

PLANNING DIVISION STAFF REPORT

December 16, 2024



PREPARED FOR THE PLAN COMMISSION

Project Address: 1917 Moorland Road (District 14, Alder Knox)
Legistar File ID #: [86023](#)
Prepared By: Lisa McNabola, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

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

Requested Action: Consideration of a demolition permit to demolish a single-family building at 1917 Moorland Road.

Proposal Summary: The applicant proposes to demolish a single-family building at 1917 Moorland Road.

Applicable Regulations & Standards: MGO Section 28.185(6) lists the standards of approval for demolition permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that Plan Commission find the demolition standards met and **approve** the request to demolish a single-family building at 1917 Moorland Road. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 66,529 square-foot (1.5-acre) parcel is on the south side of Moorland Road between Raywood Road and Lake Farm Road. It is within Alder District 14 (Alder Knox) and the Madison Metropolitan School District.

Existing Conditions and Land Use: A one-story, single-family building built in 1925.

Surrounding Land Use and Zoning:

North: Capital Springs State Recreation Area (Town of Blooming Grove); Nine Springs Wastewater Treatment Plant, zoned IL (Industrial Limited) District.

East: Capital Springs State Recreation Area, zoned CN (Conservancy) District;

South: Capital Springs State Recreation Area, zoned CN District; City of Fitchburg;

West: Madison Metropolitan Sewerage District property, zoned A (Agricultural) District; commercial buildings, zoned IL District; mobile home park, zoned PMHP (Planned Mobile Home Park) District.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Industrial (I) development for the property.

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

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

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The Madison Metropolitan Sewerage District (MMSD) is proposing to demolish a one-story, single-family building at 1917 Moorland Road. MMSD is reserving the property for future use. There are existing MMSD facilities adjacent to the site.

The Plan Commission shall consider the seven approval standards in MGO Section 28.185(9)(c) 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.

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." In speaking with the applicant, they do not plan to relocate building.

Regarding 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 October 7, 2024 meeting, the Landmarks Commission found that the building has no known historic value. The property is located within the boundary of a known human burial site and an associated archaeological site of an early Native American settlement. Any ground-disturbing activities will need to secure a Request to Disturb from the Wisconsin Historical Society, as noted in the recommended conditions of approval.

Regarding standard 6, "The Plan Commission shall consider the condition of the building or buildings proposed for demolition or removal..." Planning Division staff has not inspected the building. The applicant provided [photos](#) of the interior and exterior of the building. In speaking with the applicant, the condition of the house is fairly poor.

The Planning Division believes that the approval standards for demolition permits can be found met, subject to the recommended conditions of approval.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that Plan Commission find the demolition standards met and **approve** the request to demolish a single-family building at 1917 Moorland 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

Planning Division (Contact Lisa McNabola, 243-0554)

1. The property at 1917 Moorland Road is located within the boundary of a known human burial site (Bryant Mound Group, BDA-0318) and an associated archaeological site of an early Native American settlement (Vantage Point, DA-0607). As such, any ground-disturbing work will need to secure a Request to Disturb permit from the Wisconsin Historical Society.
<https://www.wisconsinhistory.org/Records/Article/CS3129>. As part of securing the required Request to Disturb from the Wisconsin Historical Society, also copy the submittal to the Ho-Chunk National Tribal Historic Preservation Office. Contact at The Ho-Chunk Nation's National Tribal Historic Preservation Office: William Quackenbush. P. O. Box 667, Black River Falls, WI 54615. Phone: 715-284-7181. Email: bill.quackenbush@ho-chunk.com.

The following information is provided for the reference of the applicant as many lakefront properties are associated with locations of Native effigy mounds and archaeological sites. Burial Sites Preservation (§ 157.70): (2r) Site Disturbance Prohibited. Except as provided under subs (4) and (5) and State Statute 157.111 and 157.112, no person may intentionally cause or permit the disturbance of a burial site or catalogued land contiguous to a cataloged burial site. (3) Report of Disturbed Burial Sites. (a) Except as provided under s. 979.01, a person shall immediately notify the Wisconsin Historical Society (608-264-6502) if the person knows or has reasonable grounds to believe that a burial site or the cataloged land contiguous to a cataloged burial site is being disturbed or may be disturbed contrary to the requirements of subs. (4) and (5).

Many lakefront properties are associated with locations of Native American effigy mounds and archeological sites. This site is known to be very close to those associated with archeological and historic resources. The Burial Sites Preservation statute requires that the property owner contact the Wisconsin Historical Society to discuss the location of the proposed project and any possible disturbance of an archaeological or historic resource before the work commences. During the construction work, if a burial site disturbance occurs, the work shall stop immediately until the Wisconsin Historical Society is able to assess the site.

Engineering Division (Contact Tim Troester, 267-1995)

2. 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/>

Zoning (Contact Jenny Kirchgatter, 266-4429)

3. 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.
4. Approval of the demolition will require the removal of all structures including the single-family residence, accessory garage, shed, driveway, paved areas. The driveway apron 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

Fire Department (Contact Matt Hamilton, 266-4457)

5. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Ron Blumer at rblumer@cityofmadison.com or (608) 266-5959.

Water Utility (Jeff Belshaw, 261-9835)

6. A private well may have served this parcel prior to the municipal water service connection. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 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. 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.

Engineering Mapping (Contact Julius Smith, 264-9276)

7. Provide a demolition plan identifying all improvements to be removed. Additionally indicate if the exiting driveway is to remain or be removed and note any tree removals. Also note what condition the entire site will be restored to as it is not being redeveloped.

The following agencies reviewed the request and recommended no conditions of approval: Traffic Engineering, Parks Division, Metro Transit, Forestry, and Parking Utility.