



PREPARED FOR THE PLAN COMMISSION

Project Address: 2300 S Park Street
Application Type: Demolition Permit
Legistar File ID # [67052](#)
Prepared By: Tim Parks, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, Planning Division

Summary

Applicant: Michael Kundinger, Strang, Inc.; 811 E Washington Avenue; Madison.

Contact Person: Matt Gall, City Engineering Division; 210 Martin Luther King Jr. Blvd., Room 115: Madison.

Property Owner: City of Madison Community Development Authority.

Requested Action: Approval of a demolition permit for 2300 S Park Street to demolish the north wing of the Village on Park commercial center to allow construction of additional parking for the campus.

Proposal Summary: The Community Development Authority (CDA) is seeking approval of a demolition permit to raze approximately 35,000 square feet at the northern end of the main Village on Park commercial center. Following demolition, the CDA plans to construct additional surface parking to serve the overall multi-tenant center, with longer-term plans to construct additional housing along Ridgewood Way at the northern end of the 9.5-acre site and a parking structure at the southern end. Longer-term plans may call for the potential extension of Buick Street through the site to create a connection between Cypress Way and S Park Street, which would pass through the portion of the site now occupied by the wing to be razed.

Demolition of the northern wing of the main Village on Park building and construction of the interim surface parking lot on the northern end of the center will commence in March 2022.

Applicable Regulations & Standards: Section 28.185 provides the process and standards for the approval of demolition and removal permits. The Village on Park campus is located in Urban Design District 7, which requires separate Urban Design Commission approval using the standards and guidelines in Section 33.24(14).

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 demolition of a portion of the main Village on Park building at 2300 S Park Street, 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 overall Village on Park site is comprised of three parcels totaling approximately 9.5 acres of land located on the west side of S Park Street between Ridgewood Way and Hughes Place; Aldermanic District 14 (Carter); Madison Metropolitan School District.

Existing Conditions and Land Use: The Village on Park includes the main, two-level, approximately 158,690 square-foot multi-tenant building located on the western half of the overall 9.5-acre site; a two-story, 32,178 square-foot multi-tenant commercial building located along the S Park Street frontage opposite Buick Street, which includes the Goodman-South Madison branch library, Urban League of Greater Madison offices, and Planned Parenthood; and the two-story, 22,500 square-foot Access Community Health Clinic located at the northeast corner of the site adjacent to the S Park Street-Ridgewood Way intersection. The overall site is zoned CC-T (Commercial Corridor–Transitional District) and is located in Urban Design Dist. 7.

Surrounding Land Use and Zoning:

North: Commercial business on the west side of S Park Street, zoned CC-T (Commercial Corridor–Transitional District); single-family residences along Ridgewood Way in the Town of Madison;

South: McDonald’s, Centro Hispano, and Madison Metro South Transfer Point, zoned CC-T; Madison Police Department – South District, zoned SR-V1 (Suburban Residential–Varied 1 District);

East: Walgreens, 7-Eleven, and Park Bank, zoned CC-T; and Park Village Apartments, zoned TR-V2 (Traditional Residential–Varied 2 District)

West: Oakridge Apartments along Cypress Way, zoned SR-V2 (Suburban Residential–Varied 2 District).

Adopted Land Use Plans: The 2018 [Comprehensive Plan](#) recommends the overall Village on Park campus for Community Mixed-Use (CMU).

The 2005 [South Madison Neighborhood Plan](#) includes a number of recommendations aimed at reinvesting in the 1960s-era “Villager Mall” commercial center to create a center that provides opportunities for retail, office, and services, including the addition of buildings along the S Park Street frontage. Many of the recommendations for the Village on Park have since been implemented, including the remodeling of the original center, and construction of Access and Urban League buildings along the S Park frontage.

An update to the 2005 Plan for the area south of Wingra Creek, including the Village on Park site, is ongoing; Planning staff envisions adoption of the *South Madison Plan* in early 2022.

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

Public Utilities and Services: The subject site is served by a full range of urban services, including seven-day Metro Transit service through the nearby South Transfer Point.

Project Description

The Community Development Authority (CDA) and City Engineering Division are seeking Plan Commission approval of a demolition permit to allow the northernmost 35,000 square feet of the main two-level, approximately 158,690 square-foot multi-tenant Village on Park commercial building to be razed. Floorplans and photos of the portion of the building to be razed are attached to File ID [67052](#), as are plans for the new north wall that will be constructed following the proposed demolition. The application materials note that 123,295 square feet of the main building will remain following the proposed demolition.

Following demolition of the northern wing of the center, the CDA proposes to construct additional parking to serve the larger commercial center. The overall 9.5-acre site extends along the west side of S Park Street between Ridgewood Way and Hughes Place and also includes the two-story Access Community Health Clinic at 2202 S Park Street and the two-story Urban League/Goodman-South Madison Library multi-tenant commercial building at 2222 S Park. There are approximately 443 parking stalls currently located across the campus (including 86 stalls on the Access site, which are not included in counts provided by the CDA), with 100 additional stalls proposed on the north end of the campus once the north wing is demolished. Additionally, the four-story, 65,000 square-foot Urban League of Greater Madison “Hub on Park” office/retail building has been approved by the Urban Design Commission for construction at the southeastern corner of the Village on Park campus at S Park and Hughes Place. Construction of the Hub project is scheduled to commence later this fall.

In the future, the CDA plans to construct a parking structure at the southern end of the shopping center south of the main building and east of the proposed Hub project and to add housing to the site along the Ridgewood Way frontage, as shown on the Village on Park master plan included in the project plans for this request. Longer-term, the City hopes to extend Buick Street from its current terminus at S Park Street through the Village on Park to connect to Cypress Way to create a multi-modal connection between Lincoln Elementary School and Penn Park; the connection is a recommendation in the forthcoming *South Madison Plan* pending review by boards, committees, and commission (including the Plan Commission) and adoption by the Common Council in the coming months.

Analysis and Conclusion

The above information on the use of the subject site following the proposed demolition and the project plans included with the application materials for this request are provided for informational purposes. At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove consideration of proposed future use as a factor in approving demolition requests. In order to approve a demolition request under the revised standards, the Plan Commission shall consider the factors and information specified in Section 28.185(9)(c) and find that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. The standards 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 that may be submitted by the Landmarks Commission.

At its August 16, 2021 meeting, the Landmarks Commission found that the portion of the main Village on Park building proposed for demolition has no known historic value. The Planning Division has no information to suggest that the proposed demolition would not meet the standards of approval for demolition permits in Section 28.185(9)(c) as amended on October 5 and recommends that the demolition of the 35,000 square-foot north wing of the center be approved. At time of writing this report, staff is unaware of any written comments from the public regarding the proposed demolition.

In approving a demolition permit under the recently revised standards and process, the Plan Commission may stipulate conditions and restrictions on the proposed building demolition as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards of approval. The conditions listed in the following section not directly related to the building demolition are included for reference for the future permitted use site plan review(s). Staff will work with the applicants to determine

which conditions recommended by reviewing agencies need to be met in order for raze permits to be issued and which conditions need to be met in order for the permitted parking lot addition to be constructed.

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 portion of the main Village on Park building at 2300 S Park Street subject to input at the public hearing and the following conditions:

Major/Non-Standard Conditions are Shaded

Note: The conditions listed in the following section not directly related to the building demolition are included for reference.

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

1. Enter into a City/ Developer agreement for the required infrastructure improvements. Agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement.
2. Construct sidewalk along Ridgewood Way to a plan approved by the City Engineer.
3. 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.
4. An Erosion Control Permit is required for this project.
5. A Storm Water Management Report and Storm Water Management Permit is required for this project.
6. A Storm Water Maintenance Agreement (SWMA) is required for this project.
7. This site appears to disturb over one (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. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
8. The area adjacent to this proposed development has a known flooding risk. All entrances shall be two (2) feet above the adjacent sidewalk elevation or one (1) foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances. These elevations are not anticipated to be protective in all storm events. The applicant is encouraged to complete their own calculations and determine their own level of risk that is acceptable. The above are minimums.

9. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
10. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
11. Demonstrate compliance with Section 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
12. 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.
13. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan & Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))
 - Reduce TSS by 80% off of the proposed development when compared with the existing site.
 - Oil/Grease Control: Treat the first half-inch of runoff over the proposed parking facility and/or drive up window.If the redevelopment site has proposed impervious cover that exceeds 80% of the existing site impervious cover, the site shall meet the following requirements:
 - Peak Runoff shall be reduced by 15% compared to existing conditions during the 10-year design storm.
 - Run-off volume shall be reduced by 5% compared to the existing conditions during a 10-year design storm.
 - Green infrastructure shall be required for rate and volume reductions for at least the first half-inch of rainfall.Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.
14. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the City Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.

15. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

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

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

16. 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; 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.
17. All parking facility design shall conform to MGO Section 10.08(6).

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

18. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until a reuse and recycling plan is approved by the Recycling Coordinator. 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. Per Section 28.185(9)(a), a demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
19. Provide a calculation for lot coverage and the amount of existing and proposed impervious surfaces within the project area. The lot coverage maximum is 85%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks. If the existing site currently exceeds 85% maximum lot coverage, proposed site improvements may not further increase lot coverage above the maximum.
20. Verify the existing and proposed number of bicycle parking stalls for the phase 1 demolition and construction of the north parking lot.
21. On the landscape plan, label and number the proposed trees and plantings with the planting code in addition to the identification symbol. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
22. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Fire Department (Contact Bill Sullivan, 261-9658)

23. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Paul Ripp of the MFD Training Division at pripp@cityofmadison.com or (608) 712-6277 to discuss this possibility.

Water Utility (Contact Jeff Belshaw, 261-9835)

24. 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 266-4765 to schedule the meter removal appointment.

Metro Transit (Contact Tim Sobota, 261-4289)

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

Parks Division (Contact Ann Freiwald, 243-2848)

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

City Forestry Section (Contact Jeffrey Heinecke, 266-4890)

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