

## PLANNING DIVISION STAFF REPORT

September 22, 2014



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 816 Christianson Avenue  
**Application Type:** Demolition  
**Legistar File ID #:** [35164](#)  
**Prepared By:** Heather Stouder, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

### Summary

**Applicant/Contact/Owner:** Scott Kerr; 4617 Academy Dr., Madison, WI 53716

**Requested Action:** Approval of the demolition of a fire-damaged single-family home with no proposed future use.

**Proposal Summary:** The applicant proposes to demolish the existing one-story single-family home with no proposed future use.

**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 816 Christianson Avenue. 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 Christianson Avenue between Lexington Avenue and Home Avenue; Aldermanic District 15 (Ahrens); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The 8,122 square foot property is developed with a one-story, 1,382 square foot single-family home constructed in 1964.

**Surrounding Land Use and Zoning:** The property is surrounded on all sides by single-family homes in the Traditional Residential – Consistent 1 (TR-C1) District.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends low density residential uses for this area. The Carpenter-Ridgeway-Hawthorne-Truax Neighborhood Plan does not have a more detailed recommendation.

**Zoning Summary:** The property is in the Traditional Residential - Consistent 1 (TR-C1) District

Dimensional Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	8,122 sq. ft.
Lot Width	50'	62.5'
Front Yard Setback	20'	TBD
Max. Front Yard Setback	No more than – 20% greater than block average, up to 30' max.	TBD
Side Yard Setback	6' – one story 7' – two story	TBD

Rear Yard Setback	30'	TBD
Usable Open Space	1,000 sq. ft.	TBD
Maximum Lot Coverage	50%	TBD
Maximum Building Height	2 stories/35'	TBD

Site Design	Required	Proposed
Number Parking Stalls	Yes	TBD
Number Bike Parking Stalls	No	TBD
Landscaping	No	TBD
Building Forms	Yes	TBD
Other Critical Zoning Items: None		

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, 1,382 square foot single-family home with no proposed future use. The home was severely damaged by fire on July 31, 2014, as shown in submitted photos of the interior and exterior of the home. The applicant acknowledges that the expense of repairs is not cost effective, and is requesting permission to remove the home, regrade the site, and plant grass, until such time as a single-family home is proposed for the site in the future.

As noted in MGO Section 28.185(7)(b)1, for residential buildings, the Plan Commission may only approve demolition with no proposed future use if there is evidence from the Madison Fire Department, Police Department, and/or Building Inspection Division, a potential fire hazard, potential unlawful use of the property, potential public nuisance, or other public health and safety concern supports demolition or removal before a future use is proposed. In this case, Building Inspection Division Director George Hank has provided a letter noting that the site has become a public nuisance.

Staff believes that the demolition standards can be met. While this property may sit vacant for some time as a grassy lot, that condition is much more desirable than a fire-damaged, vacant home serving as an attractive nuisance. With the home removed and the property regraded and seeded, this property will be an appropriate site for future development with a single-family home in the TR-C1 District.

## 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 816 Christianson Avenue. 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 Dailey, 261-9688)

1. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
2. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
3. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
4. The Applicant shall close all abandoned driveways by restoring the terrace with grass (POLICY).
5. 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).
6. All damage to the pavement on Christianson Avenue adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
7. 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)
8. 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)

9. 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).
10. 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.
11. Section 28.185(9)a A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.
12. Approval of the demolition permit will require the removal of all structures including the driveway, landscaped and seeded to minimize erosion, remove asphalt driveway and apron and replace with curb and gutter as per City Engineering & Traffic Engineering requirements. During demolition and prior to curb and gutter, installation of barriers shall be installed across the driveway to prevent the parking of vehicles.
13. The site shall be maintained with grass/landscaping until a future development is proposed.

**Water Utility** (Contact Dennis Cawley, 266-4651)

14. 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.

**No other agencies submitted comments for this request.**