



PREPARED FOR THE PLAN COMMISSION

Project Address: 2253 Keyes Avenue (13th Alder District - Alder Evers)
Application Type: Demolition Permit
Legistar File ID # [72202](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Mason Cutsforth; Min Mod Homes LLC; 54 Merlham Dr; Madison, WI 53705

Requested Action: Approval of a demolition permit for a single-family residence at 2253 Keyes Avenue.

Proposal Summary: The applicant proposes to demolish a two-story, single-family residence at 2253 Keyes Avenue. Upon demolition, the applicant intends to construct a new single-family residence, which is a permitted use and not before the Plan Commission.

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 2253 Keyes Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 6,000-square foot property is located on the southeast side of Keyes Avenue between Leonard Street and Edgewood Avenue. It is located within Alder District 13 (Alder Evers) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: The property is zoned Traditional Residential - Consistent 2 (TR-C2) District and is developed with a two-story, 1,144-square-foot single-family residence built in 1921. There is also a one-stall detached garage to the rear of the primary building access by a driveway on Keyes Avenue.

Surrounding Land Use and Zoning:

- Northeast: Single-family residences zoned TR-C2 (Traditional Residential - Consistent 2 district);
- Southeast: Single-family residences zoned TR-C2;
- Southwest: Single-family residences zoned TR-C3 (Traditional Residential-Consistent 3 district); and
- Northwest: Single-family residences zoned TR-C2.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) for the subject site. The [Monroe Street Commercial District Plan](#) (2007) does not have specific recommendations for this site.

Zoning Summary: The property is in the Traditional Residential - Consistent 2 (TR-C2) District

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000 sq. ft.	6,000 sq. ft.
Lot Width	40'	50.0'
Front Yard Setback	20'	TBD
Max. Front Yard Setback	30' or up to 20% greater than block average	TBD
Side Yard Setback	One-story: 5' Two-story: 6'	TBD
Rear Yard Setback	Lesser of 30% lot depth or 30'	TBD
Usable Open Space	750 sq. ft.	TBD
Maximum Lot Coverage	65%	TBD
Maximum Building Height	2 stories/ 35'	TBD

Other Critical Zoning Items	Utility Easements
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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.

Project Description, Project Analysis, and Conclusion

The owner applicant is requesting approval to demolish a two-story single-family residence at 2253 Keyes Avenue. In the [demolition photos](#) provided by the applicant, it appears that the existing structure is dated, with some deferred maintenance by the previous owner, though staff is not aware of any significant structural issues. Staff has not inspected the building. Following demolition, the applicant intends to construct a two-story single-family residence, a permitted use in this zoning district; this future use is not before the Plan Commission.

Compliance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) for the subject site. LR areas are predominantly made up of single-family and two-family structures, generally at densities less than 15 dwelling units per acre. The [Monroe Street Commercial District Plan](#) (2007) does not have specific recommendations for this site.

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.

On balance, 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.”* The applicant has indicated in discussions with Planning Division staff the belief that the poor condition of the house does not have any value on a residential lot elsewhere in Madison. Staff have not received or reviewed information regarding costs of moving, impacts on street trees, or the house’s structural stability. Staff notes that there is an existing street terrace tree directly in front of the house.

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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 June 6, 2022 meeting, the Landmarks Commission found that the existing building at 2253 Keyes Avenue has no known historic value.

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

At the time of report writing, staff is not aware of 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 2253 Keyes Avenue. 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

Zoning (Contact Jenny Kirchgatter, 266-4429)

1. Section 28.185(9) 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) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

Engineering Division (Tim Troester, 267-1995)

2. 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. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14)).

Fire Department (Contact William Sullivan, 261-9658)

3. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers>
4. An upgrade to include a fire sprinkler system shall be offered along with a cost estimate to the owner.
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.

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

The Planning Division, Traffic Engineering Division, and Parks Division have reviewed this request and have recommended no conditions of approval.