



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 825 W Badger Road  
**Application Type:** Demolition Permit  
**Legistar File ID #** [68191](#)  
**Prepared By:** Tim Parks, Planning Division  
Report includes comments from other City agencies, as noted.

**Summary**

**Applicant:** Amy Scanlon, City Engineering Division; 210 Martin Luther King Jr. Blvd., Room 115: Madison.

**Property Owner:** City of Madison.

**Requested Action:** Approval of a demolition permit for 825 W Badger Road to allow the western façade of Fire Station 6 facing Perry Street to be demolished.

**Proposal Summary:** The City Engineering Division on behalf of the Madison Fire Department is requesting approval to demolish the existing Perry Street-facing wall of Fire Station 6 as part of a planned renovation and construction of an addition to the station. In addition to various upgrades to building systems and the interior, the City will be constructing an addition to accommodate a fourth apparatus bay for the potential future addition of an engine company to the station, which currently houses a ladder company and ambulance. The application indicates that the project will commence in April 2022, with completion in April 2023.

**Applicable Regulations & Standards:** Demolition is defined, in part, as “an act or process that removes, pulls down, tears down, razes, deconstructs, or destroys an existing building wall facing a public street or, during any ten (10) year period, removes, pulls down, tears down, razes, deconstructs or destroys fifty percent (50%) or more of the area of the exterior walls of a building.” Section 28.185 provides the process and standards for the approval of demolition and removal permits. Fire Station 6 is located in Urban Design District 7, which requires separate Urban Design Commission approval using the standards and guidelines in Section 33.24(14).

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow the western façade of Fire Station 6 at 825 W Badger Road to be demolished, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

**Background Information**

**Parcel Location:** An approximately 0.78-acre (33,859 square feet) parcel located at the southeastern corner of W Badger Road and Perry Street; Aldermanic District 14 (Carter); Urban Design Dist. 7; Madison Metropolitan School District.

**Existing Conditions and Land Use:** Fire Station 6, zoned CC (Commercial Center District).

**Surrounding Land Use and Zoning:**

North: Centro Hispano, multi-tenant office building, zoned CC-T (Commercial Corridor–Transitional District); Burr Oaks Senior Apartments, zoned SR-V2 (Suburban Residential–Varied 2 District);

South: Madison College–Goodman South Campus, Leisure Concepts, zoned CC (Commercial Center District);

East: Madison College–Goodman South Campus, zoned CC;

West: Omega School, zoned CC-T; four-unit dwelling, zoned PD.

**Adopted Land Use Plans:** The 2018 [Comprehensive Plan](#) recommends the subject site and adjacent Madison College campus for Employment (E).

The station is located within the boundaries of the 2005 [South Madison Neighborhood Plan](#), which includes no specific recommendations for the site but notes the importance and centrality of the station to the neighborhood. An update to the 2005 Plan for the area south of Wingra Creek, including the Village on Park site, is ongoing; Planning staff envisions adoption of the *South Madison Plan* in early 2022.

**Environmental Corridor Status:** The subject site is not located within a mapped environmental corridor.

**Public Utilities and Services:** The subject site is served by a full range of urban services, including seven-day Metro Transit service through the nearby South Transfer Point.

## Project Description, Analysis and Conclusion

The City Engineering Division on behalf of the Madison Fire Department is requesting approval from the Plan Commission to demolish the existing Perry Street-facing wall of Fire Station 6 at 825 W Badger Road at the southeastern corner of Perry. The station was constructed in 1988. The removal of the western wall of the station is needed to accommodate the renovation of the station and addition of a fourth apparatus bay. Fire Station 6 currently houses a ladder company and ambulance in three bays; the letter of intent indicates that the fourth bay could accommodate the potential future addition of an engine company to the station. Photos of the building are attached to File ID [68191](#), as are plans for the expanded station following the proposed demolition.

The above information on the use of the subject site following the proposed demolition and the project plans included with the application materials for this request are provided for informational purposes. At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove consideration of proposed future use as a factor in approving demolition requests. In order to approve a demolition request under the revised standards, the Plan Commission shall consider the factors and information specified in Section 28.185(9)(c) and find 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. The standards state that the Plan Commission shall consider 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 October 18, 2021 meeting, the Landmarks Commission found that Fire Station 6 has no known historic value. The Planning Division has no information to suggest that the proposed demolition would not meet the standards of approval for demolition permits in Section 28.185(9)(c) as amended on October 5 and recommends that the

demolition of the western façade facing Perry Street be approved. At time of writing this report, staff is unaware of any written comments from the public regarding the proposed demolition.

In approving a demolition permit under the recently revised standards and process, the Plan Commission may stipulate conditions and restrictions on the proposed building demolition as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards of approval. The conditions in the following section appear to relate to the requested demolition. The future addition is a permitted use, which is required to obtain site plan approval per Section 28.186 of the Zoning Code prior to the issuance of building permits. In addition, Fire Station 6 is located in Urban Design Dist. 7 and is a public building, both of which will require Urban Design Commission approval per MGO Section 33.24 before the addition project proceeds.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow the western façade of Fire Station 6 at 825 W Badger Road to be demolished, subject to input at the public hearing and the following conditions:

Major/Non-Standard Conditions are Shaded

### City Engineering Division (Contact Tim Troester, (608) 267-1995)

1. Based on the Wisconsin Department of Natural Resources (WDNR) file #3-13-218064, Madison Fire Station #6, the property may contain residual contamination. If contamination is encountered, follow all WDNR and Department of Safety and Professional Services (DSPS) regulations for proper handling and disposal.

### City Engineering Division–Mapping Section (Contact Jeff Quamme, (608) 266-4097)

This agency has reviewed this request and recommended no conditions of approval for the proposed demolition.

### Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

This agency has reviewed this request and recommended no conditions of approval.

### Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

2. Section 28.185(9) requires that if a demolition or removal permit is approved, it shall not be issued until a reuse and recycling plan is approved by the Recycling Coordinator. 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. Per Section 28.185(9)(a), a demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
3. Following approval of the demolition, a permitted use site plan review will be required for the proposed building addition.

### Fire Department (Contact Bill Sullivan, (608) 261-9658)

This agency has reviewed this request and recommended no conditions of approval.

**Water Utility** (Contact Jeff Belshaw, (608) 261-9835)

This agency has reviewed this request and recommended no conditions of approval.

**Metro Transit** (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed this request and recommended no conditions of approval.

**Parks Division** (Contact Ann Freiwald, (608) 243-2848)

This agency has reviewed this request and recommended no conditions of approval.

**City Forestry Section** (Contact Jeffrey Heinecke, (608) 266-4890)

This agency has reviewed this request and recommended no conditions of approval.