



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 1439 Wright Street  
**Application Type:** Demolition Permit  
**Legistar File ID #** [42555](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

## Summary

**Applicant & Property Owner:** William Legore, Dane County Regional Airport; 4000 International Lane; Madison.

**Requested Action:** Approval of a demolition permit to demolish a former military reserve center at 1439 Wright Street with no proposed use.

**Proposal Summary:** Dane County is requesting approval to demolish the former US Army Reserve Center building and a detached garage in anticipation of future redevelopment of the 3.22-acre property with unknown uses. Demolition will commence as soon as all regulatory approvals have been granted, with completion anticipated this summer.

**Applicable Regulations & Standards:** Section 28.185 provides the process and standards for the approval of demolition and removal permits.

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow a former military reserve center at 1439 Wright Street to be demolished with no proposed use, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

## Background Information

**Parcel Location:** The former military reserve center occupies an 3.22-acre block bounded on the north by Straubel Street, on the west by Wright Street, and on the southeast by Graceland Avenue; Aldermanic District 15 (Ahrens); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The building to be demolished is principally a two-story tall brick structure with a 14,000 square-foot footprint located in the northwestern corner of the site. The application materials do not indicate the finished floor area of the building, which appears to include a one-story connection joining a two-story wing that parallels Wright Street and a tall one-story wing that parallels Straubel Street. The one-story detached garage is located in the easternmost corner of the subject site. The site is zoned TR-V2 (Traditional Residential–Varied 2 District).

### **Surrounding Land Uses and Zoning:**

North: Truax Park Apartments, zoned TR-V2 (Traditional Residential–Varied 2 District);

South: Single-family residences located across Graceland Avenue, zoned TR-V1 (Traditional Residential–Varied 1 District);

**West:** Multi-tenant commercial building, US Naval Reserve Training Center, Army National Guard center, zoned IL (Industrial–Limited District).

**Adopted Land Use Plans:** The Comprehensive Plan identifies the subject site and other nearby military training facilities for Special Institutional uses.

The subject site is also located within the boundaries of the 2001 Carpenter-Hawthorne-Ridgeway-Sycamore-Truax Neighborhood Plan. However, that plan does not include specific land use or design recommendations for the subject property.

**Zoning Summary:** The subject property is zoned TR-V2. No future use of the property is proposed at this time. Future use of the property will be reviewed for compliance with the Zoning Code prior to the issuance of permits for new construction subsequent to this demolition approval.

**Environmental Corridor Status:** The subject site is not located within a mapped environmental corridor.

**Public Utilities and Services:** The site is served by a full range of urban services, including seven-day Metro Transit service.

## Project Description

Dane County Regional Airport is requesting approval of a demolition permit to raze all of the structures on a 3.22-acre parcel addressed as 1439 Wright Street. The site is bounded on the north by Straubel Street, on the west by Wright Street and on the southeast by Graceland Avenue, and is principally developed with a two-story tall brick structure with a 14,000 square-foot footprint located in the northwestern corner of the site, which previously housed the US Army Reserve Center. The application materials do not indicate the finished floor area of the building, which appears to include a one-story connection joining a two-story wing that parallels Wright Street and a tall one-story wing that parallels Straubel Street. [The City Assessor’s Office does not maintain detailed property records for public owned parcels.] A detached one-story accessory garage located in the easternmost corner of the subject site will also be demolished as part of this project. The letter of intent indicates that the building was constructed in 1961 but has been vacant since the Army Reserve relocated further to the north in 2011. Photos of the interior and exterior of the principal building suggest that it is in average condition. Dane County indicates that aspects of the building’s construction make reuse of the building “difficult and expensive,” and that the building does not meet current accessibility standards.

The letter of intent indicates that the surface parking that comprises most of the rest of the site will be removed and the site graded and seeded, and that 2 driveways from Wright Street and 1 driveway from Straubel Street will be barricaded at the property lines. Following demolition, no use of the property is immediately proposed.

## Analysis and Conclusion

The Planning Division believes that the demolition permit standards can be met to allow the former US Army Reserve Center to be razed. Prior to granting approval of a demolition of a non-residential building with no proposed use, Section 28.185(7)(b) of the Zoning Code requires the Plan Commission to find that the use, bulk, and design requirements of the existing zoning district designation are adequate to ensure that development will conform to existing adopted City plans.

The subject site is zoned TR-V2, which along with the TR-V1 zoning district, was “established to stabilize, protect and encourage throughout the City the essential characteristics of mature residential areas” per the statement of purpose for the Traditional Residential-Variied districts. TR-V2 zoning allows a wide variety of dwelling unit types ranging from single-family detached units at relatively high densities, to standalone large multi-family dwellings and large multi-family dwellings in residential building complexes at approximately 20 units per acre. The Planning Division believes that the existing TR-V2 zoning of the site would be sufficient to guide redevelopment of the site in a manner consistent with the site’s diverse surroundings. Furthermore, most of the future uses to be developed on the site in the future will require some amount of Plan Commission review, including a subdivision of the property or conditional use review of certain residential or institutional land uses.

The Comprehensive Plan identifies the subject site and other nearby military training facilities located across Wright Street for Special Institutional uses. Per the Plan, the Special Institutional designation is used primarily to identify current or recommended locations for high schools and middle schools, and relatively large places of assembly or worship. The Special Institutional designation for this site and the others nearby is somewhat unique compared to other applications of the same designation elsewhere around the City, and owes in staff’s opinion to the traditional public ownership of those lands and unique and singular military uses. Staff does not believe that a reuse of the site with uses allowed in TR-V2 zoning would be inconsistent with the Special Institutional land use designation. The subject site is also located within the boundaries of the 2001 Carpenter-Hawthorne-Ridgeway-Sycamore-Truax Neighborhood Plan. However, that plan does not include specific land use or design recommendations for the subject property.

The Landmarks Commission informally reviewed the proposed demolition on April 4, 2016 and found that the building had no known historic value.

## **Recommendation**

### **Planning Division Recommendation** (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow demolition of a former military reserve center at 1439 Wright Street with no proposed use subject to input at the public hearing and the following conditions:

### **City Engineering Division** (Contact Brenda Stanley, 261-9127)

1. Prior to final approval of the demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer and/ or storm sewer lateral that serves a building that is proposed for demolition. Prior to approval, the owner or owner’s representative shall obtain a permit to plug each existing lateral that serves a building which is proposed for demolition. For each lateral to be plugged, the owner shall complete a sewer lateral plugging application and pay the applicable permit fees.
2. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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 5.0-tons per acre per year.
3. This site appears to disturb over 1 acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate

permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.

4. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of Madison General Ordinances.
5. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
6. All damage to the pavement on Wright Street and Straubel Street adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
7. All work in the public right-of-way shall be performed by a City licensed contractor.
8. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.

**City Engineering Division – Mapping Section** (Contact Jeff Quamme, 266-4097)

9. Public sanitary sewer crosses the southwest corner of this property. There does not appear to be an easement of record for this section of sewer. Please work with Jeff Quamme of Engineering Mapping (266-4097 or jrquamme@cityofmadison.com) to coordinate an easement for this portion of public sanitary sewer.
10. Notify Lori Zenchenko (Lzenchenko@cityofmadison.com) when all of the impervious areas have been removed and the entire site reseeded. The stormwater utility impervious area will then be deleted and the area considered all pervious.
11. The site plan shall include all lot/ownership lines and existing utility locations.

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6527)

The agency reviewed this request and has recommended no conditions or approval.

**Zoning Administrator** (Contact Jenny Kirchgatter, 266-4429)

12. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator prior to a demolition permit being issued. MGO Section 28.185(7)(a)5 of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.
13. Approval of the demolition permit will require the removal of all structures including the principal building, accessory garage, parking lot, and driveways. The driveway aprons 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.

14. The site shall be maintained with grass or landscaping until a future development is proposed. Future development shall go through the appropriate City of Madison approval processes.

**Fire Department** (Contact Bill Sullivan, 261-9658)

15. Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact Capt. Jerry Buechner of the MFD Training Division to discuss this possibility at (608) 516-9195.

**Water Utility** (Contact Dennis Cawley, 261-9243)

16. The Madison Water Utility shall be notified to remove the water meter prior to demolition. All operating private wells shall be identified and permitted by the Madison Water Utility and any unused private wells shall be abandoned in accordance with MGO Section 13.21.

**Parks Division** (Contact Janet Schmidt, 261-9688)

The agency reviewed this request and has recommended no conditions or approval.

**Metro Transit** (Contact Tim Sobota, 261-4289)

The agency reviewed this request and has recommended no conditions or approval.