



PREPARED FOR THE PLAN COMMISSION

Project Address: 3570-3578 E Washington Avenue
Application Type: Demolition Permit
Legistar File ID # [66119](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Bernard Caputo, Jane Street Holdings, LLC; 76 W 9th Street; New York, New York.

Contact Person: Sam Liedtke, Jane Street Holdings, LLC; 815 Oakland Avenue; Madison.

Requested Action: Consideration of a demolition permit to demolish two single-family residences and a two-family residence at 3570, 3574, and 3578 E Washington Avenue with no proposed use.

Proposal Summary: The applicant is requesting approval to demolish two single-family residences at 3574 and 3578 E Washington Avenue and a two-family residence at 3570 E Washington. Two accessory buildings located on the site will also be razed. The residences at 3570 and 3574 will be burned down by the Madison Fire Department. Following, no use of the properties is proposed. No timeline for the commencement or completion of the demolitions and site restoration is noted in the application materials.

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 two single-family residences and a two-family residence at 3570, 3574, and 3578 E Washington Avenue 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 three parcels comprise an approximately 25,780 square-foot (0.59-acre) site located on the northwesterly side of E Washington Avenue approximately midway between Schmedeman Avenue and Rowland Avenue; Urban Design Dist. 5; Aldermanic District 15 (Foster); Madison Metropolitan School District. The 3570 E Washington parcel is a through lot with frontage on Ridgeway Avenue, which forms the northerly edge of the block.

Existing Conditions and Land Use: The subject site is developed with a two-family residence at 3570 E Washington Avenue, a single-family residence and detached 900 square-foot metal garage at 3574 E Washington, and a single-family residence and shed at 3578 E Washington, all zoned CC-T (Commercial Corridor–Transitional District).

Surrounding Land Uses and Zoning:

North: Single- and two-family residences along Ridgeway Avenue, zoned TR-V1 (Traditional Residential–Varied 1 District);

South: AutoZone, Spence Motel, Pedro’s Restaurante, Dana Lou’s Laundry, Laborer’s Union 464 offices, zoned CC-T (Commercial Corridor–Transitional District);

West: Emblem auto sales, Speed Shine auto detailing, and the former Vision’s nightclub, zoned CC-T; and

East: Jerry’s Garage auto repair, East Wash Radiator and Tire, and Valvoline auto lube, zoned CC-T.

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and surrounding block for Community Mixed-Use (CMU) development.

The subject site is also located within the boundaries of the 2001 Carpenter-Hawthorne-Ridgeway-Sycamore-Truax Neighborhood Plan ([link](#)), which recommends that the 3500-block of E Washington Avenue (north side) be redeveloped with multi-family residential development in two- to three-story buildings with a 15- to 25-foot front setback from E Washington. The size, depth, and potential configuration of buildings on the 3500-block of E Washington lend itself to residential development rather than commercial uses due in part to the difficulty to accommodate parking to the side or rear of businesses.

Zoning Summary: The subject property is zoned CC-T (Commercial Corridor–Transitional District); no new construction is proposed following demolition.

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

Public Utilities and Services: The site is served by a full range of urban services.

Project Description, Analysis and Conclusion

The applicant is requesting approval to demolish two single-family residences at 3574 and 3578 E Washington Avenue and a two-family residence at 3570 E Washington. Two accessory buildings located on the site will also be razed. The residences at 3570 and 3574 will be burned down by the Madison Fire Department. Following demolition of the existing structures, no use of the subject properties is proposed.

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. For demolition permits of residential buildings with no proposed use, the Plan Commission shall find that, based on 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 the case of the proposed demolition of the three residential buildings, Matt Tucker, Director of the Building Inspection Division, has submitted a memo that supports demolition of the existing principal and accessory buildings, which is attached to the legislative file for the demolition permit. In it, Mr. Tucker notes that the buildings are vacant, uninhabitable, and in “extremely deteriorated condition.” The memo also notes a history of unapproved zoning uses and numerous property maintenance cases for the three parcels and the potential

blighting impact of the buildings on surrounding properties. A site visit to the property by Planning staff confirmed many of the conditions highlighted in the Building Inspection memo.

Premised on the Building Inspection Division memo and deteriorated conditions present on the subject site, the Planning Division believes that the Plan Commission can find the standards for approval met to allow the residences to be demolished with no proposed use. While no future use of the properties is proposed at this time, all three properties are zoned CC-T, are located in Urban Design Dist. 5, and are recommended for Community Mixed-Use (CMU) development in the 2018 Comprehensive Plan. The subject site is also recommended in the Carpenter-Hawthorne-Ridgeway-Sycamore-Truax Neighborhood Plan for redevelopment with two- to three-story multi-family residential development. Staff believes that the use, bulk, and design requirements of the CC-T district are adequate to ensure that any future development can conform to existing adopted City plans.

In the meantime, as a condition of approval of the demolition permit, the existing principal and accessory buildings, paved areas, and driveways will be removed, and the driveway aprons removed and replaced with curb and gutter. During demolition and prior to installation of curb and gutter, barriers will be required across the driveways to prevent the parking of vehicles on the sites. Finally, disturbed areas shall be graded and seeded or sod installed to minimize erosion. Future use of the site(s) will require separate approvals as stipulated in the Zoning Code.

The Landmarks Commission informally reviewed the proposed demolitions on June 28, 2021 and recommended to the Plan Commission that none of the three buildings had known historic value.

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 3570-3578 E Washington Avenue with no proposed use subject to input at the public hearing and the following conditions:

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

1. Obtain a Street Terrace permit for the proposed work (installation of the driveway apron, landscaping, etc.).
2. Close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
3. 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.

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

4. The applicant shall be aware that future redevelopment of this site may require amendment of the existing sanitary sewer easements to better set forth the terms and conditions for the existing sanitary sewer within this site for maintenance, repair, replacement and access to the facilities.

5. Provide a demolition plan showing the specific buildings, improvements and pavements to be demolished and removed. The plan shall include all pervious areas to remain including pavements and graveled areas within the properties.
6. The applicant shall be aware that future redevelopment of the lands within this demolition area may require a Certified Survey Map application to be completed and recorded with the Dane County Register of Deeds to dissolve underlying lot lines prior to issuance of future building permits for new construction.

Traffic Engineering Division (Contact Jeff Quamme, 266-4097)

7. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
8. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; 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.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

9. Approval of the demolition permit will require the removal of all structures including the principal buildings, accessory buildings, paved areas, and driveways. The driveway aprons shall be removed and replaced with curband gutter as per City of Madison Engineering and Traffic Engineering requirements. During demolition and prior to curb and gutter, barriers shall be installed across the driveways to prevent the parking of vehicles. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.

10. Submit a demolition plan clearly identifying the buildings, structures and paved areas to be demolished or removed.
11. 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.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency has reviewed this request and has recommended no conditions of approval.

Parks Division (Contact Kathleen Kane, 261-9671)

This agency has reviewed this request and has recommended no conditions of approval.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency has reviewed this request and has recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, 261-9835)

12. Private wells may have served the parcels associated with this project prior to municipal water service connections. The existing properties will require an internal and external survey for potential un-abandoned private wells prior to proceeding with demolition. Any remaining unused/ unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR-812 and Madison GO Section 13.21 prior to the demolition of the property. Please contact Water Utility staff at 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.

13. The Madison Water Utility shall be notified to remove the water meter at least two (2) working days prior to demolition. Contact the Water Utility Meter Department at 266-4765 to schedule a meter removal appointment. The Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

Forestry Section (Contact Jeffrey Heinecke, 266-4890)

14. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition 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 plan set.

15. An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.