



Report to the Plan Commission

September 12, 2012

Legistar I.D. #27584
8302 Mineral Point Road
Demolition Permit

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a demolition permit to allow a retail building at 8302 Mineral Point Road to be demolished as part of the reconstruction of the Mineral Point Road-Junction Road intersection.

Applicable Regulations & Standards: Section 28.12(12) provides the guidelines and regulations for the approval of demolition permits.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the demolition permit standards met and **approve** a demolition permit to allow a retail building at 8302 Mineral Point Road to be demolished as part of the reconstruction of the Mineral Point Road-Junction Road intersection, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Applicant & Property Owner: City of Madison.

Agent: Chris Petykowski, City Engineering Division.

Proposal & Existing Conditions: The City proposes to demolish the Steve's Liquors building located at 8302 Mineral Point Road as part of the reconstruction of the Mineral Point Road-Junction Road intersection. The site is zoned C2 (General Commercial District). Demolition will commence on October 1, 2012. Reconstruction of the intersection will proceed in earnest next year.

Parcel Location: An approximately 1.06-acre parcel located at the northwestern corner of Junction Road and Mineral Point Road; Aldermanic District 9 (Skidmore); Middleton-Cross Plains School District.

Surrounding Land Use and Zoning:

North: Retail building and First Choice Dental, zoned C2 (General Commercial District);

South: Undeveloped land south of Mineral Point Road, zoned A (Agriculture District);

East: US Cellular and Wisconsin Community Bank, zoned PUD-SIP

West: Middleton Cemetery, zoned A.

Adopted Land Use Plan: The subject site is located within the limits of the Junction Neighborhood Development Plan, which recommends the site and properties to the north and east for community commercial uses.

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

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The subject site is zoned C2 (General Commercial District). The existing building and most of the existing surface parking lot will be removed as part of the road reconstruction project.

Project Analysis & Conclusion

The City of Madison recently acquired an approximately 1.06-acre parcel at 8302 Mineral Point Road at the northwestern corner of Mineral Point Road and Junction Road, which houses Steve's Liquor. As part of the forthcoming reconstruction of the Junction-Mineral Point intersection (CTH M & CTH S), the City is requesting approval to demolish the one-story, 5,100 square-foot retail building, which was constructed in 1994 and also contains a cellar that Steve's uses for merchandise storage. The site is served by approximately 30 surface parking stalls accessed by driveways from both streets.

As part of the demolition, the existing building, surface parking and Junction Road driveway will be removed. The existing driveway from Mineral Point Road will be retained but circulation through the site modified, with a connection to be constructed to the adjacent retail property to the north at 118-122 Junction Road, where Steve's Liquor will be relocated following completion of an interior remodeling project and the construction of a minor addition to the northern tenant space in that building. Fourteen new auto parking stalls and four bike parking stalls will be constructed along the northern property line of the 8302 Mineral Point Road property to provide additional parking to serve the retail property where the new Steve's will be relocated. The City's Office of Real Estate Services is working with the adjacent property owner, Whitehead Properties, LLC, to create the necessary cross-access and shared parking agreements needed to serve the subject site and adjacent property. An exhibit showing the proposed site plan and related road improvements is attached for reference. Final site plan approval for the new parking lot configuration and building addition for the 118-122 Junction Road property was granted in late June prior to the issuance of building permits for the renovation and addition.

Demolition of the existing Steve's Liquor building is scheduled to begin by October 1, 2012. Prior to issuance of wrecking permits and commencement of demolition activities, a reuse and recycle plan will be approved by the City's Recycling Coordinator as required by the 28.12(12) of the Zoning Code. As part of that plan, Habitat for Humanity will be allowed to salvage items from the building before the start of building demolition.

On April 10, 2012, the Common Council adopted Resolution 12-00239 (ID 25665), determining a Public Purpose and Necessity and adopting a Relocation Order to acquire the subject property as part of the implementation of the road improvement project. The Plan Commission recommended approval of this resolution to the Board of Public Works and Common Council at its April 9, 2012 meeting. The City completed acquisition of the property in June 2012. The Planning Division believes that the demolition of the retail building at 8302 Mineral Point Road is consistent with the earlier land acquisition recommendation and can meet the standards for approval for demolition permits.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

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

The Planning Division recommends that the Plan Commission find the demolition permit standards met and **approve** a demolition permit to allow a retail building at 8302 Mineral Point Road to be demolished

as part of the reconstruction of the Mineral Point Road-Junction Road intersection, subject to input at the public hearing and the conditions from reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

1. Prior to final approval of the demolition permit application, the owner shall obtain a permit to plug each existing sanitary or storm sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged, the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

Traffic Engineering Division (Contact Dan McCormick, 267-1969)

This agency did not submit comments for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

2. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) 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.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

3. Note: Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact the MFD Training Division at 246-4587 to discuss this possibility.

Water Utility (Contact Dennis Cawley, 261-9243)

4. The Madison Water Utility shall be notified to remove the water meter prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.