

# PLANNING DIVISION STAFF REPORT

May 23, 2022



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 2303 W Beltline Highway (10<sup>th</sup> Alder District - Alder Figueroa Cole)  
**Application Type:** Demolition Permit  
**Legistar File ID #** [70924](#)  
**Prepared By:** Chris Wells, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

## Summary

**Applicant & Property Owner:** Sean Baxter; Kayser Ford, Inc; 350 N Hamilton Street; Madison, WI 53703

**Requested Action:** Consideration of a demolition permit to allow demolition of an auto sales building.

**Proposal Summary:** The applicant proposes to demolish a one-story, 2,100-square-foot, auto sales building. While not before the Plan Commission, the applicant's has indicated their intent is to eventually build a new, one-story Lincoln car dealership facility on the site at 2303 W Beltline Highway.

**Applicable Regulations & Standards:** This proposal is subject to the standards for demolition permits [MGO Section 28.185(9)(c)].

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the approval standards for demolition permits are met, and **approve** the demolition request.

## Background Information

**Parcel Location:** The 502,682-square-foot (11.54-acre) property is located on the south side of W Beltline Highway, in between Todd Drive and the City's Cannonball multi-use path. It is located within Alder District 10 (Alder Figueroa Cole) as well as the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The property is zoned Commercial Center (CC) District and is developed with four automobile sales and service buildings owned and operated by Kayser Ford. According to City Assessor's records, the buildings were constructed between 1968 and 1997. The 2,100-square-foot used car sales building proposed for demolition, which is located at the northeast corner of the site, was constructed in 1997.

### Surrounding Land Use and Zoning:

**North:** Across W Beltline Highway is the Beltline Highway (US 12 & 18);

**South:** A one-story, 2-unit apartment building, zoned Suburban Residential – Consistent 3 (SR-C3);

**East:** The City's Cannonball multi-use path (zoned Commercial Center (CC) District); beyond which are a home furniture store, a building supplies store, two 2-story office buildings, and a 17-unit apartment building, all of which are also zoned CC; a 23-unit apartment building, zoned Suburban Residential – Varied 2 (SR-V2); and two 36-unit apartment buildings zoned Planned Development (PD); and

**West:** A 6-story, multi-tenant, mixed-use building which is zoned Commercial Corridor – Transitional (CC-T); a 49-unit apartment building, which is zoned SR-V2, and the Arbor Covenant Church which is zoned SR-C3.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2018) recommends General Commercial (GC) uses for the subject site while the [Arbor Hills-Leopold Neighborhood Plan](#) (2013) identifies the subject lot as located within the *Arborview Employment/Commercial Corridor* for which it generally recommends mixed-use, pedestrian-friendly development.

**Zoning Summary:** The property is in the Commercial Center (CC) District.

Other Critical Zoning Items	Utility Easements
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*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, Project Analysis, and Conclusion

### Project Description

The owner applicant is requesting approval to demolish the one-story, 2,100-square-foot, used auto sales building, which is located at the northeast corner of the site. According to City Assessor's records, it was constructed in 1997. While not before the Plan Commission, the applicant has indicated their intent is to eventually build a new, one-story Lincoln car dealership facility in its place.

According to the letter of intent and [demolition photos](#) provided by the applicant, the existing metal frame with curtain wall glazing façade *"is no longer functional for Kayser or Ford's needs and cannot be renovated to meet them. The building was constructed in 1997 and is not a viable candidate for being moved given its structure and glass façade but will be great for recycling/reuse purposes."*

The proposed demolition also includes the removal of roughly 66,300-square-feet of paving which primarily surrounds the structure proposed for demolition to allow for the larger future building and new parking lot layout.

### Compliance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends General Commercial (GC) uses for the subject site while the [Arbor Hills-Leopold Neighborhood Plan](#) (2013) identifies the subject lot as located within the *Arborview Employment/Commercial Corridor* for which it generally recommends mixed-use, pedestrian-friendly development.

Staff believe the proposed demolition is consistent with these recommendations.

### 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. At its April 18, 2022 meeting, the Landmarks Commission found that the existing building at 2402 Darwin 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 had not received any public comment on this proposal.

## 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.

**Recommended Conditions of Approval:** Major/Non-Standard Conditions are Shaded

### Engineering Division (Main Office) (Contact Timothy Troester, (608) 267-1995)

1. 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))

### City Engineering – Mapping (Contact Jeffrey Quamme, (608) 266-4097)

2. The Lease within the adjacent Cannonball Path Right of way for parking area (former Union Pacific Railroad Right of way) per the First Amendment per Document 4882869 expired on May 1, 2022. The pavement shall be removed from the Cannonball path parcel or provide proof of contact with the City of Madison Office of Real Estate Services to renew the lease prior to demolition sign off. Refer to Real Estate Project No. 9100.

3. Note: The review for the site plan approval has requirements for the release of public storm sewer easements and new public storm sewer easements. It appears as though there may be a water service connection per the future plans of the site that would cross into the Cannonball path. Note that this will require an additional easement Real Estate project for the new site approval review

### Traffic Engineering (Contact Sean Malloy, (608) 266-5987)

4. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

### Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

5. 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).

6. 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.
7. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

**Water Utility** (Contact Jeff Belshaw, 261-9835)

8. 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 have reviewed this request and have recommended no conditions of approval: Fire Department, Parks Division, Forestry Division, and Metro Transit.*