



PREPARED FOR THE PLAN COMMISSION

Project Address: 4800 Buckeye Road (District 15 – Alder Foster)
Application Type: Demolition Permit
Legistar File ID # [56389](#)
Prepared By: Sydney Prusak, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Rick North; Residential Design Build, LLC; 702 N High Point Road; Madison, WI 53717
Contact: Brad North; Residential Design Build, LLC; 702 N High Point Road; Madison, WI 53717
Property Owner: Garret Beverly; 4800 Buckeye Road; Madison, WI 53716

Requested Action: The applicant requests approval of a demolition permit to raze an existing single-family house and construct a new single-family residence in the SR-C2 (Suburban Residential – Consistent 2) Zoning District at 4800 Buckeye Road. The proposal is subject to the standards for Demolition and Removal Permits.

Proposal Summary: The applicant proposes to demolish a fire damaged one-story, single-family residence and construct a new two-story, single-family residence at 4800 Buckeye Road.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition and Removal Permits [M.G.O. §28.185(7)].

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition and removal are met and **approve** the request to raze a single-family residence and construct a new single-family residence in the SR-C2 (Suburban Residential – Consistent 2) Zoning District at 4800 Buckeye Road. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 9,275-square-foot (approximately 0.22-acre) subject property is located on the northeast corner of the Buckeye Road and Turner Avenue intersection. The site is within Aldermanic District 15 (Alder Foster) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing 1,998-square-foot, one-story single-family house, originally constructed in 1934. It contains three bedrooms and two bathrooms. There was a fire at the residence in January 2019, causing a hole in the roof and significant debris damage.

Surrounding Land Use and Zoning:

North: Single-family homes, zoned SR-C2 (Suburban Residential – Consistent 2);

South: Single-family homes, zoned SR-C2;

East: Single-family homes, zoned SR-C2; and

West: Single-family homes, zoned SR-C2.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Low Residential (<15 dwelling units/acre) for the subject parcel. There is no adopted neighborhood for the subject site.

Zoning Summary: The property is zoned SR-C2 (Suburban Residential-Consistent 2).

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	9,275 sq. ft.
Lot Width	50 ft.	68 ft.
Front Yard Setback	30 ft.	34 ft.
Side Yard Setback	7 ft.	26 ft.
Reverse Corner Side Yard Setback	15 ft.	15 ft.
Rear Yard Setback	35 ft.	59 ft.
Usable Open Space	1,000 sq. ft.	5,000 sq. ft.
Maximum Lot Coverage	50%	Less than 50% (8)
Maximum Building Height	2 stories/35 ft.	23 ft.

Other Critical Zoning Items	Wellhead Protection District
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Tables Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The property is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant requests Plan Commission approval for a demolition permit. The applicant proposes to demolish an existing single-family residence at 4800 Buckeye Road and replace it with a new single-family residence. The existing house is a one-story, 1,998-square-foot, three bedroom single-family home with two bathrooms, originally built in 1934. There was a fire at the home in January 2019, causing a hole in the roof and significant damage from debris. The applicant has provided [photos](#) documenting the damage.

The proposed new residence is a two-story house with approximately 3,000-square-feet of living space, including a partially finished basement. The plans show three bedrooms and three bathrooms. The applicant indicated that the basement area will have an additional bathroom and bedroom.

The existing detached garage will remain as part of this development. The proposed home will have taupe vinyl siding with a pitched shingled roof. The applicant plans to begin demolition in summer 2019, with construction completed by November 2019.

This request is subject to the standards for demolition and removal permits. In order to approve a demolition request, MGO §28.185(7) requires that the Plan Commission find that the requested demolition and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the Suburban Residential-Consistent (SR-C) zoning districts. The statement of purpose for SR-C districts says, in part:

The SR-C Districts are established to stabilize and protect the essential characteristics of low- to moderate-density residential areas typically located in the outlying parts of the City, and to

promote and encourage a suitable environment for family life while accommodating a full range of life cycle housing. The districts are also intended to:

- (a) Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- (b) Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- (c) Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- (d) Facilitate the preservation, development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.

Furthermore, the demolition standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Additionally, the proposal should be compatible with adopted plans. Finally, the demolition 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 submitted by the Landmarks Commission.

The [Comprehensive Plan](#) (2018) recommends Low Residential uses for the subject parcel. Low Residential areas are predominantly composed of single-family and two-unit structures, and include fewer than 15 dwelling units per acre. The subject site is not within any neighborhood plan areas. At their June 24th, 2019 meeting, the Landmarks Commission recommended to the Plan Commission that the building at 4800 Buckeye Road has no known historic value.

Given the scale and character of the proposed house within the context of the neighborhood and conformance with the adopted plan, the Planning Division believes that the applicable demolition approval standards can be found met. There is a varied pattern of single-family residences along Buckeye Road, consisting of one and two-story homes.

At the time of report writing, staff received eight signatures from surrounding neighbors in support of the demolition. Staff is unaware of any concerns regarding this proposal.

Recommendation

Planning Division Recommendation (Contact Sydney Prusak, (608) 243-0554)

The Planning Division recommends that the Plan Commission find that the standards for demolition and removal are met and **approve** the request to demolish an existing single-family residence and construct a new single-family residence at 4800 Buckeye 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

Planning Division (Contact Sydney Prusak, (608) 243-0554)

1. Label heights, materials, and colors on the elevation drawings.

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

3. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
4. Owner shall understand Buckeye Road is under reconstruction in the summer/fall of 2019 and the road is closed to through traffic. Demolition contractor shall coordinate access requirements with City Construction Engineer.

Engineering Division - Mapping (Contact Lori Zenchenko, (608) 266-5952)

5. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
6. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
7. Provide an accurate site plan utilizing the lot survey completed by Walker Surveying on June 12, 2019. The current site plan does not have an accurate boundary shown.

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

8. Provide a complete, to-scale site plan for final sign-off with all setbacks labeled and including all driveways and other pavement.
9. 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).
10. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
11. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.

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

12. 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>

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

13. 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.
14. 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.