



# City of Madison

## Proposed Demolition

### Location

915 Haywood Drive

### Project Name

Ryan Brother's Office Building

### Applicant

Patrick & Erin Ryan-Ryan Bros. Ambulance/  
Jenny Acker - Acker Builders

### Existing Use

Auto repair business

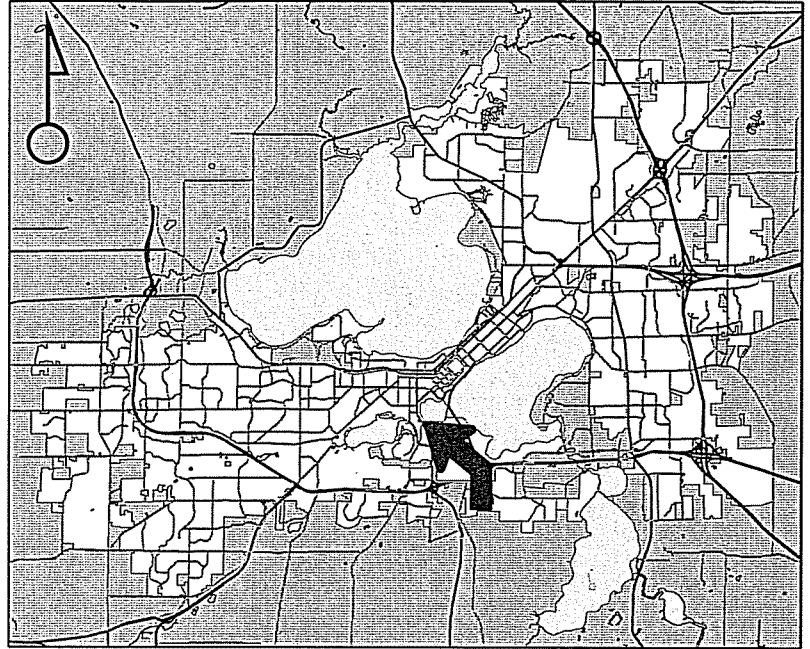
### Proposed Use

Demolish auto repair business  
to construct office building

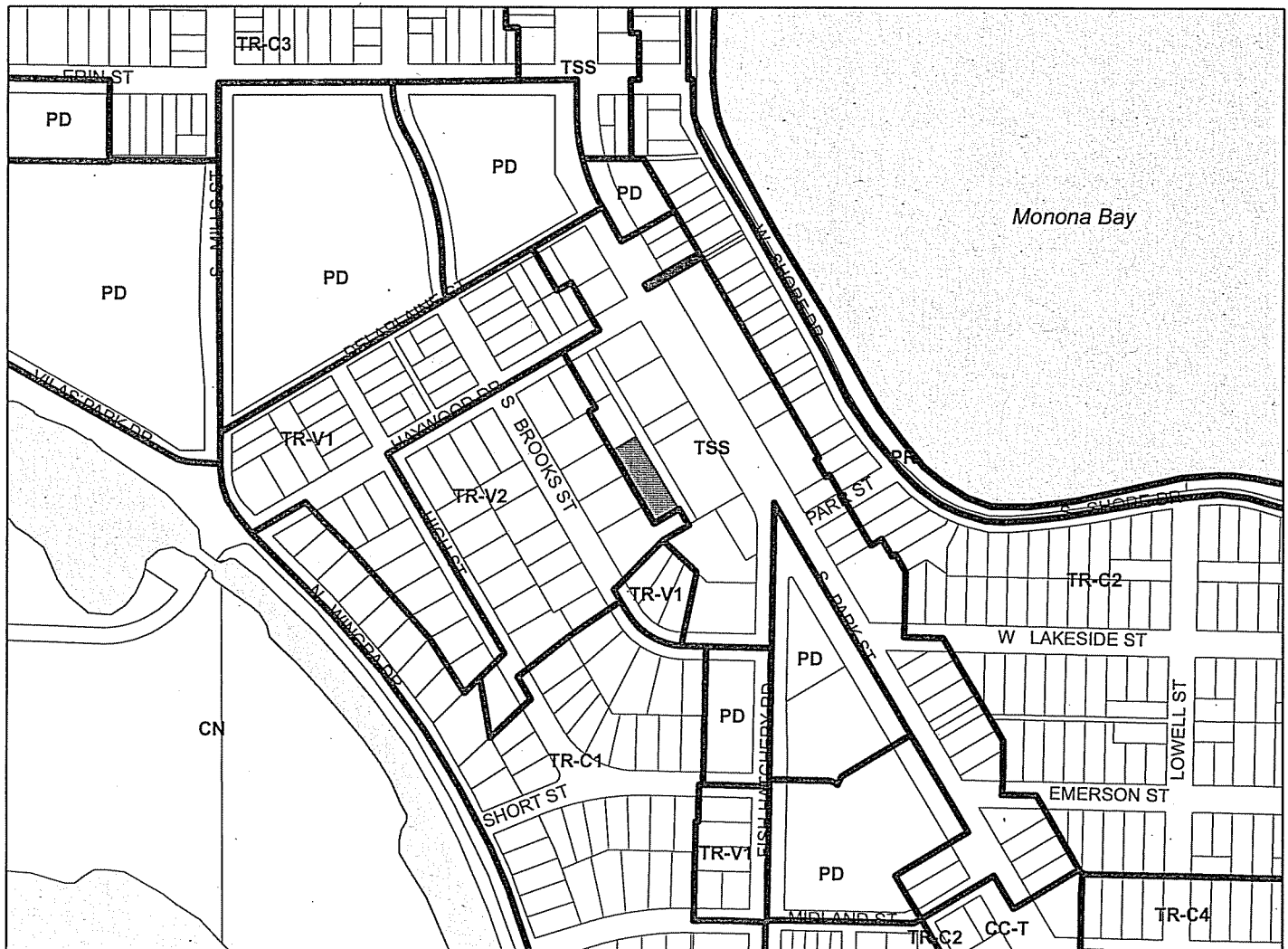
### Public Hearing Date

Plan Commission

03 June 2013



For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 May 2013



City of Madison

915 Haywood Drive



Date of Aerial Photography : Spring 2010



# LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- 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.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid	650.-
Receipt No.	141476
Date Received	4/3/13
Received By	100P
Parcel No.	0709-262-1702-1
Aldermanic District	13- ELLINGSON
Zoning District	TSS
Special Requirements	OK
Review Required By:	
<input checked="" type="checkbox"/> Plan Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other:

Form Effective: February 21, 2013

1. Project Address: 915 Haywood Dr. Madison, WI 53715  
Project Title (if any): Ryan Brothers Office Building

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
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☐ Conditional Use; or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Other Requests: \_\_\_\_\_

## 3. Applicant, Agent & Property Owner Information:

Applicant Name: Patrick & Erin Ryan Company: Ryan Brothers Ambulance  
Street Address: 922 S. Park St City/State: Madison, WI Zip: 53715  
Telephone: 608 310-7921 Fax: 608 257-9594 Email: erian@ryanbros.net  
Project Contact Person: Wayne or Jenny Acker Company: Acker Builders, Inc.  
Street Address: 101 E. Main St. Suite 2 City/State: Wauwatosa, WI Zip: 53597  
Telephone: (608) 850-6650 Fax: (608) 850-6653 Email: Jenny.Acker@ackerbuilders.com  
Property Owner (if not applicant): Ron Lewis & Eva Mullendore  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

## 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 2 story office building for office support employees for Ryan Brothers Ambulance  
Development Schedule: Commencement AS SOON AS POSSIBLE Completion 6 months  
hopefully June 2013

## 5. Required Submittal Information

All Land Use applications are required to include the following:

☐ **Project Plans including:\***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☐ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

☐ **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 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.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

☐ **Pre-application Notification:** 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:

→ 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: KEVIN FIRCHOW Date: 3/25/13 Zoning Staff: PAT ANDERSON Date: 3/25/13

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

Name of Applicant Ryan Brothers Ambulance Relationship to Property: Accepted offer to purchase

Authorizing Signature of Property Owner

Erin Ryan  
Digitally signed by Erin Ryan  
DN: cn=Erin Ryan, o=Ryan Bros  
Ambulance, INC, ou,  
email=erian@ryanbros.net, c=US  
Date: 2013.04.03 09:36:40 -05'00'

Date 4/3/13





April 3, 2013

Re: Letter of Intent

To: Whom it May Concern:

Acker Builders, Inc. has been hired to construct an office building for Ryan Brothers Ambulance on the lot behind their existing building, should the City of Madison approve this project. Their existing building is located at 922 S. Park St. in Madison. The new building will be located at 915 Haywood Dr. in Madison. The Ryan's will continue to use the Park St. building for storing their ambulances and housing their EMTs. The proposed use of the new building will be used to house support staff for the EMTs. Currently the support staff is in the basement of the Park St. building. There are no windows and it is cramped for space.

The project has the support of the neighborhood association which is the Bay Creek Association (contact: Judy Robinson at 608-469-1218). The project also has the support of the Alderperson, Sue Ellingson.

The Project team for this project is employees of Acker Builders, Inc.

The Current building is an unattractive basic masonry building which was a transmission shop. It has been vacant for about 2 years. The property at 915 Haywood was contaminated but the Ryan's have worked with the owners and Seymour Environmental Services, Inc. to have the property cleaned up as a condition of their offer.

The Ryan's would like to start construction in June of 2013 and it would be completed within 6 months of starting construction.

The square footage of the new property will be 1736 on the main floor and 1533 on the second floor for a total square footage of 3269. The Ryan's would be using the main floor primarily for now and the 2<sup>nd</sup> floor will be used for future expansion. The Ryan's will be the only company in this new property and no EMTs will be spending the night in the building.

The lot is 14,156 square feet. The pavement area will be 3488 square feet (24.6%). The sidewalk including bike parking will be 430 square feet (3%). The building will take up 1817 square feet (12.8%). The lawn or usable open space will be 8421 square feet (59.5%).

The hours of operation would be Monday through Friday 7:00 am – 5:00 pm.

The property will have 9 regular parking stalls and 1 handicap stall for a total of 10 parking stalls. There will also be a minimum of 2 bicycle parking spots.



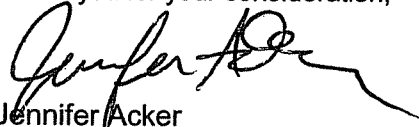
*Acker Builders, Inc.*  
& ACKER REALTY, LLC

The Ryan's are paying \$271,000 for the property plus the cost of the building. The building has not been priced out yet, but we expect it to come in around \$390,000 for a total value of \$661,000.

Acker Builders, Inc. uses all local sub contractors and material suppliers.

No public subsidy is requested.

Thank you for your consideration,



Jennifer Acker

Vice President

Acker Builders, Inc.

Cell: 608-513-4008







Tear Down  
Location of  
New Building

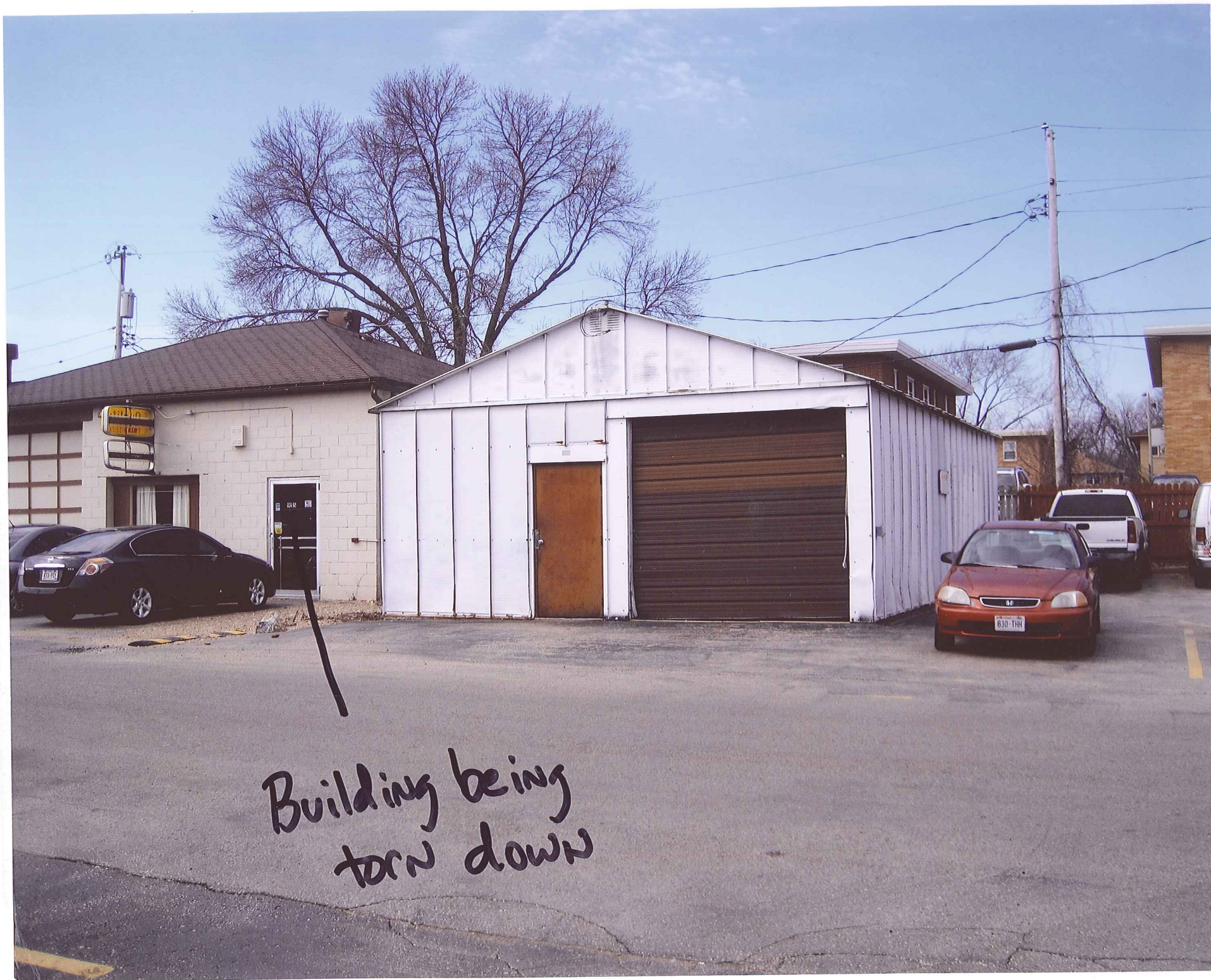
Ryan Brothers



Tearing Down







Building being  
torn down





tearing  
down