public nuisance, or other public health and safety concern exists. In this case, the Police Department submitted correspondence dated April 2, 2012 supporting the proposed demolition, noting the condition of the building and a concern that the subject residence “contributes to the overall “blight” of this particular neighborhood”.

The Planning Division has not toured the building but has conducted a windshield survey of the property and believes based on the evidence provided and the correspondence from the Police Department that the demolition standards can be met with this request.

A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of wrecking permit and the commencement of demolition activities.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the demolition permit standards met and **approve** a demolition permit to allow a single-family residence located at 911 Midland Street to be demolished with no proposed alternative use, subject to input at the public hearing and the following conditions from reviewing agencies:

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

1. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
2. The applicant shall replace all sidewalk and curb and gutter that abuts the property, which is damaged by the construction, or any sidewalk and curb and gutter that 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.
3. Prior to final approval of the demolition permit application, the owner shall obtain a permit to plug each existing sanitary or storm 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 in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for 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.

Traffic Engineering Division (Contact Dan McCormick, 267-1969)

4. A note shall be placed on the face of the site plan that states: "Upon redevelopment, additional street right of way may be required to provide adequate capacity for development."

Zoning Administrator (Contact Pat Anderson, 266-5978)

5. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) of the Zoning Ordinance 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.

6. Future development shall meet applicable building and zoning ordinances, including site plan review and land use approvals.
7. Since no future land use is proposed for the site, all site improvements shall be removed, and the site shall be landscaped/ seeded.
8. Remove asphalt driveway and apron and replace with curb and gutter. During demolition and prior to curb and gutter installation, concrete barriers shall be installed across the driveway to prevent the parking of vehicles.

Parks Division (Contact Kay Rutledge, 266-4714)
This agency did not submit comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

9. Note: Please consider allowing the Madison Fire Department to conduct training sequences on this site prior to demolition. Contact the MFD Training Division at 246-4587 to discuss this possibility.

Water Utility (Contact Dennis Cawley, 261-9243)

10. The Madison Water Utility shall be notified to remove the water meter prior to demolition. In accordance with MGO Section 13.21, all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility, and all unused private wells shall be abandoned.