



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 1034 Walsh Road  
**Application Type:** Demolition  
**Legistar File ID #:** [35800](#)  
**Prepared By:** Heather Stouder, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

## Summary

**Applicant/Contact:** Larry Taff; TZ of Madison, Inc.; 6 Fuller Dr., Madison, WI 53704

**Property Owner:** Jeanne Ziegler; 722 Ziegler Rd., Madison, WI 53714

**Requested Action:** Approval of demolition of a vacant auto repair shop with no proposed use.

**Proposal Summary:** The applicant proposes to demolish a 8,300 square foot one-story building, and leave in place the concrete and asphalt on the site per DNR requirements for “capping” the property. No future use is proposed at this time.

**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 1034 Walsh Road. 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 property is located on the southwest corner of Sycamore Avenue and Walsh Road; Aldermanic District 15 (Ahrens); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The 38,818 square foot property is developed with a one-story, 8,300 square foot commercial building. Construction date is unknown but the building was last remodeled in 1978, according to Assessor’s records.

**Surrounding Land Use and Zoning:** The property is generally surrounded by auto-repair, light industrial, and warehousing uses in the Industrial-Light (IL) District. A City stormwater management drainage facility is located immediately to the west, in the Conservancy (CN) District.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends industrial uses, and there is no more specific neighborhood plan for the area.

**Zoning Summary:** The property is in the Industrial Light (IL) District

Dimensional Requirements	Required	Proposed
Lot area (sq. ft.)	20,000	38,818 sq. ft.
Lot width	75'	151.53'
Front yard setback	0	TBD
Side yard setback:	15' or 20% of building height	TBD
Rear yard setback:	30'	TBD
Maximum lot coverage	75%	TBD
Maximum height	none	TBD

Site Design		
Number parking stalls	TBD	TBD
Bike parking	n/a	TBD
Landscaping	Yes	TBD
Lighting	Yes	TBD
Building forms	Yes	TBD
Other Critical Zoning Items: Barrier free (ILHR 69)		

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

**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 one-story, 8,300 square foot metal building formerly used as an auto-repair facility, with no proposed future use at this time. The building is technically structurally sound, but the roof was damaged and the overhead garage door was blown down during a wind storm in June 2104. The building has been vacant and for sale for several months, and the applicant would continue to market the site following demolition of the building. Until redevelopment occurs, much of the existing impervious surface on the site would need to remain in place, as per DNR regulations, since it is serving as a “cap” to prevent further infiltration of underground pollutants from the auto-repair facility.

There are no known concerns regarding the removal of the existing building. However, for demolition proposals with no proposed future use, the Plan Commission must find that the zoning in place on the site can adequately ensure the future implementation of land use recommendations in adopted plans. In this case, staff is confident that the allowable uses, building placement requirements, and other regulations in the Industrial Limited (IL) District will satisfactorily ensure that the Comprehensive Plan recommendations for Industrial uses in this area will come to fruition if and when the site is redeveloped.

## 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 1034 Walsh Road. 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

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

1. Final plans submitted for staff review and approval shall include a copy of the site plan showing details of the proposed condition following demolition. On this site plan, the proposed groundcover shall be clearly identified for all parts of the site.

### City Engineering Division (Contact Janet Dailey, 261-9688)

2. Prior to approval, provide detail on the existing condition and the proposed status for the "Outfall Control Structure".
3. The City's records show water main located on the northwest corner of the property. Prior to any redevelopment the Applicant shall verify the location of the city's facilities and dedicate a public water main easement, if necessary for any facilities located on the property.
4. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
5. 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.
6. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
7. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
8. 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)

9. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work (MGO 10.05(6)) and MGO 35.02(4)(c)(2). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
10. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. 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 35.02(14)).

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

11. 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).
12. 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.
13. Sec. 28.185 (9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
14. Note: The site is to remain capped as per DNR recommendations. New landscape plan to be submitted with future development. Any phasing for demolition, involving a cap or change to the surfacing for the site, must be reviewed and approved by staff before any change will be permitted.
15. 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.

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

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| 16. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt Scott Bavery (608) 576-0600. |
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**No other agencies submitted comments for this request.**