



**Project Address:** 1355-1359 Fish Hatchery Road (13<sup>th</sup> Aldermanic District – Ald. Evers)  
**Application Type:** Demolition Permit, PD-GDP-SIP Amendment  
**Legistar File ID #** [62086](#) and [62087](#)  
**Prepared By:** Colin Punt, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

**Summary**

**Applicant:** Matthew Richards; Strand Associates, Inc.; 910 West Wingra Drive; Madison, WI 53715  
**Contact:** Jim Ternus; Strand Associates, Inc.; 910 West Wingra Drive; Madison, WI 53715

**Requested Action:** Approval of a demolition permit to raze two single-family residences at 1355 and 1359 Fish Hatchery Road for expanded open space for an existing office campus in a Planned Development (PD) zoning district and amendment to the General Development Plan and Specific Implementation Plan (PD-GDP-SIP).

**Proposal Summary:** The applicant is seeking the approvals to demolish two single-family residences at 1355-1359 Fish Hatchery Road for expanded open space for an existing office campus, which is planned for a later expansion.

**Applicable Regulations & Standards:** Section 28.185 M.G.O. provides the process for demolition and removal permits. Section 28.098 M.G.O. provides the process and standards for Planned Development districts.

**Review Required By:** Plan Commission and Common Council

**Summary Recommendations:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to raze two residences at 1355-1359 Fish Hatchery Road for expanded open space for an existing office campus and a an alteration to the existing PD-GDP-SIP. This recommendation is subject to input at the public hearing and the conditions from reviewing agencies in this report.

**Background Information**

**Parcel Location:** The subject site includes two parcels totaling 19,540 square feet (0.45 acres) located on the east side of Fish Hatchery Road, between Wingra Drive and Appleton Road. It is part of a larger 2.35-acre Planned Development that includes 910 West Wingra Drive. It is within Aldermanic District 13 (Ald. Evers) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** 1355 and 1359 Fish Hatchery Road are currently developed with two single-family residences. The house at 1355 is a one-story, 1206 square foot, three bedroom, one and one half bathroom house built in 1955. The house at 1359 is a one-story, 1465 square foot, three bedroom, three bathroom house built in 1953. The site is zoned PD (Planned Development District).

**Surrounding Land Uses and Zoning:**

North: Surface parking lot, zoned TR-V1 (Suburban Employment district);  
East: Surface parking lot, zoned TR-V1;

**South:** Strand office building, zoned PD (Planned Development district); and

**West:** Across Fish Hatchery Road, single family residences, zoned TR-C1 (Traditional Residential - Consistent 1)

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2018) recommends Community Mixed Use for the site. The [South Madison Neighborhood Plan](#) (2005) provides two conceptual designs for the area, neither of which provide specific recommendations for the site, but does provide design principles for the redevelopment area. The [Wingra Creek Build Plan](#) (2006) recommends an expansion area for Strand Associates. The [Bay Creek Neighborhood Plan](#) (1991) does not provide specific recommendations for the site.

**Zoning Summary:** The subject property is zoned PD-GDP-SIP (Planned Development – General Development Plan – Specific Implementation Plan):

Requirements	Required	Proposed - 1355	Proposed - 1359
Lot Area (sq. ft.)	As approved	9,180	10,360
Lot Width	As approved	68 ft	70 ft
Front Yard Setback	As approved	N/A	N/A
Max. Front Yard Setback	As approved	N/A	N/A
Side Yard Setback	As approved	N/A	N/A
Reverse Corner Side Yard Setback	As approved	N/A	N/A
Rear Yard Setback	As approved	N/A	N/A
Usable Open Space	As approved	N/A	N/A
Maximum Lot Coverage	As approved	N/A	N/A
Maximum Building Height	As approved	N/A	N/A

Site Design	Required	Proposed - 1355	Proposed - 1359
Number Parking Stalls	As approved	N/A	N/A
Accessible Stalls	As approved	N/A	N/A
Loading	As approved	N/A	N/A
Number Bike Parking Stalls	As approved	N/A	N/A
Landscaping	As approved	N/A	N/A
Lighting	As approved	N/A	N/A
Building Forms	As approved	N/A	N/A

<b>Other Critical Zoning Items</b>	Urban Design (Planned Development), Utility Easements
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*Table prepared by Jacob Moskowitz, Assistant Zoning Administrator*

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

**Public Utilities and Services:** The site is served by a full range of urban services.

## Project Description

The applicant, Strand Associates, Inc., is seeking a demolition permit to raze two single-family residences at 1355 and 1359 Fish Hatchery Road for expanded open space for an existing office building, which is planned for a potential later expansion. The two existing single-family residences are both now vacant. According to the applicant, both houses have experienced damage related to settlement and water due to poor soil conditions in the area. Floors and foundation walls have settled more than three inches in areas. Photos ([1355](#) | [1359](#))

provided by the applicant show older houses in varying states of disrepair with some significant wall and floor cracks. Planning Division Staff have not inspected the properties.

The applicant intends to raze both residences, and remove the existing driveway and walkways. After demolition and removal of the existing structures, the applicant will grade the lots and landscape then with grass, shrubs, and trees similar to the adjacent office building. The applicant plans to begin demolition in November 2020, with final landscape restoration by spring 2021.

## Analysis & Conclusion

This request is subject to the standards for demolition permits and planned developments. This section begins with adopted plan recommendations, analyzes demolition standards, and finally reviews the requirements of the Planned Development district.

### Compliance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends Community Mixed Use for the site. The Community Mixed Use category includes existing and planned areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. The [South Madison Neighborhood Plan](#) (2005) places the site within the South Park Street-Wingra Creek Redevelopment Area and provides two conceptual designs for the area – neither of which provide specific recommendations for this site. The Plan does provide design principles for the redevelopment area, which include business retention and expansion, street-oriented development, and an emphasis on urban design and urban form. The [Wingra Creek Build Plan](#) (2006) places the sites within Subarea 4, which recommends that an expansion area for Strand Associates be provided. The [Bay Creek Neighborhood Plan](#) (1991) does not provide specific recommendations for the site.

### Demolition Permit

In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the Planned Development (PD) District. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the [Comprehensive Plan](#). Those recommendations are outlined above. The demolition standards also 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 submitted by the Landmarks Commission. At its October 5, 2020 meeting, the Landmarks Commission found that the existing buildings at 1355-1359 Fish Hatchery Road have no known historic value.

### Planned Development Standards

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. The resultant development should feature high-quality architecture and building materials. The Planned Development District is intended to encourage high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and [other] plans. Specific design objectives listed in the Planned Development District's statement of purpose [28.098(1) M.G.O.] include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-

quality development consistent with adopted plans. The specific approval standards for Planned Developments are provided in Section 28.098(2) of the Zoning Code. Staff believes that the demolition and removal of the two residences will help to implement the objectives and purpose of the existing adopted Planned Development district and the standards of 28.098(2) can be found met subject to the conditions from reviewing agencies found at the end of this report, and provides additional discussion on the following standards.

## Conclusion

The Planning Division believes that the Plan Commission can find the standards for demolition met for the request to raze the two single-family houses for expanded open space for the adjacent office and potential future office expansion. Further, the Planning Division believes that the request is consistent with the existing approved Planned Development District.

At time of report writing, staff is unaware of any written comments from the public.

## Recommendation

### Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find the standards met and **approve** demolition permits to raze two residences at 1355-1359 Fish Hatchery Road for expanded open space for an existing office campus and a an alteration to the existing PD-GDP-SIP, subject to input at the public hearing and the following conditions:

### **1355 Fish Hatchery Road - Recommended Conditions of Approval:** Major/Non-Standard Conditions are Shaded

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

1. 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).
2. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

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

4. Obtain a Street Terrace permit for the proposed work (installation of the driveway apron, landscaping, etc.) This permit application is available and must be completed on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO 10.08)
5. Close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
6. 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))

7. Current plan shows less than 4,000 sf disturbed area. If plans are not revised, no Erosion Control or Storm Water Management Permits will be required.
8. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
9. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West)..

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

10. The site plan shall include all ownership lines and parcel dimensions.
11. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.

**Traffic Engineering Division** (Contact Sean Malloy, 266-5987)

12. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
13. 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.
14. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking..

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

15. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Paul Ripp at [pripp@cityofmadison.com](mailto:pripp@cityofmadison.com) or (608)712-6277.

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

16. 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.

**1359 Fish Hatchery Road - Recommended Conditions of Approval:** Major/Non-Standard Conditions are Shaded

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*The Planning Division, Parks Division, and Metro Transit have reviewed these requests and have recommended no conditions of approval.*