



Report to the Plan Commission

December 19, 2011

Legistar I.D. #24824
8001 Raymond Road
Demolition Permit

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

Requested Action: Approval of a demolition permit to allow a former community-based residential facility (CBRF) located at 8001 Raymond Road to be demolished with no proposed alternative use.

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 a former community-based residential facility located at 8001 Raymond Road to be demolished with no proposed alternative use, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Applicant & Property Owner: Meriter Hospital; 202 S. Park Street; Madison; Pete Goepfert, representative

Proposal & Existing Conditions: Meriter Hospital proposes to demolish a vacant one-story former community-based residential facility (CBRF) located near the center of their 57.5-acre property. The CBRF is located immediately southwest of an adolescent psychiatric hospital, which will remain on land that is zoned R4 (General Residence District).

Parcel Location: An approximately 57.5-acre parcel extending between Raymond Road on the north and McKee Road (CTH PD) on the south between S. High Point Road and S. Pleasant View Road (CTH M), Aldermanic District 7 (King); Madison Metropolitan School District.

Surrounding Land Use and Zoning:

North: Undeveloped land, a single-family residence on a large tract, and Ice Age Trail corridor and Dane County Parks property located in the Town of Verona;

South: Ice Age Trail corridor and Dane County Parks property located in the Town of Verona;

East: Single-family residences in the Ice Age Falls subdivision, zoned R2T (Single-Family Residence District);

West: Undeveloped agricultural land and single-family residences on large tracts in the Town of Verona.

Adopted Land Use Plan: The High Point-Raymond Neighborhood Development Plan identifies most of the 57.5-acre site for institutional uses with the exception of lands along the northern, southern and eastern edges of the site, which are identified for park, drainage and open space use. The Comprehensive Plan reflects the neighborhood plan recommendations and recommends that the same portions of the property be developed with Special Institutional and Park and Open Space uses, respectively.

Environmental Corridor Status: Portions of northern, southern and eastern edges of the subject property are located within a mapped environmental corridor established when the Meriter property was brought into the Central Urban Service Area in 2003. The Corridor includes heavily wooded areas along the northern and eastern portions of the site, a steep slope along the northern tier, and a frontage landscaped buffer zone along McKee Road. The County parkland to the north and south of the site is shown as public lands on the corridor map.

Public Utilities and Services: The existing CBRF and adolescent psychiatric hospital and caretaker facility are served by City water and sewer services. At present, the subject site is located along an unimproved section of Raymond Road and a partially improved section of McKee Road, with no sidewalks connecting the site to other properties nearby.

Zoning Summary: The subject site is zoned R4 General Residence District.

Previous Approvals

On March 18, 2003, the Common Council approved a request to rezone approximately 14 acres of the subject site located a 1,000 feet south of Raymond Road along the eastern property line from Temp. A (Agriculture District) to R4 (General Residence District) to allow construction of an 18-bed adolescent psychiatric hospital.

On July 17, 2007, the Common Council approved a request to rezone 5.45 acres of the previously 63-acre 8001 Raymond Road property from Temp. A to O1 (Limited Office-Residence District) and a two-lot Certified Survey Map to allow development of a medical office building and clinic at the southwestern corner of the property adjacent to McKee Road. [The clinic is addressed as 3102 Meriter Way.]

Project Analysis & Conclusion

Meriter Hospital is requesting approval of a demolition permit to allow a one-story former community-based residential facility (CBRF) located near the center of their 57.5-acre property to be demolished. No new construction is proposed on the site following the proposed demolition. The overall subject site extends from Raymond Road on the north to McKee Road (CTH PD) on the south and is generally located midway between S. High Point Road and S. Pleasant View Road (CTH M). The property was annexed into the City from the Town of Verona in 2002 and is mostly undeveloped with the exception of the CBRF and an 18-bed, 20,000 square-foot adolescent psychiatric hospital located just to the northeast, which was constructed in 2003. The CBRF and adolescent psychiatric hospital are zoned R4, while the undeveloped land that comprises the rest of the site is zoned Temporary A (Agriculture District).

The building to be demolished is the former New Start residential treatment center, which was used as a caretaker's residence and meeting facility for a time after the treatment center closed in 1995. The structure, which was constructed in 1987, contains approximately 9,400 square feet of floor area. Pictures of the interior and exterior of the building have been included in the Plan Commission materials. Staff is familiar with the building and property and believes that the building is in average condition for a building of its age, and has no information that would suggest that the building is not structurally sound or capable of being rehabilitated or repaired. However, Meriter indicates that they no longer have a use for the building and suggest that it is a "liability". They further suggest that the design

of the building renders it unsuitable for another use without significant renovation. A 49-stall surface parking lot located southeast of the CBRF will be removed as part of the demolition work and the site of the building and parking will be seeded with grass.

The Planning Division believes that the proposed demolition of the former CBRF with no proposed alternative use can meet the standards for approval for demolition permits. Given that no new construction is proposed at this time, staff believes that the proposed demolition should have no impact on the normal and orderly development of surrounding properties, which include undeveloped parcels to the north, west and south in the Town of Verona, and the Ice Age Falls subdivision and Ice Age Trail corridor in the City, which border the 57.5-acre subject property on the east some 500 from the building to be removed. Additionally, any significant construction on the subject property in the future will likely require additional zoning and/ or subdivision approvals by the City prior to the issuance of permits.

A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of wrecking permit.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

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 a former community-based residential facility located at 8001 Raymond Road to be demolished with no proposed alternative use, subject to input at the public hearing and the conditions from reviewing agencies:

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

1. The demolition permit application shall be made under the appropriate address of 8051 Raymond Road. The existing Child & Adolescent Psychiatry Facility will continue to use the address of 8001 Raymond Road.
2. 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.
3. 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)

This agency submitted a response with no conditions of approval for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

4. 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.
5. 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)

This agency submitted a response with no conditions of approval for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

6. 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.