



## Report to the Plan Commission

September 19, 2011

**Legistar I.D. #23868**  
**204-210 S. Ingersoll Street**  
**Demolition Permit**

Report Prepared By:  
Timothy M. Parks, Planner  
Planning Division

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**Requested Action:** Approval of a demolition permit to allow two manufacturing/ warehouse buildings at 204-210 S. Ingersoll Street to be demolished as part of the construction of Central Park.

**Applicable Regulations & Standards:** Section 28.12(12) provides the guidelines and regulations for the approval of demolition permits.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the demolition permit standards met and **approve** a demolition permit to allow two manufacturing/ warehouse buildings at 204-210 S. Ingersoll Street to be demolished as part of the construction of Central Park, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

### Background Information

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**Applicant & Property Owner:** City of Madison (the property was acquired from Research Products Corporation since the demolition application was made).

**Agent:** Janet Dailey, City Engineering Division.

**Proposal & Existing Conditions:** The City proposes to demolish the existing manufacturing/ warehouse buildings on the subject site to facilitate the construction of Central Park. The site is zoned M1 (Limited Manufacturing District). The demolition will proceed as soon as all necessary approvals have been granted, with completion by the end of the year. Construction of Central Park will proceed in earnest next year.

**Parcel Location:** An approximately 1.9-acre parcel located on the west side of S. Ingersoll Street adjacent to the Union Pacific Railroad right of way and north of E. Wilson Street; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

#### **Surrounding Land Use and Zoning:**

North: Research Products Corp. buildings, zoned M1 (Limited Manufacturing District);

South: Union Pacific Railroad right of way; single- and two-family residences, zoned PUD-SIP and M1, and Madison Gas & Electric facilities, zoned M1 on the south side of E. Wilson Street; Luke House, zoned C2 (General Commercial District);

East: Union Pacific Railroad right of way and City-owned land for Central Park

West: City-owned land for Central Park.

**Adopted Land Use Plan:** The site is located within the limits of the East Rail Corridor Plan, which identifies the site for commercial and industrial uses consistent with the historic use of the property as part of a larger employment center corridor that is centered along E. Main Street and generally extends from E. Washington Avenue to E. Wilson Street. The plan recommends the properties immediately to

the east and west for park and open space consistent with the plans for Central Park. These land use recommendations were carried forward into the Comprehensive Plan, which identifies the subject site for Employment uses, with the properties immediately to the west and east are recommended for Park, Drainage and Open Space.

**Environmental Corridor Status:** This property is not located within a mapped environmental corridor.

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

**Zoning Summary:** The subject site is zoned M1 Limited Manufacturing, which identifies parks and playgrounds as permitted uses. The existing improvements will be removed and the site developed with amenities consistent with the adopted plans for Central Park.

## **Project Analysis & Conclusion**

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The City of Madison recently acquired a 1.9-acre parcel from Research Products, Corp. addressed as 204 and 210 S. Ingersoll Street. The property is occupied by two tall one-story manufacturing and storage buildings that will be razed to allow implementation of the first phase of construction of Central Park. The demolition will also include removal of an overhead conveyor belt system that is connected to a building located at 1023 E. Main Street that will continue to be owned and operated by Research Products. Photos of the buildings and site are included in the Plan Commission's materials.

The Central Park Master Plan was formally adopted by a resolution of the Common Council on April 20, 2010. After the Master Plan was adopted, the City was approached by Research Products, who was interested in selling the subject site for inclusion in the future park. The City worked with the Central Park Design and Implementation Task Force to amend the original Master Plan to incorporate the Research Products property into the park plans. The Amended Final Report for Central Park prepared by the task force was presented to the Plan Commission on May 16, 2011, which recommended approval of it to the Common Council. The Council adopted the amended master plan by resolution on June 7, 2011 as Legislative File ID 22290. The acquisition of the property was previously approved by the Common Council on April 19, 2011 by Legislative File ID 21849. The Plan Commission recommended approval of the resolution acquiring the site on April 11, 2011.

Demolition of the two buildings is anticipated to begin between October 15 and November 1, 2011, with completion of demolition work expected by the end of the year. The City's demolition contractor will be required under its contract to execute a reuse and recycle plan approved by the City's Recycling Coordinator prior to receiving its wrecking permits. As part of that plan, Habitat for Humanity will be allowed to salvage items from the building after the Plan Commission approves the demolition permit and before the start of the actual building demolition.

The future use of the subject site following demolition will include a farmers market and plaza area, restroom and pavilion, play space, and gathering spaces in addition to strolling paths and a multi-use path as shown on the attached park plan. The property is zoned M1 Limited Manufacturing District, which permits parks as permitted uses. The public restroom and pavilion building will be presented to the Urban Design Commission at an information presentation in October 2011, with formal approval scheduled in November. Phase I of the park construction is anticipated to begin in the spring or summer of 2012.

The Planning Division believes that the demolition of the two existing industrial buildings on the subject site to implement the City's adopted plans for Central Park can meet the standards for approval for

demolition permits. Although the subject site was recommended in the East Rail Corridor Plan and Comprehensive Plan for commercial/ industrial and employment uses consistent with the historic use of the property, staff believes the demolition of the buildings will allow a cohesive and exciting urban open space to be created that is uninterrupted by two industrial buildings.

## **Recommendations and Proposed Conditions of Approval**

Major/Non-Standard Conditions are shaded

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### **Planning Division Recommendation** (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow two manufacturing/ warehouse buildings at 204-210 S. Ingersoll Street to be demolished as part of the construction of Central Park, subject to input at the public hearing and the conditions from reviewing agencies:

### **City Engineering Division** (Contact Janet Dailey, 261-9688)

1. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
2. Prior to final approval of the demolition permit application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

### **Traffic Engineering Division** (Contact Bryan Walker, 267-8754)

3. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and any parking stalls, adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including 2 feet overhang, and a scaled drawing at 1" = 20'.
4. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
5. All existing driveway approaches, which are to be abandoned, shall be removed and replaced with curb and gutter and noted on the final plans.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

6. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
7. Future development shall meet applicable building and zoning ordinances, including site plan review and land use approvals.

**Parks Division** (Contact Kay Rutledge, 266-4714)  
This agency did not submit comments for this request.

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

8. Note: Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact the MFD Training Division at 246-4587 to discuss this possibility.

**Water Utility** (Contact Dennis Cawley, 261-9243)

9. The Madison Water Utility shall be notified to remove the water meter prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.