



Location
1431, 1435 & 1441 Northern Court

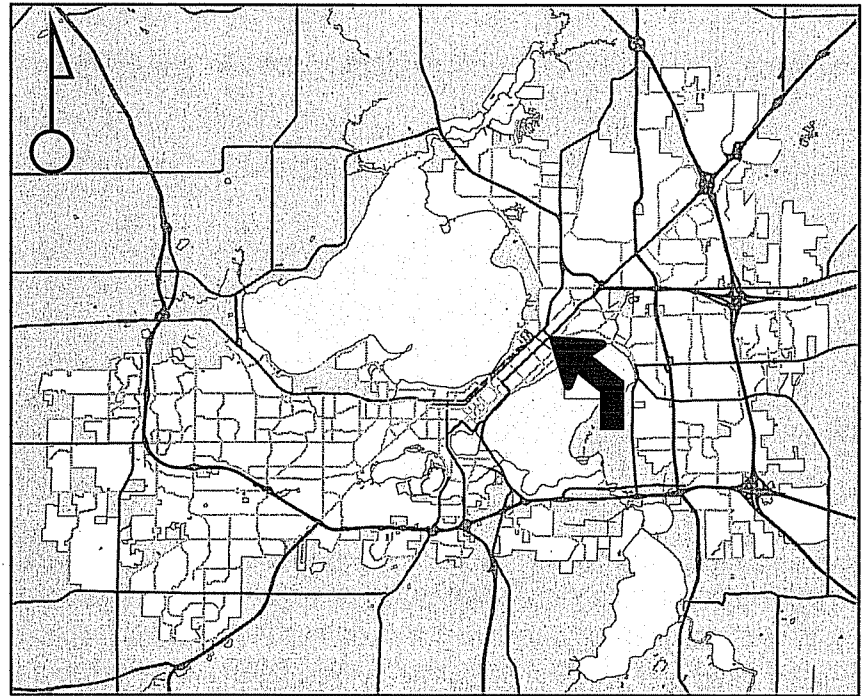
Project Name
Breidenbach Demolition

Applicant
Sam Breidenbach –
The Breidenbach Group

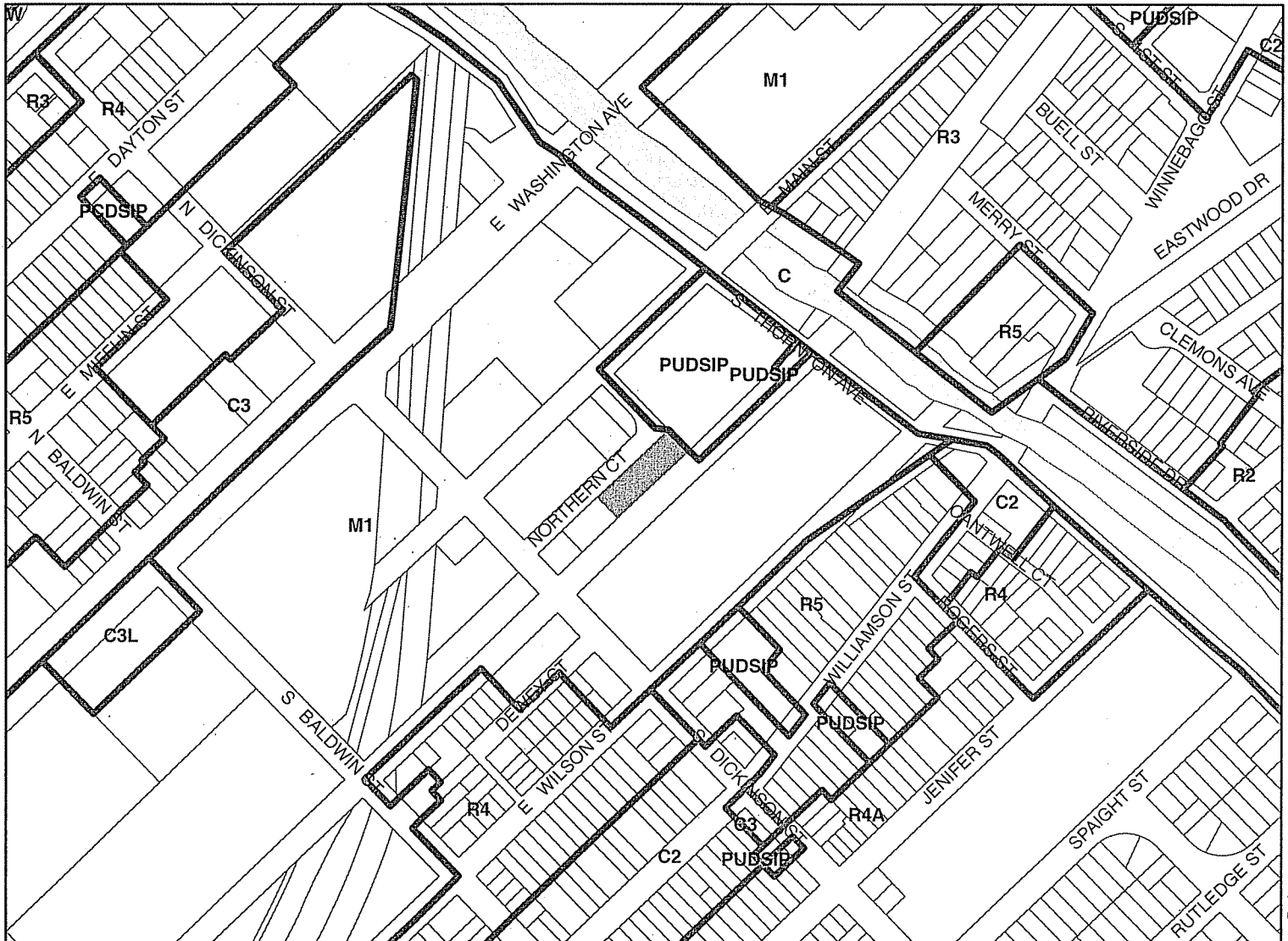
Existing Use
2 Single-Family Houses
and a Office Building

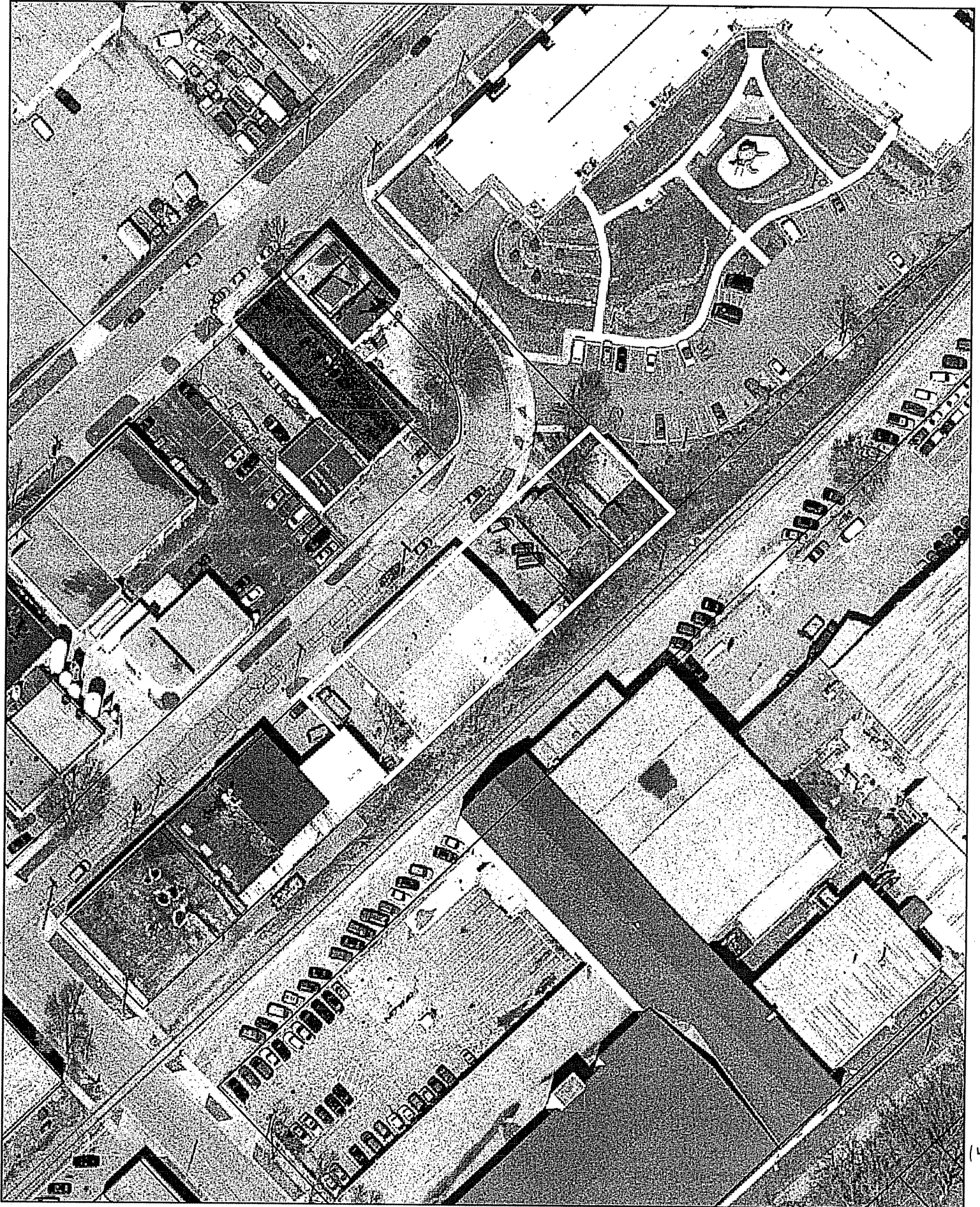
Proposed Use
Demolish 2 Single-Family Houses
to Construct Office Addition

Public Hearing Date
Plan Commission
20 August 2007



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





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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 500 Receipt No. 83564
 Date Received 7/18/07
 Received By JLK
 Parcel No. 0710-072-1214-6
 Aldermanic District 6 - Marsha Rummel
 GQ CU/hold RE JJE
 Zoning District M1
For Complete Submittal
 Application Letter of Intent
 IDUP NA Legal Descript.
 Plan Sets Zoning Text NA
 Alder Notification _____ Waiver _____
 Ngrbrhd. Assn Not. Waiver _____
 Date Sign Issued 7/18/07

1. Project Address: 1431, 1435 & 1441 NORTHERN CT. Project Area in Acres: 0.402

Project Title (if any): _____

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: RICHARD (SAM) BREIDENBACH Company: THE BREIDENBACH GROUP
 Street Address: 1431 NORTHERN CT City/State: MADISON, WI Zip: 53703
 Telephone: (608) 251-1814 ^{x23} Fax: (608) 251-1824 Email: SAM@TDCSCUSTOM.CONSTRUCTION.COM

Project Contact Person: SAM BREIDENBACH Company: SAME
 Street Address: 1431 NORTHERN CT. City/State: MADISON, WI Zip: 53703
 Telephone: () SAME Fax: () SAME Email: SAME

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEMOLISH 2 SMALL HOUSES + 1 GARAGE. CONSTRUCT A ONE STORY OFFICE ADDITION TO EXISTING METAL BUILDING. CREATE ADDITIONAL PARKING

Development Schedule: Commencement OCTOBER 1, 2007 Completion APRIL 15, 2008

5. Required Submittals:

Site 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:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- ✓ **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- ✓ **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: 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.

Filing Fee: \$500.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 EAST RAIL CORRIDOR Plan, which recommends:

"NEIGHBORHOOD DESIGN DISTRICT" // HOUSING DEVELOPMENT for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

MARSHA RUMMELL - 2/14/07; MARQUETTE NEIGHBORHOOD ASSOC. - 6/14/07; HEARING 7/18/07
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 Counter and Planning Unit staff; note staff persons and date.

Planner TIM PARKS Date 5/07 | Zoning Staff RON TAWLE, MATT TUCKER Date 5/07

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name RICHARD BREIDENBACH (SAM) Date 7/17/07

Signature [Signature] Relation to Property Owner SAME

Authorizing Signature of Property Owner [Signature] Date 7/17/07 14

**The Breidenbach Group, LLC
1431 Northern Ct
Madison, WI. 53703
608-251-1814**

7/17/07

Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Room LL-100
Madison, WI. 53701-2985

**RE: Land Use Application/Demolition Permit
1431,1435, and 1441 Northern Ct., Madison, WI. 53703
-----Letter Of Intent-----**

The following information is presented with the Land Use Application to demolish two properties to make way for the construction of an addition onto an existing metal building:

- **Legal Description of properties:**
 - Lots 28,29,30,31,32, and 33, Fox's Replat of a part of Blocks 225 & 239 in the City of Madison, County of Dane

- **Existing uses of Properties**
 - The House at 1435 is currently occupied by a single woman. The overall condition of the house is poor and needs a substantial amount of work.
 - The House at 1441 is currently occupied and used as offices by TDS Custom Construction. The overall condition of the house is fair to poor. Also, there is no access under the first floor; i.e., no crawl space or basement.
 - There is an existing 7000 square foot metal shop building which is where our cabinet shop and offices are currently located. Condition is average. This building will remain and we intend to add on additional office space to it.

- **Parties involved with the development:**
 - Owner—The Breidenbach Group, LLC
 - Contractor—TDS Custom Construction
 - Architect—Glueck Architects, Jim Glueck
 - Landscaper—Bruce Company
 - Financier—First Business Bank

- **Development Schedule:**

- **Timeline:** October 1, 2007 through April 15, 2008
 - Tenant at 1435 Northern Court has been notified to vacate the premises by September 30, 2007
 - Begin demolition early October, 2007
 - New structure "dried-in" by December 30, 2007
 - Work on interior finishes January 1 through February 28, 2008
 - Complete exterior parking lot and landscaping by April 15, 2008
- Demolish two existing houses
- Construct a one story addition to existing metal building approximately 2100 square feet. Primary function of this new space will be offices for TDS employees, conference and show room for customers.
- Create new parking lot to accommodate 9 stalls.
- Upgrade existing metal building (appx. 7000sf) with fresh paint and several new windows along Northern Ct.

- **Profile of Business**

- East side business on the Isthmus for 22 years
- Currently TDS has 19 Employees
- Our line of business is residential and light commercial remodeling and custom cabinet fabrication
- Hours of operation 7:00 AM-5:30PM weekdays
- Total square area of all parcels is approximately 17,500 square feet or 0.402 acres.

Marquette Neighborhood Development Proposal

Project Questionnaire

Please supply as much information as is currently available about your development plans for the Marquette Neighborhood. We appreciate any information you have – it's not required that you fill out the survey completely before submitting it. Please submit the information as early in the development process as possible, and in advance of your meeting with the Marquette Neighborhood Association. If available, please provide any plans or drawings you may have. Feel free to attach additional information to make your current stage of thinking as clear as possible.

You may complete this form either electronically or on paper. To use the electronic form, scroll to each field using the 'Tab' key. Once you've completed the form, save it as a Word document. Submit the form via email to Marsha Rummel: mrummel@sbcglobal.net or via mail to: 1339 Rutledge Street, Madison, WI 53703. Thank you.

I. General Information

Date of initial questionnaire: 6/7/07--Meeting at Lazy Janes

Revision date(s): _____

Project name: Office expansion on existing metal building

Number of parcels: 1

Number of structures: 2 small houses to demolish leaving one metal shop building. Construct an addition for our own office space and customer showroom space

General location: Between Dickenson and the river and Main and Williamson

Developer name and desired contact (email): The Breidenbach Group--Sam--
Sam@tdscustomconstruction.com

Project architect/designer: Jim Glueck

Brief project description: ~Demolish two small houses
~Construct a one story addition to an existing metal building
approximately 2100 square feet
~Create additional parking and outside storage area

Desired date for city submittals: August-2007

Desired start date: September/October-2007

Expected completion date: March 2008

Ownership type (check one): Rental Outright Sale
Condominium Sale Lease-to-own



II. Housing Components

Unit Mix – Market Price	No. of Units	Average SF	Average Rent/Purchase Price	Owner Occupied	Rental
Efficiency					
One Bedroom					
Two Bedroom					
Three Bedroom					
Penthouse					
Unit Mix – Inclusionary Zoning/Other Deed Restricted	No. of Units	Average SF	Average Rent/Purchase Price	Owner Occupied	Rental
Efficiency					
One Bedroom					
Two Bedroom					
Three Bedroom					
Penthouse					

Further Description of Affordability Compliance (as needed):

III. Commercial Components

Commercial square footage: 2100

Type and number of commercial units:

Type: _____ **Number:** _____



Rental rates: _____ \$/sf
 Commercial condo rates: _____ \$/sf
 Outright sale price: _____ \$/sf

IV. Other Components (Industrial or Other)

Brief description:

V. Zoning Issues

Current zoning classification: M1
 Will the proposal meet current zoning requirements? Yes
 Will the proposal require a Zoning Variance? Unknown
 Will the proposal be a PUD? No

Parcel Number	Parcel Depth (feet)	Parcel Width (feet)	Parcel Square Footage
1	73	240	17,250
2			
3			
4			
5			

Setbacks: (zoning requirements / proposed)

Structure	Front Setback		Rear Setback		Side 1 Setback		Side 2 Setback	
	Req'd	Prop	Req'd	Prop	Req'd	Prop	Req'd	Prop
1	0	24	0	0				
2								
3								
4								
5								

Bulk Standards

Structure	Height	Step-back, if any
1	14-16	
2		
3		
4		
5		

Describe signage: Company Logo on new structure

VI. Parking Issues

Street(s) from which parking is accessed: Northern Ct

Number of surface stalls: 9

Number of underground stalls: 0

Number of ramp stalls: 0

Number and location of bicycle/moped stalls: 6

Number and location of loading zones: 0



VII. Landscaping, Green Space

Landscaped area square footage: 1800 Percent of lot(s): 10

Landscaped area location: Front along Northern ct

Describe landscaped features and general location(s):

- ~Trees, shrubs, grass, etc
- ~One or two trees either side of the new driveway to parking lot
- ~Bushes etc alongside east wall of new addition; between it and the parking lot.

Describe open/recreational space: ~Perhaps a picnic table in the middle of the open space

VIII. Esthetics/Historical Preservation

Describe general appearance of building(s): ~Metal building/non-descript

Will demolition be required?

Yes

Describe demolition and reasons for it:

Two small houses will be demolished to make way for addition and relocated parking area. Project cannot take place without demolition.

Describe existing structures to be preserved or reused: The existing 7000 sf metal shop building will be preserved. We intend to install windows along the Northern ct side and re-paint entire building.



Exterior materials utilized: Unsure yet

Types of doors utilized: Unsure yet

Types of windows utilized: Unsure yet

Identify exterior features: Unsure yet

Describe compliance with Third Lake Ridge Historical District requirements: Not applicable

IX. Sustainability Issues

Describe recycling of material:

- ~hardwood flooring,
- ~mechanical systems as feasible
- ~Doors as feasible
- ~Lumber as feasible
- ~Unpainted Doors and windows as feasible
- ~Cabinets as feasible
- ~Plumbing fixtures as feasible
- ~We intend to ask Restore to look at the houses prior to demolition and let them have as many of the items as they wish to have. Things they do not want will be advertised on Madison Stuff Exchange for a limited period of time

Describe energy efficiency of project:

- ~We intend to make the addition very energy efficient,
- ~Dense pak cellulose in 2x6 walls with 1" of rigid foam at exterior
- ~R-50 or better in attic
- ~Exploring options of doing some sort of solar assisted heating source or other alternative designs
- ~Using Seer 13 A/C or above

Describe storm water management plan:

- ~We are exploring some sort of pervious pavement perhaps in the exterior storage area shown on plan
- ~Also exploring roof water runoff into a rain garden or other "field"

Describe any other "green" building practices:

- ~Exploring different materials for the exterior; Fiber cement, metal or stucco.
- ~Metal roof
- ~Some of the rough lumber may come from a local or regional managed forest.
- ~Employing Optimal Framing Techniques
- ~Stained concrete floors
- ~Dual flush toilet and water saving faucets
- ~Cellulose insulation
- ~Americian Clay interior plaster surfaces



- Locally grown hardwood trim
- Low VOC paints and water based finishes
- Among other things, not fully resolved

X. Financing and Costs

Describe any TIF or CDBG/CDA funding you are seeking: None

Will this proposal qualify for Historical Tax Credits? No

XI. Alcohol Licensing

	Establishment Location	Alcohol License Required at Establishment?	What Percentage of Sales do you Anticipate Will Be Alcohol?	Hours of Operation when Alcohol will be Served
1		No		
2		No		
3		No		
4		No		

XII. Miscellaneous

Please Describe Any Other Relevant Issues:

~Only one of the two structures we intend to demolish is occupied by a single woman resident. The other is our ad-hoc office currently bulging at the seams. The houses have very limited useful life left. They are the only two single family houses in this manufacturing district between East Washington and Williamson and Dickenson and the river.

~We currently employ 17 people, 11 of whom live no more than 1 mile away; 9 of those 11 own their own homes

~The new space will have 2 additional office spaces than what we currently require. This will allow for growth. Invariably, when one adds additional "overhead" personnel at least two-three other production people are required to support that additional overhead cost. This is a great thing for the neighborhood.

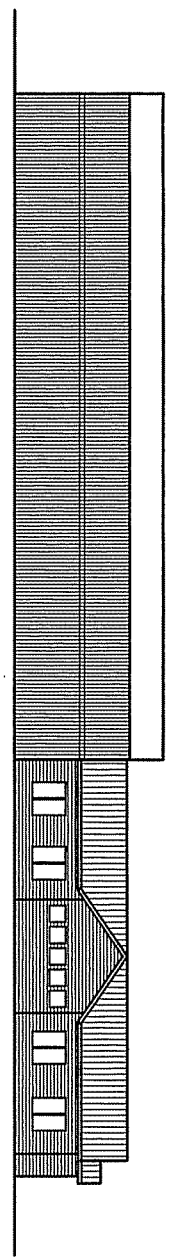
~ Currently, it is very difficult to bring customers into our facility. It is dirty, loud and unsafe. By adding on we will highly encourage people from all over the city to visit our design and show room, thereby promoting the Isthmus and the neighborhood as a great place to do business.

~As a company we have been in business for nearly 22 years. We have always been on the Isthmus. We do not intend to leave. We support community based organizations and charitable causes such as MNA, Aaron's house, Caring Home Makeover, Atwood Community Center, Habitat for Humanity, and others.

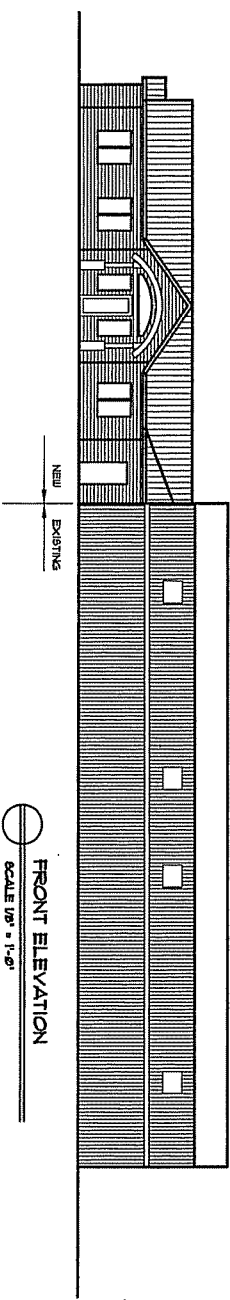
~Thank you very much for your time on this matter

Sam Breidenbach
 President TDS Custom Construction, Inc.

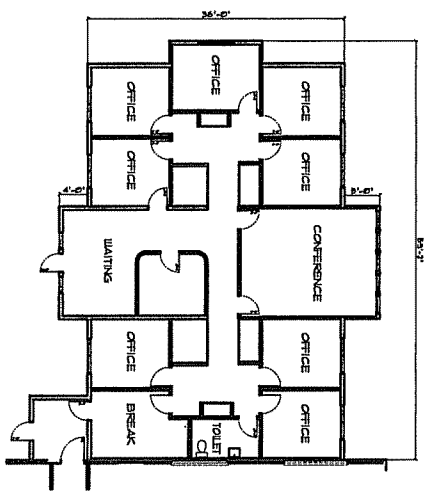




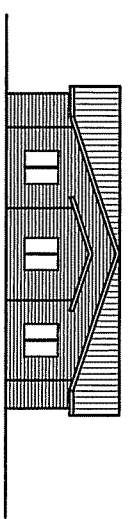
REAR ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"

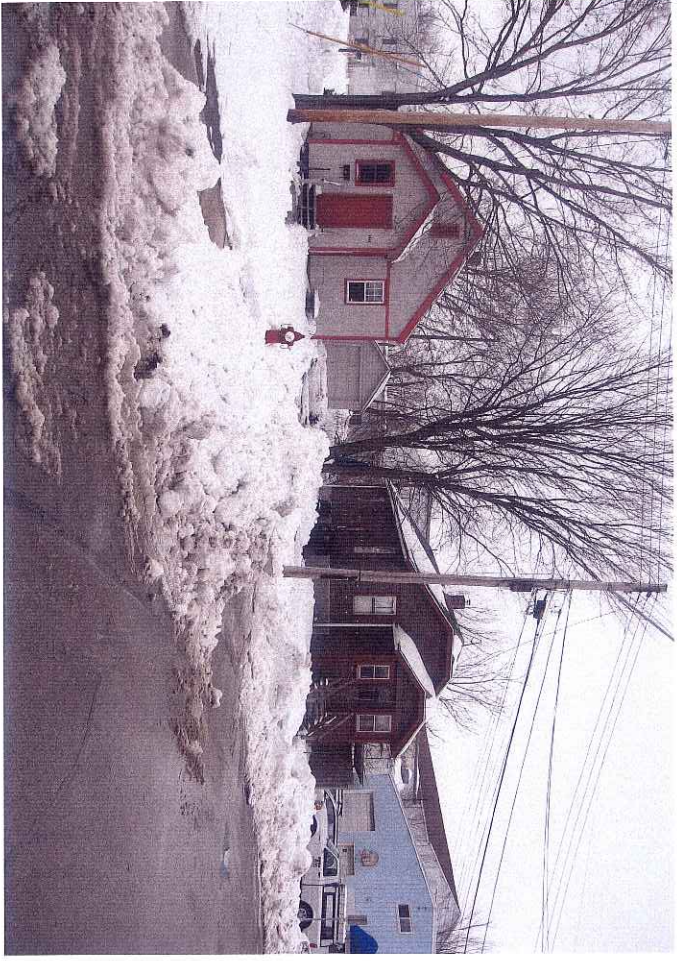


ADDITION FLOOR PLAN
SCALE 1/8" = 1'-0"



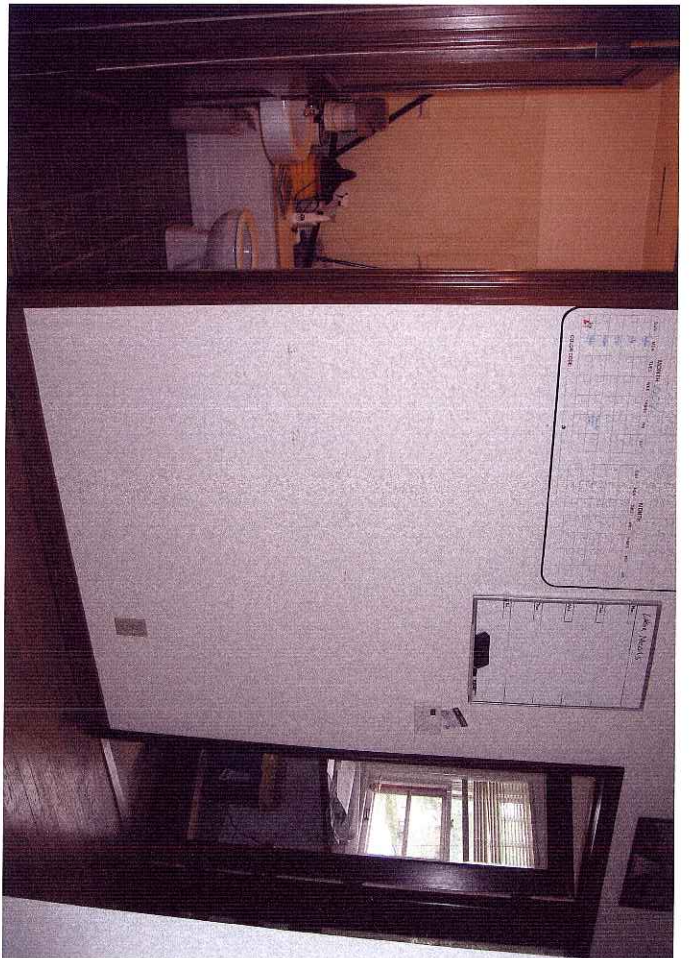
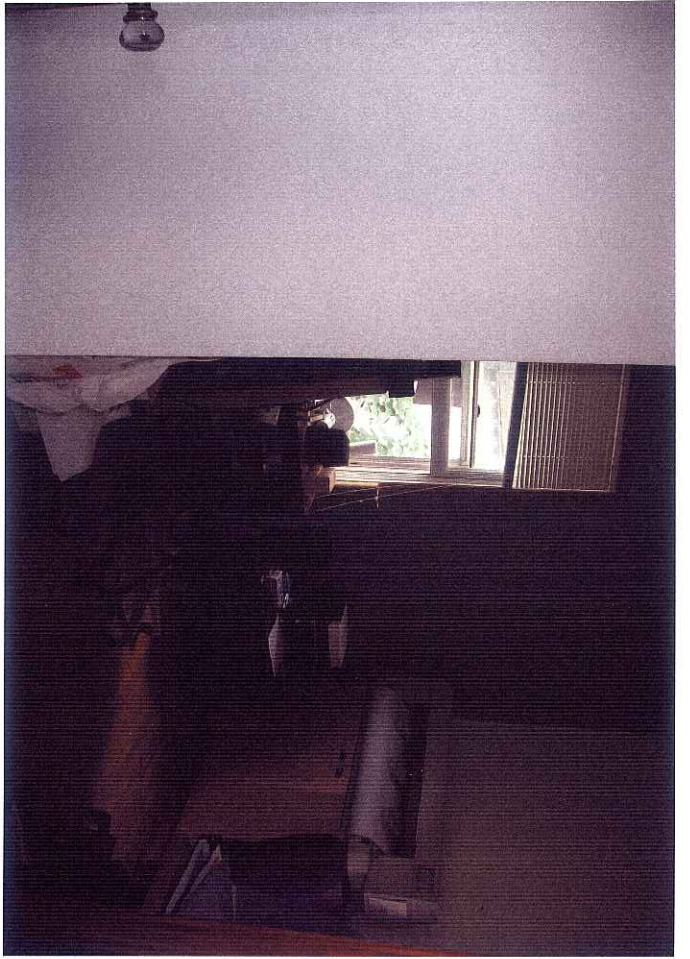
LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

VISION	TDS CUSTOM CONSTRUCTION	0713
ADDITION	151 NORTH HERM COURT	2
ADDITION	151 NORTH WISCONSIN	2
glueck architects 118 North First Street, Madison, WI 53703 (608)261-4551		





1491







1435



