



PREPARED FOR THE PLAN COMMISSION

Project Address: 1202 S. Park Street
Application Type: Demolition Permit
Legistar File ID # [47306](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Edward J. Mayland Revocable Trust, c/o David Mayland; 984 Plum Tree Road; Fox River Grove, Illinois.

Requested Action: Approval of a demolition permit to demolish a commercial building at 1202 S. Park Street with no proposed use.

Proposal Summary: The applicant and property owner is requesting approval to demolish the former Mayland Printing building in anticipation of future redevelopment of the 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. The subject site is located in Urban Design Dist. 7; future redevelopment of the property will require approval of the Urban Design Commission.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow a commercial building at 1202 S. Park Street to be demolished with no proposed use, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: The building occupies a 0.35-acre (15,114 square feet) parcel located on the west side of S. Park Street, approximately 200 feet south of Midland Street and opposite W. Olin Avenue; the western edge of the site fronts onto High Street, a north-south local street that parallels this section of S. Park Street. The property is located in Urban Design Dist. 7, Aldermanic District 13 (Eskrich), and the Madison Metropolitan School District.

Existing Conditions and Land Use: The building to be demolished is a partial two-story tall masonry structure with approximately 12,100 square feet of office space located above a 6,600 square-foot lower level and at-grade open-air parking area. The site is zoned CC-T (Commercial Corridor–Transitional District).

Surrounding Land Uses and Zoning:

North: Mixed-use building (Ramen Station, etc.); Literacy Network building; apartment building, zoned CC-T (Commercial Corridor–Transitional District)

South: Mixed-use buildings with brick storefronts (Oriental Food Market, etc.) at S. Park Street and residences set back above; one-story multi-tenant commercial building (Taj Indian, H&R Block, etc.), all zoned CC-T;

East: True Value Hardware store, AmStar gas station, zoned CC-T;

West: Single- and two-family residences along High Street and South Street, zoned TR-C2 (Traditional Residential–Consistent 2 District).

Adopted Land Use Plans: The Comprehensive Plan identifies the subject site and other properties fronting onto S. Park Street for Community Mixed-Use development. Adjacent properties to the west of the site are recommended for Low-Density Residential uses.

The subject site is also located within the boundaries of the South Madison Neighborhood Plan, which generally recommends that redevelopment activities in the triangle formed by S. Park Street, Fish Hatchery Road and Wingra Creek emphasize business retention and expansion, increased connectivity, street-oriented development with an emphasis on urban building forms, and the placement of parking to the side and rear of buildings.

The Wingra Market Study and Conceptual Redevelopment Plan Summary Report studied the market potential for redevelopment of the same triangle and provided a series of broad planning and urban design recommendations to guide future redevelopment activities. The plan recommends commercial uses along S. Park Street between the former Bancroft/ Dean’s Dairy (now Wingra Clinic) and Pick ‘N Save grocery store further to the south. The existing low-density residential uses west of the site are recommended to remain as workforce housing opportunities. In addition to the land use and urban design recommendations, the Wingra Market plan also includes a series of transportation-related recommendations intended to increase access and traffic circulation within the planning area, including a recommendation that W. Olin Avenue be extended west of S. Park Street to connect to South Street, which could affect the subject site depending on the final design of such a future extension.

Zoning Summary: The subject property is zoned CC-T. 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

The applicant and property owner is seeking approval of a demolition permit to allow the former Mayland Printing building at 1202 S. Park Street to be razed. Following demolition, no future use is immediately proposed, with the site to be graded and seeded pending a redevelopment of the property.

The 0.35-acre subject site has 115 feet of frontage along the west side of S. Park Street and is located generally opposite the intersection of W. Olin Avenue and S. Park Street, approximately 200 feet south of Midland Street. In addition, the site has 115 feet of frontage onto the section of High Street that extends south from Midland and dead-ends at a surface parking for the nearby Dean/ SSM Health clinic further south and west of the subject site.

The low-rise, two-story office/commercial building to be demolished contains approximately 12,100 square feet of floor area on an upper level located above a 6,600 square-foot lower level and an at-grade parking facility according to available City records. The building was constructed in two phases in 1948 and 1964, with the 1964

addition constructed on piers over surface parking below, which is open on the west, east and south sides. Access to the under-building parking lot is provided from driveways from both S. Park and High streets.

Analysis

In order to approve the demolition of the existing commercial building, the Plan Commission shall find that the requested demolition or removal and the proposed use are compatible with the purpose of the Demolition and Removal section of the Zoning Code, Section 28.185, and the intent and purpose expressed for the zoning district in which the subject property is located, in this case, CC-T (Commercial Corridor–Transitional District).

The statement of purpose in Section 28.185 encourages, in part, that it is “a matter of public policy that the good maintenance and rehabilitation of existing buildings...and the careful consideration and planning of changes in the urban landscape are a public necessity and are required in the interest of the health, prosperity, safety, and welfare of the people. The purpose of this section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings...” In the case of the existing building, the Planning Division believes that the Plan Commission can find that the standards are met to allow it to be demolished. Photos of the interior and exterior of the building submitted with the application suggest that it is in below average to poor condition. The layout of the building may also not make it readily adaptable to other uses. The Landmarks Commission informally reviewed the proposed demolition on May 1, 2017 and found that the building had no known historic value.

As noted earlier in this report, the applicant is proposing no reuse of the site following demolition, which is ordinarily the second and occasionally most scrutinized part of the question regarding consideration of a demolition permit by the Plan Commission, and the opportunity for the community to weigh whether the proposed use is compatible with adopted neighborhood plans and the Comprehensive Plan, as well as the impact the demolition and proposed use would have on the normal and orderly development and improvement of surrounding properties. In the case of the demolition of a non-residential building with no immediate proposed use, the Plan Commission has two procedural options: it may include a requirement that a property owner obtain subsequent approval from the Plan Commission for an alternative use that is not known at the time of application pursuant to approval standards discussed above, or it may find that the use, bulk, and design requirements of the existing zoning district designation are adequate to ensure that any future development will conform to existing adopted City plans.

Per the statement of purpose for the CC-T zoning of the subject site, the district was established to recognize the many commercial corridors within the City that are largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit, and motor vehicle activity. The district is also intended to improve the quality of landscaping, site design and urban design along these corridors; encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts; and facilitate preservation development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.

In the case of the subject site, the Comprehensive Plan recommends that the site and other properties fronting onto this section of S. Park Street be developed as Community Mixed-Use development. The subject site is also located within the boundaries of the South Madison Neighborhood Plan, which generally recommends that redevelopment activities in the triangle formed by S. Park Street, Fish Hatchery Road and Wingra Creek emphasize business retention and expansion, increased connectivity, street-oriented development with an emphasis on urban building forms, and the placement of parking to the side and rear of buildings. Finally, the

Wingra Market Study and Conceptual Redevelopment Plan Summary Report recommends commercial uses for the section of S. Park Street between what is now Wingra Clinic and the Pick 'N Save grocery store, with an emphasis on retaining the existing commercial storefronts and leasable space at affordable rent levels; rehabilitating storefront façades, and providing shared parking access from rear of buildings. In addition to the land use and urban design recommendations, the Wingra plan also includes a series of transportation-related recommendations intended to increase access and traffic circulation within the planning area, including a recommendation that W. Olin Avenue be extended west of S. Park Street to connect to South Street, which could affect the subject site depending on the final design of such a future extension.

In general, the CC-T zoning district allows a wide array of non-residential and residential land uses in buildings that shall not exceed 25,000 square feet floor area for an individual establishment or 40,000 square feet floor area for a multi-tenant building unless approved as conditional uses. Similarly, new buildings may be constructed up to five stories and 68 feet, with greater heights possible if approved as conditional uses. The CC-T district also regulates building placement and transitions to residential districts at the side and rear lines of a site. Additionally, development in the CC-T district is subject to the General Provisions for Mixed-Use and Commercial Districts in Section 28.060 of the Zoning Code, which includes regulations on entrance orientation, door and window openings, and building materials and articulation for new buildings and major additions built in those zoning districts.

The subject site is also located in Urban Design Dist. 7 (“UDD 7”). All development in UDD 7, including, but not limited to, new buildings or structures, additions to existing buildings or structures, and major exterior alterations of existing buildings or structures, requires approval by the Urban Design Commission or its Secretary. The statement of purpose for UDD 7 states that it is intended “to improve the appearance and function of Park Street. Park Street is a major gateway corridor to Madison’s Downtown and the University of Wisconsin-Madison, and is a critical street for the vitality of adjoining neighborhoods. The purpose of these design requirements and guidelines is to provide clear direction for how property owners can make improvements to their properties to collectively improve the visual character and safety of Park Street. When applied, they will ensure against fragmented or incompatible development and will help prevent the negative visual and functional impacts of uncoordinated design decisions. These requirements and guidelines are intended to preserve and enhance the property values in the District, and avoid substantial depreciation of the property values and help to ensure long-term economic vitality. The goal is not to create a uniform “style” or character for the street, but rather to allow Park Street to evolve as a distinctive place that builds on the strengths of its culturally diverse businesses and neighborhoods.”

UDD 7 includes a series of relatively prescriptive design requirements and guidelines that would govern the future reuse of the subject site. Those provisions, which are fully enumerated in MGO Section 33.24(f)(14)(d), include buildings that are a minimum of two stories in height and placed between one and ten feet of the front property line, which is Park Street in most cases. Parking for new buildings is required to be in the side or rear and not closer than ten feet of the front property line. The district also includes glazing requirements for different uses, as well as screening and landscaping requirements along property lines that are more prescriptive than those required by the Zoning Code in some cases.

In addition, the site is located in the “Wingra Creek Area” of the District, which acknowledges the more detailed planning that has occurred for the Wingra Creek-Park Street-Fish Hatchery Road triangle, including the subject site. In the Wingra Creek Area, the provisions elsewhere in UDD 7 apply, with additional allowances for greater height up to six stories, particularly toward the center of the Wingra triangle. Buildings should be positioned to serve as attractive visual termination points for streets leading into the development from Park Street as well as to provide an attractive blockface along Park Street and internal streets. Where appropriate, UDD 7

recommends that narrow, pedestrian-friendly internal streets be included as part of the development plan in the Wingra Creek Area to improve connections between Park Street and the adjoining neighborhoods. This recommendation may be at least partially applicable to the subject site due to the extension of W. Olin Avenue across S. Park Street to connect to South Street shown in the adopted Wingra Market Study and Conceptual Redevelopment Plan Summary Report.

Conclusion

The applicant is requesting approval of a demolition permit to demolish a commercial building at 1202 S. Park Street with no proposed use. Staff believes that the Plan Commission can find that the existing building, the former Mayland Printing building, meets the criteria for demolition due to its apparent condition, lack of historic value, and limited adaptability for new uses.

Regarding the lack of a proposed use following the demolition, the Plan Commission may approve the demolition permit with a condition that the property owner obtain subsequent approval from the Plan Commission for an alternative use pursuant to approval standards in Section 28.185, or it may find that the use, bulk, and design requirements of the existing zoning district designation are adequate to ensure that any future development will conform to existing adopted City plans. The Planning Division believes that the Commission may find that the existing CC-T zoning regulations in concert with the requirements and guidelines for new construction in Urban Design Dist. 7 are sufficient to govern future redevelopment of the site in a manner that is consistent with the Community Mixed-Use development recommendation for the subject site and other properties fronting onto S. Park Street in the Comprehensive Plan, as well as the recommendations in the South Madison Neighborhood Plan and Wingra Market Study and Conceptual Redevelopment Plan Summary Report.

In the event that it feels that the use, bulk, and design requirements of the CC-T zoning and UDD 7 district are insufficient to govern the future proposed use of the property following demolition, the Plan Commission should condition approval of the issuance of the demolition permit on the applicant executing a restrictive covenant on the property in a form approved by the Director of the Planning Division. That restriction would require the applicant or his successors and assigns to submit their plans for approval by the Plan Commission following a public hearing using the standards in Section 28.185 of the Zoning Code.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow demolition of a commercial building at 1202 S. Park Street with no proposed use subject to input at the public hearing and the following conditions:

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

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

1. Prior to final approval of the demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer that serves a building that 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. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing storm sewer.
3. Based on historical documents (building inspection records, City directories), the property may contain residual contaminated soil. If contaminated soil is encountered as part of this redevelopment, all Wisconsin Department of Natural Resources (WDNR) and DSPS regulations must be followed for proper handling and disposal.

City Engineering Division – Mapping Section (Contact Jeff Quamme, (608) 266-4097)

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

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

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

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

4. 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.
5. Approval of the demolition permit will require the removal of all structures including the principal building, 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.
6. 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, (608) 261-9658)

7. Note: 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 Adam Wiederhoeft, 266-9121)

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

Parks Division (Contact Janet Schmidt, (608) 261-9688)

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

Metro Transit (Contact Tim Sobota, (608) 261-4289)

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