

PLANNING DIVISION STAFF REPORT

February 17, 2025



PREPARED FOR THE PLAN COMMISSION

Project Address: 2530 Dahle Street (District 12, Alder Latimer Burris)
Legistar File ID #: [86729](#)
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 & Owner: Sydney and Nathan Thomas, 2530 Dahle Street, Madison, WI, 53704

Contact: Cody Shively; First Weber; 5132 Reynolds Avenue, Waunakee, WI 53597

Requested Action: Consideration of a demolition permit to demolish a single-family building at 2530 Dahle Street.

Proposal Summary: The applicant proposes to demolish a single-family building at 2530 Dahle Street.

Applicable Regulations & Standards: MGO Section 28.185(6) lists the standards of approval for demolition permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that Plan Commission find the demolition standards met and **approve** the request to demolish a single-family building at 2530 Dahle Street. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 5,083 square-foot (.11-acre) parcel is on the northside of Dahle Street between North Street and Stang Street. It is within Alder District 12 (Alder Latimer Burris) and the Madison Metropolitan School District.

Existing Conditions and Land Use: A one-story, single-family building built in 1925.

Surrounding Land Use and Zoning:

North: Single family residential, zoned TR-C4 (Traditional Residential – Consistent 4) District;

East: Single family residential, zoned TR-C4 District;

South: Single family residential, zoned TR-C4 District;

West: Single family residential, zoned TR-C4 District.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Low Residential (LR) development for the property. The [Emerson East Eken Park Yahara Neighborhood Plan](#) (2015) recommends Low Density Residential.

Zoning Summary: The property is in the TR-C4 (Traditional Residential – Consistent 4) District.

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 owner is proposing to demolish a one-story, single-family building at 2530 Dahle Street.

The Plan Commission shall consider the seven approval standards in MGO Section 28.185(9)(c) 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.

Regarding standard 1, "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." The applicant does not plan to relocate the building.

Regarding standard 4, "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 December 9, 2024 meeting, the Landmarks Commission found that the building has no known historic value.

Regarding standard 6, "The Plan Commission shall consider the condition of the building or buildings proposed for demolition or removal..." The applicant provided [photos](#) of the interior and exterior of the building. Per the letter of intent, the building has serious structural issues and part of the house no longer sits on the foundation. Staff note that while the Zoning Code states that the building's condition must be considered, it does not specify that a certain structural condition or level of disrepair is necessary in order to approve a demolition.

The Planning Division believes that the approval standards for demolition permits can be found met, subject to the recommended conditions of approval.

Recommendation

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

The Planning Division recommends that Plan Commission find the demolition standards met and **approve** the request to demolish a single-family building at 2530 Dahle Street. 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

Engineering Division (Contact Brenda Stanley, 261-9127)

1. 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))

Traffic Engineering (Contact Sean Malloy, 266-5987)

2. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

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 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.
4. Approval of the demolition will require the removal of all structures including the single-family residence, accessory garage, shed, driveway, paved areas. The driveway apron shall be removed and replaced with curb and gutter as per City of Madison Engineering and Traffic Engineering requirements. Disturbed areas shall be graded and seeded, or sod planted to minimize erosion

Water Utility (Jeff Belshaw, 261-9835)

5. A private well may have served this parcel prior to the municipal water service connection. 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) 266-4654 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 Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

Forestry (Contact Jeff Heinecke, 266-4890)

6. 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 the site plan.

The following agencies reviewed the request and recommended no conditions of approval: Fire Department, Parks Division, Metro Transit, Engineering Mapping, and Parking Utility.