

PLANNING DIVISION STAFF REPORT

January 22, 2024



PREPARED FOR THE PLAN COMMISSION

Project Address: 2413 South Park Street (District 14, Alder Knox)
Legistar File ID #: [81264](#)
Prepared By: Lisa McNabola, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant and Property Owner: Todd Schauff; Park Bank; 1815 Greenway Cross, Madison, WI 53713

Requested Action: Consideration of a demolition permit to demolish an auto repair garage at 2413 South Park Street.

Proposal Summary: The applicant proposes to demolish an auto repair garage.

Applicable Regulations & Standards: Standards of approval for demolition permits are found in Section 28.185(6) M.G.O. The site is located in the Transit Oriented Development (TOD) Overlay District.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that Plan Commission find the demolition standards met and **approve** the request to demolish an auto repair garage at 2413 South Park Street.

Background Information

Parcel Location: The 53,790 square-foot (1.2-acre) parcel is an L-shaped lot that fronts both South Park Street and West Badger Road. The applicant also owns the vacant 9,938 (.22-acre) parcel located at the corner of South Park Street and West Badger Road. The parcels are located within Alder District 14 and the Madison Metropolitan School District.

Existing Conditions and Land Use: Per data from the Assessor's Office the site is occupied by a 23,000 square-foot, one-story, auto repair garage built in 1975. It is zoned Commercial Corridor – Transitional (CC-T) District.

Surrounding Land Use and Zoning:

North: Park Bank, zoned Commercial Corridor – Transitional (CC-T) District; two-story multifamily building complex, zoned Traditional Residential – Varied 2 (TR-V2) District;

East: Two-story multifamily building complex, zoned TR-V2 District; two-story apartment and store, zoned CC-T District;

South: Across West Badger Road, one-story restaurant, zoned CC-T District; US HWY 18; and

West: Across South Park Street, one-story restaurant, Metro Transit South Transfer Point, zoned CC-T District.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Community Mixed-Use (CMU) for the subject site and surrounding properties. The [South Madison Neighborhood Plan](#) (2022) recommends Community Mixed-Use (CMU) for the subject site and surrounding properties.

Zoning Summary: The property is in the Commercial Corridor – Transitional (CC-T) District.

Other Critical Zoning Items		
Urban Design	Yes	UDD #7
Historic District	No	
Floodplain	No	
Adjacent to Park	No	
Barrier Free (ILHR 69)	No	
Utility Easements	Yes	
Wetlands	No	
Wellhead Protection District	No	
TOD Overlay	Yes	

Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The site is not within 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 is proposing to demolish a one-story auto repair garage at 2413 South Park Street. Per data from the Assessor’s Office, the 23,000 square-foot structure was built in 1975. [Demolition photos](#) were included with the application materials. The project site would include the properties at 2413 South Park Street and 2421 South Park Street. The property at 2421 South Park Street is vacant and owned by the applicant. The site would be graded and seeded.

The Plan Commission shall consider the seven approval standards in Section 28.185(9)(c) M.G.O. when making a determination regarding demolition requests. The factors include a finding that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison.

Regarding standard 4, which states, “That the Plan Commission has received and considered the report of the City’s Historic Preservation Planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.” At its December 4, 2023 meeting, the Landmarks Commission found that the building at 2413 South Park Street has no known historic value.

Regarding standard 6, “The Plan Commission shall consider the condition of the building or buildings proposed for demolition or removal. In order to find this standard met, the Plan Commission may consider a report of the Madison Fire Department, Police Department, and/or Building Inspection Division regarding the proposed demolition, including whether any evidence of a potential fire hazard, unlawful use of the property, public nuisance, or other public health and safety concern supports demolition or removal.” Per the applicant the building is in a poor condition and requires maintenance. The applicant also wants to prevent any public safety issues that may arise due to the building remaining vacant.

The Planning Division believes that the standards for demolition permits can be found met.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that Plan Commission find the demolition standards met and **approve** the request the request to demolish an auto repair garage at 2413 South Park Street.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Engineering Division (Contact Tim Troester, 267-1995)

1. Based on WDNR BRRS Records (03-13-000606 BERNIE WEDIGS SERVICE CENTER) the property contains residual petroleum contamination from a closed service station. If contamination is encountered, follow all WDNR and DSPS regulations for proper handling and disposal.

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. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
4. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

Traffic Engineering (Contact Sean Malloy, 266-5987)

5. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

Zoning (Contact Jacob Moskowitz, 266-4560)

6. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.

Fire Department (Contact Matt Hamilton, 266-4457)

7. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Jeff Larson at jtlarson@cityofmadison.com or (608) 266- 5946.

Water Utility (Contact Jeff Belshaw, 261-9835)

8. 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.

Engineering Mapping (Contact Julius Smith, 264-9276)

9. The site plan shall include all lot/ownership lines, existing building locations, demolitions, driveways, sidewalks (public and/or private), existing and proposed Site conditions explain if the site is to be seed over, existing and proposed utility locations and terminations and landscaping. See link:

<https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf>

Parking Utility (Contact Trent Schultz, 246-5806)

10. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required at this time. If a land use application is submitted for development of the parcel, it could be subject to the TDM Ordinance and TDM Plan review.

The following agencies reviewed the request and recommended no conditions of approval: Parks, Forestry, Metro Transit