



Project Address: 105 Merrill Crest Drive (11th Aldermanic District, Alder Schmidt)
Application Type: Demolition
Legistar File ID #: [37223](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Property Owner: Mount Olive Lutheran Church; 110 N. Whitney Way, Madison, WI, 53705

Project Contact: Derek Handley; 110 N. Whitney Way, Madison, WI, 53705

Requested Action: Approval of a demolition of a single-family home on a church property in the SR-C2 District for replacement with additional greenspace.

Proposal Summary: The applicant proposes the demolition of a small single-family residential structure to convert the property to greenspace for use by the adjacent church. The applicant intends to initiate demolition after all approvals are obtained, and is working with Madison Fire Department to provide training opportunities ranging from possible destructive activities prior to the demolition to a carefully controlled demolition by fire.

Note: This request was approved by the Plan Commission in 2010 but has not yet been acted upon. Since the potential for extension of the approval has been exhausted, the applicant has resubmitted the same request.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition (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 105 Merrill Crest Drive. 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 subject property is on east side of Merrill Crest Drive between Langlois Street and Regent Street; Suburban Residential – Consistent 2 (SR-C2) District; Aldermanic District 11 (Schmidt); Madison Metropolitan School District.

Existing Conditions and Land Use: The 2.2-acre property includes the Mount Olive Church, which is oriented to North Whitney Way to the east, and the subject single family home, which is oriented to Merrill Crest Drive to the west. A surface parking area for the church covers the center and northwestern portion of the property.

Surrounding Land Use and Zoning: The property is generally surrounded by single-family homes in the SR-C1 and SR-C2 Districts.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low density residential uses for this area.

Zoning Summary: The property is in the Suburban Residential – Consistent 2 (SR-C2) District.

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

Public Utilities and Services: This property is served by a range of urban services, including Metro Transit Route 12 on Whitney Way to the east.

Project Description, Analysis, and Conclusion

The applicant is requesting approval for demolition of a single-family home on the Mount Olive Church property for the creation of additional greenspace associated with the church. The same request was approved by the Plan Commission in 2010, but since the possibility for extension of that approval has been exhausted, the applicant is again requesting approval.

The small home was constructed in 1920, and has been vacant for several years, and has no driveway access from Merrill Crest Drive. Photographs of the interior show significant damage to ceilings and walls, and the Preservation Planner and Landmarks Commission note no historic issues with the structure.

Following training activities by the Madison Fire Department (which staff understands would *not* involve a full demolition by fire), the applicant proposes to demolish the structure, fill the basement, and reseed the area with grass.

Conclusion- Staff believes that all of the demolition standards are met, and supports the proposal to demolish the single-family home for replacement with greenspace on the Mount Olive Church Property.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request at 105 Merrill Crest Drive. 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
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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 Mgmt 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 Matt Tucker, 266-4569)

- 3. Sec. 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. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
- 5. Sec. 28.185(9)(a) a demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

- 6. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
- 7. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
- 8. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
- 9. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Fire Department (Contact Bill Sullivan, 261-9658)

- 10. Arrangements have been made to conduct live fire training evolutions with the City of Madison Fire Department Training Division. Small controlled fires will be set in order to allow firefighters to learn, practice, and hone their craft.

Water Utility (Contact Dennis Cawley, 266-4651)

11. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
12. This property is not located 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.