



PREPARED FOR THE PLAN COMMISSION

Project Address: 802-818 West Badger Road & 825 Hughes Place (District 14, Alder Knox)

Legistar File ID #: [85815](#), [85829](#)

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

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Owner: City of Madison, 215 Martin Luther King Jr. Boulevard, Madison, WI 53703

Contacts: Laura Amundson; City of Madison, Engineering Division; 210 Martin Luther King Jr. Boulevard, Madison, WI 53703 (Demolition Permit). Jeff Greger; City of Madison, Planning Division; 215 Martin Luther King Jr. Boulevard, Madison, WI 53703 (Zoning Map Amendment).

Requested Actions:

- [85815](#) – Consideration of a zoning map amendment to change the zoning for 802-818 West Badger Road and 825 Hughes Place from SR-V1 (Suburban Residential- Varied 1) and CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use) District; and
- [85829](#) – Consideration of a demolition permit to demolish two commercial buildings at 810 and 818 West Badger Road.

Proposal Summary: The City of Madison plans to redevelop this site into a mixed-use development beginning in 2026. The development is expected to include office and clinic space for Public Health Madison Dane County, a new City of Madison Fire Station, and multifamily housing. To facilitate the proposed redevelopment the City is requesting approval to rezone for 802-818 West Badger Road and 825 Hughes Place to the RMX (Regional Mixed-Use) District. The City is also requesting approval to demolish two commercial buildings at 810 and 818 West Badger Road.

Applicable Regulations & Standards: Standards for zoning map amendments are found in MGO Section 28.182(6). Standards of approval for demolition permits are found in MGO Section 28.185(7).

Review Required By: Plan Commission, and Common Council (zoning map amendment only)

Summary Recommendation: The Planning Division recommends the following to the Plan Commission regarding the applications for 802-818 West Badger Road and 825 Hughes Place. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- That the Plan Commission find the approval standards for zoning map amendments are met and forward Zoning Map Amendment Section 28.022-00700 to change the zoning of 802-818 West Badger Road and 825 Hughes Place from SR-V1 (Suburban Residential- Varied 1) and CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use) District to the Common Council with a recommendation of **approval**; and
- That the Plan Commission find the approval standards for demolition permits are met and **approve** the demolition of the two commercial buildings at 810 West Badger Road and 818 West Badger Road.

Background Information

Parcel Location: The project site includes four existing lots that total 175,015 square-feet (4-acre). It is bounded by West Badger Road to the south, South Park Street to the east and Hughes Place to the north. It is located within District 14 (Alder Knox) and the Madison Metropolitan School District. It is also located in the Transit Oriented Development (TOD) Overlay District and Urban Design District (UDD) 7.

Existing Conditions and Land Use: The property at 802 West Badger Road is occupied by the Metro Transit South Transfer Point zoned Commercial Corridor – Transitional (CC-T) District. The property at 810 West Badger Road is occupied by two buildings: a one-story office and warehouse building (810 West Badger Road) zoned CC-T District, and the South District Police Department (825 Hughes Place) zoned Suburban Residential – Varied 1 (SR-V1) District. The property at 818 West Badger Road, includes one lot that is occupied by a two-story office building zoned CC-T District and one vacant lot zoned SR-V1 District.

Surrounding Land Use and Zoning:

North: McDonald’s, zoned Commercial Corridor – Transitional (CC-T) District; across Hughes Place, Village on Park, zoned CC-T District, and three single family homes, zoned Suburban Residential – Varied 1 (SR-V1) District, and two-story multifamily buildings, zoned Suburban Residential – Varied 2 (SR-V2) District;

East: Across South Park Street, one-story commercial buildings, zoned CC-T District, and three-story multifamily buildings, zoned Traditional Residential – Varied 2 (TR-V2) District;

South: Across West Badger Road, Madison College Goodman South Campus, and City of Madison Fire Station, zoned Commercial Center (CC) District, and two-story multifamily buildings, zoned SR-V1 District and SR-V2 District; US 12/18; and

West: Three-story senior multifamily building, zoned SR-V2, and two-story Centro Hispano building, zoned SR-V1 District; across Cypress Way, multi-unit buildings, zoned SR-V1 District; Lincoln Elementary School.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Community Mixed-Use development for the subject site. Adjacent properties are recommended for CMU and Medium Residential (MR) development. The [South Madison Plan](#) (2022) recommends CMU development with an eight-story building height. Adjacent properties are recommended for CMU and MR development.

Zoning Summary: The property is zoned SR-V1 (Suburban Residential- Varied 1) and CC-T (Commercial Corridor-Transitional) District. It is also located in the Transit Oriented Development (TOD) Overlay District.

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

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

Project Description, Analysis, and Conclusion

Project Description

The City of Madison plans to redevelop this site into a mixed-use development beginning in 2026. See the South Park Street and West Badger Road Redevelopment [project page](#) for more information. Although a project plan has not been finalized the applicant did provide an [informational presentation](#) to the Urban Design Commission on October 23, 2024. Per that presentation the development is expected to include a 5-story, 60-unit senior multifamily building with a fire station and an 8-story, a 184-unit mixed-use building with office and clinic space for Public Health Madison Dane County. The second phase of the project is expected to include a 5-story, 120-unit multifamily

building. The South District Police Department would be relocated to a different site. These plans are subject to change.

To facilitate the proposed redevelopment the City is requesting approval to rezone 802-818 West Badger Road and 825 Hughes Place to the RMX (Regional Mixed-Use) District. The City is also requesting approval to demolish two commercial buildings at 810 and 818 West Badger Road. Further approvals may be required to facilitate the South Park Street and West Badger Road Redevelopment project in the future.

The property at 810 West Badger Road is occupied by a one-story, 17,909 square-foot office and warehouse building constructed in 1970. The property at 818 West Badger Road is occupied by a two-story, 24,640 square-foot office building constructed in 1955. The applicant provided [demolition photos](#) of the exteriors and interiors of the building. No additional information related to the condition of the buildings was provided. Demolition would likely occur by the end of 2025. The site will be graded and seeded.

Zoning Map Amendment Standards

The Zoning Map Amendment standards, found in 28.182(6), M.G.O. state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010, be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."

The [Comprehensive Plan](#) (2023) recommends Community Mixed-Use development for the subject site. CMU areas include existing and planned areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. They are generally located at major intersections and along relatively high-capacity transit corridors, often extending several blocks. They can generally accommodate significant development with a variety of housing options and commercial uses that attract a wide customer base. Development is generally recommended to be 2-6 stories and less than 130 units per acre.

The [South Madison Plan](#) (2022) recommends CMU development. The Plan includes building height recommendations. This site is recommended for 8 stories, which is taller than the 2-6 stories recommended in the CMU land use category.

The request before Plan Commission is for a zoning map amendment to the RMX District. The RMX District is typically considered somewhat appropriate in CMU areas. In this case staff note that the South Madison Plan recommends up to 8 stories in height for the subject site which indicates that a more intense zoning district may be appropriate for the subject site. If the site is rezoned to the RMX District, then buildings up to 8 stories would be a permitted use because the site is also located in the Transit Oriented Development (TOD) Overlay District. Staff note that, at this time, the overall density is expected to be approximately 90 units per acre which is consistent with the less than 130 units per acre recommended for CMU areas.

On balance, staff believe the proposed zoning map amendment to the RMX District is generally consistent with the adopted plan recommendations.

Demolition Permit Standards

The Plan Commission shall consider the seven approval standards in Section 28.185(9)(c) M.G.O. when making a determination regarding demolition requests. The factors include a finding 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.

Regarding standard 4, "That the Plan Commission has received and considered 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. For properties determined by the Landmarks Commission to have any historic value or significance, the Plan Commission may consider how demolition and redevelopment of the property relates to the implementation of the City's adopted plans." At its August 19, 2024 meeting the Landmarks Commission found that the buildings at 810 and 818 West Badger Road have no known historic value.

Staff believe the demolition permit approval standards can be found met, subject to the recommended conditions of approval.

Conclusion

The RMX District is typically considered somewhat appropriate in CMU areas. In this case staff note that the South Madison Plan recommends up to 8 stories in height for the subject site which indicates that a more intense zoning district may be appropriate for the subject site. On balance, staff believe the proposed zoning map amendment to the RMX District is generally consistent with the adopted plan recommendations.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends the following to the Plan Commission regarding the applications for 802-818 West Badger Road and 825 Hughes Place. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- That the Plan Commission find the approval standards for zoning map amendments are met and forward Zoning Map Amendment Section 28.022-00700 to change the zoning of 802-818 West Badger Road and 825 Hughes Place from SR-V1 (Suburban Residential- Varied 1) and CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use) District to the Common Council with a recommendation of **approval**; and
- That the Plan Commission find the approval standards for demolition permits are met and **approve** the demolition of the two commercial buildings at 810 West Badger Road and 818 West Badger Road.

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

Demolition Permit Request

Engineering Division (Contact Tim Troester, 267-1995)

1. Obtain a Street Terrace permit for the proposed work (installation of the driveway apron, landscaping, etc.) This permit application is available and must be completed on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO 10.08)

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. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

Fire Department (Matt Hamilton, 266-4457)

3. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Ron Blumer at rblumer@cityofmadison.com or (608) 266-4198.

Water Utility (Contact Jeff Belshaw, 261-9835)

4. 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

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

5. FYI: The 810 W Badger Rd and 818 W Badger Rd addresses will be archived and associated with the buildings being demolished. Any future buildings will receive a new address.

Zoning (Contact Jacob Moskowitz, 266-4560)

6. Section 28.185(9)(b) 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)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.

The following agencies have reviewed the request and recommended no conditions of approval: Traffic Engineering, Parks Division, Forestry, Metro Transit, Parking Utility