

PLANNING DIVISION STAFF REPORT

May 23, 2022



PREPARED FOR THE PLAN COMMISSION

Project Address: 3706 Dutch Mill Road (16th Aldermanic District, Ald. Currie)
Application Type: Demolition Permit
Legistar File ID # [70749](#)
Prepared By: Lisa McNabola, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Property Owner: Casey Curtin; Curtin Concrete Construction, LLC; 3706 Dutch Mill Road, Madison, WI 53718

Contact: Adam Ryan; Quam Engineering, LLC; 4604 Skigglekow Road, Suite A, McFarland, WI 53558

Requested Action: Approval of a demolition permit for a previously demolished one-story industrial building at 3706 Dutch Mill Road.

Proposal Summary: The applicant is seeking approval to demolish an approximately 1,275 square-foot industrial building. According to aerial imagery, the building was demolished between 2014 and 2017 without having gone through the Plan Commission approval process.

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

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish a one-story industrial building at 3706 Dutch Mill Road. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 22,248 square-foot (.51-acre) parcel is located on Dutch Mill Road, south of US 12 and east of US 51. It is located within Alder District 16 (Ald. Currie) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is occupied by two sheds. It is zoned Industrial Limited (IL) District.

Surrounding Land Use and Zoning:

North: Vacant parcel, zoned Industrial Limited (IL) District;

East: Across Dutch Mill Road, single family residential building, zoned IL District;

South: Bike path, zoned IL District; and

West: US 51 and bike path.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Employment (E) for the subject site. The [Marsh Road Neighborhood Development Plan](#) (1999) recommends Industrial.

Zoning Summary: The property is in the Industrial Limited (IL) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000	22,248
Lot Width	75 ft	72 ft (existing)
Front Yard Setback	None	N/A
Side Yard Setback	None	N/A
Rear Yard Setback	30 ft	N/A
Maximum Lot Coverage	75%	N/A
Maximum Building Height	None	N/A

Other Critical Zoning Items		
Urban Design	Yes	UDD #1
Historic District	No	
Floodplain	Yes	
Adjacent to Park	No	
Barrier Free (ILHR 69)	No	
Utility Easements	Yes	
Wetlands	No	
Wellhead Protection District	No	

Table Prepared by Jacob Moskowitz, Assistant 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.

Project Description, Analysis, and Conclusion

The owner applicant is requesting approval to demolish a one-story industrial building at 3706 Dutch Mill Road. According to aerial imagery, staff estimates that the building was demolished between 2014 and 2017. Staff note that at their April 13, 2022 meeting, the Urban Design Commission approved the construction of a new 5,175 square-foot commercial building on this site. While ordinance requires Plan Commission consideration of the demolition, the proposed building is a permitted use and does not require Plan Commission review.

Compliance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Employment (E) for the subject site. The Employment category includes predominantly corporate and business offices, research facilities, laboratories, hospitals, medical clinics, and other similar uses. Staff do not believe that the proposed demolition would impede development or operation of employment uses in the surrounding area. The [Marsh Road Neighborhood Development Plan](#) (1999) recommends Industrial.

Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council revised the City of Madison's demolition permits ordinance section to remove consideration of proposed future use for demolition applications. In order to approve a

demolition request, the Plan Commission must consider the factors and information specified in §28.185(9)(c) MGO 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 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. At its April 18, 2022 meeting, the Landmarks Commission found that the building at 3706 Dutch Mill Road had no known historic value.

Conclusion

The Planning Division believes that the standards for Demolition Permits can be found met.

At the time of report writing, staff had not received any public comments about this request.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish a one-story industrial building at 3706 Dutch Mill Road. 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

Zoning (Contact Jacob Moskowitz, 266-4560)

1. 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, Bryan Johnson (608-266-4682).
2. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 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.

Engineering Division (Tim Troester, 267-1995)

4. 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))

Engineering Division – Mapping Section (Jeffrey Quamme, 266-4097)

5. The Owner / Contractor are responsible to obtain the necessary rights / easement / permission for any disturbance of adjacent lands for the removal of the encroaching limits of gravel on the adjacent WisDot owned lands to the North and South of the parcel.

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