

PLANNING DIVISION STAFF REPORT

October 3, 2022



PREPARED FOR THE PLAN COMMISSION

Project Address: 7601 Portage Road (17th Aldermanic District)
Application Type: Demolition Permit
Legistar File ID # [73184](#)
Prepared By: Lisa McNabola, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Property Owner: DeForest Area School District; 500 South Cleveland Avenue, DeForest, WI 53532

Applicant & Contact: John Rauwolf; DeForest Area School District; 500 South Cleveland Avenue, DeForest, WI 53532

Requested Action: Approval of a demolition permit to demolish a single family residence at 7601 Portage Road.

Proposal Summary: The applicant is seeking approval to demolish a single family residence.

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 7601 Portage Road. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 1,532,488 square-foot (35.2-acre) parcel is located on Portage Road between East Anderson Road and Hoepker Road. It is located within Alder District 17 the DeForest Area School District.

Existing Conditions and Land Use: The site is occupied by a single family residence and five accessory structures, including two barns. It is zoned Agricultural (A) District.

Surrounding Land Use and Zoning:

North: Agricultural land in Town of Burke;

East: Agricultural land, zoned Agricultural (A) District; Residential subdivision in Town of Burke;

South: Agricultural land and single family residences in Town of Burke; and

West: Across Portage Road, agricultural land, zoned A District; Token Creek County Park in Town of Burke.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) for the subject site. The [Pumpkin Hollow Neighborhood Redevelopment Plan](#) (2008) recommends Parks, Open Space and Drainage,

Housing Mix 1 and Housing Mix 2. The density of the individual housing types developed in the Housing Mix 1 district should be less than 16 units per acre defined in the Comprehensive Plan; and the average density of the district as a whole will be less than eight units per acre. The density of the individual housing types developed in the Housing Mix 2 district should generally be less than 16 units per; and the average density of the district as a whole will be in the 8 to 16 unit per acre range.

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

Requirements	Required	Proposed
Lot Area	5 acres	35.18 acres
Lot Width	300 ft	1,140 ft

Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The portion of the site where the principal structure is located is within a mapped environmental corridor.

Public Utilities and Services: This property is located within the Central Urban Service Area but is not currently serviced by city water or sewer.

Project Description, Analysis, and Conclusion

The owner applicant is requesting approval to demolish a single family residence at 7601 Portage Road.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Low Residential (LR) for the subject site. LR areas are predominantly made up of single-family and two-unit structures. Nonresidential uses within residential areas may include elementary and middle schools. [Pumpkin Hollow Neighborhood Redevelopment Plan](#) (2008) recommends Parks, Open Space and Drainage, Housing Mix 1 and Housing Mix 2. Staff do not believe that the proposed demolition would impede development or operation of residential or open space uses in the surrounding area.

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 1, "The applicant has included information related to any efforts to relocate the building, including but not limited to assessing the costs of relocation, the impact of relocation on city terrace trees, and the structural soundness of the building." The applicant did not include information related to relocation, however they do indicate that the building is in poor condition, as shown in the photos included in the application materials. Regarding 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 July 11, 2022 meeting, the Landmarks Commission found that the building at 7601 Portage Road had no known historic value.

Conclusion

The Planning Division believes that the standards for Demolition Permits can be found met.

At the time of report writing, staff had not received any public comments about this request.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

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 7601 Portage 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

Zoning (Contact Jacob Moskowitz, 266-4560)

1. 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).
2. 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.
3. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

Engineering Division (Tim Troester, 267-1995)

4. Obtain a permit to Excavate in the Right-of-Way for completing the improvements in the public Right-of-Way. The permit application is available on the City Engineering Division website at <http://www.cityofmadison.com/engineering/Permits.cfm>. As a condition of the permit a deposit to cover estimated City expenses will be required.
5. Close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass. (POLICY)
6. 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/>

The following agencies reviewed the request and recommended no conditions of approval: Traffic Engineering Division, Parks Division, Forestry Division, Metro Transit, Fire Department, Water Utility, and Engineering Division – Mapping Section