



PREPARED FOR THE PLAN COMMISSION

Project Address: 504 East Lakeview Avenue (15th District, Alder Martinez-Rutherford)
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [84687](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Rick North; North Design Build LLC; 702 North High Point Road; Madison, WI 53716

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 504 East Lakeview Avenue 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 12,128-square-foot property is located on the northwest side of East Lakeview Avenue between Maher Avenue and Morningside Avenue. It is located within Alder District 15 (Ald. Martinez-Rutherford) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is a parcel zoned SR-C2 (Suburban Residential – Consistent 1 district). The site includes an existing 704-square-foot, one-story, single-family residence. City Assessor’s records indicate the home has two bedrooms and one bathroom and that it was built in 1925.

Surrounding Land Use and Zoning:

Northeast: Single-family residences, zoned SR-C2;

Southeast: Across East Lakeview Avenue, single-family residences, zoned SR-C2;

Southwest: Single-family residences, zoned SR-C2; and

Northwest: Single-family residences, zoned TR-C2.

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

Zoning Summary: The property is zoned SR-C2 (Suburban Residential-Consistent 1).

Other Critical Zoning Items	Utility Easements
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Tables Prepared by Jacob Moskowitz, 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 504 East Lakeview Avenue and construct a new two-story single-family residence. The letter of intent and submitted [demolition photos](#) indicate the existing house is in poor condition with water damage and overgrown vegetation. If approved, the applicant plans to begin construction in October 2024, with completion by June 2025.

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.”* At its August 19, 2024 meeting, the Landmarks Commission found that the existing building at 504 East Lakeview Avenue has no known historic value.

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 504 East Lakeview Avenue 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 Jacob Moskowitz, 266-4560)

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 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.

Engineering Division (Main Office) (Contact Brenda Stanley, (608) 261-9127)

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))

Engineering Division (Mapping) (Contact Jeff Quamme, (608) 266-4097)

3. Identify on the plan the lot and block numbers of the recorded plat of Morningside Heights.
4. The site plan shall clearly show and note all improvements and pavements to be demolished and removed. If applicable, note any improvements or pavements to remain.
5. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.

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

6. 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.

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The Planning Division, Traffic Engineering Division, Fire Department, Parks Division, Metro Transit, and Parking Utility have reviewed this request and have recommended no conditions of approval.