



City of Madison

Proposed Demolition

Location
1402 South Park Street

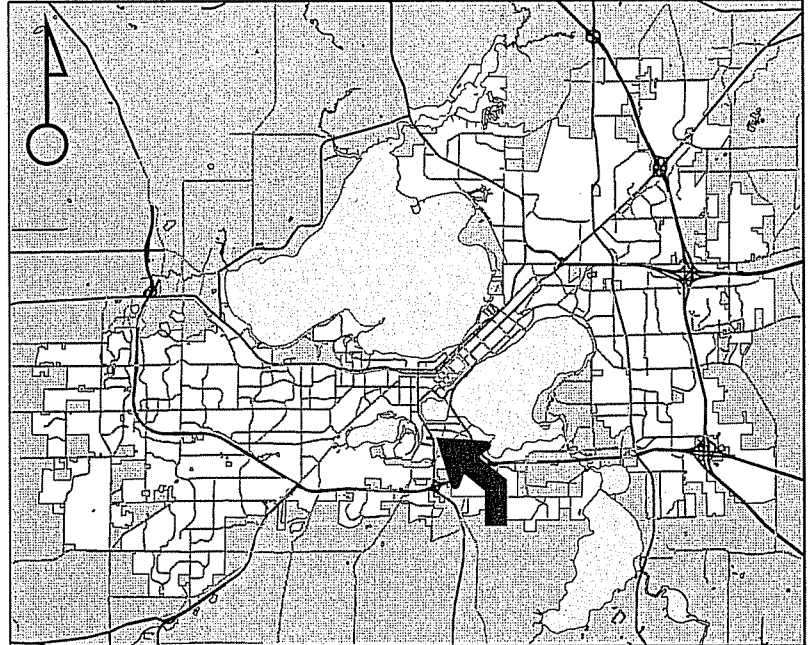
Project Name
Olson Demolition

Applicant
US Government - Army/Brynn Bemis -
City of Madison Engineering Division

Existing Use
Former Army Reserve Center

Proposed Use
Demolish former Truman Olson Army
Reserve Center for future street extension

Public Hearing Date
Plan Commission
19 November 2012

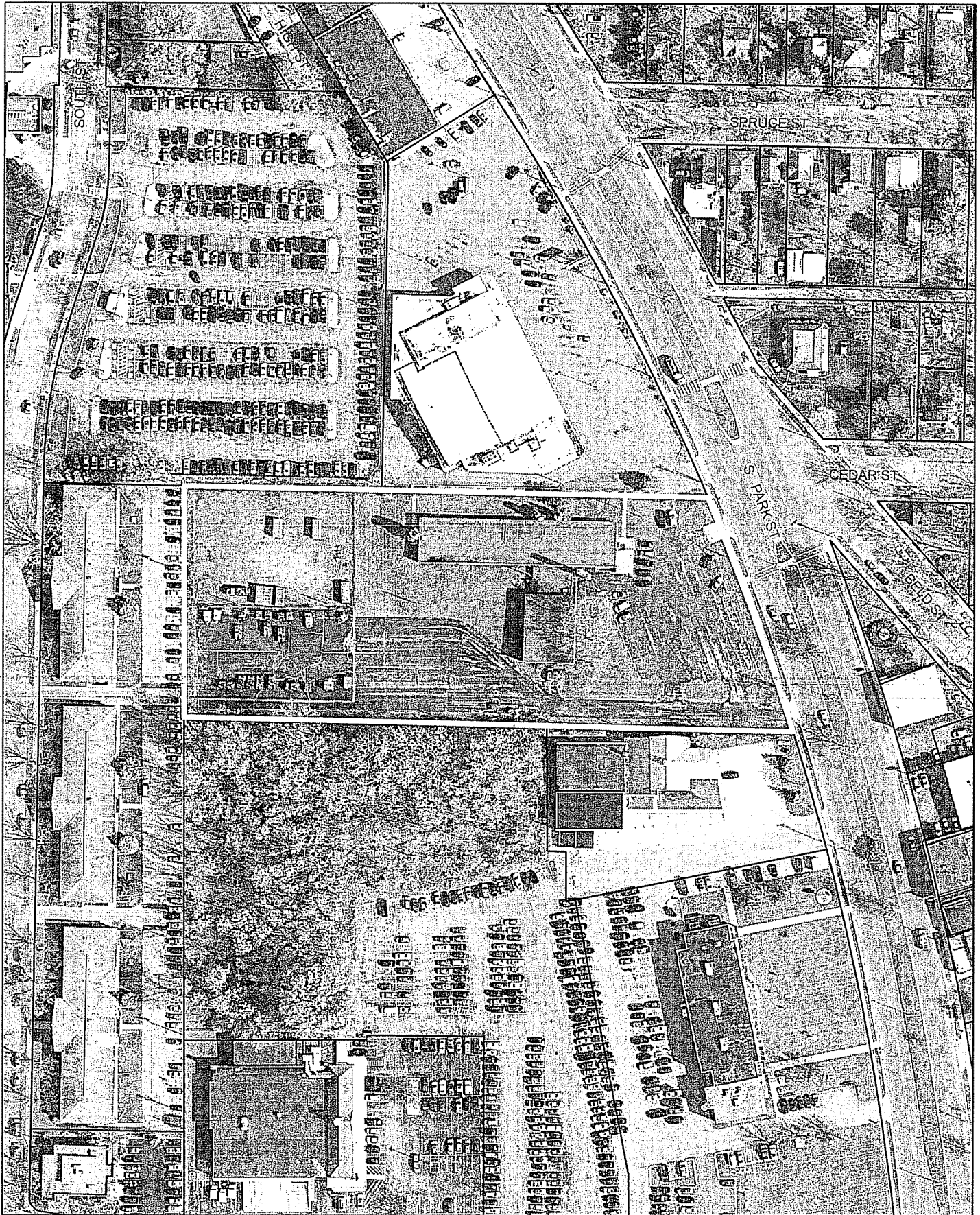


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 November 2012





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

1. Project Address: 1402 South Park Street

Project Area in Acres: 3.5

Project Title (if any): Truman Olson Demolition

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from _____ to _____
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Robert F. Phillips, P.E., City Engineer Company: City of Madison Engineering Division

Street Address: 210 MLK Jr. Blvd., Rm 115 City/State: Madison, WI Zip: 53703

Telephone: (608) 266-4751 Fax: (608) 264-9275 Email: rphillips@cityofmadison.com

Project Contact Person: Brynn Bemis Company: City of Madison Engineering Division

Street Address: 210 MLK Jr. Blvd., Rm 115 City/State: Madison, WI Zip: 53703

Telephone: (608) 267-1986 Fax: (608) 264-9275 Email: bbemis@cityofmadison.com

Property Owner (if not applicant): US Government - Army

Street Address: 6001 Manufacturers Dr. City/State: Madison, WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolition of building and all improvements; restoration of site to grass for future westward extension of Cedar Street.

Development Schedule: Commencement Late 2012 Demolition

Completion Spring 2013 Restoration, 2014 Street Construction

Effective August 31, 2012

CONTINUE →

FOR OFFICE USE ONLY:	
Amt. Paid	Receipt No.
Date Received	<u>9-19-2012</u>
Received By	<u>PLANNING</u>
Parcel No.	<u>0709-2630-1030</u>
Aldermanic District	<u>13- ELLINGTON</u>
GQ.	
Zoning District	<u>C2</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input checked="" type="checkbox"/> Legal Descript.
Plan Sets	<input checked="" type="checkbox"/> Zoning Text
Alder Notification	<input checked="" type="checkbox"/> Waiver
Nghrid, Assn Not.	<input checked="" type="checkbox"/> Waiver
Date Sign Issued	

5. Required Submittals:

- ☒ **Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the Urban Design Commission, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper
- ☒ **REVISED! - Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- ☐ **Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: City Treasurer.
- ☒ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

In Addition, The Following Items May Also Be Required With Your Application:

- ☐ **Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- ☒ For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- ☐ A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- ☒ **Conformance with adopted City plans:** The site is located within the limits of the South Madison Neighborhood Plan, which recommends Community Mixed-Use, with extension of Cedar Street for this property.
- ☒ **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days** prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Sue Ellingson, Bay Creek Neighborhood Association 9/5/12
- If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- ☒ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
Planning Staff: Heather Stouder Date: 9/5/12 Zoning Staff: Matt Tucker Date: 9/12/12

→ The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Robert F. Phillips, P.E. Relation to Property Owner City has option to purchase property
Authorizing Signature of Property Owner Robert F. Phillips Date 9/18/12
Acting Chief, Real Estate Division
USABO, Omaha NE



**Department of Public Works
City Engineering Division**

Robert F. Phillips, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
FAX 608 264 9275
www.cityofmadison.com

608 266 4751

Assistant City Engineer
Michael R. Dalley, P.E.

Principal Engineers
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.
Christopher J. Petykowski, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

GIS Manager
David A. Davis, R.L.S.

Financial Officer
Steven B. Danner-Rivers

Hydrogeologist
Brynn Bemis

September 12, 2012

Plan Commission
Department of Planning and Development
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53710

Re: **Demolition of the Truman Olson US Army Reserve Center, 1402 South Park Street**
Letter of Intent

Dear Members of the Plan Commission:

The proposed site is the former Truman Olson US Army Reserve Center located at 1402 South Park Street. The City's interest in purchasing the property is to facilitate the extension of Cedar Street from South Park Street to Fish Hatchery Road.

Current Property Use The property is approximately 3.5 acres of developed land with a 24,727-sf administration building. The property building was constructed in 1954 out of concrete block with a brick veneer. Most of the administration building is single-story and consists of office space, classrooms, kitchen area, storage, a sublevel boiler room, a former X-ray room, and a decommissioned firing range. Attached to the administration building is a two-story drill hall with additional offices. Approximately half of the property is covered by impervious surfaces, such as asphalt parking, driveways, concrete walkways, and buildings. The remaining land is mowed grass with a several trees. A chain link security fence encloses the military equipment parking area and an area of unpaved outside storage. The Truman Olson USARC site was most recently occupied by the 548th Medical Training Support Battalion.

Site Demolition Details Site demolition will consist of the complete removal of the administration building, drill hall, building foundations, and all of their contents. It will also include the removal of all concrete and asphalt parking, as well as all interior chain link fencing. The site will be graded to address drainage issues and restored with grass seed. If construction takes place during the fall of 2012, restoration will take place in early

spring 2013. The two drive openings and aprons will remain in-place, but will be closed with temporary concrete barriers to prevent public access. Per City ordinance, a recycling and reuse plan will be submitted to the City Recycling Coordinator for approval prior to demolition. The contractor will be required to work with City Forestry to preserve as many trees as feasible.

Proposed Site Use The extension of Cedar Street from South Park Street to Fish Hatchery Road was proposed in both the January 2005 *South Madison Neighborhood Plan* as well as the June 2005 *Wingra Market Study and Conceptual Redevelopment Plan Summary Report*. The extension will provide a viable connection for automobiles, bicycles, and pedestrians, and will support and promote redevelopment. The extended street will be approximately 36 feet wide, with through lanes for eastbound and westbound traffic and additional space for on-street parking. Curb, gutter, and sidewalks will be constructed on both sides.

Project Schedule The property will be purchased from the US Army in either late 2012 or early 2013. Construction of the proposed Cedar Street extension is currently in the 2014 Capital Budget.

Project Contacts Brynn Bemis, City Engineering, 267.1986 or bbemis@cityofmadison.com
Don Marx, City Real Estate, 267.8717 or dmarx@cityofmadison.com

If you have any questions regarding the details of the City's demolition plans or the proposed use of the property, please contact Brynn Bemis of my staff at 267.1986.

Sincerely,

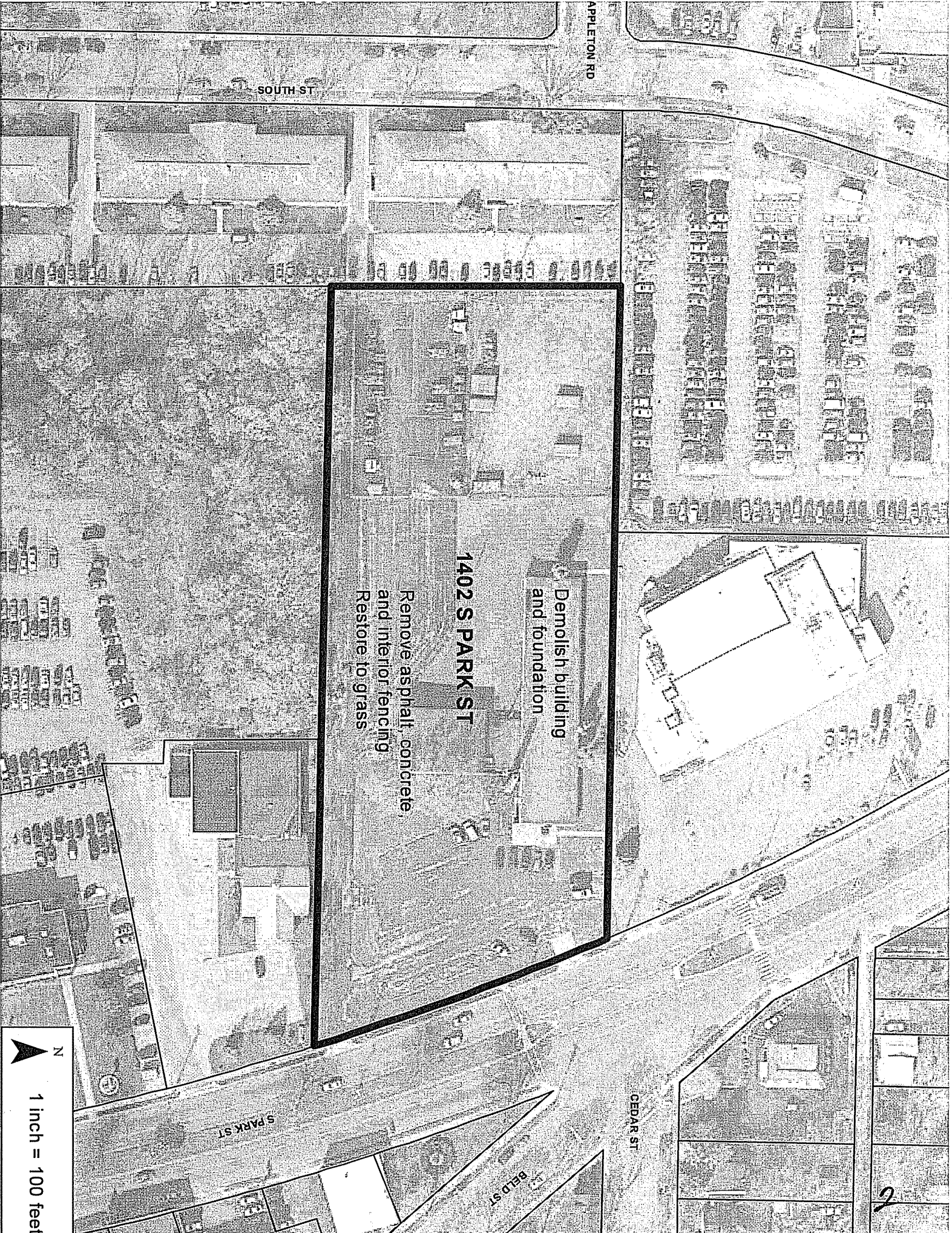


Robert F. Phillips, P.E., City Engineer

RFP:blb

Cc: Don Marx, Economic Development Division

M:\Environmental Projects\Project Files\Truman Olson Army Reserve - 2011\Demo LOI - Sept 2012.doc



APPLETON RD

SOUTH ST

1402 S PARK ST

Demolish building
and foundation

Remove asphalt, concrete,
and interior fencing.
Restore to grass

CEDAR ST

S PARK ST

BELD ST



N

1 inch = 100 feet

