



PREPARED FOR THE PLAN COMMISSION

Project Address: 4214 Doncaster Drive (District 10 – Alder Henak)
Application Type: Demolition Permit
Legistar File ID # [55156](#)
Prepared By: Chris Wells, Planning Division
 Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

This demolition permit request is a follow-up to a previously approved Demolition Permit for 4214 Doncaster Drive (Legistar #[52206](#)). A copy of that Staff Report and approval letter are included in the Plan Commission’s packet of materials.

That approval, which occurred on July 30, 2018, was for the demolition of a single-family residence which was destroyed by a fire. At the time, the property owner (a different party from the current applicant) did not include a proposed future use with the submittal materials. As a result, the Plan Commission added a condition of approval requiring Plan Commission approval of the proposed alternative use of the property prior to issuance of building permits for any new construction.

The property, at the time of the previous, July 30, 2018, demolition approval, was comprised of two whole platted lots (Lots 8 & 9 of Block 2 of the Marlborough Heights Plat). Following the demolition, the previous owner deeded the two lots – 4214 and 4126 Doncaster Drive – independently of one another, to third parties, thereby returning the site to its origins as two 40-foot wide, 4,800-square-foot lots.

Zoning Summary: The subject property zoned Traditional Residential – Consistent 2 (TR-C2)

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000	4,800
Lot Width	40 ft.	40 ft.
Front Yard Setback	20 ft.	21 ft.
Max. Front Yard Setback	30 ft.	21 ft.
Side Yard Setback	4 ft.	5.5 ft.
Rear Yard Setback	30 ft.	30.5 ft.
Usable Open Space	750 sq. ft.	1220 sq. ft.
Maximum Lot Coverage	65%	48%
Maximum Building Height	2 stories/35 ft.	2 stories, 21.5 ft.

Other Critical Zoning Items	Wellhead Protection District
------------------------------------	------------------------------

Tables Prepared by Jacob Moskowitz, Assistant Zoning Administrator

The applicant is requesting the demolition permit in order to construct a one-story, two-bedroom, two-bathroom, roughly 1,315-square-foot, single-family residence with an attached, one-car garage. It will have green vinyl lap siding on the majority of the exterior walls and darker green vinyl shakes on the upper portion of the southern, street facing façade. The windows will be vinyl, the trim will be cement board, and both will be white. The roof will be asphalt shingles.

Staff believe the proposed one-story, single-family residence is compatible with its surroundings. Staff further notes that the 4,800-square-foot lot is typical for the neighborhood.

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the proposed alternative use associated with a previous demolition permit approval – a one-story, two-bedroom, single-family residence at 4214 Doncaster Drive. 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

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

1. Property will be required to install a new sewer lateral to serve this new home. 4214 and 4216 appear to share a sewer lateral currently.
2. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building, which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

Engineering Division – Mapping Section (Contact Jeffrey Quamme, (608) 266-4097)

The agency reviewed this request and has recommended no conditions of approval.

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

The agency reviewed this request and has recommended no conditions of approval.

Zoning (Contact Jacob Moskowitz, (608) 266-4560)

The agency reviewed this request and has recommended no conditions of approval.

Fire Department (Contact Bill Sullivan, (608) 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>

Parks Review (Contact Sarah Lerner, (608) 261-4281)

The agency reviewed this request and has recommended no conditions of approval.

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

The agency reviewed this request and has recommended no conditions of approval.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

4. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Timothy Sobota, (608) 261-4289)

The agency reviewed this request and has recommended no conditions of approval.