



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 4706 E. Washington Avenue (District 17 – Ald. Baldeh)  
**Application Type:** Demolition Permit  
**Legistar File ID #** [48770](#)  
**Prepared By:** Sydney Prusak, Planner  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

## Summary

**Applicant, Owner & Contact:** Steve Doran; Highline Capital, LLC; 6430 Bridge Road #230; Madison, WI 53713

**Requested Action:** Approval of a demolition permit with no proposed use at 4706 E. Washington Ave.

**Proposal Summary:** The applicant proposed to demolish one two-story office building located at 4706 E. Washington Avenue for future retail use. No specific site plans or future use have been proposed at this time.

**Applicable Regulations & Standards:** This proposal is subject to the standards for demolition permits [MGO Section 28.185(7)].

**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 to demolish one two-story commercial structure at 4706 E. Washington Avenue with no proposed future use. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

## Background Information

**Parcel Location:** The 0.6 acre subject property is located on the north side of E. Washington Avenue, along the E. Washington Avenue Frontage Road. The site is in Aldermanic District 17 (Ald. Baldeh), Urban Design District 5, and is within the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site includes a two-story commercial building, namely a 6,792 square foot office space constructed in 1976, zoned CC-T (Commercial Corridor – Transitional District). Formerly the site of Argus Telecom, the building is located on a steep slope, increasing 40 feet as it moves to the back of the site. According to a report by Sketchworks Architecture, the existing building has been poorly maintained and evidence of water entering the building is visible in several locations due to foundation cracks and improper exterior drainage. The survey also noted asbestos in the interior piping wrap and potentially in ceiling tiles and flooring. Additionally, given the steepness of the site, the parking lot and sidewalk require significant reconstruction to make the building more easily accessible.

### Surrounding Land Use and Zoning:

**North:** Low and medium density residential neighborhoods zoned SR-C3 (Suburban Residential – Consistent District 3) and PD (Planned Development District) with SR-C1 (Suburban Residential – Consistent District 1) and Suburban Residential – Varied District 2 (SR-V2) beyond;

**South:** Single and multi-tenant regional commercial buildings, including Applebee’s and Qdoba, zoned CC-T;

East: General commercial, zoned CC-T; and

West: General commercial multi-tenant building, owned by Galway Companies (the project applicant), zoned CC-T.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) recommends general commercial uses for the subject site.

**Zoning Summary:** The property is zoned CC-T (Commercial Corridor – Transitional District). No new development is proposed at this time; future redevelopment will require review by the 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. The site is serviced by multiple bus routes including Madison Metro Routes 6, 25, and 26.

## Project Description

The applicant, Steve Doran, requests approval to demolish one two-story building with no proposed future use at this time. The applicant intends to construct retail building on site sometime in the future. The structure proposed for demolition is a 6,792 square foot commercial building constructed in 1976. Exterior photos were included in the submission and are available online at

<http://www.cityofmadison.com/dpced/planning/4706-e-washington-ave/2572/>. In the application, a report by Sketchworks Architecture noted evidence of broken non-thermal windows, cracked stucco finish with exposed framing, and evidence of water entering the building due to foundation cracks and improper exterior drainage. The survey also found asbestos in the interior piping wrap and potentially in the ceiling tiles and flooring. The report recommended demolition of the existing building to prepare the site for a better land use in the future.

## Project Analysis and Conclusion

This request is subject to the standards for demolition permits. The Plan Commission must find that both the requested demolition and the proposed future use are compatible with the purpose of the demolition section and the intent and purpose expressed in CC-T (Commercial Corridor – Transitional District). (A copy of the statement of purpose is provided as Attachment 1). The applicant has not provided a proposed use on site in this application. Therefore, in order for Plan Commission to approve this demolition Section 28.181(7)(b) of the Zoning Code requires, "For a non-residential building the Plan Commission finds that the use, bulk, and design requirements of the existing zoning district designation are adequate to ensure that development will conform to existing adopted City plans." The applicant indicated that he owns the adjacent shopping center at 4630 East Washington (with Harbor Freight Tools, Scrubs & Beyond, Subway, and Edward Jones) and currently intends to construct a retail building on this site, consistent with the neighboring site, in the future. Furthermore, the proposed site is located within Urban Design District 5, which minimally ensures design and bulk requirements as a future building would require review by the Urban Design Commission.

There is no neighborhood plan for this site, and the [Comprehensive Plan](#) recommends general commercial land uses. The area is zoned CC-T, which was established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. Considering the existing development pattern immediately surrounding this site, Staff believes this proposal can be found compatible with the adopted recommendation.

The Planning Division believes that the standards for Demolition Permits can be met. The Landmarks Commission has reviewed the application and found no known historic value for the site. Prior to approving this proposed demolition, the Plan Commission must find that the proposed demolition and future use are compatible with both the purpose of the Zoning Code's demolition section and the purpose expressed in the Zoning Code for the subject CC-T district. In making their finding, the Plan Commission may give weight to any relevant facts including the proposal's effects on the normal and orderly development of surrounding properties. From a land use standpoint, the proposal would replace an existing permitted commercial building with a new commercial building in the future, which is allowed with demolition permit approval.

At the time of report writing, staff had not received any public comment on this proposal. The Planning Division believes that the applicable standards can be met with the recommended conditions.

## Recommendation

### Planning Division Recommendation (Contact Sydney Prusak, 243-0554)

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish the existing structure at 4706 E. Washington Avenue with no proposed future use. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

### Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

### Engineering Division – Main Office (Contact Brenda Stanley, 231-9127)

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. The permit application 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.

### Engineering Division – Mapping (Contact Jeff Quamme, 266-4097)

4. The owner shall execute and record a Declaration of Conditions, Covenants and Restrictions for the extensive retaining walls proposed on the plan. Contact engineering for the standard language.

### Traffic Engineering (Contact Eric Halvorson, 266-6527)

5. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan

showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

6. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

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

The agency did not submit comments or conditions for inclusion in this report. Any necessary comments or conditions will be provided during final sign off.

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

7. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner at [jbuechner@cityofmadison.com](mailto:jbuechner@cityofmadison.com) or (608)516-9195.

**Water Utility** (Contact Adam Wiederhoeft, 266-9121)

8. 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.
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.

**Metro Transit** (Contact Tim Sobota, 261-4289)

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

**Parks/Forestry** (Contact Janet Schmidt, 261-9688)

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

# \*ATTACHMENT I\* ZONING CODE

**28.067 COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT.**

(1) Statement of Purpose.

The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to:

- (a) Improve the quality of landscaping, site design and urban design along these corridors.
- (b) Maintain the viability of existing residential uses located along predominantly commercial corridors.
- (c) Encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts.
- (d) Facilitate preservation development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- (e) Structured parking is encouraged.

(2) Permitted and Conditional Uses.

- (a) See Table 28D-2 for a complete list of allowed uses within the mixed-use and commercial districts.

(3) Dimensional Requirements.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

<b>Commercial Corridor - Transitional District</b>	
Front yard setback	See (a) below
Side yard setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story or higher: 6 Lot width < 40: 10% lot width
Side yard setback (for exclusive residential use)	10
Side yard setback: other cases (i.e., infill between party wall storefront buildings)	none unless needed for access
Rear yard setback	The lesser of 20% of lot depth or 20 feet
Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback
Lot area (for exclusive residential use)	750 sq. ft./unit
Maximum lot coverage	85%
Maximum height	5 stories / 68 See (d) below
Usable open space – residential only	160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for >1-bedroom units

(Am. by ORD-13-00007, 1-15-13; ORD-17-00054, 6-19-17)

- (a) Front Yard Setback. Unless designated otherwise on the zoning map, for new buildings and additions exceeding fifty percent (50%) of the building's original floor area, a minimum of fifty percent (50%) of the street-facing building wall shall be set back no more than twenty-five (25) feet. Front yard setbacks on the zoning map may be designated as a specific location (build-to-line) or as a range.