

PLANNING DIVISION STAFF REPORT

July 11, 2022



PREPARED FOR THE PLAN COMMISSION

Project Address: 7317 Cottage Grove Road (16th Alder District - Alder Currie)
Application Type: Demolition Permit
Legistar File ID # [71882](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Randall J Guenther; Georgeson Property, LLC; 122 W Washington Ave #350; Madison, WI 53703

Contact: Eric Olson; Hovde Properties, LLC; 122 W Washington Ave #350; Madison, WI 53703

Requested Action: Approval of a demolition permit for a single-family residence at 7317 Cottage Grove Road.

Proposal Summary: The applicant proposes to demolish a single-family residence at 7317 Cottage Grove Road. There is no current proposed use for the site.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition permits [MGO Section 28.185(7)].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish a single-family residence at 7317 Cottage Grove Road. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 206-acre property is located on the south side of Cottage Grove Road approximately ¾ mile east of South Sprecher Road. It is located within Alder District 16 (Alder Currie) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: The property is zoned Agriculture (A) District and is developed with a one-story single-family house and a number of farm buildings. The City Assessor has no information regarding the buildings on the property.

Surrounding Land Use and Zoning:

North: Across Cottage Grove Road, single-family houses on acreages zoned SR-C1 (Suburban Residential-Consistent 1 district);

East: Agricultural land under cultivation in the Town of Cottage Grove;

South: Agricultural land under cultivation zoned A (Agriculture district); and

West: Agricultural land under cultivation zoned A.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends a variety of residential and open space land uses for the large subject site, specifically Low-Medium and Medium Residential (LMR and MR) for the farmstead area. The [Yahara Hills Neighborhood Development Plan](#) (2017) recommends housing mixes 2 and 3 for the farmstead area, and open space, agriculture/rural, and possible low-density residential development in other areas of the property.

Zoning Summary: The property is in the Agriculture (A) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	217,800	8,990,784
Lot Width	300 ft	2,800 ft

Other Critical Zoning Items	Wetlands
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Prepared by Jacob Moskowitz, 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, Project Analysis, and Conclusion

The owner applicant is requesting approval to demolish a one-story single-family residence at 7317 Cottage Grove Road. According to the letter of intent and [demolition photos](#), the existing structure has been vacant since 2018 and is in poor condition. The letter of intent notes that the Madison Police Department has already used the building for training exercises. Staff is not aware of significant structural issues and have not inspected the building. If approved, the applicant intends to demolish the residence and nearby accessory buildings in fall and winter 2022. The applicant is not currently proposing a future use for the site.

Compliance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends a variety of residential and open space land uses for the large subject site, specifically Low-Medium and Medium Residential (LMR and MR) for the farmstead area. Low-Medium Residential (LMR) areas are made up of any or all of the following types of housing: small-lot single-family development, two-unit buildings, three-unit buildings, rowhouses, and small multifamily buildings at heights of one to three stories and densities of 7 to 30 units per acre. Medium Residential (MR) areas may include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings at heights of two to five stories and densities of 20 to 90 units per acre. The [Yahara Hills Neighborhood Development Plan](#) (2017) recommends housing mixes 2 and 3 for the farmstead area, and open space, agriculture/rural, and possible low-density residential development in other areas of the property. Housing Mix 2 is generally includes small-lot single-family residences, rowhouses, and small multifamily buildings of 2-12 units, all at heights of up to two stories and densities of 8 to 16 dwelling units per acre. Housing Mix 3 is generally includes rowhouses and small and medium multifamily buildings, all at heights of up to three stories and densities of 16 to 40 dwelling units per acre

Demolition Permit Standards

The Plan Commission shall consider standards of approval in §28.185(9)(c) M.G.O. when making a determination regarding demolition requests. The most relevant in this case is 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 September 20, 2021 meeting, the Landmarks Commission found that the existing building at 7317 Cottage Grove Road has no known historic value, though it is a loss of the vernacular landscape of our buffer zones.

Staff also note that 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,"* that while staff is unaware of attempts to relocate the building, the condition of the building likely precludes any such attempt.

The Planning Division believes that the standards for Demolition Permits can be met.

At the time of report writing, staff is unaware of any public comment regarding this proposal.

Recommendation

Planning Division Recommendation (Contact Colin Punt, 243-0455)

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish a single-family residence at 7317 Cottage Grove Road. 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

Items not directly related to the demolition permit are reference items for future permitted use site plan review

Zoning (Contact Jacob Moskowitz, 266-4560)

1. 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, Bryan Johnson (608-266-4682).
2. Section 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.
3. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

Engineering Division (Brenda Stanley, 261-9127)

4. 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/>

Fire Department (Contact William Sullivan, 261-9658)

5. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Jeff Larson at jtlarson@cityofmadison.com or (608) 2665946.

The Planning Division, City Engineering Division Mapping Section, Traffic Engineering Division, Parks Division, Forestry Section, Water Utility, and Metro Transit have reviewed this request and have recommended no conditions of approval.