



Project Address: 3051 East Washington Avenue
Application Type: Demolition
Legistar File ID # [31540](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant / Owner: McDonald's Restaurants; 1650 W. 82nd St.; Bloomington, MN; 55431

Project Contact: Mike McLyman; McKee Associates; 925 Watson Ave.; Madison, WI

Requested Action: The applicant requests approval of the demolition of a vacant restaurant building with no proposed future use in the CC-T (Commercial Corridor – Transitional) District.

Proposal Summary: The applicant proposes to demolish the vacant restaurant building on the site and to seed the site with grass to be marketed for redevelopment.

Applicable Regulations & Standards: This proposal is subject to the standards for demolitions (MGO Section 28.185).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the request at 3051 East Washington Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The subject property is located on the east side of the East Washington Avenue frontage road, just north of Darbo Drive; Commercial Corridor-Transitional (CC-T) District; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions and Land Use: The site is developed with a vacant restaurant building surrounded by an asphalt surface parking lot. The single access drive is on the south side of the property from Darbo Drive.

Surrounding Land Use and Zoning:

North: Immediately to the north is a payday loan business, with a vacant parcel beyond, all in the CC-T District. Beyond these is Webb Avenue and the Wisconsin Department of Corrections office building, in the SE (Suburban Employment) District.

East: Immediately to the east is the Salvation Army Community Center building, in the CC-T District, with Rethke Avenue and Worthington Park beyond it.

South: Across Darbo Drive to the south is a small stormwater management property adjacent to Starkweather Creek in the Conservancy District, single, two, and three-family homes in the TR-C4 (Traditional Residential – Consistent 4) District, and the Eastpointe Apartments in the SR-V2 (Suburban Residential – Varied 2) District.

West: Immediately to the west is Starkweather Creek and the bicycle/pedestrian overpass over East Washington Avenue, and beyond this is a gas station. Across East Washington Avenue further to the west is a Taco Bell Restaurant, all in the CC-T District.

Adopted Land Use Plan: The site is referenced in several adopted plans. Comprehensive Plan (2006) recommends community mixed-use for this property and other nearby. The Schenk-Atwood-Starkweather-Yahara Neighborhood Plan (2000) recommends redevelopment of this site with commercial office space, retail, mixed-use, or restaurant uses. The East Washington Avenue Old East Side Master Plan (2000) does not have a more specific redevelopment recommendation, but does recommend a new street linking Darbo Drive and Webb Avenue immediately southeast of this property. Finally, the East Washington Avenue Gateway Revitalization Plan (2003) echoes the street recommendation, and recommends office or hospitality uses for this area along East Washington Avenue, citing the importance of employment opportunities for the local labor market. For this particular site, a mixed-use building is recommended should McDonalds no longer be in operation.

Zoning Summary: 3051 East Washington Avenue is in the CC-T (Commercial Corridor – Transitional) District. There is no proposal for redevelopment at this time. Future development will be reviewed for compliance with the CC-T Zoning District standards, as well as the standards for new development in Urban Design District 5.

Environmental Corridor Status: The subject site is not located in 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 proposes to demolish a vacant restaurant building, formerly a McDonalds which has since relocated to a nearby site. With the demolition, all asphalt and pavement would be removed from the site and replaced with grass, and existing curb cuts would be closed. There is no proposed future use at this time. For demolition of non-residential buildings with no proposed future use, the Plan Commission must find that the existing zoning and other standards in place will ensure that future development is consistent with adopted plans. In this particular case, staff believes that this standard can be met.

In the long-term, this property presents a significant opportunity for a number of uses, either on this site alone, or in conjunction with adjacent properties to the north and east, one of which is also in a temporary greenspace condition similar to the greenspace proposed to replace this building. Due to the presence of the bike and pedestrian overpass adjacent to this property and its impacts on visibility, the marketability for the site may be somewhat limited, but it lends itself well to neighborhood focused commercial, employment, or civic uses, mixed-use buildings, and other creative redevelopment opportunities for this neighborhood. While the exact types of uses are unknown, the zoning requirements in the CC-T District and the Urban Design District 5 requirements can ensure that future development on the site will be held to a high design standard.

Although the property owner has maintained the building in a safe condition, and provided a security fence around the site, the demolition of the building would remove what has become an attractive nuisance from the area and alleviate security concerns. Finally, the District 6 Alder is supportive of the demolition, and staff is unaware of any opposition at this time. Staff believes that the demolition standards can be met, and looks forward to future redevelopment opportunities for the subject site and others nearby.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the requested demolition at 3051 East Washington Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded
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City Engineering Division (Contact Janet Dailey, 261-9688)

1. Clarify and show any remaining impervious area on site plan.
2. Site address shall change to 3002 Darbo Dr once the building has been demolished.
3. An access structure and pipe of the Waunona Sanitary District No. 2 crosses onto this property along the northeast line of the property. Coordination regarding of any of those facilities can be made at 3325 Thurber Ave., Madison, WI, 53714 or (608) 249-0705.
4. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
5. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:
 - a) Building footprints
 - b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)
6. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing storm sewer lateral which must be permanently or temporarily disconnected from the public storm sewer system as part of the proposed work. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO CH 37.05(7)).

Zoning Administrator (Contact Pat Anderson, 266-5978)

7. Sec. 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, Mr. George Dreckmann. (608-267-2626).

8. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
9. Section 28.185(9) (a) 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 all structures including the driveway landscaped and seeded to minimize erosion, remove asphalt driveway and apron and replace with curb and gutter as per City Engineering & Traffic Engineering requirements. During demolition and prior to curb and gutter, installation of barriers shall be installed across the driveway to prevent the parking of vehicles.

No other agencies submitted comments for this request.