



PREPARED FOR THE PLAN COMMISSION

Project Address: 4953 Hoepker Road (17th Alder District – Ald. Madison)
Application Type: Demolition Permit
Legistar File ID # [77934](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Craig Wendt; American Family Insurance; 6000 American Pkwy; Madison, WI 53718

Requested Action: Approval of a demolition permit for a single-family residence at 4953 Hoepker Road.

Proposal Summary: The applicant proposes to demolish a one-story, single-family residence at 4953 Hoepker Road.

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 4953 Hoepker Road. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies beginning on page 3.

Background Information

Parcel Location: The 39.6-acre property is located on the south side of Hoepker Road between Portage Road and American Parkway. It is located within Alder District 17 (Ald. Madison) and the De Forest School District.

Existing Conditions and Land Use: The property is zoned Agricultural (A) District and is developed with a one-story, three-bedroom, one-bathroom house. The majority of the site is under cultivation.

Surrounding Land Use and Zoning:

North: Across Hoepker Road, agricultural fields zoned A (Agricultural district);

East: Vacant land zoned SEC (Suburban Employment Campus district);

South: Vacant land zoned SEC; and

West: Single-family residence in the Town of Burke and agricultural fields zoned A.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) for the northwest portions of the property, parks of other open space (P) for the northeast and central portions of the property, and a smaller area of Employment (E) for the far southern edge of the property. The [Pumpkin Hollow Neighborhood Development Plan](#) (2008) recommends a similar mix of Housing Mix 1 and Parks and Open Space.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	5 acres	39.61 acres
Lot Width	300 ft	657.61 ft

Other Critical Zoning Items	Utility Easements, Wetlands
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Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: CARPC has mapped an environmental corridor in the northeast corner of the parcel. A second small portion of an environmental corridor is located at the western property line. Neither site touches the extent of the proposed demolition project.

Public Utilities and Services: This property is within the Central Urban Services Area, but is not served by any utilities at this time.

Project Description, Project Analysis, and Conclusion

The applicant, American Family Insurance, is requesting approval to demolish a one-story single-family residence at 4953 Hoepker Road. According to the [demolition photos](#) and letter of intent provided by the applicant, the houses has reached its useful life with excessive repairs needed to maintain habitability, though staff is not aware of any significant structural issues. Planning Division Staff has not inspected the building. The applicant intends to raze the house, remove the driveway, patio, sidewalk, and septic tank, and grade the site in autumn 2023.

Compliance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) for the northwest portions of the property, parks of other open space (P) for the northeast and central portions of the property, and Employment (E) for the far southern edge of the property. The [Pumpkin Hollow Neighborhood Development Plan](#) (2008) recommends a similar mix of Housing Mix 1 and Parks and Open Space.

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.

Staff 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 May 15, 2023 meeting, the Landmarks Commission found that the existing building at 4953 Hoepker Road 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 4953 Hoepker Road. This recommendation is 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 (Contact Jacob Moskowitz, 266-4560)

1. Section 28.185(9)(b) 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 at streets@cityofmadison.com.
2. 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.
3. Section 28.185(11)(a) A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.
4. Approval of the demolition permit will require the removal of all structures. The driveway aprons shall be removed and replaced with curb and gutter as per City of Madison Engineering and Traffic Engineering requirements. During demolition and prior to curb and gutter, barriers shall be installed across the driveways to prevent the parking of vehicles. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.

Engineering Division (Brenda Stanley, 261-9127)

5. 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/>

Traffic Engineering Division (Sean Malloy, 266-5987)

6. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

Fire Department (Contact William Sullivan, 261-9658)

7. 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.

Water Utility (Contact Jeff Belshaw, 261-9835)

8. The subject parcels are located beyond Madison Water Utility's existing service area. Note that future attachment to the City may require connection to the City water system, if/when water service becomes

available per MGO 13.07.

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

The Planning Division, Engineering Division Mapping Section, Parks Division, and Metro Transit have reviewed this request and have recommended no conditions of approval.