

PLANNING DIVISION STAFF REPORT

April 7, 2025



PREPARED FOR THE PLAN COMMISSION

Project Address: 1241 Moorland Road (14th Alder District - Alder Knox, Jr.)

Application Type: Demolition Permit

Legistar File ID # [87464](#)

Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Contact: Brady Lessner; Madison Metropolitan Sewerage District; 1610 Moorland Road; Madison, WI 53713

Property Owner: Madison Metropolitan Sewerage District; 1610 Moorland Road; Madison, WI 53713

Requested Action: Consideration of a demolition permit to demolish a single-family residence at 1241 Moorland Road.

Proposal Summary: The applicant proposes to demolish a two-story, single-family residence. Upon demolition, the applicant intends to restore the footprint to grass to be used for a future Madison Metropolitan Sewerage District use.

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 standards for demolition permits are met to **approve** the demolition of a single-family residence at 1241 Moorland Road, subject to input at the public hearing and the conditions from reviewing agencies at the end of this report.

Background Information

Parcel Location: The 23,975-square-foot property is located on the south side of Moorland Road, between Wayland Drive and Manor Drive. It is located within Alder District 14 (Knox, Jr.), Wellhead Protection District 30, and the Madison Metropolitan School District.

Existing Conditions and Land Use: The property is zoned Suburban Residential – Consistent 1 (SR-C1) District and is developed with a two-story, single-family residence. The City's Assessor's Office does not have records related to the structure.

Surrounding Land Use and Zoning:

West, South, and East: A small parcel in the Suburban Residential – Consistent 1 (SR-C1) District beyond which is a far larger parcel zoned Agriculture (A). The applicant notes these parcels are tillable and are currently being farmed.

North: Across Moorland Road is the Nie Springs Wastewater Treatment Plant, zoned Industrial-Limited (IL).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Parks and Open Space (P) uses which the plan notes includes public parks, conservation areas, recreation areas, private recreation uses (such as golf courses), cemeteries, stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation. There is no Area Plan or Neighborhood Plan which includes the subject parcel.

Zoning Summary: The property is zoned Suburban Residential – Consistent 1 (SR-C1) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft.	23,975 sq. ft.
Lot Width	60'	148.0'
Front Yard Setback	30'	TBD
Side Yard Setback	One-story: 6' Two-story: 7'	TBD
Rear Yard Setback	Lesser of 30% lot depth or 35'	TBD
Usable Open Space	1,300 sq. ft.	TBD
Maximum Lot Coverage	50%	TBD
Maximum Building Height	2 stories/35'	TBD
Other Critical Zoning Items	Utility Easements; Wellhead Protection District (District 30)	

Tables Prepared by Jenny Kirchgatter, 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. Metro Transit operates daily transit service along Moorland Road.

Project Description, Project Analysis, and Conclusion

The applicant proposes to demolish the existing two-story, single-family residence. Regarding the age, the City's Assessor's Office does not have records related to the structure but the applicant believes it to be roughly 100 years old. The applicant has submitted [demolition photos](#) and, regarding the condition of the structure, notes that it was until recently rented out. However, because of the years of deferred maintenance from the previous owner, the financial burden of upkeep became too great. Planning Division Staff has not inspected the building.

Upon demolition, the applicant intends to restore the footprint to grass to be used for a future Madison Metropolitan Sewerage District use.

Compliance with Adopted Plans

The [Comprehensive Plan](#) (2023) recommends Parks and Open Space (P) uses which the plan notes includes public parks, conservation areas, recreation areas, private recreation uses (such as golf courses), cemeteries, stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation. There is no Area Plan or Neighborhood Plan which includes the subject parcel.

Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove consideration of proposed future use as a factor in approving demolition requests. In order to approve a demolition request under the revised standards, the Plan Commission shall consider the seven approval standards

in §28.185(9)(c) M.G.O. when making a determination regarding demolition requests. The factors include a finding that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison.

The Planning Division believes that the standards for Demolition Permits can be met but provides the following comments regarding standards 1 and 4.

Standard 1 states that *“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.”* In communications with staff, the applicant noted that they considered relocating the structure but it was ultimately determined to be financially infeasible.

Staff also makes note of 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 December 9, 2024, the Landmarks Commission found that the existing building at 1241 Moorland Road has no known historic value.

Planning Division staff believe all other standards of approval can be found met or are not applicable to this request.

Note: The proposed demolition request was submitted for review prior to the recent amendments to the Zoning Code (Chapter 28) and Historic Preservation Code (Chapter 41) to revise the demolition permit process, which were reviewed by the Plan Commission on February 17, 2025, approved by the Common Council on February 25 as Ordinance 25-00010 (ID [86649](#)), and took effect on March 9. **As such, this demolition permit is subject to the previous process and standards for approval noted above.** However, staff will note that given the Landmarks Commission’s finding of no known historic value for the existing building, the request would not have come to the Plan Commission under the recently enacted code changes and would instead have been approved administratively.

At time of writing, Staff have not received any public comments.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

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 1241 Moorland Road. This recommendation is subject to input at the public hearing and the following conditions recommended by the reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Engineering Division (Main Office) (Contact Timothy Troester, (608) 267-1995)

1. 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 – Mapping (Contact Jeffrey Quamme, (608) 266-4097)

2. Indicate on the plan the improvements to be removed and any to remain including any impervious areas.

Traffic Engineering (Contact Sean Malloy, (608) 266-5987)

3. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

4. The agency reviewed this request and has recommended no conditions of approval. A Transportation Demand Management (TDM) Plan may be required as part of future development, per MGO 16.03.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

5. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.
6. Approval of the demolition will require the removal of all structures including the principal building, paved areas and driveways. The driveway aprons shall be removed and replaced with curb and gutter as per City of Madison Engineering and Traffic Engineering requirements. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.

Forestry Review (Contact Bradley Hofmann, (608) 267-4908)

7. An existing inventory of street trees located within the right of way shall be included on the demo plan set. 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.
8. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.

Water Utility Review (Contact Jeff Belshaw, (608) 261-9835)

9. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

The following agencies have reviewed this request and has recommended no conditions of approval:

Planning Division, Parks Division, Fire Department, and Metro