

PLANNING DIVISION STAFF REPORT

April 11, 2022



PREPARED FOR THE PLAN COMMISSION

Project Address: 734 East Washington Ave (6th Aldermanic District, Ald. Benford)
Application Type: Demolition Permit
Legistar File ID # [69794](#)
Prepared By: Lisa McNabola, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Contact: Pat McCabe; Palisade Property Management; 725 E Johnson St, Madison, WI 53703

Property Owner: DCH Properties, LLC; 725 E Johnson St, Madison, WI, 53703

Requested Action: Approval of a demolition permit for a two-story, warehouse at 734 E Washington Avenue.

Proposal Summary: The applicant proposes to demolish a two-story, 8,960 square-foot warehouse. Upon demolition, the applicant intends to grade and seed the site. A new use is not 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

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish a two-story warehouse at 734 E Washington Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 9,620 square-foot (.22-acre) parcel is located on the north side of E Washington Avenue between N Livingston Street and N Blount Street. It is located within Alder District 6 (Ald. Benford) as well as the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is occupied by a two-story, 8,960 square-foot warehouse, built in 1945 and remodeled in 1993. It is zoned Traditional Employment (TE) District.

Surrounding Land Use and Zoning:

Northeast: 12-story, mixed-use building, zoned Planned Development (PD) District;

South: Across E Washington Avenue, gas station, MGE substation, and two-story commercial building, zoned Traditional Employment (TE) District;

West: Two-story commercial building with one-story warehouse, zoned TE District; and

Northwest: Two warehouse buildings, zoned TE District.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Regional Mixed Use (RMU) for the subject site. The [East Washington Capitol Gateway Corridor Plan](#) (2008) and [Tenney-Lapham Neighborhood Plan](#) (2008) recommend Community Mixed-Use.

Zoning Summary: The property is in the Traditional Employment (TE) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	9,619.5 sq. ft.
Lot Width	50'	58.3'
Front Yard Setback	0' or 5'	TBD
Side Yard Setback: Other cases	None unless needed for access	TBD
Rear Yard Setback	Lesser of 20% lot depth or 20'	TBD
Maximum Lot Coverage	85%	TBD
Minimum Building Height	22' measured to building cornice	TBD
Maximum Building Height	5 stories/ 68'	TBD

Other Critical Zoning Items		
Urban Design	Yes	UDD #8
Historic District	No	
Floodplain	No	
Adjacent to Park	No	
Barrier Free (ILHR 69)	N/A	
Utility Easements	Yes	
Wetlands	No	
Wellhead Protection District	Yes; WP-24	

Table Prepared by Jenny Kirchgatter, 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, with seven-day Madison Metro service along E Washington Avenue.

Project Description, Analysis, and Conclusion

The owner applicant is requesting approval to demolish a two-story warehouse at 734 E Washington Avenue and grade the site. If approved, demolition would likely occur from April to June of this year. A new use is not proposed at this time.

Compliance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Regional Mixed Use (RMU) for the subject site. The RMU category includes existing and planned high-intensity centers supporting a variety of multifamily housing options and commercial activity serving the needs of the region. Staff do not believe that the proposed demolition would impede mixed-use development in the surrounding area.

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 January 10, 2022 meeting, the Landmarks Commission found that the existing building at 734 E Washington Avenue has no known historic value.

In approving a demolition permit under the recently revised standards and process, the Plan Commission may stipulate conditions and restrictions on the proposed building demolition as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards of approval.

Conclusion

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

At the time of report writing, staff was not aware of any concerns 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 two-story warehouse at 734 E Washington Avenue. 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 Jenny Kirchgatter, 266-4429)

1. Section 28.185(9) 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) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
2. Approval of the demolition permit will require the removal of all structures including the commercial building and parking lot. The driveway apron shall be removed and replaced with curb and gutter as per City of Madison Engineering and Traffic Engineering requirements. During demolition and prior to curb and gutter, barriers shall be installed across the driveways to prevent the parking of vehicles. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.

Engineering Division (Tim Troester, 267-1995)

3. 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)
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))
5. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
6. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

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

7. Identify on the plans the lot and block numbers of recorded Plat.
8. The demolition plans shall include all lot/ownership lines, existing building and pavement demolitions, sewer and water connections noting those to be disconnected, and limits of all pavements to remain within the site.
9. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.

Traffic Engineering Division (Sean Malloy, 266-5987)

10. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

Fire Department (Contact William Sullivan, 261-9658)

11. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Jeff Larson at jtlarson@cityofmadison.com or (608) 266- 5946.

Water Utility (Contact Jeff Belshaw, 261-9835)

12. 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.

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