



PREPARED FOR THE PLAN COMMISSION

Project Address: 4801 Buckeye Road (District 15 – Alder Foster)
Application Type: Demolition Permit
Legistar File ID # [62761](#)
Prepared By: Sydney Prusak, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant, Contact, & Property Owner: Rick North; Residential Design Build, LLC; 702 N High Point Road; Madison, WI 53717

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 Suburban Residential – Consistent 2 (SR-C2) Zoning District at 4801 Buckeye Road.

Proposal Summary: The applicant proposes to demolish a single-story, single-family residence and construct a new two-story, single-family residence at 4801 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 Suburban Residential – Consistent 2 (SR-C2) Zoning District at 4801 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 6,398-square-foot (approximately 0.15-acre) subject property is located at the southeast 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 760-square-foot, one-story single-family house and detached garage. According to the City Assessor’s records, it contains two bedrooms and one bathroom and was constructed in 1936.

Surrounding Land Use and Zoning:

North: Single-family residences, across Buckeye Road, zoned Suburban Residential – Consistent 2 (SR-C2);

South: Stanley Court, with single-family residences, zoned SR-C2 beyond;

East: Two-unit and single-family residences, zoned SR-C2; and

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

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

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	6,398 sq. ft.
Lot Width	50 ft.	47 ft. (existing)
Front Yard Setback	30 ft.	31 ft.
Side Yard Setback	7 ft.	7 ft., 13 ft.
Rear Yard Setback	35 ft.	72 ft.
Usable Open Space	1,000 sq. ft.	1,500 sq. ft.
Maximum Lot Coverage	50%	28%
Maximum Building Height	2 stories/35 ft.	2 stories/27 ft.

Other Critical Zoning Items	Utility Easements; 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 proposes to demolish an existing single-family residence at 4801 Buckeye Road and replace it with a new single-family residence. The existing house is a one-story, 760-square-foot, two-bedroom single-family home with one bathroom, originally built in 1936. According to the applicant, the existing residence is in very poor condition. Photos of the existing structure are available in the Legislative File linked [here](#).

The proposed new residence is a two-story house with approximately 2,550-square-feet of living space. The plans show three bedrooms and three bathrooms. The existing detached garage will remain as part of this development. The proposed home will have white vinyl siding with a pitched shingled roof.

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 planning area. At their November 2, 2020 meeting, the Landmarks Commission recommended to the Plan Commission that the building at 4801 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 was unaware of any concerns regarding this proposal.

Recommendation

Planning Division Recommendation (Contact Sydney Prusak, sprusak@cityofmadison.com)

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 4801 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

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

1. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
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))

3. Current plan shows less than 4,000 sf disturbed area. If plans are not revised, no Erosion Control or Storm Water Management Permits will be required.
4. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)
5. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
6. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

7. 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).
8. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
9. 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)

10. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Paul Ripp at pripp@cityofmadison.com or (608)712-6277.
11. 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>
12. An upgrade to include a fire sprinkler system with a cost estimate shall be made available for all initial single- or two-family home sales.

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

13. 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.

14. 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.
15. 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 Tim Sobota, (608) 261-4289)

16. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding terrace surface at the existing Metro bus stop on the south side of Buckeye Road, east of Turner Avenue (#7247).
17. Metro Transit currently operates weekday transit service along Buckeye Road. Bus stop ID #7247 is adjacent the proposed project site along the south side of Buckeye Road, with the bus stop zone encompassing the area from the existing bus stop sign pole west through to the Turner Avenue intersection.