

PLANNING DIVISION STAFF REPORT

September 16, 2019



PREPARED FOR THE PLAN COMMISSION

Project Address: 30 Nob Hill Road (District 14 – Ald. Carter)
Application Type: Demolition Permit
Legistar File ID # [57103](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Mark Binkowski; Nob Hill Properties; 10 E. Doty St. #300; Madison, WI 53703

Requested Action: Approval of a demolition permit with no proposed use at 30 Nob Hill Road.

Proposal Summary: The applicant proposes to demolish a vacant auto repair facility located at 30 Nob Hill Road with no specific site plans or future use proposed at this time.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition permits [MGO Section 28.185(7)(b)].

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 an auto repair facility at 30 Nob Hill Road with no proposed future use. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The subject property is located on the north side of Nob Hill Road, immediately south of the West Beltline Highway and west of the Capital City Trail and Wisconsin and Southern Railroad. The site is in Aldermanic District 14 (Ald. Carter), Urban Design District 1, and is within the Madison Metropolitan School District. The building straddles an adjacent parcel immediately to the west that is in the Town of Madison.

Existing Conditions and Land Use: The 2.37 acre (103,041 square feet) subject site includes a one-story commercial building, namely a vacant 4,600 square foot automobile repair facility constructed in 1950. The parcel is zoned SE (Suburban Employment), and is currently unused. The building is also partially on a 0.72-acre parcel in the Town of Madison, which is otherwise vacant as well.

Surrounding Land Use and Zoning:

North: West Beltline Highway, with single-family homes zoned TR-C1 (Traditional Residential – Consistent 1) beyond;

West: West Beltline Highway and on- and off-ramps;

South: Across Nob Hill Road, office buildings and vacant land in the Town of Madison; and

East: Across Capital City Trail and Wisconsin & Southern railroad, an office and warehouse building zoned SE (Suburban Employment).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Employment land uses for the subject site. The subject site is not within the boundaries of any special area plans.

Zoning Summary: The property is zoned SE (Suburban Employment District). No new development is proposed at this time. Future redevelopment will require review by the Zoning Administrator and Urban Design Commission. The parcel within the Town of Madison will need to be rezoned after attaching to the City.

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000	103,041
Lot Width	65	555 ft

Other Critical Zoning Items	Urban Design (UDD #1), Utility Easements
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Table prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor. The parcel containing the Capital City Trail immediately to the east is considered 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 a vacant building located at 30 Nob Hill Road with no future use proposed at this time. The 4,600 square foot building was constructed in 1950 and most recently used as an automobile repair facility, but is currently vacant. The current owner purchased the property in late 2018. The building itself straddles two properties; the majority of the structure is within the City of Madison, but a portion of the building sits on a parcel within the Town of Madison. The building exterior is constructed with corrugated metal, while the interior exhibits a mix of materials, including plywood, unfaced insulation, and corrugated metal. According to the applicant, the building has been in a chronic state of disrepair and is not suitable for any current use in its existing condition. [Photographs](#) of the building provided by the applicant are included online and in the Plan Commission packet. There are no building inspection orders for the properties. Following demolition and removal of the building and any other site improvements, the applicant intends to fill the site to raise the site elevation higher above the high water table in order to improve the site's structural bearing capacity in anticipation of future development. Submitted plans indicate areas disturbed during the project will be restored with seeding after final grading. The applicant intends to complete the demolition prior to winter 2019-2020.

This request is subject to the standards for demolition permits as found in Section 28.185. The statement of purpose in Section 28.185 encourages, in part, that it is "a matter of public policy that the good maintenance and rehabilitation of existing buildings...and the careful consideration and planning of changes in the urban landscape are a public necessity and are required in the interest of the health, prosperity, safety, and welfare of the people. The purpose of this section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes..." However, the applicant has not provided a proposed use on site in this application. Therefore, this request is specifically subject to the standards for demolition permits with no proposed use, as found in Section 28.185(7)(b), which, for non-residential buildings, requires, "the Plan Commission finds that the

use, bulk, and design requirements of the existing zoning district designation are adequate to ensure that development will conform to existing adopted City plans.”

The area is zoned SE (Suburban Employment District), which was established to encourage a broad range of employment activities, including limited industrial uses conducted within enclosed buildings, while also encouraging shared access, improved landscaping and site design, and bicycle and pedestrian facilities. The district is also intended to encourage the integration of complementary employment and related uses in an attractive and pedestrian-oriented environment and discourage proliferation of highway-oriented commercial uses that reduce the land area available for development or expansion of employment use. The [Comprehensive Plan](#) (2018) recommends Employment land uses for the subject site. Within the Comprehensive Plan’s Generalized Future Land Use Map, Employment areas predominantly include corporate and business offices, research facilities, laboratories, hospitals, medical clinics, and similar uses. The site is also located within Urban Design District 1. New development would minimally require UDC approval for design and, depending on the proposal, Plan Commission review if proposed to require any conditional use approvals. Because of the Comprehensive Plan recommendation, SE zoning, and location within an Urban Design District, Planning Staff believes future development will conform to adopted plan recommendations and that future development will require UDC review. As such, staff is not recommending a restrictive covenant requiring further review.

At the time of report writing, staff had not received any public comment on this proposal. The Landmarks Commission informally reviewed the proposed demolition on July 8, 2018 and found that the building had no known historic value. Due to the issues outlined above, the Planning Division believes that the standards for Demolition Permits can be met.

Recommendation

Planning Division Recommendation (Contact Colin Punt, 243-0455)

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish the existing structure at 30 Nob Hill Road with no proposed future use. 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 Administrator (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 Section 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 – Main Office (Contact Tim Troester, 267-1995)

4. The applicant has already obtained the necessary WRAPP and City of Madison Erosion Control Permits for work demolition and fill work on this site. Additional or updated permits may be required when a proposed use is applied for.
5. 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/>

Engineering Division – Mapping Office (Contact Jeff Quamme 266-4097)

6. Note: There currently exists a 66' wide street reservation on the City of Madison Official Map that bisects this property from west to east. Future redevelopment of this site will likely require the release of this reservation by the City of Madison. The City Engineer would be in support of the release of the reservation for redevelopment.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

7. The applicant shall remove the existing driveway approach, replace it with curb and gutter, and note it on the plan.
8. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

Fire Department (Contact William Sullivan, 261-9658)

9. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Tracy Burrus at tburrus@cityofmadison.com or (608)266- 5959.

The Parks Division, Forestry Division, and Metro Transit reviewed this request and has recommended no conditions of approval.