



PREPARED FOR THE PLAN COMMISSION

Project Address: 6510 Cottage Grove Road
Application Type: Demolition Permit
Legistar File ID # [44176](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Victor Villacrez, Hovde Properties/ CGRD, LLC; 122 W. Washington Avenue #350; Madison.

Requested Action: Approval of a demolition permit to allow a single-family residence located at 6510 Cottage Grove Road to be demolished with no proposed use.

Proposal Summary: The applicant is requesting approval to demolish a single-family residence and various agricultural accessory buildings to prepare the site for future development. No specific development proposals are forthcoming at this time, and staff anticipates that a zoning map amendment and subdivision of the site will be submitted within the next six to twelve months. Demolition will commence as soon as all regulatory approvals have been granted, with demolition and site restoration work scheduled to be completed by January 2017. The applicant is in discussions with the Madison Fire Department to use buildings on the site for training purposes, which may include full demolition of one or more buildings on the site by fire.

Applicable Regulations & Standards: Section 28.185 provides the process and standards for the approval of demolition and removal permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow the demolition of a single-family residence at 6510 Cottage Grove Road with no proposed use subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Parcel Location: The subject site is a 9.7-acre parcel bounded on the south by Cottage Grove Road (CTH BB), and on the west and east by existing and future alignments of S. Sprecher Road, respectively; Aldermanic District 3 (Hall); Madison Metropolitan School District.

Existing Conditions and Land Use: Single-family residence, two detached sheds, two barns, a two-car detached garage, and silo, all zoned A (Agricultural District).

Surrounding Land Uses and Zoning:

South: Single-family residence and undeveloped land located across Cottage Grove Road, zoned A (Agricultural District);

East: Two-family and multi-family dwellings east of future realigned S. Sprecher Road, zoned PD and SR-V2 (Suburban Residential–Varied 2 District);

West: Two-story “Door Creek” multi-tenant commercial building at Cottage Grove Road (Summit Credit Union, Anytime Fitness, etc.), zoned CC-T (Commercial Corridor–Transitional District); Madison Gas & Electric substation, zoned SR-V2 at Kilpatrick Lane.

Adopted Land Use Plan: The [Comprehensive Plan](#) recommends that the subject site and nearby properties east of S. Sprecher Road be developed with Low-Density Residential uses. Property west of existing Sprecher Road is recommended for General Commercial uses at the northwest corner of Cottage Grove Road, and for Institutional use at the southwestern corner of Kilpatrick Lane consistent with the electrical substation present.

The 2016 [Sprecher Neighborhood Development Plan](#) specifically recommends that the subject property be developed with low- to medium-density residential uses with a recommended density of 8-11 units per acre. Lands west of the site across existing S. Sprecher Road are recommended for commercial at the corner of Cottage Grove Road; industrial for the electrical substation, and park, drainage and open space surrounding the substation. The multi-family properties east of relocated Sprecher Road are recommended for a combination of low- to medium-density residential and medium-density residential (12-16 units per acre) development.

Zoning Summary: The subject property is zoned A (Agricultural District); no new construction or development are proposed for the site at this time.

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

Public Utilities and Services: The site is located in the Central Urban Service area and will be served by a full range of urban services as it develops in the future.

Project Description, Analysis and Conclusion

The applicant and property owner is requesting approval of a demolition permit to raze all of the structures on a triangularly shaped 9.7-acre parcel addressed as 6510 Cottage Grove, which is bounded on the west and east by the existing and future alignments of S. Sprecher Road, respectively. The site is developed with a two-story tall single-family residence that contains four bedrooms and two baths according to City records, as well as a detached two-car garage, two sheds, a silo, and two barns located on the southern half of the property. Access to the site is provided by gravel drives from both Cottage Grove Road and S. Sprecher Road. Following approval, all buildings and site improvements, as well as the many of the mature trees surrounding the house, will be removed and the site graded and seeded in anticipation of development proposals to be submitted in the future. Photos of the interior and exterior of the residence suggest that it is in average condition. The applicant suggests that the demolition of the house and the accessory structures in advance of specific development proposals for the site is necessary due to the age and vacancy of the buildings, which they suggest is a “safety risk.”

The applicant has offered the principal residence and accessory buildings to the Fire Department for use in upcoming training activities, which may include the demolition of one or more of the buildings by fire at the end. Planning staff has advised the applicant and Fire Department of the additional notice to area residents required if full demolition by fire is pursued, which requires written notice to the alder and residents within 1,000 feet of the site five days prior to the scheduled burn. [This requirement does not apply to the Fire Department’s use of a building for ventilation, overhaul, rescue and “room and contents” fires – only a full-building fire exercise.]

The Zoning Code requires Plan Commission approval prior to the demolition of any structure that has been used at any time as a single-family or multiple-family residence, is a landmark, or is located in a Historic District or Neighborhood Conservation District regardless of condition or reason. The Planning Division believes that the Commission can find the standards for approval met to allow the single-family residence to be demolished without a specific proposed use of the property. Although staff has had some preliminary discussions about the applicant's plans for the property, those plans are not developed enough to have been reviewed concurrently with this demolition request. Due to the potential attractive nuisance the vacant structure may present and the timing of the Fire Department training activities scheduled for this fall, staff believes that it is acceptable for this demolition to proceed at this time. Because the site is zoned A (Agricultural District), it is nearly certain that one or more applications for approval related to the future use of the property will be before the Plan Commission for review later. Those future reviews will include rezoning to one or more intensive zoning districts and subdivision of the 9.7 acres, as well as the likely review of conditional use requests related to some of the future uses envisioned for the site.

The Landmarks Commission informally reviewed the proposed demolition on June 20, 2016 and found that the residence had historic value related to the vernacular context of Madison's built environment, but that the building itself is not historically, architecturally or culturally significant.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow demolition of a single-family residence at 6510 Cottage Grove Road with no proposed use subject to input at the public hearing and the following conditions:

City Engineering Division (Contact Brenda Stanley, 261-9127)

1. Informational Comment: Madison Metropolitan Sewerage District (MMSD) sewer area connection charges as well as City of Madison sewer area connection (Door Creek South) charges will be due when this property develops. No Sewer Connection charges due at this time for the demolition.
2. This lot is not within the MMSD Sewer Service Area and will need to be annexed to the Service Area prior to any development occurring.
3. The applicant shall provide proof of septic system abandonment from Public Health- Madison and Dane County as a condition of plan approval. Septic System abandonment application is available online at <http://www.publichealthmdc.com/environmental/septage/>.

City Engineering Division—Mapping Section (Contact Jeff Quamme, 266-4097)

4. Notify Lori Zenchenko (Lzenchenko@cityofmadison.com) when all buildings have been demolished and all impervious asphalt / gravel driveways have been removed and the area reseeded.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

5. The applicant shall submit one contiguous plan for approval. The plan drawing 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.

6. All parking facility design shall conform to the standards in MGO Section 10.08(6).

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

7. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Bryan Johnson (266-4682), prior to a demolition permit being issued. MGO Section 28.185(7)(a)5 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. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
8. Approval of the demolition permit will require the removal of all structures including the single-family dwelling, accessory buildings, paved and graveled areas, and driveways. The driveway aprons shall be removed as per City of Madison Engineering and Traffic Engineering requirements. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.

Fire Department (Contact Bill Sullivan, 261-9658)

9. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact Capt. Jerry Buechner of the MFD Training Division to discuss this possibility at (608) 516-9195.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

10. Prior to the demolition of any structures on this property, the existing private well must be properly abandoned according to the requirements of the Wisconsin Administrative Code, Chapter NR 812, which includes proper filling and sealing of the well. Any wells located in the City of Madison or on premises served by the Madison Water Utility must be abandoned by the owner of the property if there is no valid well operation permit issued by the Madison Water Utility (MGO 13.21 (4)). The purpose of the ordinance is to prevent unused and improperly abandoned wells from contaminating Madison's drinking water aquifer. As specified in the ordinance, your responsibilities include:
 - Contact a licensed well driller or pump installer and schedule the well abandonment.
 - Contact the Water Utility, at least 48 hours prior to the abandonment, and provide the scheduled date and time of the abandonment. The contact number is (608) 266-4654.
 - Pay for the cost of the abandonment.
 - Ensure that a completed copy of the Wisconsin DNR Abandonment Form is provided to the Madison Water Utility within ten (10) days of the completion of the well abandonment. This form will be completed by the well driller or pump installer who performs the abandonment.

The responsibilities of the Water Utility include:

- Witness the abandonment to ensure that the private well is properly filled and sealed.

Contact Madison Water Utility once you confirm the scheduled date of the abandonment and the licensed well driller or pump installer who will perform the work. If you have any questions, please contact the Madison Water Utility Water Quality Department at 266-4654.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency submitted a response with no comments or conditions of approval for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency submitted a response with no comments or conditions of approval for this request.