



PREPARED FOR THE PLAN COMMISSION

Project Address: 1020 John Nolen Drive (14th Aldermanic District, Alder Carter)

Application Type: Demolition

Legistar File ID #: [40402](#)

Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Property Owner: Barb Thiermann; Shared Magnetic Imaging Facility, Inc.; 1104 John Nolen Dr. Madison, WI 53713

Project Contact: William Simpson; FCM Corporation; 133 S. Butler St.; Madison, WI 53703

Requested Action: Approval of a demolition of a commercial building with no proposed use.

Proposal Summary: The applicant proposes to demolish.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition (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 are met and **approve** the request at 1020 John Nolen Drive. 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: 1020 John Nolen Drive is located on the north side of John Nolen Drive near its eastern terminus; Urban Design District 1; Aldermanic District 14 (Carter); Madison Metropolitan School District.

Existing Conditions and Land Use: The one-acre site is developed with a one-story, 16,000 square foot commercial building constructed in 1977, with asphalt surface parking on the southwest, northwest, and northeast of the building.

Surrounding Land Use and Zoning:

Northwest: 5-story mixed-use building in the Suburban Employment (SE) District .

Northeast: Across the railroad right-of way, Lake Monona.

Southeast: Medical building owned by the applicant in the SE District.

Southwest: Across John Nolen Drive right of way, a large stormwater management parcel in the Conservancy (CN) District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Employment uses for this site.

Zoning Summary: The property is in the Suburban Employment (SE) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	46,473 sq. ft.
Lot Width	65'	125.13'
Front Yard Setback	None	TBD
Side Yard Setback	15' or 20% building height	TBD
Rear Yard Setback	30'	TBD
Usable Open Space- residential only	400 sq. ft./ unit	TBD
Maximum Lot Coverage	75%	TBD
Minimum Building Height	22' measured to building cornice	TBD
Maximum Building Height	5 stories/ 68' Residential uses: 4 stories	TBD

Other Critical Zoning Items: Urban Design District 1, Utility Easements

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

Public Utilities and Services: This property is served by a range of urban services.

Project Description, Analysis, and Conclusion

The applicant, who also owns the property immediately adjacent to the southeast, proposes to demolish a vacant 16,000 square foot commercial building for replacement with greenspace. At some point in the future, the applicant may propose an addition the adjacent medical building on this property, but those plans are undeveloped at this time. Staff believes that in this case, the standards for approval of demolition with no proposed use can be met, as the existing building has no historical value, little value for future contemplated uses. Importantly, the property lies within Urban Design District 1, which will guarantee opportunities for review through a public process for any future development of the property.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request at 1020 John Nolen Drive. 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

City Engineering Division (Contact Brenda Stanley, 261-9127)

1. 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)).

2. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances 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 5.0 tons per acre per year.
3. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
4. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).
5. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5 and MGO 23.01).
6. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).

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

7. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt Scott Bavery (608) 576-0600.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

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| <ol style="list-style-type: none">8. Note: Future development of the property may require a traffic study of the John Nolen Drive-Rimrock intersection. |
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Water Utility (Contact Dennis Cawley, 266-4651)

9. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

10. 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, Mr. George Dreckmann (608-267-2626).
11. Section 28.185(10) 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.
12. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.

13. Remove the building and parking areas and replace with curb and gutter as per City Engineering and Traffic Engineering requirements. The property shall be graded and seeded per City of Madison requirements.
14. Future development on the property shall comply with all applicable processes and requirements of City of Madison General Ordinance Chapter 28.

Parks Division (Contact Janet Schmidt, 261-9658)

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