



PREPARED FOR THE PLAN COMMISSION

Project Address: 1313 Fish Hatchery Road
Application Type: Demolition Permit
Legistar File ID # [70345](#)
Prepared By: Tim Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Mike Luther, J.H. Findorff & Son Inc.; 300 S Bedford Street; Madison.

Property Owner: Kyle Prochaska, SSM Health Dean Medical Group/Wingra Building Corporation; 1808 W Beltline Highway; Madison

Requested Action: Approval of a demolition permit for 1313 Fish Hatchery Road to allow a former health clinic to be demolished.

Proposal Summary: SSM Health Dean Medical Group/Wingra Building Corporation is requesting approval of a demolition permit to raze the one- to three-story former Dean Clinic building addressed as 1313 Fish Hatchery Road to allow the completion of site improvements related to their recently opened, five-story 180,000 square-foot health clinic at 1211 Fish Hatchery at the corner of Midland Street. The application indicates that demolition of the former clinic will occur as soon as all regulatory approvals have been granted, with completion of the demolition work anticipated in June 2022.

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 the former health clinic at 1313 Fish Hatchery 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 5.5-acre lot/block bounded by Fish Hatchery Road on the west, Midland Street on the north, South Street on the east, and future Cedar Street on the south; Alder District 13 (Evers); Madison Metropolitan School District.

Existing Conditions and Land Use: The one- to three-story former Dean Clinic building, which has approximately 169,224 square feet of gross floor area per City records. The block is zoned CC-T (Commercial Corridor–Transitional District).

Surrounding Land Use and Zoning:

North: Wingra Clinic and parking structure north of Midland Street, zoned PD;

South: Across Appleton Road and future Cedar Street, St. Mary’s Hospital satellite parking lot (1347 Fish Hatchery Road), zoned TR-V2 (Traditional Residential–Varied 2 District); Shenandoah Apartments along east side of South Street, zoned TR-U1 (Traditional Residential–Urban 1 District);

West: Single-family residences across Fish Hatchery Road, zoned TR-C1 (Traditional Residential–Consistent 1 District);

East: Satellite surface parking for Dean Clinic across South Street, zoned CC-T (Commercial Corridor–Transitional District).

Adopted Land Use Plans: The 2018 [Comprehensive Plan](#) recommends the Fish Hatchery Road frontage of the overall site for Community Mixed-Use (CMU) development.

The subject site is located within the boundaries of the 2005 [South Madison Neighborhood Plan](#), which generally recommends that redevelopment activities in the same triangle formed by S. Park Street, Fish Hatchery Road and Wingra Creek emphasize business retention and expansion, increased connectivity, street-oriented development with an emphasis on urban building forms, and the placement of parking to the side and rear of buildings.

Finally, the subject site is located within the boundaries of the 2006 [Wingra Market BUILD Market Study and Redevelopment Plan](#), which includes the property in Sub-Area 3 of the plan, which supports expansion of the historic Dean Clinic with adequate on-site parking for the clinic and remote parking for St. Mary’s Hospital in Sub-Area 3. The plan recommends that an east-west street be extended between Fish Hatchery Road and S Park Street to support development in the planning area, which has been established as Cedar Street, which will be constructed adjacent to the site this year as a City public works project.

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 Metro Transit, which currently operates seven-day service along Fish Hatchery Road and S Park Street adjacent or near the subject site.

Previous Approvals

On February 24, 2020, the Plan Commission found the standards met and approved a demolition permit and conditional uses for 1209-1313 Fish Hatchery Road, 901-917 Midland Street and 1210-1216 South Street to allow 11 single-family residences to be demolished and a new five-story, 180,000 square-foot SSM Health clinic and surface parking lot to be constructed, and recommended approval of a request to rezone 1209-1221 Fish Hatchery Road, 901-917 Midland Street and 1210-1216 South Street from TR-C2 (Traditional Residential–Consistent 2 District) to CC-T (Commercial Corridor–Transitional District) to accommodate the clinic project. The Common Council approved the request to rezone the sites at its March 3, 2020 meeting.

On February 24, 2020, the Plan Commission also found the standards met and approved a demolition permit and conditional uses for 1213-1229 South Street to allow four single-family residences and a two-family two-unit residence to be demolished to allow a private parking facility to be constructed to serve the new clinic across

South Street, and recommended approval of a request to rezone that site from TR-C2 to CC-T to the Common Council, which approved the rezoning at its March 3, 2020 meeting.

On March 3, 2020, the Common Council also approved a Certified Survey Map of properties located at 1209-1313 Fish Hatchery Road, 1213-1313 South Street et al, which created lots for the clinic and parking lots and outlots for the future right of way for Cedar Street.

Demolition of the former clinic was not approved with the 2020 land use requests. Instead application materials submitted preceding the 2020 approvals noted that the existing clinic would be razed in June 2022, with a separate application for Plan Commission approval to be submitted beforehand.

Project Description, Analysis and Conclusion

SSM Health Dean Medical Group/Wingra Building Corporation is requesting approval of a demolition permit to raze the one- to three-story, approximately 169,224 square-foot former Dean Clinic building addressed as 1313 Fish Hatchery Road to allow the completion of site improvements related to their recently opened, five-story 180,000 square-foot health clinic at 1211 Fish Hatchery at the corner of Midland Street. As noted above, demolition of the clinic was not requested when the other land use approvals for the new clinic development were sought in early 2020.

The new clinic occupies the northern half of the 5.5-acre block bounded by Fish Hatchery Road on the west, Midland Street on the north, South Street on the east, and future Cedar Street on the south. The former clinic occupies the southern half of the block. Following demolition, the applicants will construct the remaining site improvements approved with the clinic project in 2020, including a 246-stall surface parking lot that will extend from south of the new clinic building to future Cedar Street. A landscaped buffer will also be constructed adjacent to Fish Hatchery Road to screen some of the parking from the residences to the west. Separately, the City plans to construct the section of Cedar Street between Fish Hatchery Road and South Street later this year once the clinic is razed.

According to City records, the clinic building to be demolished was constructed in 1961, with additions constructed through 1988, which brought the building to its current 169,224 square feet of gross floor area. Photos of the building are attached to File ID [70345](#), as is a plan for the approved site improvements that will be constructed following 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 March 7, 2022 meeting, the Landmarks Commission recommended to the Plan Commission that the existing clinic building 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, 2021 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 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 and implementation of the approved site plan for the health clinic block.

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 former health clinic at 1313 Fish Hatchery 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. Obtain a permanent sewer plug permit for each existing sanitary sewer or storm 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 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.
4. Demonstrate compliance with Sections 37.07 and 37.08 of 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.

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

5. Confirm the removal/abandonment of the bypassed former public storm sewer within this site. Once confirmed, please notify Jeff Quamme to have City of Madison Real Estate complete and record the easement releases that have been set up in City of Madison Real Estate Project No. 12132. The owner shall be responsible to obtain the releases from other utilities for the utility easement that bisects this site per the plat of Haen Subdivision No. 1.

6. Identify the lot numbers of the current recorded Certified Survey Map 15465 on the final plans.
7. The site plan shall include all lot/ownership lines, existing building and improvements. Identify the existing improvements within the site to be demolished, removed and or abandoned. Confirm on the plan the former public storm sewer that has been bypassed that is to be abandoned/removed by this development.

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

8. All existing driveway approaches to be abandoned shall be removed and replaced with curb and gutter and noted on the final plan.

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

9. 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.
10. Note: The project for the new health clinic located at 1211 Fish Hatchery Road and parking lot received final plan approval on August 27, 2020.

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

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

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

12. 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.

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.