



PREPARED FOR THE PLAN COMMISSION

Project Address: 718 Dearholt Road (District 10 – Ald. Figueroa Cole)
Application Type: Demolition Permit
Legistar File ID #: [66553](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Heather Stouder, AICP, Planning Division Director

Summary

Applicant & Property Owner: Ben Nyquist; 718 Dearholt Road; Madison, WI 53711
Contact: Mik Robinson; Robinson Brothers; 220 Raemisch Road; Waunakee, WI 53597

Requested Action: The applicant requests approval of a demolition permit to raze an existing single-family house and construct a new single-family residence in the Suburban Residential – Consistent 1 (SR-C1) Zoning District at 718 Dearholt Road.

Proposal Summary: The applicant proposes to demolish a one-story, single-family residence and construct a new two-story, multi-generational, single-family residence at 718 Dearholt Road.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition and Removal Permits [MGO §28.185(7)].

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition and removal are met and **approve** the request to raze a single-family residence and construct a new single-family residence in the Suburban Residential – Consistent 1 (SR-C1) Zoning District at 718 Dearholt Road. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 9,550-square-foot (approximately 0.22-acre) subject property is located to the southwest of the intersection of Dearholt Road and Coney Weston Place. The site is within Alder District 10 (Ald. Figueroa Cole) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing 1,138-square-foot, one-story, single-family house with full basement (half of which is finished) and an attached two-car garage. According to the City Assessor’s records, it contains three bedrooms and one bathroom and was constructed in 1957.

Surrounding Land Use and Zoning:

In all directions: Single-Family Residences in the Suburban Residential – Consistent 1 (SR-C1) District;

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential uses (<15 dwelling units/acre) for the subject property. The [Midvale Heights/Westmoreland Joint Neighborhood Plan](#) (2009) recommends LDR (Low Density Residential) uses, which it defines as 0-8 dwelling units per acre.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000	9,552
Lot Width	60 ft	80 ft
Front Yard Setback	30 ft	30 ft
Side Yard Setback	7 ft	7 ft
Rear Yard Setback	35 ft	39 ft
Usable Open Space	1,300 sq ft	2,800
Maximum Lot Coverage	50%	44%
Maximum Building Height	2 stories/35 ft	2 stories (See Comment #8)
Lot Area (sq. ft.)	8,000	9,552
Other Critical Zoning Items	Utility Easements;	

Tables Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The property 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, Analysis, and Conclusion

The applicant proposes to demolish the existing single-family residence at 718 Dearholt Road and replace it with a new single-family residence. The existing house is a 1,138-square-foot, one-story, single-family house with full basement (half of which is finished), and an attached two-car garage. According to the City Assessor’s records, it contains three bedrooms and one bathroom and was constructed in 1957. While the applicant did not raise specific deficiencies regarding the condition of the structure, they did submit interior and exterior [photos](#) of the building for review.

The proposed new single-family residence is a two-story house with approximately 5,170 square-feet of living space and a finished basement. The submitted plans show four bedrooms, three-and-a-half bathrooms, and an attached, three-car garage. In the submitted materials, the applicant states, “*We have very specific design goals that a renovation was unable to accomplish. Our goal in this project is to build a multigenerational home that is extremely energy efficient, while also following universal design principles to make it a safe home to age in place.*” The applicant’s parents will have their own separate yet connected section within the house, which will contain their own kitchen, living area, bathroom and bedroom. Staff note that this proposal (i.e. a single-family detached dwelling with two kitchens) is consistent with the Zoning Code given the specific language in the definition of a *Dwelling Unit* noted in Section 28.211 M.G.O.:

Dwelling Unit. One or more rooms which are arranged, designed or used as living quarters for one family only. Individual bathrooms and a complete kitchen facility, permanently installed, shall always be included with each dwelling unit. No dwelling unit may have more than one kitchen facility except that a single-family detached dwelling may have more than one kitchen facility provided the dwelling is designed, arranged or used as living quarters for one family only. For purposes of this exception, the family shall not include roomers.

Therefore, the parent’s wing is not considered a separate dwelling unit (i.e. an Accessory Dwelling Unit (ADU)). Staff note that, in the future, should the applicant wish to rent out that wing of the house to long-term renters, since the Zoning Code prohibits that wing from being occupied by people outside of the family (i.e. the family who occupies the rest of the residence), they would need to obtain a conditional use for an interior ADU.

Regarding exterior materials, the residence will be clad primarily with vinyl lap siding. Vinyl shake siding will be used on the north façade's gable projections and stone will potentially be used along the base of the same façade. Lastly, the roof will be clad with architectural shingles.

This request is subject to the standards for demolition and removal permits. In order to approve a demolition request, MGO §28.185(7) requires that the Plan Commission find that the requested demolition and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the Suburban Residential – Consistent (SR-C) zoning districts. The statement of purpose for SR-C districts says, in part:

The SR-C Districts are established to stabilize and protect the essential characteristics of low- to moderate-density residential areas typically located in the outlying parts of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life cycle housing. The districts are also intended to:

- a) Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.*
- b) Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.*
- c) Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.*
- d) Facilitate the preservation, development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.*
- e) In new development, use of the SR-C1 District, in conjunction with other residential districts, should be limited to insuring a mix of housing types, or for reasons related to topography, stormwater management, or other environmental considerations.*

Furthermore, the demolition standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Additionally, the proposal should be compatible with adopted plans. Finally, the demolition standards state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

The [Comprehensive Plan](#) (2018) recommends Low Residential uses for the subject parcel. Low Residential areas are predominantly composed of single-family and two-unit structures, and include fewer than 15 dwelling units per acre. The [Midvale Heights/Westmoreland Joint Neighborhood Plan](#) (2009) recommends LDR (Low Density Residential) uses, which it defines as 0-8 dwelling units per acre. Regarding the finding by the Landmarks Commission, at their July 12, 2021 meeting, they recommended to the Plan Commission that the building at 718 Dearholt Road has no known historic value.

When considering the adopted plans, the proposed new residence, and the surrounding development pattern, the Planning Division believes that the standards for Demolition Permits can be met.

At the time of report writing, staff was unaware of any concerns regarding this proposal.

Recommendation

Planning Division Recommendation (Contact Chris Wells, cwells@cityofmadison.com)

The Planning Division recommends that the Plan Commission find that the standards for demolition and removal are met and **approve** the request to demolish an existing single-family residence and construct a new single-family residence at 718 Dearholt 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

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

1. Obtain a Street Terrace permit for the proposed work (installation of the driveway apron, landscaping, etc.) This permit application is available and must be completed on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO 10.08)
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))

City Engineering Division – Mapping Section (Contact Lori Zenchenko, (608) 266-5952)

3. The address of the proposed house is 5205 Coney Weston Pl. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

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

4. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
5. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
6. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
7. No dwelling unit may have more than one kitchen facility except that a single-family detached dwelling may have more than one kitchen facility provided the dwelling is designed, arranged or used as living quarters for one family only. For purposes of this exception, the family shall not include roomers.
8. Show the height of the proposed building on the elevations. The maximum height is 35 ft. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

9. 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>
10. Obtain a cost estimate to upgrade the home with an automatic fire sprinkler system. A multi-purpose piping or a stand-alone system is acceptable.
11. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Paul Ripp at pripp@cityofmadison.com or (608)712-6277.

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

12. 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/plumbers-contractors>), 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.
13. 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 Planning Division, Traffic Engineering, Parks Division, Forestry Section, and Metro Transit have reviewed this request and have recommended no conditions of approval.