

# PLANNING DIVISION STAFF REPORT

November 21, 2016



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 501 Walnut St. (District 5 - Ald. Bidar-Sielaff)  
**Application Type:** Demolition Permit  
**Legistar File ID #** [44987](#)  
**Prepared By:** Jessica Vaughn, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

## Summary

**Property Owner:** US Department of Agriculture, Agricultural Research Service; 502 Walnut St.; Madison, WI 53726

**Applicant and Contact:** Don Callen; Dakota Intertek Corp.; 16600 West National Ave.; New Berlin, WI 53151

**Requested Action:** The applicant requests approval of a Demolition Permit to demolish the existing principal building with no proposed use.

**Proposal Summary:** The applicant is seeking approval of a Demolition Permit to demolish an existing roughly 9,500 square-foot, two-story masonry principal building with no proposed use. As stated in the applicant's Letter of Intent, the intent is to return the project site to its "natural" state as vacant lands.

**Applicable Regulations & Standards:** This proposal is subject to the standards for demolition permits pursuant to Section 28.185(7)(b), MGO.

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the Demolition Permit standards are met and **approve** the request to demolish the existing principal building with no proposed use at 501 Walnut St. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

## Background Information

**Parcel Location:** The project site is located just south of the intersection of Gifford Pinchot Drive and Walnut Street, on the east side of the street, adjacent to the railroad tracks and Campus Drive on the south. The project site is comprised of approximately 31,364 square feet (0.72 acres).

The site is in Aldermanic District 5 (Bidar-Sielaff) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** Currently the project site is comprised of a two buildings:

- A two-story, masonry principal building that was constructed in 1949 according the applicant's Letter of Intent. The building is roughly 9,500 square feet in size with a flat roof configuration and rectangular building footprint and with an attached greenhouse structure located on the south side of the building. As stated in the applicant's Letter of Intent the existing principal building is currently vacant and has not been in use for approximately nine years. The existing building is currently owned by and was once operated by the US Department of Agriculture, Barley and Malt Laboratory.

- Also on the project site is a roughly 800 square-foot standing seem metal accessory building with barrel roof configuration that was once utilized for storage.

Interior and exterior photos of the existing building can be viewed online at:

[https://www.cityofmadison.com/dpced/planning/documents/501ws\\_photos.pdf](https://www.cityofmadison.com/dpced/planning/documents/501ws_photos.pdf)

**Surrounding Land Use and Zoning:**

North: University of Regents (Physical Plant); CI zoning;

South: Railroad; CI zoning;

East: University of Regents (Physical Plant); CI zoning; and

West (across Walnut Street): US Department of Agriculture Research Facility (Cereal Crops Research Unit); CI zoning.

**Zoning Summary:** The project site is zoned Campus Institutional (CI). Pursuant to Section 28.097, MGO, the CI zoning districts general purpose and intent statement speaks to:

- Permitting institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion
- Balancing the ability of major institutions to change and the public benefits derived from change with the need to protect the livability and vitality of adjacent neighborhoods; and
- Encouraging the preparation of Campus Master Plans that enable adjacent neighborhoods and the broader community to understand the levels of development being proposed, their likely impacts, and appropriate mitigation measures

<b>Other Critical Zoning Items:</b>	
Yes:	None.
No:	Urban Design; Historic District; Floodplain; Adjacent to Park; Barrier Free (ILHR 69); Utility Easements; Wetlands; Wellhead Protection District

*Zoning Table prepared by: Jacob Moskowitz, Zoning Code Enforcement Officer*

**Adopted Land Use Plan:** The Comprehensive Plan recommends Campus (C) development for the project site. As defined in the Comprehensive Plan, C development is categorized for its association with the University of Wisconsin, Edgewood College or Madison Area Technical College (Madison College). As stated in the Comprehensive Plan, “These are defined areas comprised of more than a single block and represent specialized sub-areas within the community which may include a wide diversity of uses associated with the primary education mission” (Page 2-103).

**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

The applicant is seeking approval of a Demolition Permit to demolish an existing roughly 9,500 square-foot, two-story masonry principal building with no proposed future use. As stated in the applicant's Letter of Intent, the intent is to return the project site to an "undeveloped" state as vacant lands, including grading, seeding and closing curb cuts.

## Conclusion and Analysis

In order to approve the Demolition Permit, Plan Commission must find that the proposed demolition with no proposed use meets the Demolition Permit approval standards pursuant to Section 28.185(7)(b), MGO, including:

- That a potential fire hazard, potential unlawful use of the property, potential public nuisance, or other public health and safety concern supports demolition or removal before a future use is proposed, or
- For non-residential building, that the use, bulk, and design requirements of the existing zoning district designation are adequate to ensure that development will confirm to existing adopted City plans.

Planning Division staff believes that the demolition standards with no proposed use are met in that:

- While no new construction or future use is proposed, the remaining lot, post demolition will be consistent with the CI zoning district standards. Planning Division staff believes that the use, bulk and design requirements of the zoning district are adequate to implement the adopted recommendation for campus uses.
- The removal of the buildings on the project site, returning it to an undeveloped state will enable the project site to be redeveloped in a manner that is consistent with both the adopted City plans.
- The proposed demolition was reviewed by the Landmarks Commission at its October 17, 2016 meeting, and the city's Historic Preservation Planner. The existing structure was found to have historic value related to vernacular context of Madison's building environment, but the building itself is not historically, architecturally, or culturally significant.

At the time of report writing, no public comment was received.

## Recommendation

### Planning Division Recommendation (Contact Jessica Vaughn, (608) 267-8733)

The Planning Division recommends that the Plan Commission find that the Demolition Permit standards are met and **approve** the request to demolish the existing principal building with no proposed future use at 501 Walnut St. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

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

**Planning Division** (Contact Jessica Vaughn, (608) 267-8733)

This agency reviewed this request and has recommended no conditions of approval.

**City Engineering Division** (Contact Timothy Troester, (608) 267-1995)

1. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer 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. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm> (Section 35.02(14), MGO)).
2. The Applicant shall demonstrate compliance with Sections 37.07 and 37.08, MGO 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. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required (NOTIFICATION).
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, MGO.

**Traffic Engineering Division** (Contact Eric Halvorson, (608) 266-6527)

1. The Applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; 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)

1. Section 28.185(7)(a)(5), MGO, 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).
2. Pursuant to Section 28.185(10), MGO, every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)(5), MGO, shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.

3. Pursuant to Section 28.185(9)(a), MGO, a demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

**Fire Department** (Contact Bill Sullivan, (608) 261-9658)

1. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner (608)516-9195.

**Parks Division** (Contact Janet Schmidt, (608) 266-4714)

This agency reviewed this request and has recommended no conditions of approval.

**Water Utility** (Contact Adam Wiederhoeft, (608) 266-6191)

1. 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.

**Metro Transit** (Contact Timothy Sobota, (608) 261-4289)

This agency reviewed this request and has recommended no conditions of approval.

**City Engineering Review Mapping** (Contact Jeff Quamme, (608) 266-4097)

1. Future redevelopment of this site shall require the granting of Public Storm Sewer Easements for any public storm sewer that may remain within the site boundary.