



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 4216 Doncaster Drive (District 10 – Alder Henak)  
**Application Type:** Demolition Permit  
**Legistar File ID #** [55449](#)  
**Prepared By:** Chris Wells, Planning Division  
 Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

**Applicants/Owners:** Michael & Susan Kitts; 730 Williamson St # 518; Madison, WI 53703  
**Contact:** Steve Mulcahy; Mulcahy Construction; 6788 Depot Street; Windsor, WI 53598

This demolition permit request is a follow-up to a previously approved Demolition Permit for 4214 Doncaster Drive (Legistar #[52206](#)). A copy of that Staff Report and approval letter are included in the Plan Commission’s packet of materials.

That approval, which occurred on July 30, 2018, was for the demolition of a single-family residence which was destroyed by a fire. At the time, the property owner (a different party from the current applicant) did not include a proposed future use with the submittal materials. As a result, the Plan Commission added the following condition of approval:

- 10. *As a future use was not presented at the time of application, the Plan Commission requires that the alternative future use be approved by the Plan Commission prior to the issuance of permits as allowed under Section 28.175(8)(a) MGO. The property owner shall execute a restrictive covenant prior to issuance of the demolition permit, which requires Plan Commission approval of the proposed alternative use of the property prior to issuance of building permits for any new construction. The standards for approval of the proposed alternative use shall be those in contained in Section 28.185 of the Zoning Ordinance. The form of the restrictive covenant shall be approved by the Planning Division and City Attorney’s Office.*

The property, at the time of the previous, July 30, 2018, demolition approval, was comprised of two whole platted lots (Lots 8 & 9 of Block 2 of the Marlborough Heights Plat). Following the demolition, the previous owner deeded the two lots – 4214 and 4126 Doncaster Drive – independently of one another, to third parties, thereby returning the site to its origins as two 40-foot wide, 4,800-square-foot lots.

**Zoning Summary:** The subject property zoned Traditional Residential – Consistent 2 (TR-C2)

Requirements	Required	Proposed
Lot Area (sq. ft.)	4,000	4,800
Lot Width	40 ft.	40 ft.
Front Yard Setback	20 ft.	22 ft.
Max. Front Yard Setback	30 ft.	22 ft.
Side Yard Setback	4 ft.	1 ft. 11 in.
Rear Yard Setback	30 ft.	57 ft.
Usable Open Space	750 sq. ft.	1082 sq. ft.
Maximum Lot Coverage	65%	60%
Maximum Building Height	2 stories/35 ft.	2 stories, 28.1 ft.

<b>Other Critical Zoning Items</b>	Wellhead Protection District
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The applicant is requesting the demolition permit in order to construct a two-story, two-bedroom, one-and-a-half-bathroom, roughly 1,800-square-foot, single-family residence with an detached, two-car garage. The residence will be located on the south side of the lot (near the road) while the detached garage will be located at the northeast corner, accessed via a concrete driveway which will be added along the eastern property line. The residence will also have a roughly 200-square-foot screened in porch on the north (rear) side.

The residence and garage will both be simple in form with a shed roof sloping east to west. They will both be clad primarily with grey, composite, horizontal, lap siding, with some cedar-colored, horizontal, composite siding used on the portions immediately below the roofline. The trim will be black composite board, the roof will be grey standing-seam metal, and the windows will be vinyl.

Staff believe the proposed two-story, single-family residence is compatible with its surroundings. Staff further notes that the 4,800-square-foot lot is typical for the neighborhood.

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the proposed alternative use associated with a previous demolition permit approval – a two-story, two-bedroom, single-family residence at 4216 Doncaster Drive. 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 – Main Office** (Contact Timothy Troester, (608) 267-1995)

1. Property does not currently have a sanitary sewer lateral. Applicant shall obtain a permit to excavate in the right-of-way to install a new sewer lateral.

**Engineering Division – Mapping Section** (Contact Jeffrey Quamme, (608) 266-4097)

2. The site plan shall identify lot and block numbers of recorded Plat and the exterior dimensions of the lot.
3. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

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

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

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

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

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

4. 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>

**Parks Review** (Contact Sarah Lerner, (608) 261-4281)

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

**Forestry Review** (Contact Bradley Hofmann, (608) 267-4908)

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

**Water Utility** (Contact Adam Wiederhoeft, 266-9121)

5. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.
6. 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/plumberscontractors>), 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.

**Metro Transit** (Contact Timothy Sobota, (608) 261-4289)

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