



Legistar File ID # & [85830](#) – 814-826 North Avenue
Project Addresses: [85831](#) – 1810 S Park Street
Application Type: Demolition Permit
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: City of Madison.

Contact Person: Laura Amundson, City Engineering Division; 215 Dr. Rev. Martin Luther King, Jr. Boulevard, Room 115; Madison.

Requested Actions:

- ID [85830](#) – Consideration of a demolition permit to demolish a commercial building located at 814-826 North Avenue.
- ID [85831](#) – Consideration of a demolition permit to demolish a commercial building located at 1810 S Park Street.

Proposal Summary: The City of Madison is requesting approval to demolish two nearby commercial buildings located at 814-826 North Avenue and 1810 S Park Street in the block bounded by S Park Street, North Avenue, and the Wisconsin & Southern Railroad, which were acquired for land banking purposes. Following demolition of the buildings, paving on the sites will be removed and the sites will be graded and seeded in anticipation of future redevelopment. The application materials indicate that the demolitions will commence in the second quarter of 2025, with completion of both anticipated later in 2025.

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 demolition permit standards are met and **approve**:

- The demolition of a commercial building located at **814-826 North Avenue** subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 4**; and
- The demolition of a commercial building located at **1810 S Park Street** subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 6**.

Background Information

Parcel Location: The two parcels total 3.1 acres of land located in the triangular block bounded by S Park Street, North Avenue, and the Wisconsin & Southern Railroad. The parcel at 1810 S Park Street contains 1.66 acres (72,311 square feet) of land located in the northeastern portion of the block, while 814 and 826 North Avenue are two parcels totaling 1.44 acres (62,637 square feet) located on the southern edge of the block, approximately 170

feet west of S Park Street. Both parcels are located in Alder District 14 (Knox), Urban Design District 7, and the Madison Metropolitan School District.

Existing Conditions and Land Use: The parcel at 814 North Avenue is developed with a one-story commercial building containing 9,700 square feet of floor area, including space in a partial basement; 826 North is developed with a small wooden shed and is otherwise developed with cribs for the outdoor storage of landscaping supply materials, which extend onto the 814 parcel. The parcel at 1810 S Park Street is developed with a 29,151 square-foot multi-tenant commercial building with parking located between the building and S Park Street and a combination of loading, storage, and parking to the north. Most of the parcels on the block are interconnected with one another, including a shared driveway with parking that extends north-south along the west side of the 1810 parcel and across the parcels at 1812 and 1824 S Park Street and 814 North Avenue. All three subject parcels and the surrounding block are zoned CC-T (Commercial Corridor–Transitional District).

Land Uses and Zoning Surrounding Subject Block:

- North: Wisconsin & Southern Railroad; Gerber Collision & Glass and Damascus Road Church, zoned CC-T (Commercial Corridor–Transitional District); Bowman Woods, zoned PR (Parks and Recreation District);
- South: Society of St. Vincent DePaul Thrift Store, zoned CC-T; single-family residences, zoned TR-C2 (Traditional Residential–Consistent 2 District); two-family residence, zoned TR-C4 (Traditional Residential–Consistent 4 District); and Heifetz Park, zoned PR; and
- East: Multi-tenant commercial building (at 1901, to be demolished; see ID [85832](#) on December 2, 2024 agenda), Catholic Multi-Cultural Center, Madison Water Utility Unit Well 15, Park House Apartments, and La Penca Mexican Restaurant, all zoned CC-T.

Adopted Land Use Plan: The 2023 [Comprehensive Plan](#) identifies the subject sites and other properties on the block for Community Mixed-Use (CMU).

The 2022 [South Madison Plan](#) recommends the subject sites and other properties on the block for Community Mixed-Use (CMU), with heights for new development to be five stories along the west side of S Park Street before tapering to three stories at the center of the block and two stories at the westernmost point. The subject sites and surrounding block were part of Focus Area 2 (“Thorstad Site”) on page 44. This focus area proposes the creation of a new neighborhood occupying most of the land bounded by S Park Street on the east, North Avenue and the Wisconsin & Southern Railroad on the south, Fish Hatchery Road on the west, and Wingra Creek on the north with a mix of housing types within walking distance of Wright Middle School, Bowman Field, post office, and grocery stores. Connectivity improvements are proposed in the focus area, including a path to the middle school and a new east-west street leading from S Park Street to Fish Hatchery Road to provide easy access between the two major corridors. The focus area also calls for the expansion and reconfiguration of Heifetz Park.

Zoning Summary: The property is zoned CC-T (Commercial Corridor–Transitional District). Future development of the site following demolitions will be reviewed for conformance with this district at the time of permitting.

Other Critical Zoning Items	
Yes:	Urban Design (Urban Design Dist. 7), Barrier Free, Utility Easements, Wellhead Protection (WP-18); Transit-Oriented Development (TOD) Overlay
No:	Waterfront Development, Wetlands, Floodplain, Landmarks, Adjacent to Park
Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator	

Environmental Corridor Status: The subject properties are not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit along S Park Street on Route B (future Bus Rapid Transit line).

Project Description

The City of Madison is requesting approval of demolition permits to allow buildings on two nearby properties located at 814-826 North Avenue and 1810 S Park Street in the triangular block bounded by Park, North, and the Wisconsin & Southern Railroad to be demolished. The subject sites total 3.1 acres of land and were acquired by the City under its land banking program in anticipation of future redevelopment consistent with the 2022 South Madison Plan. The subject site and surrounding block were attached to the City from the Town of Madison in 2006.

According to application materials for 814-826 North Avenue, the 0.88-acre parcel 814 North is developed with a one-story, 8,200 square-foot commercial building with a partial 1,500 square-foot basement, which was constructed in 1940. The 9,700 gross square-foot building was most recently used as a contractor's business and includes office, showroom, and warehousing space in the interior. The parcel at 826 North contains 0.56 acres of land and is developed with a small one-story wooden shed and a number of cribs that previously contained landscaping supplies (mulch, stone, etc.). Parking for the two parcels is located along the east side of the 814 building and along the north side of North Avenue between the building and street.

Approximately 125 feet north of the North Avenue parcels, 1810 S Park Street is a five-sided, 1.66-acre parcel located in the northeastern corner of the block, which is developed with a 29,151 gross square-foot multi-tenant commercial building. The letter of intent and City Assessor's Office records indicate that the building was built in phases between 1951 and 1964 and includes spaces for a variety of retail, office, and storage/warehouse uses. The portion of the building facing S Park Street includes office/retail space in a steel and wood structure with brick exterior, which includes a partially exposed lower level. To the rear, the storage and warehouse areas consist of multiple connected Quonset and warehouse buildings. The Quonset buildings are steel framed with metal exteriors and the warehouse building is steel framed with a concrete block exterior. Parking for the building is located between the building and S Park Street, with space for additional parking, loading and storage located north of the building.

In addition to demolition of the existing buildings, the application materials note that all of the site improvements on the subject parcels will be removed and the sites graded and seeded. No new development is proposed at this time.

Analysis & Conclusion

The buildings at 814 North Avenue and 1810 S Park Street are considered principal buildings, which require approval by the Plan Commission before permits may be issued to raze them; the shed at 826 North is located on the same zoning lot as the principal building at 814 and has been classified as an accessory building, which does not require Plan Commission approval before it may be razed. 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. On August 19, 2024, the Landmarks Commission recommended to the Plan Commission that the buildings at 814 North Avenue and 1810 S Park Street had no known historic value. However, regarding 1810 S Park Street, the Landmarks Commission recommended that the applicant should explore the relocation or salvage of the Quonset buildings that are part of the building complex, particularly the rare "triple Quonset."

The Planning Division has no information otherwise to suggest that the demolition of 814 North Avenue and 1810 S Park Street would not meet the standards of approval in Section 28.185(9)(c) and recommends that the demolitions be approved. At time of writing this report, staff is unaware of any written comments from the public regarding the proposed demolitions.

In approving demolition permits, the Plan Commission may stipulate conditions and restrictions on the proposed building demolitions 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 these demolition permits may be found in the 'Recommendation' section of the report that follows.

Recommendations

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the demolition permit standards are met and approve:

- The demolition of a commercial building located at **814-826 North Avenue** subject to input at the public hearing and the conditions from reviewing agencies that follow; and
- The demolition of a commercial building located at **1810 S Park Street** subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 6**.

Recommended Conditions of Approval – 814-826 North Avenue

Major/Non-Standard Conditions are Shaded

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

1. Based on the Phase 2 ESA dated August 12, 2021, the property contains residual contamination. If contamination is encountered, follow all Wisconsin Department of Natural Resources and Department of Safety and Professional Standards regulations for proper handling and disposal.
2. 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.

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

3. Note: Any future redevelopment will receive a new address; 814 North Avenue and 826 North Avenue will be archived.
4. Access easement impervious pavement is shown as to remain. If entire easement is not impervious, a CADD file will be needed. Provide a digital CADD file to scale that accurately represents final construction of the

pavement to remain. It shall be on the WISCRS Dane County Projection as set forth in the website link below. The single CADD file submittal shall be either AutoCAD (dwg) or Universal (dxf) format and shall contain the required data per the City of Madison CADD Site Plan Approval Submittal instructions at <https://www.cityofmadison.com/engineering/developers-contractors/developers/digital-file-submittals>.

5. Include text in the note for the access area that the easement is per Document No. 1626109.
6. There is a gas main between the existing building on 814 North Avenue and the east property line. The main is the center of a 10-foot wide Gas Main Easement per Document No. 2254761. The gas main and easement shall be shown and labeled on the demolition plan.
7. Identify on the plans the lot numbers of the recorded Certified Survey Maps: 814 North Avenue is Lot 1 of CSM 10244 and 826 North Avenue is Lot 3 of CSM 3206.

Traffic Engineering Division (Contact Luke Peters, (608) 266-6543)

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

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

8. The agency reviewed this request and has recommended no conditions of approval. A Transportation Demand Management (TDM) Plan may be required as part of future development, per MGO Section 16.03.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

9. Section 28.185(9) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9) shall submit documents showing compliance with the plan within 60 days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

10. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Ron Blumer of the MFD Training Division at rblumer@cityofmadison.com or (608) 266-4198 to discuss this possibility.

Parks Division (Contact Kathleen Kane, (608) 261-9671)

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

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

11. 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.

Forestry Section (Contact Bradley Hofmann, (608) 267-4908)

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

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

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

Recommended Conditions of Approval – 1810 S Park Street

Major/Non-Standard Conditions are Shaded

Planning Division

1. Consistent with the recommendation of the Landmarks Commission, that the applicant shall work with Planning Division staff to explore the relocation or salvage of the Quonset buildings that are part of the building complex at 1810 S Park Street as part of the final approval of that demolition permit and prior to issuance of permits.

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

2. Based on Wisconsin Department of Natural Resources (WDNR) BRTTS 03-13-002563 MADISON ELECTRIC COOP, the property contains residual contamination. If contamination is encountered, follow all WDNR and Wisconsin Department of Safety and Professional Services (DSPS) regulations for proper handling and disposal.
3. Construction or permanent dewatering from this site may be impacted by on-site or adjacent groundwater contamination. Coordinate with WDNR to determine if a WPDES permit for contaminated water is required ((608) 266-3906, Trevor.Moen@wisconsin.gov). Send proof of WDNR's determination to Brynn Bemis ((608) 267-1986, bbemis@cityofmadison.com).
4. Obtain a Street Terrace Permit for the proposed work (installation of the driveway apron, landscaping, etc.) in the right of way.
5. 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.

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

6. The existing lease per Document No. 5748537 over the paved area behind the building will have to be terminated prior to demolition.

Traffic Engineering Division (Contact Luke Peters, (608) 266-6543)

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

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

7. The agency reviewed this request and has recommended no conditions of approval. A Transportation Demand Management (TDM) Plan may be required as part of future development, per MGO Section 16.03.

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