



PREPARED FOR THE PLAN COMMISSION

Project Address: 3734 Speedway Road (District 5 – Ald. Vidaver)
Application Type: Demolition Permit
Legistar File ID #: [69785](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

At its March 21, 2022 Meeting, the Plan Commission referred this item to the April 25, 2022 meeting to allow the Landmarks Commission to review the proposed demolition, as required by 28.185(7), MGO.

Demolition Approval Standards

At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove consideration of proposed future use as a factor in approving demolition requests. In order to approve a demolition request under the revised standards, the Plan Commission shall consider the factors and information specified in Section 28.185(9)(c) 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.

The commercial building proposed for demolition is a one-story, 1,642-square-foot former convenience store located near the center of the site. According to the City Assessor’s Office, it was originally constructed in 1966 and remodeled in 1992. [Photos](#) of the interior and exterior of the building are included with the application materials, which appear to show a building in average condition.

One of the demolition approval standards that the Plan Commission needs to find met states, *“The applicant has included information related to any efforts to relocate the building, including but not limited to assessing the costs of relocation, the impact of relocation on city terrace trees, and the structural soundness of the building.”* Regarding this point, in communication with Staff, the applicant noted, *“The existing building is a one-story, slab-on-grade building that was built to be a small convenience store tied to a gas station. Being a slab-on-grade building there is not a basement to get into, in order to raise the building up in order to relocate it. Also, there is not a floor structure to keep all of the walls connected to, so the relocation would require substantial interior construction and bracing in order to keep it together during transport. The building itself is older and not in great shape such that it would require a larger investment in order to extend its useful life. The mechanical systems are also outdated and would need to be replaced. All of these factors combined make it not feasible for relocation efforts, given the costs.”*

Finally, the demolition 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 submitted by the Landmarks Commission. At their April 18, 2022 meeting, the Landmarks Commission found that the commercial building at 3734 Speedway Road has no known historic value.

The Planning Division believes that the Demolition Approval Standards can be found met.

Public Input

At the time of report writing, staff have not received additional public comment related specifically to the demolition request. All [public comments](#) received have date were received prior to the March 21, 2022 Plan Commission meeting – when the associated conditional use request was discussed.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find that the approval standards for demolition permits are met, and **approve** the demolition request. This recommendation is subject to input at the public hearing and the conditions from reviewing agencies contained in the March 21, 2022 staff report.