



Project Address: 626 Schewe Road
Application Type: Demolition Permit
Legistar File ID # [73816](#)
Prepared By: Tim Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Katie Lichtie, Speedway Sand & Gravel; 8500 Greenway Boulevard, Suite 202; Middleton.

Property Owner: Thomas G. DeBeck, QRS Company, LLC; 8500 Greenway Boulevard, Suite 202; Middleton.

Requested Action: Approval of a demolition permit for 626 Schewe Road to demolish a single-family residence.

Proposal Summary: The applicant is requesting approval of a demolition permit to demolish a two-story single-family residence located on an undeveloped agricultural parcel located at the southwestern corner of Old Sauk Road and Schewe Road. No future development of the parcel is proposed at this time. The application indicates that demolition will commence as soon as all regulatory approvals have been granted, with completion scheduled by November 30, 2022.

Applicable Regulations & Standards: Section 28.185 provides the process and standards for the approval of demolition and removal permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow a single-family residence at 626 Schewe Road to be demolished, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Parcel Location: An approximately 22.64-acre parcel located at the southwestern corner of Old Sauk Road and Schewe Road; Alder District 9 (Conklin); Middleton-Cross Plains Area School District.

Existing Conditions and Land Use: Single-family residence, zoned A (Agricultural District).

Surrounding Land Use and Zoning:

North: Across Old Sauk Road, Pope Farms Park in the Town of Middleton; Pope Farms Elementary School and Pope Farms Estates subdivision in the City of Madison, zoned SR-C1 (Suburban Residential–Consistent 1 District);

South: Existing and future single-family residences in the Eagle Trace subdivision, zoned TR-C3 (Traditional Residential–Consistent 3 District);

East: Across Schewe Road, Middleton Community Church in the City of Madison, zoned TR-C3; single-family residence and barn in the Town of Middleton; and

West: Madison Water Utility Water Tower 228 and the approved but unrecorded “Fox Knoll” residential subdivision, zoned TR-C3.

Adopted Land Use Plans: The 2018 [Elderberry Neighborhood Development Plan](#) identifies most of the subject parcel for future residential development in Residential Housing Mix (HM)1, HM2, and HM3 districts, with the greatest density of development closest to Old Sauk Road before it transitions to match the lower density development in the Eagle Trace development to the south. The land adjacent to the Old Sauk-Schewe intersection is recommended for stormwater management and other open space. Future plans to develop the property will be reviewed for consistency with the adopted neighborhood development plan with subsequent applications.

Environmental Corridor Status: The subject parcel contains no environmental mapped corridors.

Public Utilities and Services: The site will be served by a full range of urban services as it develops with the exception of Metro Transit, which does not currently provide service west of N Pleasant View Road.

Project Description, Analysis and Conclusion

The applicant and property owner are requesting approval from the Plan Commission to demolish a single-family residence located near the center of an undeveloped 22.64-acre parcel located at the southwestern corner of Old Sauk and Schewe Roads.

The subject property was attached to the City of Madison from the Town of Middleton in 2008 and is zoned A (Agricultural District). Historical information on the residence is limited, but the applicant indicates in their letter of intent that the two-story structure contains approximately 3,400 square feet of floor area, and the photos included with the request show an attached three-car garage. The building is located in a wooded area that extends east-west through the center of the property, with access to the home provided from a driveway off of Schewe Road. The portion of the site where the residence is located will be graded and seeded following demolition; there are no development proposals pending for the property following the demolition request.

In order to approve a demolition request under the standards, the Plan Commission shall consider the factors and information specified in Section 28.185(9)(c) and find 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 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 that may be submitted by the Landmarks Commission. At its August 29, 2022 meeting, the Landmarks Commission voted to recommend to the Plan Commission that the residence at 626 Schewe Road has no known historic value.

The Planning Division has no information otherwise to suggest that the demolition of the single-family residence would not meet the standards of approval in Section 28.185(9)(c) and recommends that the demolition be approved. At time of writing this report, staff is unaware of any written comments from the public regarding the proposed demolition.

In approving a demolition permit, the Plan Commission may stipulate conditions and restrictions on the proposed building demolition as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards of approval. The proposed conditions for this demolition may be found in the ‘Recommendation’ section of the report, which follows.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow a single-family residence at 626 Schewe Road to be demolished, subject to input at the public hearing and the following conditions:

Major/Non-Standard Conditions are Shaded

City Engineering Division (Contact Tim Troester, (608) 267-1995)

1. Provide proof of septic system abandonment from Public Health–Madison and Dane County as a condition of final plan approval.

City Engineering Division–Mapping Section (Contact Julius Smith, (608) 264-9276)

2. Provide a demolition site plan.

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

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

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

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

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

3. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Jeff Larson of the MFD Training Division to discuss this possibility at jtlarson@cityofmadison.com or (608) 266-5946.

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

This agency did not submit comments for this request.

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

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

Parks Division (Contact Ann Freiwald, (608) 243-2848)

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

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

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