



## PLANNING DIVISION STAFF REPORT

February 17, 2025

PREPARED FOR THE PLAN COMMISSION

**Project Address:** 6213 Countryside Lane (19<sup>th</sup> District, Alder Guequierre)  
**Application Type:** Demolition Permit  
**Legistar File ID #** [86731](#)  
**Prepared By:** Colin Punt, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

### Summary

**Applicant:** Brent Montry; Tri State Basement Repair, Inc.; 27188 US Hwy 14; Richland Center, WI 53581

**Owner:** Bill & Angela Fuhrmann; 6213 Countryside Ln; Madison, WI 53705

**Requested Action:** The applicant requests approval of a demolition permit to raze an existing single-family residence.

**Proposal Summary:** The applicant proposes to demolish the existing house and construct a new residence. The new residence is a permitted use and not before the Plan Commission for approval.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Demolition Permits [§28.185 MGO].

**Review Required by:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the standards for demolition permits are met and **approve** demolition permit for the existing house at 6213 Countryside Lane subject to input at the public hearing and the conditions recommended by the reviewing agencies below beginning on page 3.

### Background Information

**Parcel Location:** The 28,850-square-foot property is located on the south side of Countryside Drive at its eastern terminus. It is located within Alder District 19 (Ald. Guequierre) as well as the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site is a parcel zoned SR-C1 (Suburban Residential – Consistent 1 district). The site includes an existing 2,490-square-foot, one-and-on-half-story, single-family residence with two-stall detached garage. City Assessor's records indicate the home has five bedrooms and one-and-on-half bathrooms and that it was built in 1940.

#### Surrounding Land Use and Zoning:

North: Across Countryside Lane, single-family residences, zoned SR-C1;

East: A church zoned SR-C1;

South: Vacant lot zoned SR-C1; and

**West:** Single-family residences, zoned SR-C1.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2023) recommends Low Residential (LR) uses for the subject parcel.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft.	28,850 sq. ft.
Lot Width	60'	148.02'
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

<b>Other Critical Zoning Items</b>	Utility Easements
------------------------------------	-------------------

*Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

**Environmental Corridor Status:** The property is not within any mapped environmental corridors.

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

## Project Description, Analysis, and Conclusion

The applicant proposes to demolish the existing house and detached garage at 6213 Countryside Lane and construct a new residence. The letter of intent and submitted [demolition photos](#) indicate the existing house is somewhat dated, with overgrown vegetation, and visibly sagging gutters. No significant structural issues are known. Staff have not personally inspected the building. If approved, the applicant plans to demolish the house in spring 2025, with construction of the new house to follow. A new single-family residence is a permitted use and not before the Plan Commission for approval.

### Consistency with Adopted Plans

The [Comprehensive Plan](#) (2023) recommends Low Residential (LR) for this site, a land use designation predominantly made up of single-family and two-unit structures, but that may include smaller two-, three-, and four-unit apartment buildings and rowhouses.

### 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 standard 4, which states *“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.”*

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.” The applicant does not plan to relocate the 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 January 13, 2025 meeting, the Landmarks Commission found that the existing house at 6213 Countryside Lane has no known historic value.

Regarding standard 6, “The Plan Commission shall consider the condition of the building or buildings proposed for demolition or removal...” The applicant provided [photos](#) of the interior and exterior of the building. As noted above, the existing house is somewhat dated, with overgrown vegetation, and visibly sagging gutters. Staff note that while the Zoning Code states that the building’s condition must be considered, it does not specify that a certain structural condition or level of disrepair is necessary in order to approve a demolition.

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

## Conclusion

When considering the adopted plans and the recommendation of the Landmarks Commission, the Planning Division believes that the standards for demolition permits can be found met.

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

## Recommendation

### Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission find that the standards for demolition permits are met and **approve** demolition permit for the existing house at 6213 Countryside Lane subject to input at the public hearing and the conditions recommended by the reviewing agencies below.

### **Recommended Conditions of Approval** | | |------------------------------------------| | Major/Non-Standard Conditions are Shaded | |------------------------------------------|

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

1. 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](mailto: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.
2. Approval of the demolition will require the removal of all structures including the principal building, accessory

garage, and driveway. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.

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

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

**Fire Department** (Contact Matt Hamilton, (608) 266-4457)

4. 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](mailto:rblumer@cityofmadison.com) or (608) 266-4198.

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

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"><li>5. 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.</li></ol> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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