



Report to the Plan Commission

November 19, 2012

Legistar I.D. #28257
1402 South Park Street
Demolition Request

Report Prepared By:
Heather Stouder, AICP
Planning Division Staff

Requested Action: Approval of the demolition of a vacant government building in the C2 (General Commercial) District to prepare the site for the future extension of Cedar Street and redevelopment of the property.

Applicable Regulations & Standards: Section 28.12(12) provides the guidelines and standards for the approval of demolition permits.

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

Background Information

Applicant/Project Contact: Brynn Bemis; City Engineering Division; 210 Martin Luther King Jr. Blvd., Room 115; Madison, WI, 53703

Property Owner: City of Madison EDD; PO Box 2983; Madison, WI, 53701-2983

Proposal: The City of Madison proposes the demolition of a former military building to accommodate a future street extension through the property.

Parcel Location: 1402 South Park Street is located on the west side of South Park Street, opposite the intersection of Cedar Street, Beld Street, and South Park Street; Aldermanic District 13 (Ellington); Madison Metropolitan School District.

Existing Conditions: The 3.5-acre property has a single-story brick building which was formerly owned and utilized by the U.S. Army. An asphalt surface behind the building functioned as a storage area for Army vehicles, and a surface parking lot in front of the building was utilized for employees and visitors. The site currently has two access driveways from South Park Street.

Surrounding Land Use and Zoning:

North: Copp's Grocery, in the C2 (General Commercial) District

East: Across South Park Street to the east, the Beld Street Triangle, a small open space in the C3 (Highway Commercial) District. Further to the east, single-family homes in the R2 (Single-family Residence) District.

South: Office/warehouse building and the Madison Labor Temple in the C2 (General Commercial) District

West: A 24-unit multifamily building facing South Street to the west in the R4 (General Residence) District

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Community Mixed-Use for this area. The South Madison Plan (2005) and the Wingra Market Study and Conceptual Redevelopment Plan (2005) recommend a westward extension of Cedar Street through this property, which would result in new developable sites on the south side of the street.

Environmental Corridor Status: These properties are not located within a mapped environmental corridor.

Public Utilities and Services: The area is served by a wide range of urban services.

Project Description

The City of Madison proposes to demolish and remove the Truman Olson military building and remove all paved areas on this site, in order to prepare the site for redevelopment and the westward extension of Cedar Street through the property, which is programmed to occur in 2014. The City's demolition contractor will prepare a recycling and reuse plan for the building, and intends to initiate demolition of the building late this year, as soon as all approvals are in place.

Public Input – Planning Division staff has not been contacted with any public input regarding this request.

Evaluation and Conclusion

Demolition – The City of Madison purchased this property in September 2012 from the Federal Government, with the intent to demolish the building. The 25,000 square foot, one-story building was constructed in 1954 of concrete block, with a brick exterior. While it is structurally sound, it has no known historic value, according to the Landmarks Commission and the Historic Preservation Planner.

City Engineering staff has worked closely with City Forestry to inventory the existing trees on the property. They have concluded that those trees that have some potential to save are considered low-value trees (three large silver maples). Therefore, the trees on the property will be removed during the demolition process.

Proposed Future Use – The westward extension of Cedar Street is recommended in the South Madison Neighborhood Plan (2005), and further detailed in the 2005 Wingra Market Study and Conceptual Redevelopment Plan Report, which notes that the street would provide necessary access to the redeveloping area. The plans anticipate that the City would work with Dean Clinic on the extension of Cedar Street beyond the subject property to connect it to Appleton and Fish Hatchery Roads.

As evident in the two street design alternatives currently being assessed by staff in the City's Engineering Division (included for reference), new developable parcels will be created on the south side of Cedar Street. The property is currently zoned C2 General Commercial, and once the new zoning code is effective, it will be part of the CC-T (Commercial Corridor – Transitional) District, where a wide range of commercial and residential uses are allowable.

When Cedar Street is extended (currently programmed for 2014), it is anticipated that the properties adjacent to the newly extended street will be sold and developed by the private sector with uses consistent with the Comprehensive Plan's recommendation for Community Mixed-Use. Staff believes that the allowable uses and regulations in the CC-T District will ensure that development of these properties is consistent with adopted plans.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

Planning Division staff recommends that the Plan Commission find that all demolition approval standards are met and approve the request, subject to input at the public hearing and the following conditions from reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

1. This property is provided sanitary sewer service by a sanitary sewer lift station southwest of the lot. The Applicant shall abandon lateral at building and if possible at lift station where lateral for building connects.

2. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).
3. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).
4. All damage to the pavement on Park Street adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
5. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
6. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer. \$100 non-refundable deposit will cover for the cost of inspection of the plugging by City staff; and the remaining \$900 will cover the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner (POLICY). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Zoning Administrator (Contact Pat Anderson, 266-5978)

7. Prior to receiving a demolition permit, the applicant shall prepare a reuse and recycling plan to be approved by the city's Recycling Coordinator (THIS HAS BEEN COMPLETED).

Fire Department (Contact Bill Sullivan, 266-4420)

8. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities (608) 246-4587

Parks Division (Contact Kay Rutledge, 266-4714)

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| <ol style="list-style-type: none">9. Prior to obtaining the demolition permit, the application shall coordinate with City Forestry to identify which trees are worth preserving on the property. During the demolition, tree protection fencing shall be applied to those identified (THIS HAS BEEN COMPLETED). |
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Water Utility (Contact Dennis Cawley, 261-9243)

10. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Traffic Engineering (Contact Dan McCormick, 267-1969)

This agency did not submit a response for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.