



Project Address: 5710 Mineral Point Road
Application Type: Demolition Permit
Legistar File ID # [74050](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: John Rodell & Cedric Ellis, CUNA Mutual Group; 5910 Mineral Point Road; Madison.

Requested Action: Consideration of a demolition permit to allow demolition of an existing building at 5710 Mineral Point Road in an office complex.

Proposal Summary: CUNA Mutual Group is requesting approval to raze a four- to five-story, approximately 282,500 square-foot office building addressed as 5710 Mineral Point Road and attached 680-stall underground parking garage, "Ramp B". The CUNA complex also includes two office buildings located at 5810 and 5910 Mineral Point Road as well as two other underground parking garages and three surface parking lots. Demolition of the building and garage is scheduled to commence in February 2023, with completion anticipated in fall 2024.

Applicable Regulations & Standards: Section 28.185 provides the process and standards for the approval of demolition and removal permits.

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 demolition of an office building at 5710 Mineral Point Road subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: The CUNA campus encompasses approximately 27.09 acres of land generally located at the northwestern corner of Mineral Point Road and S Rosa Road; Alder District 19 (Furman); Madison Metropolitan School District.

Existing Conditions and Land Use: The CUNA office complex is principally developed as three buildings—5710, 5710 and 5910 Mineral Point Road. According to available records, the building to be demolished at 5710 is a five-story, 282,500 square-foot office building. A new five-story, 233,600 square-foot "amenities" building was recently completed at 5810 Mineral Point, while 5910 is a five-story, 640,000 square-foot office building. Parking for the campus is included in a combination of structured and surface parking facilities accessed from Mineral Point Road and S Rosa Road. The applicant has previously indicated that there is approximately 1,089,301 square feet of finished floor area on the campus including the new 5810 building and exclusive of structured parking located within or below the three principal buildings. The overall campus is zoned SE (Suburban Employment District).

Surrounding Land Uses and Zoning:

North: Single-family residences located along Driftwood Avenue, zoned SR-C1 (Suburban Residential–Consistent 1 District);

South: University Research Park across Mineral Point Road, zoned SE (Suburban Employment District); undeveloped land, zoned MXC (Mixed-Use Center District);

West: Stone Ridge Apartments, zoned SR-V2 (Suburban Residential–Varied 2 District); multi-tenant commercial buildings at Mineral Point Road and Island Drive, zoned CC-T (Commercial Corridor–Transitional District); and

East: Garner Park, zoned PR (Parks and Recreation District).

Adopted Land Use Plans: The 2018 Comprehensive Plan recommends the subject site for Employment uses. The subject site is not located within the boundaries of an adopted neighborhood or special area plan.

Zoning Summary: The site is zoned SE (Suburban Employment District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	27.09 acres
Lot Width	65'	1,782' +/-
Front Yard	0' or 5'	To be determined in the future if/when site of existing building is redeveloped with new building(s) and use(s)
Side Yards	15' or 20% of building height	
Rear Yard	30'	
Maximum Lot Coverage	75%	
Minimum Building Height	22' measured to building cornice	
Maximum Building Height	5 stories / 68'	
Auto Parking	No required minimum	Existing
Bike Parking	Office: 1 per unit and 2,000 sq. ft. of floor area	Existing
Loading	None	Existing
Building Forms	Flex Building	To be determined with future bldg.
Other Critical Zoning Items		
Yes:	Barrier Free, Utility Easements	
No:	Urban Design Floodplain, Landmarks, Waterfront Development, Adjacent to Park, Wellhead Protection	
Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator		

Environmental Corridor Status: The property is not located in a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service along Mineral Point Road.

Previous Approval

On January 13, 2020, the Plan Commission approved a demolition permit and conditional use at 5810 Mineral Point Road to allow demolition of an existing building in an office complex and construction of a new five-story building exceeding 68 feet in height in the SE (Suburban Employment) zoning district.

Project Description, Analysis and Conclusion

CUNA Mutual Group is requesting approval to raze a four- to five-story, approximately 282,500 square-foot office building addressed as 5710 Mineral Point Road and an attached underground parking garage referred to in the application materials as “Ramp B”. The building to be razed is part of CUNA’s 27.09-acre office complex, which also includes two five-story office buildings located at 5810 and 5910 Mineral Point Road, two other underground parking garages, and three surface parking lots.

According to the applicant’s letter of intent, the building to be demolished was constructed beginning in 1979, with a second phase built in 1987. The brick-clad building contains office space for CUNA employees, conference rooms, and support spaces. The applicant indicates that the existing building is “outdated and require[s] remodeling” and suggests that CUNA no longer needs the space due to fewer of its employees coming to the Mineral Point Road campus compared to historically. In addition to the demolition of the office building, the letter of intent indicates that the approximately 680-stall Ramp B will be removed. Photos of the interior and exterior of the building are included in the application materials.

The applicant indicates that the portion of the site occupied by the 5710 office building and Ramp B will be restored as open space for employees on the campus. Following the proposed demolition, the CUNA campus will contain approximately 802,762 square feet of building floor area located primarily in the 5810 and 5910 buildings. The campus will retain approximately 945 structured automobile parking stalls and 560 surface parking stalls following demolition of Ramp B. The site is zoned SE, and any future redevelopment of this portion of the campus with a new building or use(s) will be reviewed for conformance with the Zoning Code at the time of development.

In order to approve a demolition request, 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 for demolition approval 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 September 19, 2022 meeting, the Landmarks Commission voted to recommend to the Plan Commission that the building at 5710 Mineral Point Road has no known historic value.

The Planning Division has no information otherwise to suggest that the demolition of the office building at 5710 Mineral Point Road would not meet the standards of approval in Section 28.185(9)(c) and recommends that the demolition 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, 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 proposed conditions for this demolition may be found in the ‘Recommendation’ section of the report, which follows.

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 for an office building at 5710 Mineral Point Road subject to input at the public hearing, and the conditions from reviewing agencies:

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

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

1. 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.
2. An Erosion Control Permit is required for this project.
3. This project will disturb 20,000 square feet or more of land area and requires an Erosion Control Plan. Please submit an 11- x 17-inch 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.
4. Demonstrate compliance with MGO Section 37.07 and 37.08 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.

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

5. The applicant shall note that the City of Madison Bus Rapid Transit project along this corridor plans expansion of the existing sidewalk to be a wider multi use path along Mineral Point Road. Acquisitions for the required path and construction are likely necessary in the near future.
6. Provide a site final conditions plan after the demolition of the disturbed areas including and identifying any new private improvements and pavements.
7. Remove the reference to the private street name of Credit Union Way on all sheets.

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

8. The applicant shall maintain all existing pedestrian connections.

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

9. 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 (266-4682). Section 28.185(10) requires that 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. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
10. Approval of the demolition permit will require the removal of the office building, underground parking garage, and identified surface parking lots, sidewalks and paved areas. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.
11. Submit a site and parking summary with data regarding the existing and proposed building floor area, vehicle parking, and bicycle parking.
12. Submit the proposed site, civil, and landscape plan showing the site conditions following demolition.

13. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

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

14. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Jeff Larson at jtlarson@cityofmadison.com or (608) 266- 5946 to discuss this possibility.

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

15. The Madison Water Utility shall be notified to remove the water meters at least two working days prior to demolition. Contact the Water Utility Meter Department at 266-4765 to schedule the meter removal appointment.

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

16. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding and bus shelter pad surfaces at the existing Metro bus stop on the north side of Mineral Point Road, west of S Rosa Road (#6820). The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

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

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

City Forestry Section (Brandon Sly, (608) 266-4816)

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