



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 1233 Regent Street (District 13 – Alder Evers)  
**Application Type:** Demolition Permit, Conditional Use  
**Legistar File ID #** [79016](#) & [79017](#)  
**Prepared By:** Colin Punt, Planning Division

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As noted in the staff report, the existing building had previously been used as a gasoline fueling station, in addition to an auto repair garage. Recommended conditions of approval regarding contamination from fueling stations and the required remediation activities are typically included in the reports and lists of conditions for certified survey maps in development proposals that require them. However, in this situation, the CSM has not yet been submitted, though it will be required prior to final condition of verifications and building permit issuance, so staff have recommended the additional condition of approval below. The Planning Division’s conclusions and other recommendations included in the report have not changed.

**Recommended Conditions of Approval**

Major/Non-Standard Conditions are Shaded

*The following condition shall be added to those in the staff report dated August 28, 2023:*

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

1. Per the WDNR closure letter, this property was closed with residual soil and/or groundwater contamination (BRRS #03-13-000602 JENSENS AUTO). Provide proof of coordination with the WDNR to address residual soil and groundwater contamination and to ensure the safety of the proposed development. Submit proof of coordination to Brynn Bemis (608.267.1986, [bbemis@cityofmadison.com](mailto:bbemis@cityofmadison.com)).