



Project Address: 1206 Northport Drive
Application Type: Demolition
Legistar File ID # [31830](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Owner: Rob Nebel; Dane County Public Works and Parks Department; 1919 Alliant Energy Center Way; Madison, WI, 53713

Project Contact: Dawn O’Kroley; Dorschner Associates, Inc.; 849 E. Washington Ave.; Ste 112; Madison, WI 53703

Requested Action: Approval of the demolition of an old dormitory building and replacement with public open space in the CN (Conservancy) District.

Proposal Summary: The applicant proposes to demolish a three-story, 19,260 square foot building. Portions of the building would be salvaged for use within an open space area, and information on the history of the site and building.

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 can be met, and **approve** the proposal. This recommendation is subject to input at the public hearing and the conditions recommended by reviewing agencies.

Background Information

Parcel Location: The site is located on the north side of Northport Drive between Mandrake Road and Goodland Drive on the west side, and the intersection with Troy Drive on the east; Aldermanic District 18; Madison Metropolitan School District.

Existing Conditions and Land Use: The 48-acre site is currently utilized for open space uses and by Dane County Human Services for office use in the building formerly utilized as the Lake View Sanatorium. The three-story building proposed for demolition was once the used as a dormitory for nurses working in the sanatorium, but for the last 20 years has been utilized for file storage.

Surrounding Land Use and Zoning: The 48-acre site is almost entirely surrounded by property in the SR-C1 (Suburban Residential – Consistent 1) Zoning District. There is a church on the property immediately adjacent to the west, but all other adjacent properties in the SR-C1 District surrounding the property have single-family homes. Across Northport Drive to the south is an area in the NMX (Neighborhood Mixed Use) District, which includes Jung’s Garden Store and other small commercial uses.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Park and Open Space uses for the back half of the property, and Special Institutional Uses for the front half of the property, where the building proposed for demolition sits.

Zoning Summary: 1206 Northport Drive is located in the CN (Conservancy) District

Dimensional Requirements	Required	Proposed
Lot Area (sq. ft.)	5 acres	48.37 acres
Lot Width	300'	1074.1'
Front Yard Setback	30'	N/A
Side Yard Setback	80'	N/A
Rear Yard	100'	N/A
Maximum Lot Coverage	5%	Less than 5%
Maximum Height	2 stories / 35'	N/A

Site Design	Required	Proposed
Number parking stalls	N/A	N/A
Landscaping	Yes	Yes
Lighting	No	No
Other Critical Zoning Items: Urban Design (for public buildings and grounds)		

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: The site is served by a full range of urban services, including Metro Transit Routes 21 and 22, running along Northport Drive.

Project Description, Analysis, and Conclusion

The applicant proposes to demolish a three-story, 19,260 square foot brick building and replace it with additional open space uses on the subject site. Portions of the exterior walls will be salvaged for reuse on the site as a small terraced seating area within a framework of five short, low walls located along small portions of the outline of building as it stands today.

Building Proposed for Demolition - The subject building, historically called the “Dormitory for Help” is a contributing structure on the site of the Lakeview Sanatorium on the National Register for Historic Places. It was constructed in 1934 as a secondary building on this site, associated with the adjacent and more prominent Dane County Human Services Building, which was historically a sanatorium building for tuberculosis patients. In 1993, the buildings associated with the sanatorium were listed on the National Register of Historic Places for significance of history and architecture. Subsequently, it was determined that the subject building was not significant enough to be designated as a local landmark building.

For the last several years, the building has been used only for storage. Although structurally, it could support a new office uses, efforts to find a local nonprofit organization who could utilize the space have not been fruitful. The applicant (Dane County) is now proposing to demolish the building for usable open space, leaving small portions of the building walls to signify its historical position.

On August 12, 2013, the Landmarks Commission reviewed this proposal along with other buildings proposed for demolition. They voted unanimously to recommend to the Plan Commission that while they are concerned with the proposed demolition of the contributing structure, they urge that if the demolition is approved, the resulting gathering space and interpretive use preserve the historical existence of the structure. Minutes from that meeting have been included for reference.

Proposed Use - The replacement of this building, which is secondary on the site to the main Dane County Human Services Building, with expanded open space use is generally consistent with the Comprehensive Plan (2006), which recommends Special Institutional Uses for this portion of the subject site, and Park and Open Space uses for the northern portion of the site. The Northport – Warner Park – Sherman Neighborhood Plan (2009) does not specifically address this site. As a side note, the Lake View Hill Park Master Plan, which was adopted by Dane County in 2009, did not identify demolition of the building as a recommendation, but the proposed open space use is generally consistent with recommendations in that plan for enhancing the open space elsewhere on the site. Finally, the proposed use is consistent with the Conservancy zoning district.

Conclusion - The building proposed for demolition is a contributing building in the National Register of Historic Places, and is located in a unique, park-like setting in the Conservancy zoning district. Attempts by Dane County to find new users for the building have not been fruitful. Staff believe that the efforts to memorialize its location by retaining low portions of the walls on the site will result in a unique usable open space on the property, and that the building will be remembered as an important part of the Lakeview Sanatorium site. On balance, and taking into account the comments from the Landmarks Commission, staff believes that the demolition standards can be met with this proposal.

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 proposal. This recommendation is subject to input at the public hearing and the conditions recommended by reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded
--

Zoning Administrator (Contact Pat Anderson, 266-5978)

1. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, a demolition permit shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. George Dreckmann (608) 267-2626.
2. Section 29.185(1) 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.
3. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.

Water Utility (Contact Dennis Cawley, 266-4651)

4. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
5. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

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

6. The sites plans shall refer to Certified Survey Map Number 12189. The site plans shall also show all of the easements noted on CSM No. 12189. Better define/label the property line on the enlarged site plan for clarity.
 7. Locate in the field and show the location of the public water main (and associated easement) that traverses the east side of the site to be demolished and improved. This is to properly show the relationship between improvements and public facilities.
 8. The owner is responsible for determining the location of the existing sanitary sewer lateral for purposes of permanent plugging with building demolition.
9. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
 10. The site plan shall identify the difference between existing and proposed impervious areas.
 11. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
 12. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used (POLICY AND MGO 10.29).
 13. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity (POLICY).
 14. 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.
 15. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) All Underlying Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file (POLICY and MGO 37.09(2) & 37.05(4)).

16. 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)

17. 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)).

Fire Department (Contact Bill Sullivan, 261-9658)

18. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Tim Mrowiec (608) 206-7534.

Traffic Engineering (Contact Eric Halvorson at 266-6527)

This agency has no comments pertaining to this proposal.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency has no comments pertaining to this proposal.