



Project Address: 5707 Mineral Point Road (Aldermanic District 19 – Ald. Furman)

Application Type: Demolition Permit

Legistar File ID # [62308](#)

Prepared By: Chris Wells, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Contact: Gary Brown; UW-Madison Facilities Planning & Management; 30 N. Mills Street; Madison, WI 53715

Property Owner: Board of Regents of the University of Wisconsin System; 1220 Linden Drive; Madison, WI 53706

Requested Actions: Consideration of a demolition permit at 5707 Mineral Point Road to demolish a single-family residence to create open space for the adjacent educational facility.

Proposal Summary: UW-Madison is requesting approval to raze the UW-Madison Charmany Farms house in order to create open space for the Charmany Farms campus.

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 demolish a single-family residence to create open space for the adjacent educational facility at 5707 Mineral Point Road. This recommendation is subject to input at the public hearing and the conditions from reviewing agencies.

Background Information

Parcel Location: The roughly 251,000 (5.76-acre) subject parcel is located at the southwest corner of the intersection of Mineral Point Road and S. Rosa Road. It is located within Aldermanic District 19 (Ald. Furman) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site contains a three-story, roughly 4,400-square-foot, single-family house. The original date of construction is not known. (The City has limited information about the structure as neither the City Assessor’s office or City’s Historic Preservationist has a record for the subject site.)

The subject site is part of the Charmany Instructional Facility campus (which is affiliated with the UW-Madison School of Veterinary Medicine). The roughly 18-acre campus is composed of three parcels: the roughly 5.75-acre subject parcel (5707 Mineral Point Road); the adjacent 8.35-acre parcel to the west (5801 Mineral Point Road) on which sits the sizable, and primary, Charmany Instructional Facility building; and the adjacent 3.75-acre parcel to the south (442 S. Rosa Road) which contains two storage buildings. The three parcels are cross-connected and share access from Mineral Point Road. All three sites are zoned Suburban Employment (SE) District.

Surrounding Land Uses and Zoning:

North: Across Mineral Point Road is the CUNA Mutual office complex, zoned SE (Suburban Employment) District;

South: UW-Madison Charmany Farms Instructional Facility – School of Veterinary Medicine, part of University Research Park, zoned SE;

West: UW-Madison Charmany Farms Instructional Facility – School of Veterinary Medicine, part of University Research Park, zoned SE;

East: Across S. Rosa Road, a 3-story office building in University Research Park, zoned SE District.

Adopted Land Use Plans: The 2018 [Comprehensive Plan](#) recommends the subject site for Community Mixed-Use (CMU) uses. While the subject site falls within the planning area of the [Southwest Neighborhood Plan](#) (2008), the Plan does not provide any specific recommendations for the subject site.

Zoning Summary: The site is zoned SE (Suburban Employment District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	251,005 sq. ft.
Lot Width	65'	537'
Front Yard Setback	None	Adequate
Side Yard Setback	15' or 20% building height	Adequate
Rear Yard Setback	30'	Adequate
Maximum Lot Coverage	75%	Less than 75%
Minimum Building Height	22' measured to building cornice	Existing buildings to remain
Maximum Building Height	5 stories/ 68'	Existing buildings to remain
Other Critical Zoning Items		
Yes:	Utility Easements	
No:	Urban Design Floodplain, Landmarks, Waterfront Development, Adjacent to Park, Wellhead Protection	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

Environmental Corridor Status: The property is not located in 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 along Mineral Point Road and weekday service along S Rosa Road.

Project Description

UW-Madison is requesting approval to raze the UW-Madison Charmany Farms House, located at 5707 Mineral Point Road, in order to create open space for the adjacent Charmany Instructional Facility campus (which is affiliated with the UW-Madison School of Veterinary Medicine). The roughly 18-acre campus is composed of three parcels: the roughly 5.75-acre subject parcel (5707 Mineral Point Road); the adjacent 8.35-acre parcel to the west (5801 Mineral Point Road) on which sits the sizable, and primary, Charmany Instructional Facility building; and the adjacent 3.75-acre parcel to the south (442 S. Rosa Road) which contains two storage buildings. The three parcels are cross-connected and share access from Mineral Point Road.

The building proposed for demolition is a three-story, roughly 4,400-square-foot, single-family house. While the land on which it sits was acquired by the University in 1946, and the original date of construction is not known. The City has limited information about the structure as neither the City Assessor's office or City's Historic Preservationist has a record for the subject site. Note that the subject property also contains two storage structures which are also proposed for demolition, because they are both considered accessory structures, their demolition does not require Plan Commission approval.

According to the applicant, the residence has been vacant for over twenty years and the condition of the residence is considered "*structurally unsafe.*" Exterior [photos](#), submitted by the applicant, appear to show a structure in severe disrepair. The applicant notes that the internal structure is compromised as a result of water having entered via holes in the roof. In communication with staff, the applicant noted that "*significant water damage and rodent infestation*" are visible from the exterior and that severe internal mold issues require hazmat suits and masks for all those who enter.

Regarding salvage or relocation of the structure, the applicant notes that due to the condition of the building, there is no reuse potential or known materials of merit to salvage. The applicant does however note that the University made efforts in the past to sell the structure (for relocation offsite) but noted that the effort "*fell through when the buyers found out how much it would cost to move based on the size of the building and inability to find a nearby site big enough to site the house.*"

In addition to the deteriorated condition of the facility, the applicant notes that the other reason for their requested demolition at this time is due to a requirement of the Board of Regents and UW System to remove existing, underutilized buildings in order to add new building space on campus. As the University of currently in design of a sizable new School of Veterinary Medicine addition on the UW-Madison Campus, in order to compensate for the new square-footage, UW-Madison is the requiring the demolition of the Charmany Farms residence and two accessory storage buildings as well as the former Wisconsin Veterinary Diagnostic Laboratory (6101 Mineral Point Road). Note: the demolition request associated with the later is scheduled to be before the Plan Commission on November 23, 2020.

In terms of the actual demolition, the applicant indicates that the plan is to demolish the residence and remove the footings and foundation. The resulting hole will be filled with topsoil and grass planted. They note that the site's existing mature vegetation will be protected during and after the demolition. As for the future use, while the plan is for the new lawn to be used as open space for the Charmany facility for the foreseeable future, the applicant notes that any future development of the site would follow the master plan of the University Research Park.

Analysis and Conclusion

This proposal is subject to the standards for Demolition and Removal Permits [MGO §28.185(7)].

Conformance with Adopted Plans

Staff believe the proposal could be considered compatible with the 2018 [Comprehensive Plan](#), which recommends Community Mixed-Use (CMU) uses for the subject site. CMU is described as including 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. Employment, retail, civic, institutional, and service uses serving both adjacent neighborhoods and wider community markets are recommended for CMU areas. Residential uses will generally be similar to the Medium Residential category (i.e. 2-5 stories and 20-90 dwelling units per acre), though they may occur at higher intensities.

Demolition and Removal Standards

As noted in MGO Section 28.185(7), the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the Suburban Employment (SE) zoning district. The Statement of Purpose for the SE District says:

The Suburban Employment District is established to encourage a broad range of employment activities, including limited industrial uses conducted within enclosed buildings, while also encouraging shared access, improved landscaping and site design, and bicycle and pedestrian facilities. The district is also intended to:

- (a) Encourage the integration of complementary employment and related uses in an attractive and pedestrian-oriented environment.*
- (b) Discourage proliferation of highway-oriented commercial uses that reduce the land area available for development or expansion of employment uses.*
- (c) Facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.*

The Plan Commission shall consider and give decisive weight to any relevant facts, including but not limited to impacts on normal and orderly development, efforts to relocate the existing building(s), and the limits that the location of the building(s) would place on efforts to relocate it/them. The Planning Division believes the proposed demolition and creation of open space for the adjacent educational facility to be compatible with both the intent and purpose of the SE District's Statement of Purpose as well as Comprehensive Plan. Staff do not believe that open space will preclude the subject site or the surroundings from eventually developing in a manner more consistent with the Comprehensive Plan.

Finally, per Section 28.185(7)(a)4., the Plan Commission shall also consider the report of the City's preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission when determining whether the demolition standards are met.

The Landmarks Commission reviewed the demolition of the existing three-story residence at its September 14, 2020 meeting and found that it has *"historic value related to the Madison's agricultural history and scientific history but the building itself is not historically, architecturally or culturally significant."* (The meeting report for proposed demolitions from the Landmarks Commission's September 14, 2020 meeting can be found [here](#)). Staff note that the [Demolition Staff Report](#) prepared for the meeting by City Preservation Planner Heather Bailey, noted the following regarding the proposed demolition at 5707 Mineral Point Road:

A preservation file for this property does not exist. There is an entry in the WHS Architecture and History Inventory, but WHS staff says the file only contains the address and a finding that the property is not eligible to the National Register. Charmany Dairy Farm opened in 1931 and UW purchased the farm in 1946 with the intention of constructing a western campus at this location. The UW inventory of the property does not have a date of construction for the farm house and identifies the construction dates for the agricultural buildings on the campus from 1946-1981. The UW operated the farm as an agricultural research station and later as a site for the Veterinary program.

On a related note, the applicant has noted in their submitted materials that staff from the Wisconsin Historical Society confirmed that the subject house had a "non-eligible" status (in terms of being designated as a "Historic Property.")

On balance, the Planning Division believes that the Plan Commission can find that the standards for demolition permits met to allow its demolition to create open space for the adjacent educational facility. The applicant has provided their justifications for the request including the deteriorated condition of the structure, rodent infestation, and the severe mold issues. The applicant has also noted their previous unsuccessful efforts to relocate the structure. Lastly, Staff note that efforts were made with the University to arrange a more detailed interior inspection by City Building Inspection. However, due to heightened concern related to the interior mold issues, and need to wear hazmat suits and masks in order to enter, the inspection was not able to be arranged by the time this report was drafted.

At the time of report writing, staff have not received any public comment on this proposal.

Recommendation

Planning Division Recommendation (Contact Chris Wells, 261-9135)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to demolish a single-family residence to create open space for the adjacent educational facility at 5707 Mineral Point Road. This recommendation is subject to input at the public hearing and the conditions from reviewing agencies.

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

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

1. 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))
2. Provide proof of septic system abandonment from Public Health - Madison and Dane County as a condition of plan approval. Septic System abandonment application is available online at <http://www.publichealthmdc.com/environmental/septage/>

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

3. Identify on the plans the lot number and name of the recorded Plat.
4. The site plan shall include all lot/ownership lines, existing building locations, demolitions, parking stalls, driveways, sidewalks and existing utility locations.
5. 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)

6. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

7. 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 at streets@cityofmadison.com. 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. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
8. Submit a plan showing the proposed site conditions following the demolition. Show the existing buildings and paved areas to remain. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.

Fire Department (Contact Bill Sullivan, 261-9658)

9. 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 or (608)712-6277.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

10. The Madison Water Utility shall be notified to remove the water meters at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

City Forestry Section (Wayne Buckley, 266-4892)

11. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.
12. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the plan set.
13. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on the plan set.
14. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on the plan set.

15. An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.

Metro Transit (Contact Tim Sobota, 261-4289)

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

Parks Division (Contact Sarah Lerner, 261-4281)

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