



Location
204 & 210 South Ingersoll Street

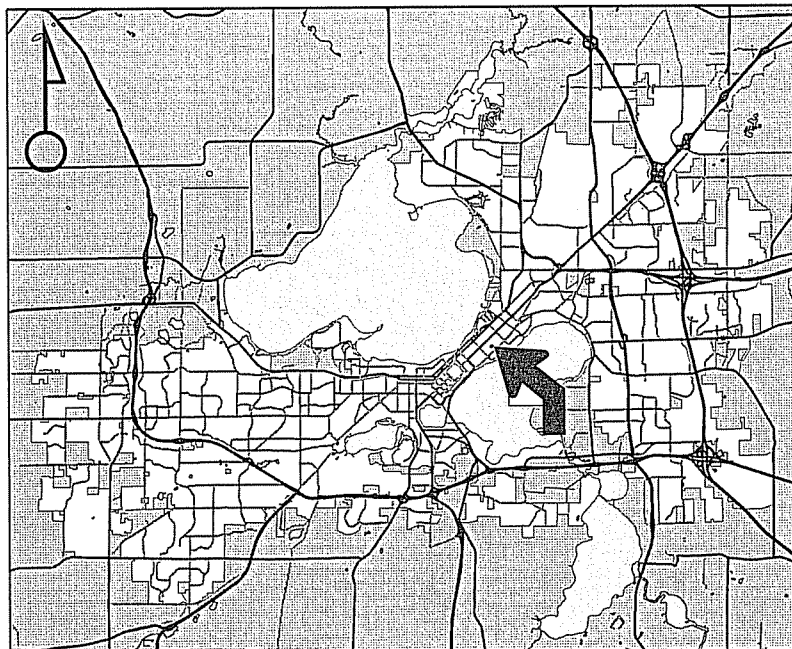
Project Name
Central Park Demolition

Applicant
Research Products, Corporation/Janet Dailey – City of Madison – Engineering

Existing Use
Manufacturing and warehousing buildings

Proposed Use
Demolish manufacturing and warehousing buildings to facilitate construction of Central Park

Public Hearing Date
Plan Commission
19 September 2011

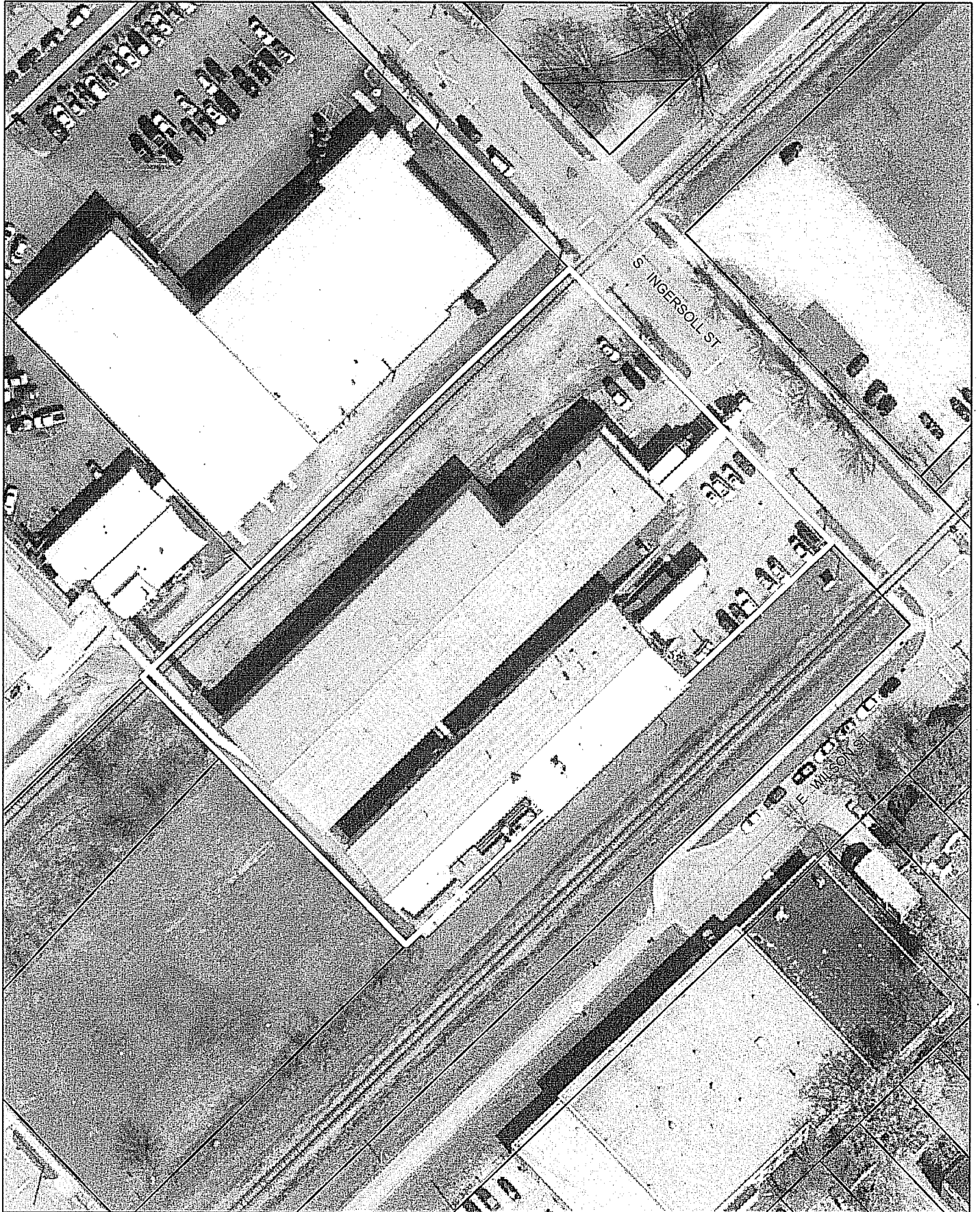


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 September 2011





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 with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	Receipt No.
Date Received	8/3/11
Received By	JJK
Parcel No.	0709-131-2203-5
Aldermanic District	6 Marsh Rummel
GQ	OK
Zoning District	M1
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngrhd. Assn Not.	Waiver
Date Sign Issued	8/3/11

1. **Project Address:** 204 and 210 S. Ingersoll Street **Project Area in Acres:** 1.87 Acres

Project Title (if any): _____

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Robert F. Phillips, City Engineer Company: City of Madison - Engineering
 Street Address: 210 Martin Luther King 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: Janet Dailey Company: City of Madison - Engineering
 Street Address: 210 Martin Luther King Jr Blvd, Rm 115 City/State: Madison, WI Zip: 53703
 Telephone: (608) 261-9688 Fax: (608) 264-9275 Email: jdailey@cityofmadison.com

Property Owner (if not applicant): Research Products, Corporation
 Street Address: PO Box 1467 City/State: Madison, WI Zip: 53701

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
 Demolish existing manufacturing and warehouse buildings to facilitate the construction of a City Park

Development Schedule: Commencement 10/15/2011 - 11/1/2011 Completion 12/25/2011

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ waived See the fee schedule on the application cover page. 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 and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.


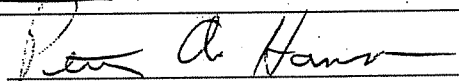
In Addition, The Following Items May Also Be Required With Your Application:

- 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.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of Amended Final Report for Central Park Plan, which recommends: a City park 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 & business associations in writing no later than **30 days** prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Notification was waiver by Alder Rummel. See attached.
- NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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: Tim Parks Date: 6/22/11 Zoning Staff: Matt Tucker Date: 6/22/11
 - Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Robert F. Phillips, PE, City Engineer Date 8/1/2011
 Signature  Relation to Property Owner _____
 Authorizing Signature of Property Owner  Date 8/3/11



Department of Public Works
City Engineering Division

608 266 4751

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
Textnet 866 704 2315
www.cityofmadison.com

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 Supervisor
Kathleen M. Cryan

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

Financial Officer
Steven B. Danner-Rivers

Hydrogeologist
Brynn Bemis

August 3, 2011

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

Re: Demolition of 204-210 S. Ingersoll Street
Letter of Intent

Dear Members of the Plan Commission:

As part of the implementation of the Central Park Master Plan, the City of Madison is proposing to demolish two buildings owned by Research Products, Corp. at 204 and 210 S. Ingersoll Street to allow implementation of the first phase of the Central Park construction. The existing commercial buildings are used for manufacturing and storage. The demolition will also include removal of the overhead conveyor belt system connecting the building at 204 S. Ingersoll to a building located at 1023 E. Main Street. There are no known underground storage tanks on this site and the City has ordered a Phase I and Phase II ESA for the property. The City is currently in its due diligence period as required prior to the purchase of the property from Research Products, Corp. Anticipated closing will occur at the end of August. The City and Research Products, Corp. have agreed to allow the buildings to be utilized by Research Products for a period of 90 days from the date of closing, or until September 15, 2011, whichever is later unless another date is agreed to by the parties.

As you are aware, the City has been in a lengthy process of planning the redevelopment of land on the Isthmus for Central Park. This has been a multi-year process with a formal Central Park Design and Implementation Task Force established that held regular meetings and Public Informational Meetings for the Park. Representatives from the Planning Division, Parks Division and Engineering Division were involved in these meetings. The Central Park Master Plan was formally adopted on April 20, 2010. After the Master Plan was adopted, the City was approached by Research Products, who was interested in selling the subject property for inclusion in the future park. The City worked with the Task Force to amend the original Master Plan to incorporate the Research Products property into the plans for Central Park. The Amended Final Report for Central Park by the Design and Implementation Task Force was formally adopted by Common Council on June 7, 2011 as Legislative File ID No. 22290.

The City has let a public works contract for the anticipated demolition. The contract will be awarded after the City purchases the property, with an anticipated demolition start date tentatively scheduled to begin between October 15, 2011 to November 1, 2011. Demolition will begin no later than December 1, 2011. The Contractor will have 25 calendar days to complete the work. Research Products will be required to remove any trade fixtures and personal property from the premises. The Contractor will be required under its contract with the City to supply a reuse and recycle plan for approval by the City's Recycling Coordinator prior to

receiving the wrecking permits. As part of that plan, Habitat for Humanity will be allowed to salvage items from the building after the demolition permit is obtained and before the start of the actual building demolition.

The future use of the subject site will include a farmers market and plaza area, restroom and pavilion, dedicated play space, and gathering spaces in addition to strolling paths and a multi-use path as shown on the amended park plans. The property is zoned M1 Limited Manufacturing District, which permits parks as permitted uses. The public restroom and pavilion building will be presented to the Urban Design Commission at an information presentation in October, with formal approval scheduled in November. Phase I of the park construction is anticipated to begin in the spring or summer of 2012.

Contacts: Janet Dailey, City Engineering @ 261-9688 or jdailey@cityofmadison.com
Wayne Rippl, City Engineering @ 266-4098 or wripl@cityofmadison.com
Kay Rutledge, Parks Division @ 266-4714 or krutledge@cityofmadison.com

If you have any questions on this issue please Janet Dailey of my staff at 608-261-9688.

Sincerely,

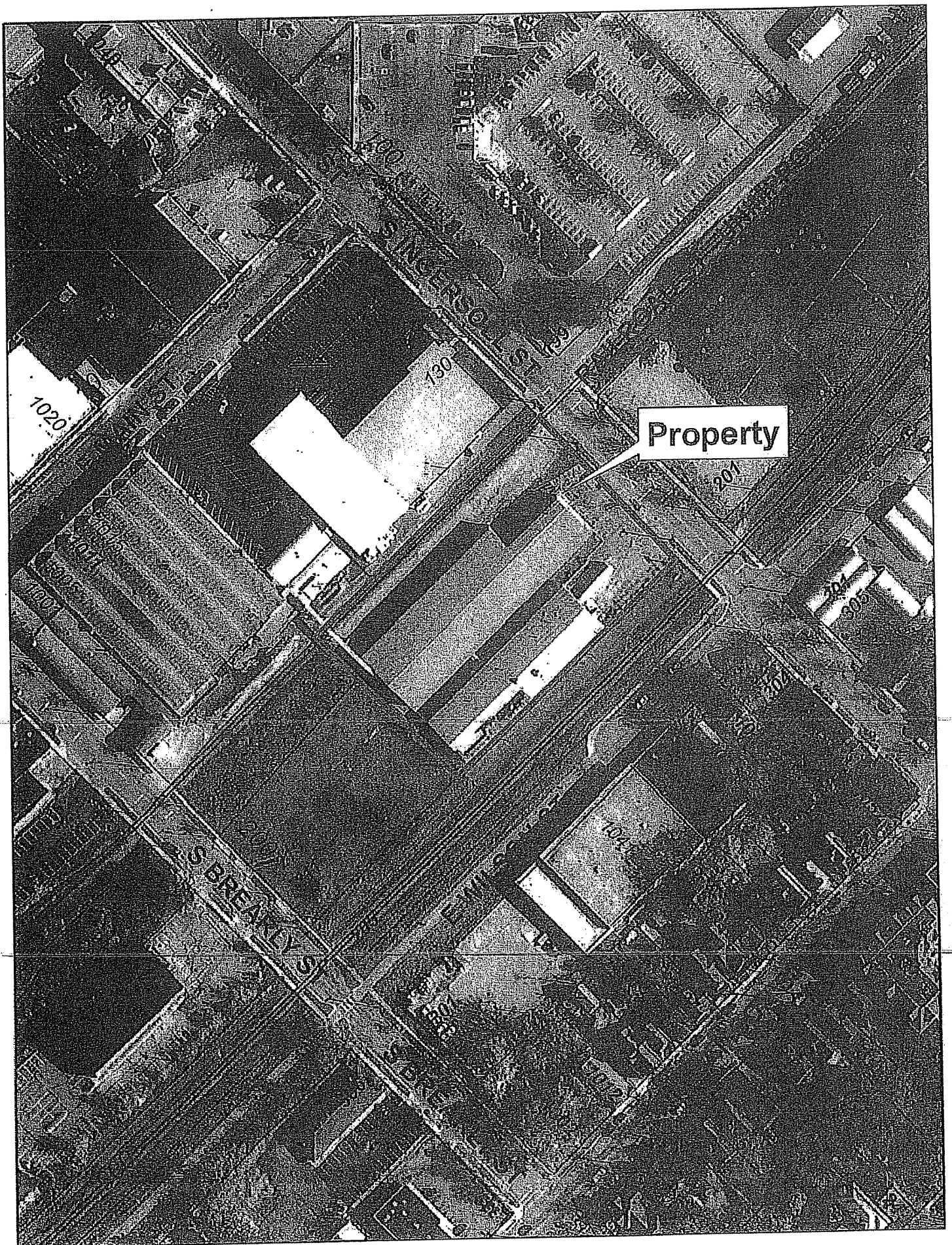


Robert F. Phillips, PE, City Engineer

RFP:jd

Attachment

Cc: Don Marx, Economic Development Division
Kay Rutledge, City Parks
Wayne Rippl, City Engineering



Property

SUBJECT PHOTOS

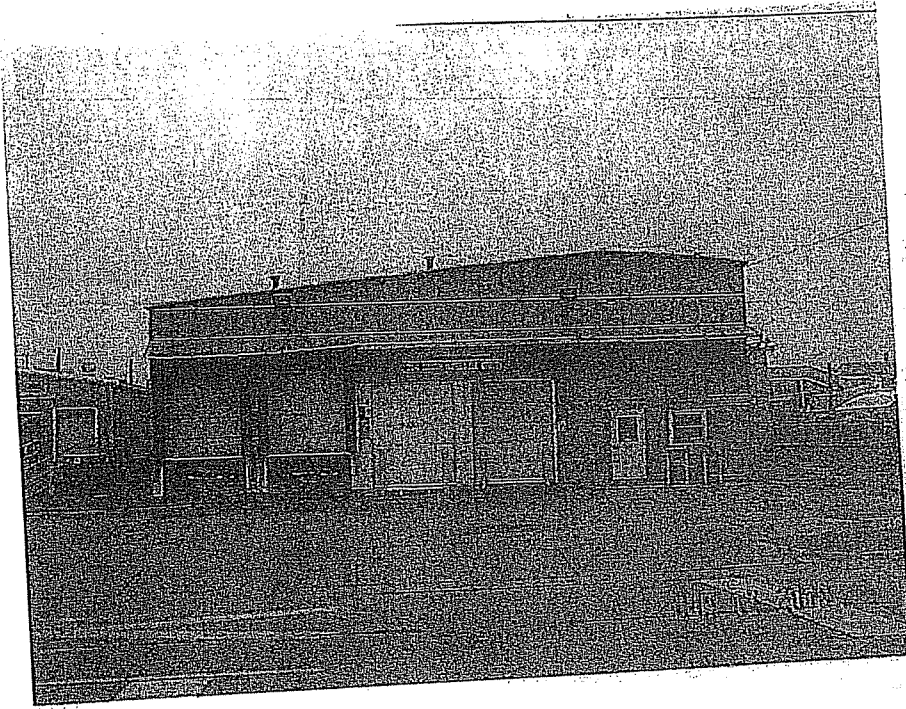


Subject. View toward west from east across Ingersoll Street.

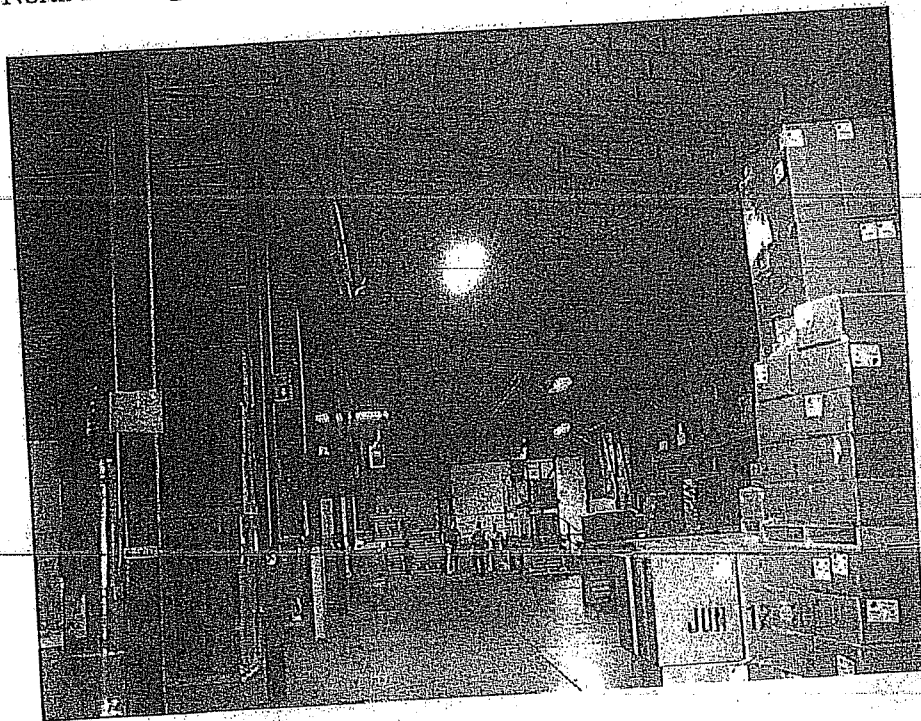


Subject. View toward east from west, former Byrns Oil parcel. Proposed Park.

SUBJECT PHOTOS

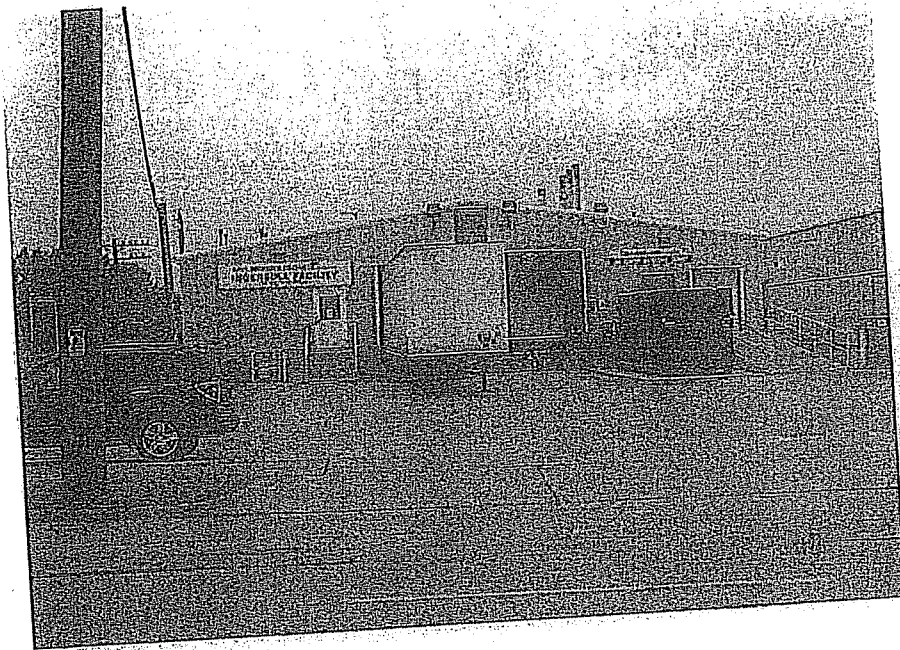


North Building at 204 S. Ingersoll. Front View.

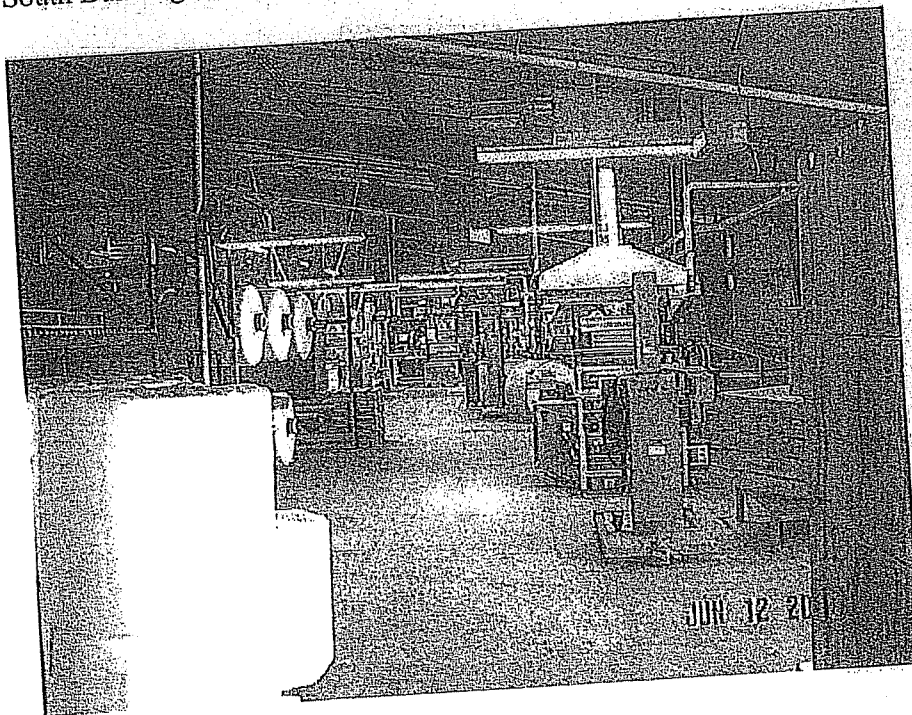


North Building. Interior.

SUBJECT PHOTOS

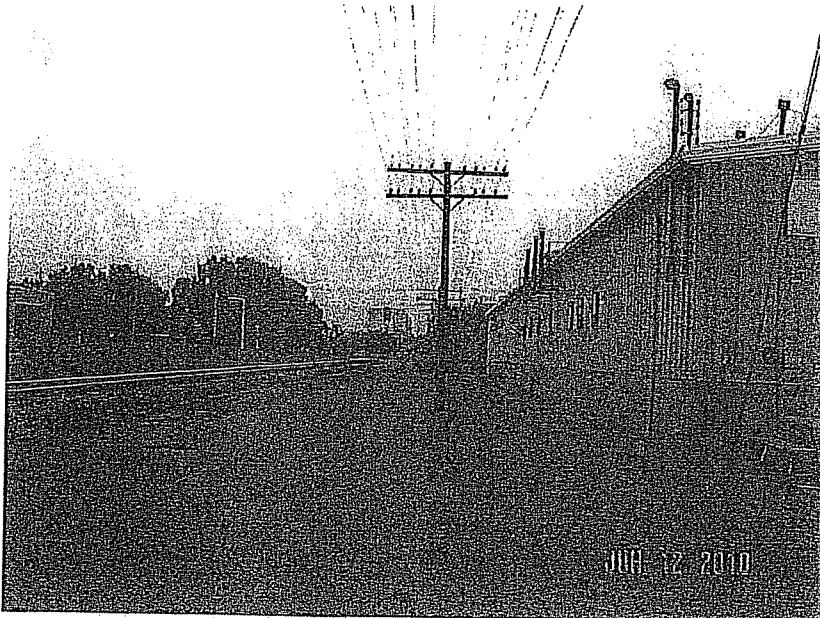


South Building at 210 S. Ingersoll. Front View.



South Building, Interior.

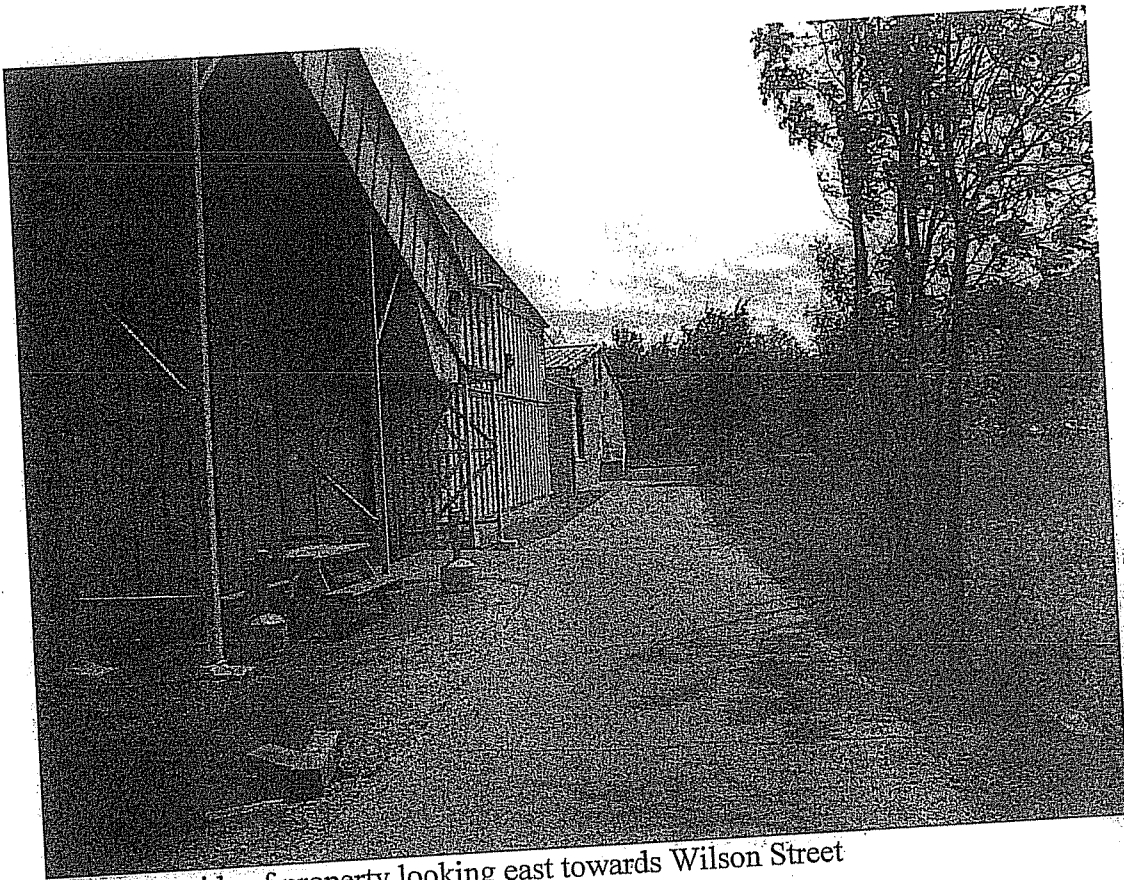
SUBJECT PHOTOS



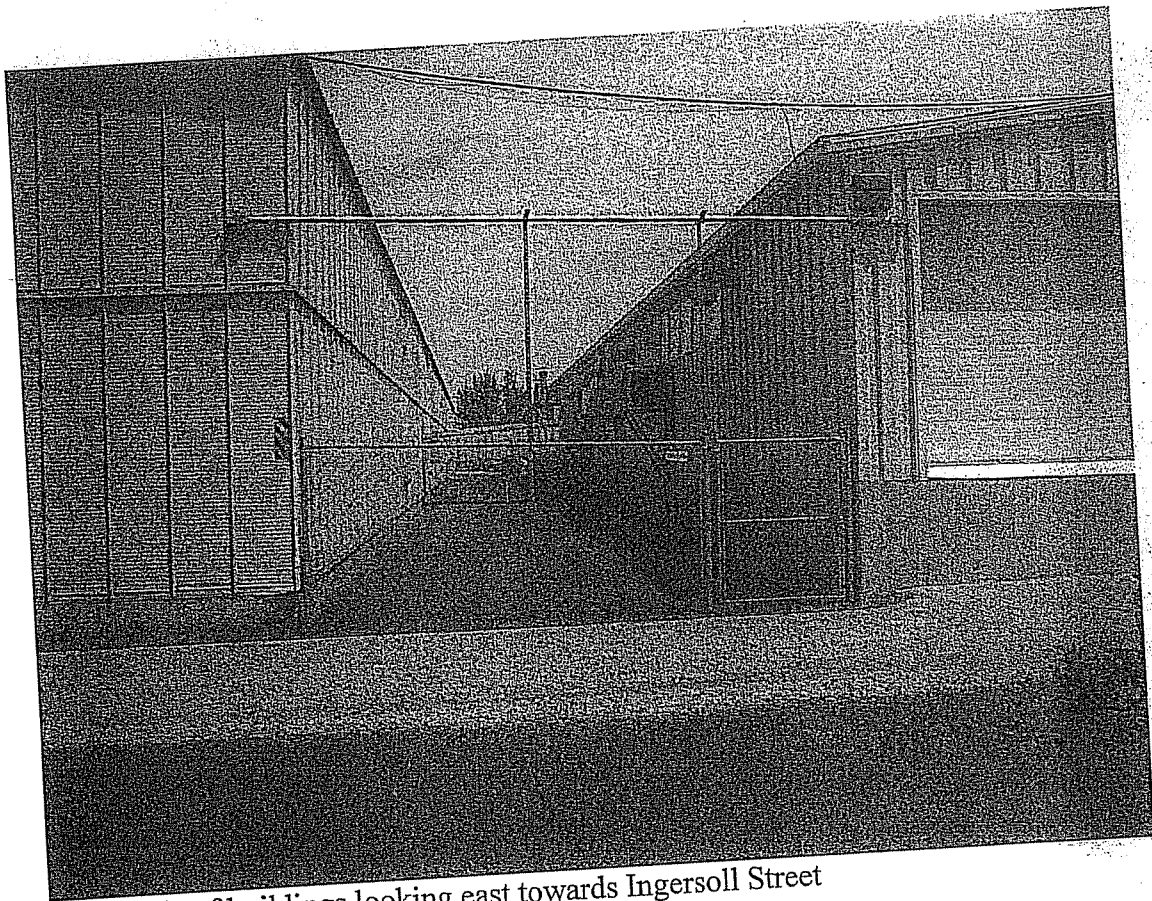
View West along South Side of Subject Property.



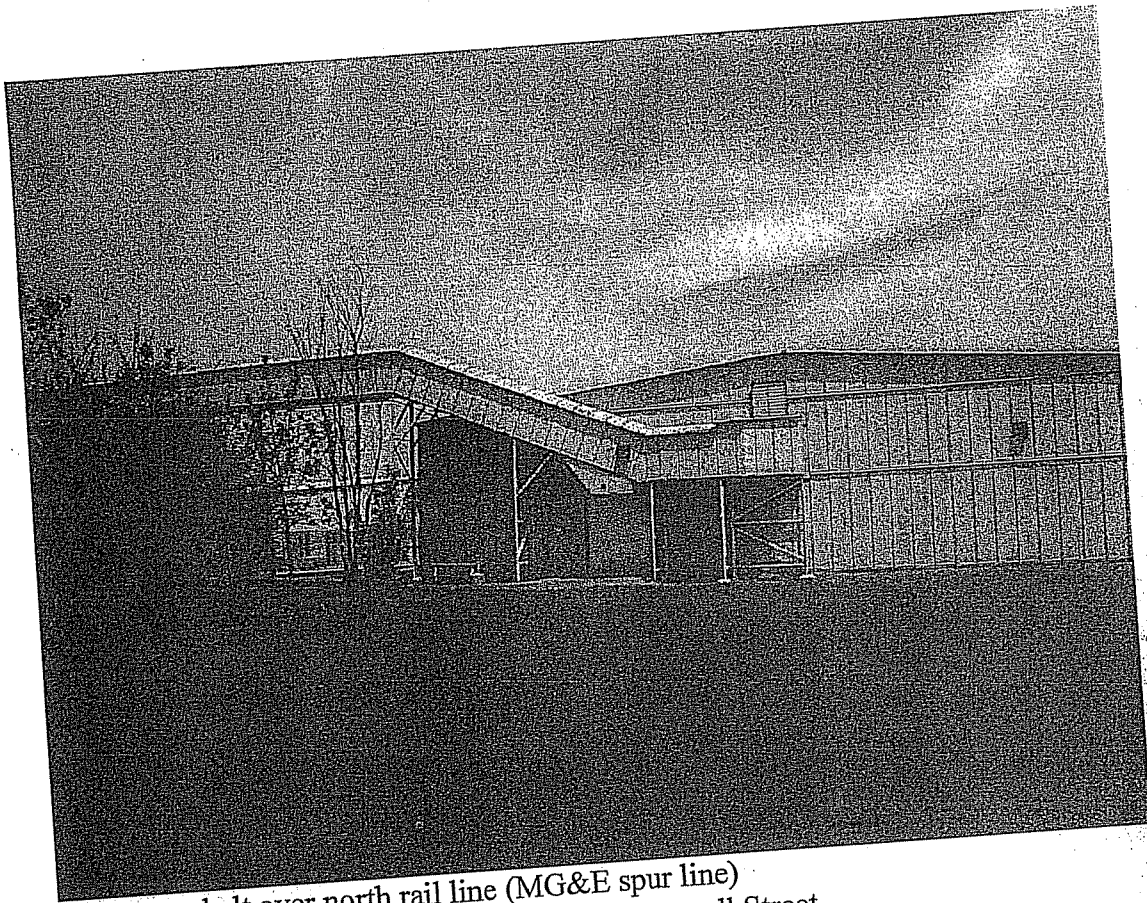
View East from Subject across Ingersoll Street.



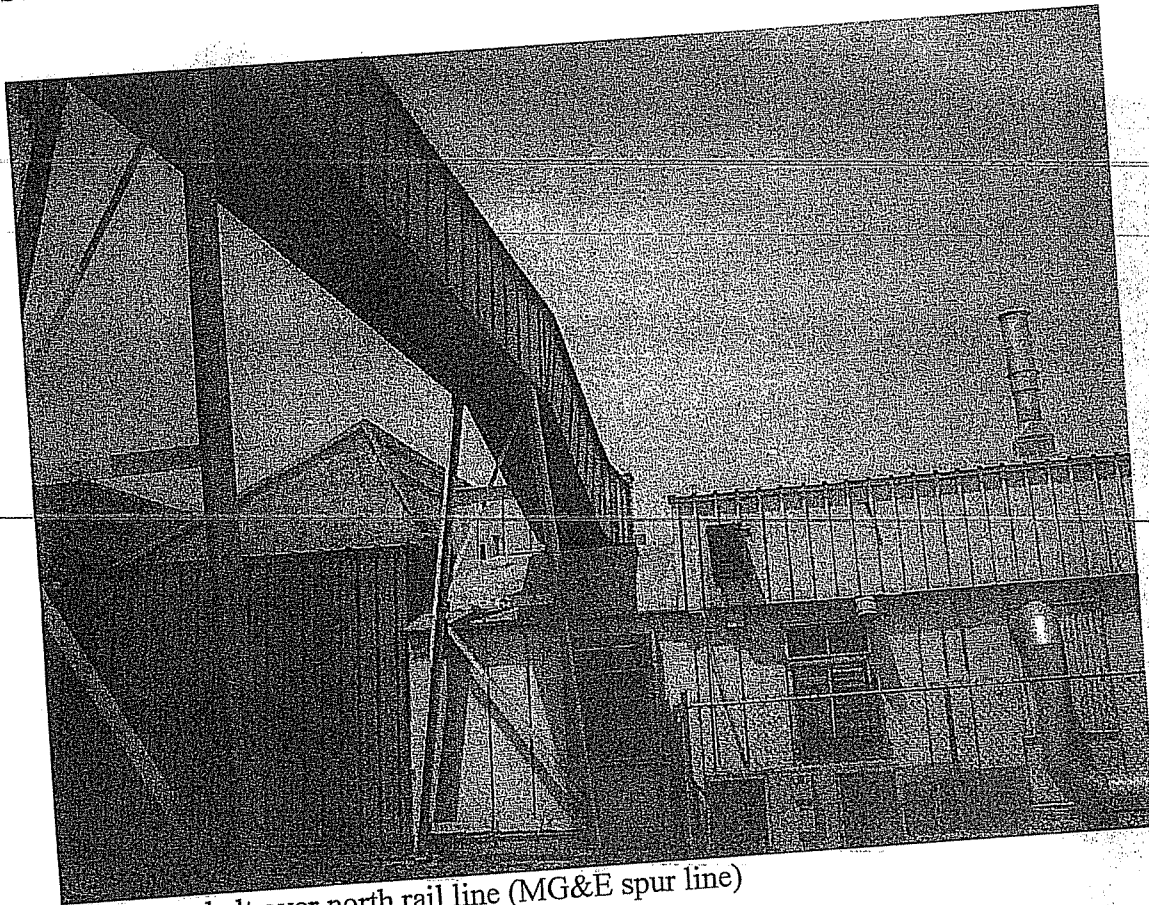
Southwest side of property looking east towards Wilson Street



South side of buildings looking east towards Ingersoll Street



Converyor belt over north rail line (MG&E spur line)
South side of building looking east towards Ingersoll Street

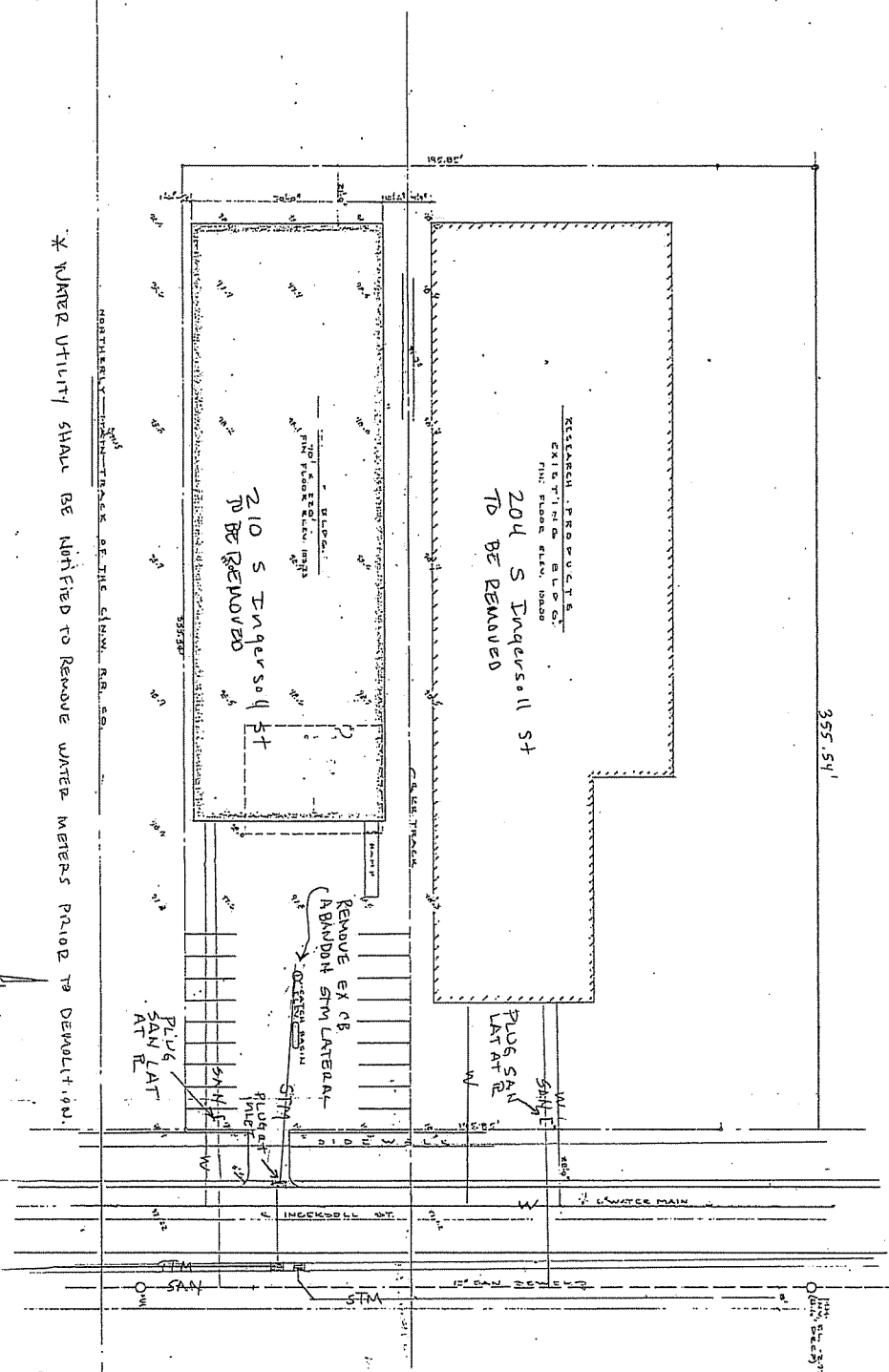


Converyor belt over north rail line (MG&E spur line)
Looring west toards E. Washington Avenue.

NO WARRANTY OR LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT IS ASSUMED BY THE ARCHITECT UNLESS SPECIFICALLY STATED TO THE CONTRARY IN WRITING.

* WHERE UTILITY SHALL BE NOTIFIED TO REMOVE WATER METERS PRIOR TO DEMOLITION.

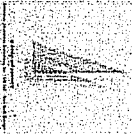
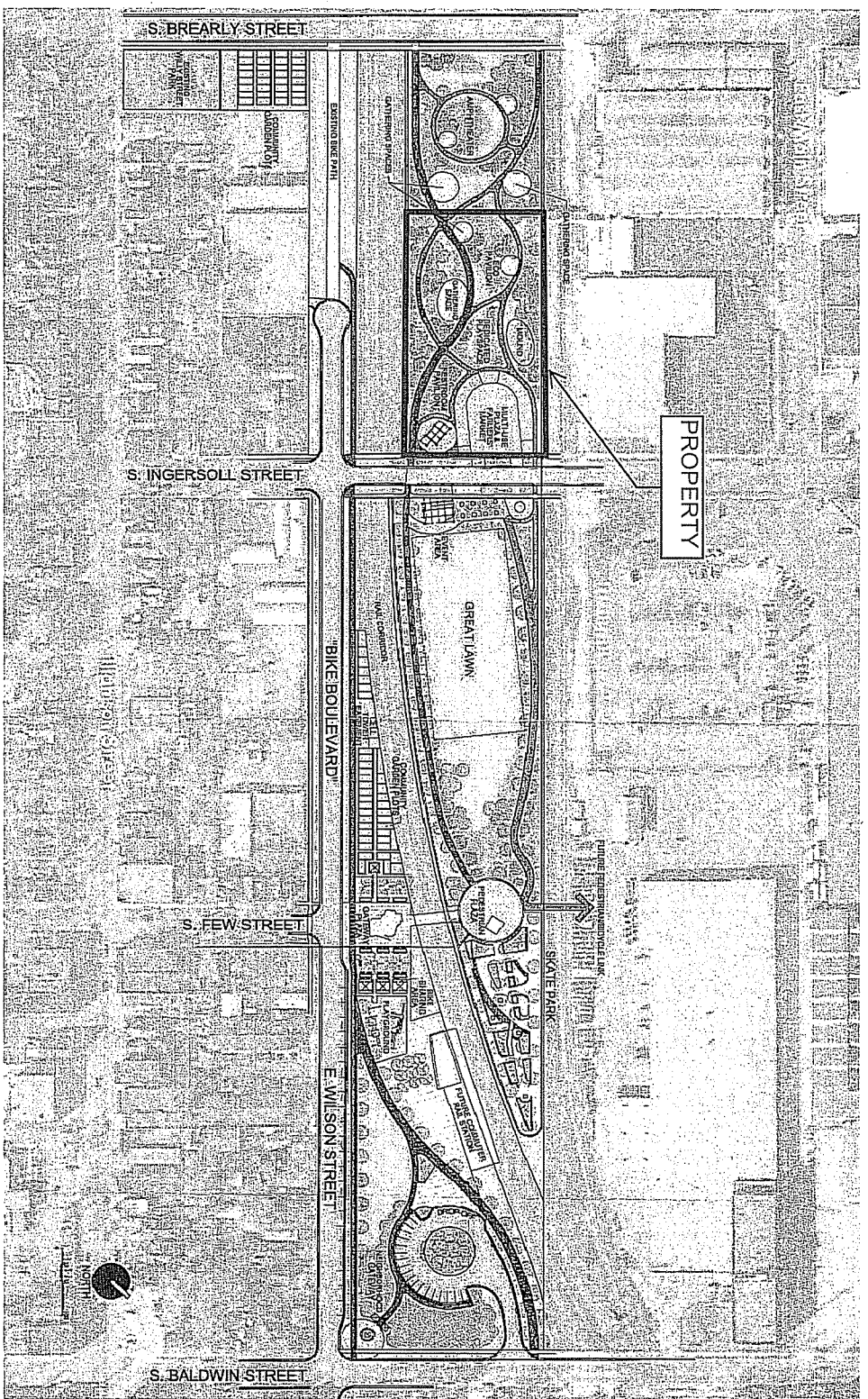
P L O T P L A N
SCALE 1/8" = 1'-0"



LEGEND
EXISTING GRADE (---)
FINISHED GRADE (---)

PROJECT		SHEET 1 OF 1	
NO.	DESCRIPTION	DATE	BY
1	DESIGN		
2	CONSTRUCTION		
3	AS-BUILT		
4	REVISIONS		

DESIGNER: KENNETH J. BRADY, INC.
ARCHITECT: KENNETH J. BRADY, INC.
BUILDING DEPARTMENT
ALBANY, N.Y. 12242
ALBANY, N.Y. 12201



Master Plan
Central Park
April 29th, 2011

