

Assessment of Buildings Proposed for Demolition

There are three principal buildings that are within the plat of Woodstone that will have to be demolished in order to prepare the site for construction. 7247 Elderberry and 7191 Elderberry are ranch homes, and 7197 Elderberry is a farmhouse. The building landscape has changed in this area from a rural farm area to a traditional residential subdivision. The neighborhood across the street is made up of modern two-story single-family homes on small lots with minimal building setbacks.

In accordance to the City of Madison's zoning code section 28.04(22), we are assessing the buildings' conditions and their ability to be reused or relocated. Below is an evaluation of each of the buildings.

Ranch homes (7191 & 7247)

The ranch houses are neither landmarks or historical. The ranch-style floor plan is outdated and is not marketable in today's housing market. The exterior of both ranch homes are in fair condition. The interior of the 7247 Elderberry home is in fair to poor condition as it is missing a kitchen sink, the kitchen cabinetry, the bathroom toilet, and doors/doorframes, etc. (see Exhibit C). The interior of the 7191 Elderberry home is in fair condition (see Exhibit A).

Farmhouse (7197)

The farmhouse does not meet current building codes (plumbing, electrical, and fire egress) and is not a landmark or historical. The staircase is too steep and does not provide a landing between the first and second floors. Plumbing is outdated and there are minimal electrical outlets throughout the house. The exterior is in fair condition. The interior is in poor condition as it is missing baseboards, doors/doorframes, a bathroom toilet, and has torn-up flooring (see Exhibit B). There are noticeable cracks throughout the building's walls and ceiling, which suggest possible structural issues.

The ranch homes cannot be integrated into the development because they do not follow the existing urban landscape (building types, building setbacks, lot sizes, and character) of the subdivision across the street and will not meet the proposed development pattern. Secondly, the outdated floor plan of the ranch house takes up too much land, which will disrupt the proposed development and will make it difficult to sell lots surrounding the existing buildings. Thirdly, new modern homes on smaller lots will have a greater value to the City, its residents, and the developer than maintaining dilapidated unmarketable, large lot ranch homes.

As discussed above, the farmhouse does not meet current standards and is financially unproductive to relocate. The ranch home at the west end of the site, 7247 Elderberry, is in fair to poor condition and does not benefit from relocation. The ranch home to the east, 7191 Elderberry, has minimal benefit to relocating, but is deemed financially unproductive. It is our recommendation that the buildings be demolished in order to make way for more productive and marketable residential buildings that follow the surrounding neighborhood.

Exhibit A – 7191 Elderberry



North Elevation



West Elevation



South Elevation



East Elevation

Exhibit A – 7191 Elderberry (cont.)



Kitchen in good condition.



Bathroom in fair condition.



Bedrooms in fair condition.



Exhibit B – 7197 Elderberry



North Elevation



West Elevation



South Elevation



East Elevation

Exhibit B – 7197 Elderberry (cont.)



Walls, doorways, and flooring in poor condition.



Stairway is not up to code standards (steep and no landing)



Sub-par bathrooms with out-of-date plumbing and missing toilet.



Exhibit C – 7247 Elderberry



North Elevation



West Elevation



South Elevation



East Elevation

Exhibit C – 7247 Elderberry (cont.)



Gutted Kitchen.



Bathroom in fair condition
(missing toilet)



Doors and doorframes are
missing. Bedrooms in fair
condition.

