

PLANNING DIVISION STAFF REPORT

August 11, 2014

PREPARED FOR THE PLAN COMMISSION



Project Address: 4202 Milwaukee Street
Application Type: Demolition
Legistar File ID #: [34635](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Contact: Andrew Wojnicz; Krupp General Contractors; 749 University Row; Madison, WI 53705

Property Owner: Michael Haas; Facilities Manager, Dental Health Associates; 2971 Chapel Valley Rd.; Fitchburg, WI 53711

Requested Action: Approval of the demolition of a gas station and convenience store in the Commercial Corridor - Transitional (CC-T) District.

Proposal Summary: The applicant proposes to demolish a gas station and convenience store with no proposed future use.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition (MGO Section 28.185).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the request at 4202 Milwaukee Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: 4202 Milwaukee Street is located on the northeast corner of Milwaukee Street and North Walbridge Avenue; Commercial Corridor - Transitional (CC-T) District; Aldermanic District 15 (Ahrens); Madison Metropolitan School District.

Existing Conditions and Land Use: The 0.8-acre property is developed with a vacant 4,300 square foot, one-story commercial building constructed in 1979, a canopy over the fuel stations, and asphalt areas for circulation and parking.

Surrounding Land Use and Zoning:

North: Dental clinic in the CC-T District

East: Veterinary clinic in the CC-T District

South: Across Milwaukee Street to the south, single- and two-family homes in the SR-C1 and SR-C3 Districts

West: Across North Walbridge Avenue to the west, vacant property and a multi-tenant retail building in the Town of Blooming Grove

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Community Mixed-Use for this site. The Hiestand Neighborhood Plan (2006) and Stoughton Road Revitalization Project Plan (2008) do not have more detailed land use recommendations for this particular site, although the SRRP recommends significant tree-plantings in the area.

Zoning Summary: This property is in the Commercial Corridor - Transitional (CC-T) District.

Dimensional Requirements	Required	Proposed
Front yard setback	TBD	TBD
Side yard setback	0	TBD
Rear yard setback	0	TBD
Maximum lot coverage	85%	TBD
Maximum height	5 stories / 68	TBD
Site Design	Required	Proposed
Number parking stalls	No minimum	TBD
Bike parking	TBD	TBD
Landscaping	No	No
Accessible stalls	No	No
Other critical zoning items: Barrier Free (ILHR 69)		

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

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

Public Utilities and Services: This property is served by a full range of urban services, including Metro Transit routes running along Milwaukee Street

Project Description, Analysis, and Conclusion

The applicant proposes to demolish the convenience store and canopy, and remove most of the paved area from the site, which will be replaced with grass. A narrow strip of pavement on the eastern portion of the site, which is part of an access driveway shared with adjacent properties, will remain. No development is proposed at this time.

Demolition Standards - Staff believes that the demolition standards can be met, so long as conditions of approval are addressed. No concerns were raised by the Landmarks Commission in their informal review of the demolition request, and staff sees no practical reason to pursue relocation of this single-story commercial building.

Although there is no proposed use associated with this request, if this site is redeveloped at some point in the future, the zoning standards for the Commercial Corridor – Transitional (CC-T) District will adequately ensure compliance with the recommendation in the Comprehensive Plan for Community Mixed Use, and provides an expectation for high-quality redevelopment in this area.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the request at 4202 Milwaukee Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded
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City Engineering Division (Contact Janet Schmidt, 261-9688)

1. The site plan shall exclude lands owned by the City of Madison in the southwest corner of the lot as conveyed by Document Numbers 1466258 and 1466259.
2. Label and dimension widths on the site plan the easement for ingress and egress per CSM No. 4861 along the east side of the lot and also the easement to Madison Gas and Electric per Document No. 1653239.
3. The addresses of 4202, 4204 & 4206 Milwaukee St shall be retired with the demolition of the building. The new address of the parcel is 4208 Milwaukee St.
4. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
5. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
6. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass. (POLICY).
7. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY).
8. All damage to the pavement on Milwaukee, Walbridge adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
9. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
10. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by MGO Chapter 37.
11. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprint.
 - b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)
12. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which 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. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14)).

Zoning Administrator (Contact Pat Anderson, 266-5978)

13. Sec. 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, Mr. George Dreckmann. (608-267-2626).
14. Sec. 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
15. Sec. 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
16. Approval of the demolition permit will require the removal of all structures including the driveway landscaped and seeded to minimize erosion, remove asphalt driveway and apron and replace with curb and gutter as per City Engineering & Traffic Engineering requirements. During demolition and prior to curb and gutter, installation of barriers shall be installed across the driveway to prevent the parking of vehicles. NOTE: the site does share access/ingress/egress with the existing development at 4214 Milwaukee Street and 49 N. Walbridge Ave. The submitted plans show the retention of approximately 10' of paving on the east side of the subject lot, which may remain to provide the necessary access to the parking on the adjacent properties to the west and north.
17. The site shall be maintained with grass/landscaping until a future development is proposed.

Water Utility (Contact Dennis Cawley, 266-4651)

18. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

No other agencies had comments pertaining to this request