

# CITY OF MADISON

# Proposed Demolition

Location: 4504 Pflaum Road

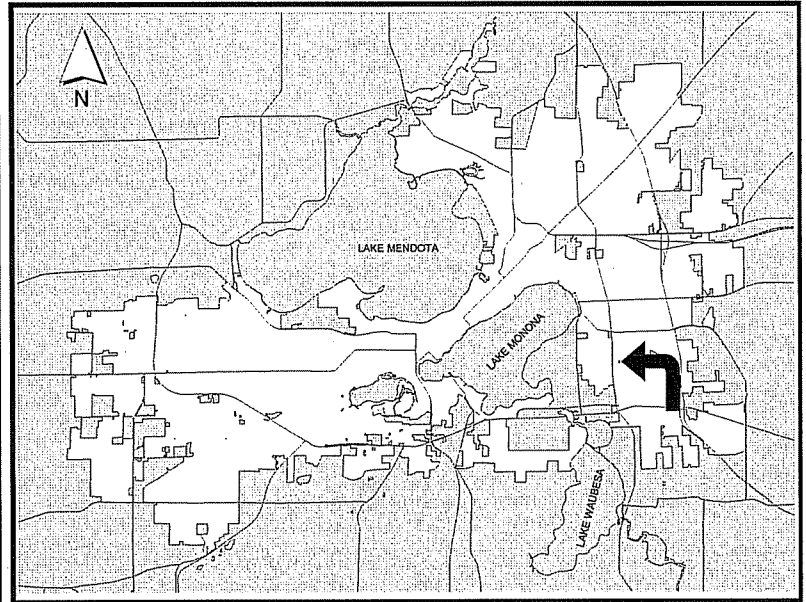
Project Name: Werner Electric Parking  
Lot Expansion

Applicant: Jim MacDonald - Werner Electric  
Supply Co./ Roxane Johnson - Calkins Engineering

Existing Use: Single Family House

Proposed Use: Demolish House to Allow for  
Expansion of Parking Lot for Contractors Office

Public Hearing Date:  
Plan Commission 07 August 2006




For Questions contact: Michael Waidelich at: 267-8732 or mwaidelich@cityofmadison.com or City Planning at 266-4635

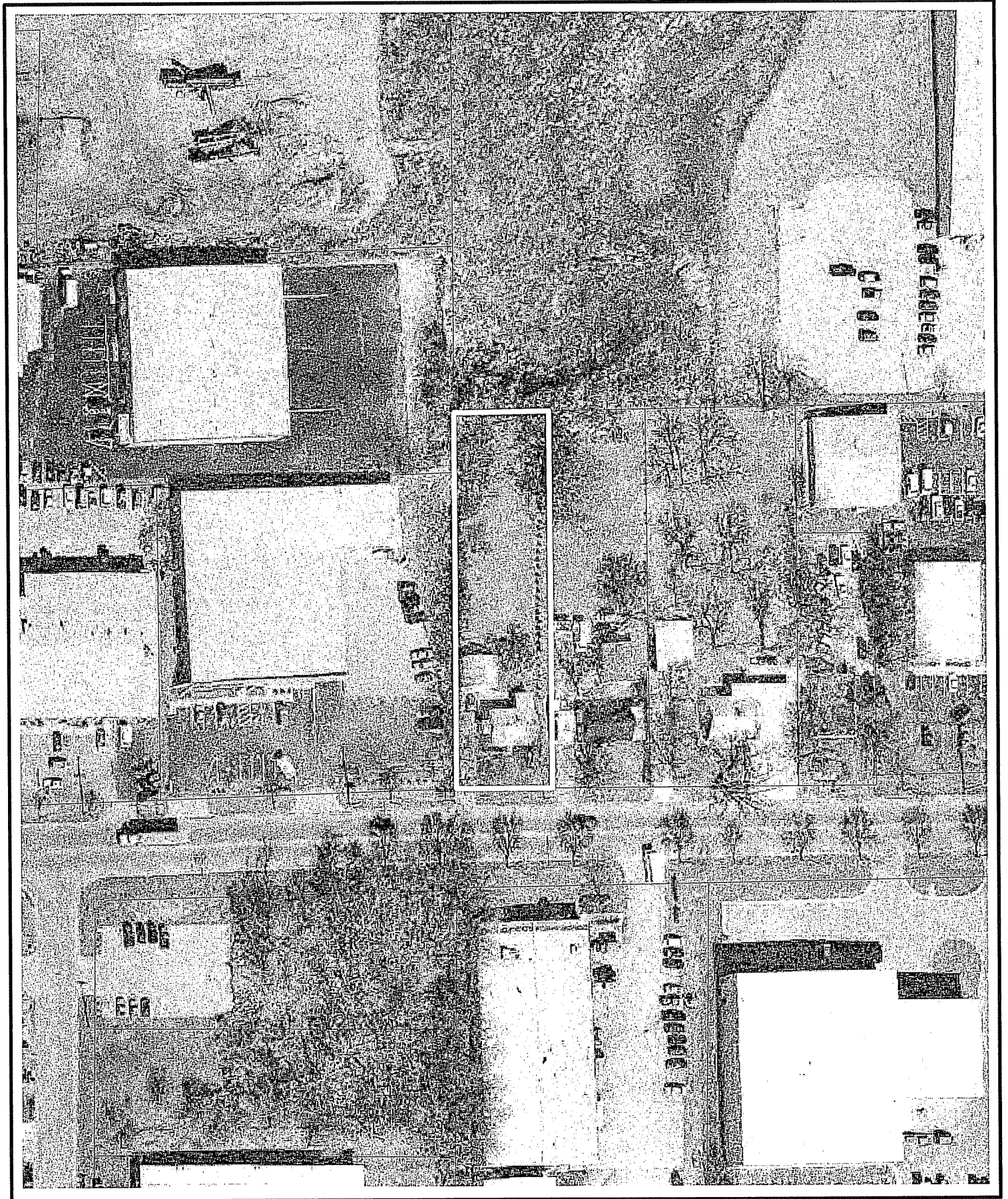


# 4504 Pflaum Road

100 0 100 Feet



*Date of Aerial Photography - April 2000*





# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

**FOR OFFICE USE ONLY:**

Amt. Paid \$ 550<sup>00</sup> Receipt No. \_\_\_\_\_  
 Date Received 6-21-06  
 Received By RJT  
 Parcel No. 0710-153-0092-5  
 Aldermanic District 16, Judy Compt.  
 GQ OK!  
 Zoning District M1

**For Complete Submittal**

Application	<input checked="" type="checkbox"/>	Letter of Intent	<input checked="" type="checkbox"/>
IDUP	<u>N/A</u>	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/>	Zoning Text	<u>N/A</u>
Alder Notification	<input checked="" type="checkbox"/>	Waiver	<input type="checkbox"/>
Ngrbrhd. Assn Not.	<input type="checkbox"/>	Waiver	<input checked="" type="checkbox"/>
Date Sign Issued	_____		

1. **Project Address:** 4504 Pflaum Road **Project Area in Acres:** 0.51

**Project Title (if any):** Werner Electric Parking Lot Expansion

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)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP  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: Jim MacDonald Company: Werner Electric Supply Company

Street Address: 4428 Pflaum Road City/State: Madison Zip: 53716

Telephone: (608) 221-0090 Fax: ( ) Email: \_\_\_\_\_

Project Contact Person: Roxanne Johnson Company: Calkins Engineering

Street Address: 5010 Voges Road City/State: Madison Zip: 53718

Telephone: (608) 838-0444 Fax: (608) 838-0445 Email: rjohnson@calkinsengineering.com

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: Property is currently a residential house and is zoned M-1. The house is to be demolished and the parking lot is to be expanded for Werner Electric Supply Company.

Development Schedule: Commencement Summer 2006 Completion Fall 2006

CONTINUE →

**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:** \$ 550 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 buildings, **photos** of the interior and exterior 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 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](mailto: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 the: Pflaum Road Neighborhood Plan, which recommends: M-1 (Industrial) 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:  
Judy Compton - 30 Day Notice Waived

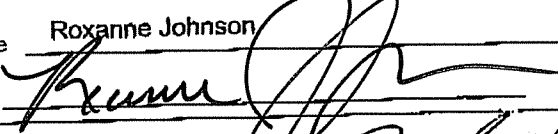
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.


- 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 Counter and Planning Unit staff; note staff persons and date.
 

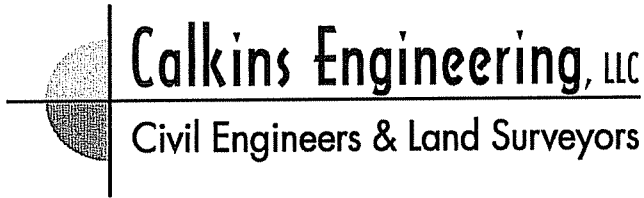
Planner <u>Bill Roberts</u>	Date <u>6/16/06</u>	Zoning Staff <u>Kathy Voeck</u>	Date <u>6/16/06</u>
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The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Roxanne Johnson Date 06-21-06

Signature  Relation to Property Owner Project Engineer

Authorizing Signature of Property Owner  Date 06/21/06



June 21, 2006

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

Re: Letter of Intent for  
Werner Electric Demolition Plan/Parking Lot Addition

Dear Commissioners:

Werner Electric Supply Company is applying for a Demolition Permit for the existing structure at 4504 Pflaum Road as well as a proposed parking lot expansion for 4428 and 4504 Pflaum Road. Both Properties are currently zoned M-1 and no district line issues are present.

Existing Conditions/Uses:

The proposed project site is located on two parcels. The residential parcel, at 4504 Pflaum road, is a 2-bedroom 1,100 s.f. ranch style house with a 600 s.f. detached garage. This property is one of the three residential homes located within a largely manufacturing district. The manufacturing parcel, located at 4428 Pflaum Road, contains a 20,600 s.f. building, where electrical supplies are sold, with a parking area along the south and east side. The total site area for both parcels is 78,487 s.f., or approximately 1.80 acres. The store is open Monday through Friday and the hours of operation are between 7 a.m. and 5 p.m. Approximately, 35 employees work at the Werner Electric Supply Company.

Construction Schedule:

Construction is planned to begin in Summer of 2006, with completion in the Fall of 2006.

Project Team:

Property Owners:  
Werner Electric Supply Co.  
4428 Pflaum Road.  
Madison, WI 53716

Civil Designer/ Surveyor:  
Calkins Engineering  
5010 Voges Road  
Madison, WI 53718

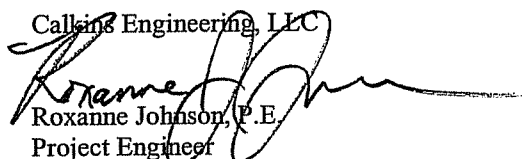
Landscape Architect:  
L.J. Geer Design  
2813 Atwood Avenue #1  
Madison, WI 53704

Project Description:

Werner Electric Supply Company requests a demolition permit for 4504 Pflaum Road. The 15,000 s.f. parking lot addition will include 45 new parking stalls. In addition to the existing handicap stall, another handicap stall and van handicap stall will be added to the parking in front of the building. The additional parking will allow sufficient room for a truck to back into a loading dock without pulling out into Pflaum Road. A small detention area will be constructed in the southeast corner of the new property to meet the Dane County Stormwater Ordinance.

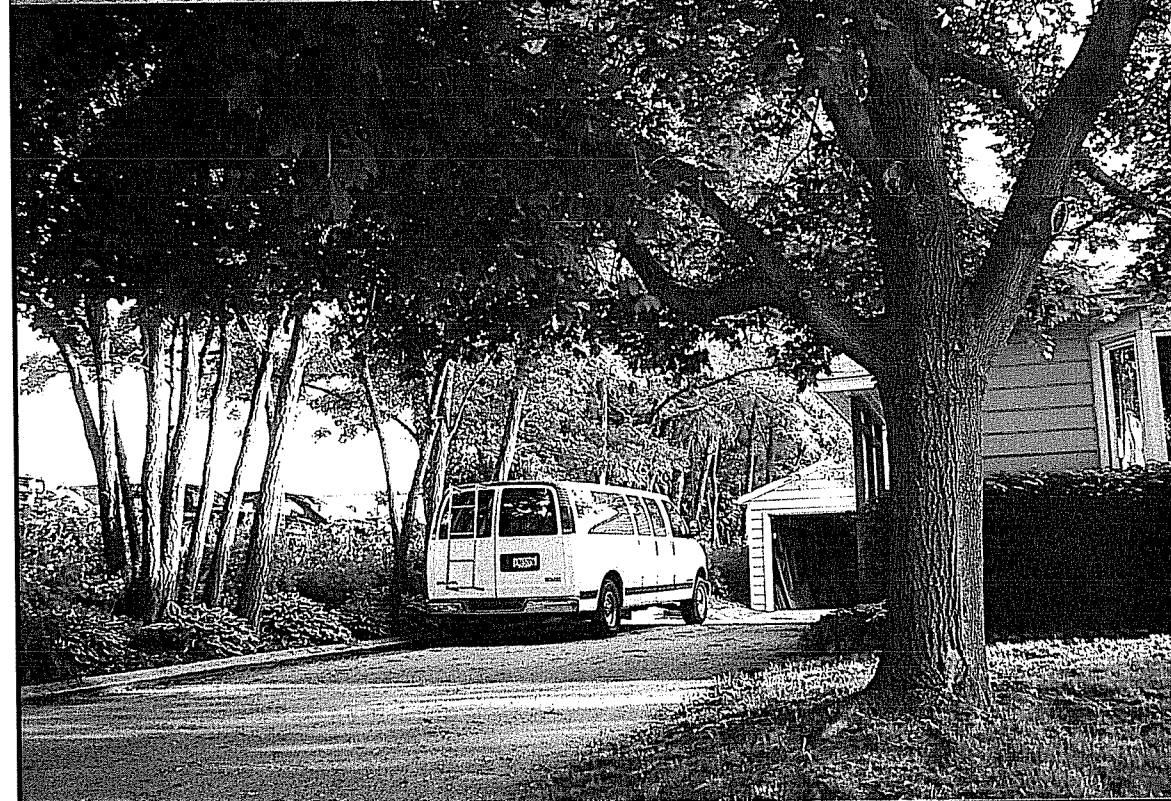
Thank you for your time in reviewing this proposal.

Sincerely,

Calkins Engineering, LLC  
  
Roxanne Johnson, P.E.  
Project Engineer



Standing  
on Pflaum  
Road  
looking  
Northeast



Standing  
on Pflaum  
Road  
looking  
Northwest



**Figure 1 - Residential House**  
Project Name: Werner Electric  
Project Location: Madison, Wisconsin

**Kathy Voeck**

4428 Pflaum Rd

4504 Pflaum Rd.

**From:** Judy Compton  
**Sent:** Thursday, June 15, 2006 3:27 PM  
**To:** Roxanne Johnson; Bill Roberts; Kathy Voeck  
**Subject:** RE: Werner Electric Supply Co. - Parking lot expansion

I cannot meet with you until after July 1. I will waive the 30 day notice however. I am copying Kathy Voeck and Bill Roberts with this email.

I will need to meet with you prior to your appearance at Plan Commission. I will want to see the plan with the way you will deal with drainage issues. I will also want an inspection report on the property to be demolished indicating any "re-usable parts". Give me a call when you are ready to meet.

223-6007 (office) 221-2567 (home)

Judy

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**From:** Roxanne Johnson [mailto:rjohnson@calkinsengineering.com]  
**Sent:** Thu 6/15/2006 2:09 PM  
**To:** Judy Compton  
**Cc:** Dave Glusick; jmacdonald@wernerelectric.com; 'Mike Ales'  
**Subject:** Werner Electric Supply Co. - Parking lot expansion

Hi Judy,

We are working with the Werner Electric Supply Company located at 4428 Pflaum Road on preparing plans for a proposed parking lot expansion. They are in the process of purchasing the adjacent 0.5-acre residential property (zoned manufacturing) located at 4504 Pflaum Road. In my previous telephone conversation with Bill Roberts at the City, he mentioned that before the City accepts a Demolition Permit request, they require the property owner notify the Alder at least 30 days in advance. He also said that the alder has the right to wave the 30 day notice period and that we would need the notice waived in order to meet the June 21<sup>st</sup> submittal date.

We would be happy to meet with you to go over the concept plan. We understand that you may have spoken with Lance Shutter regarding this property. Is it possible to get the 30 day notice waived?

We are currently surveying the property and should have an accurate site plan on Monday – June 19<sup>th</sup>. I have attached an aerial photo showing the proposed parking lot layout.

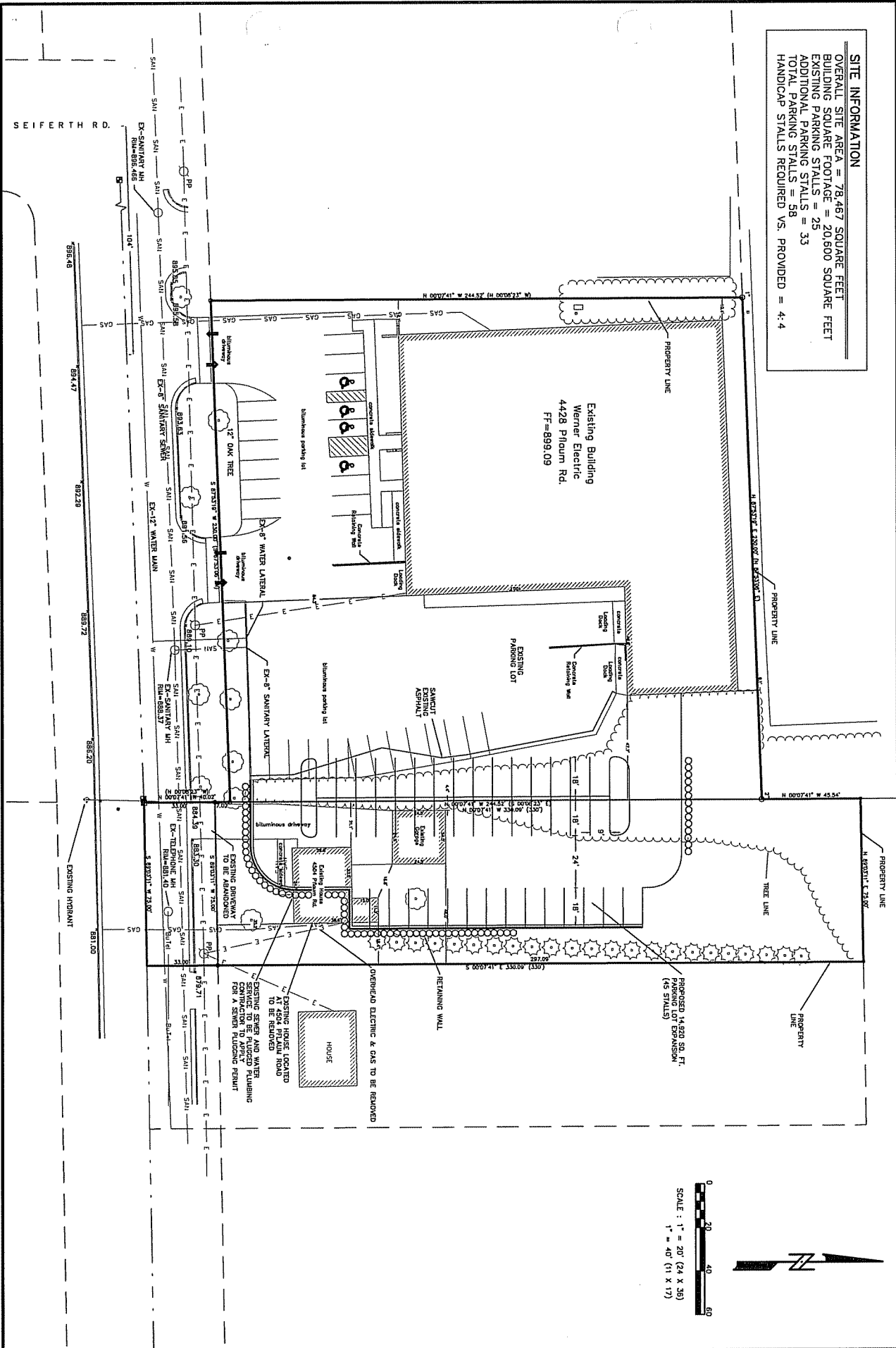
Roxanne Johnson, P.E.  
 Calkins Engineering, LLC.  
 Phone: (608) 838-0444  
 Fax: (608) 838-0445

6/15/2006

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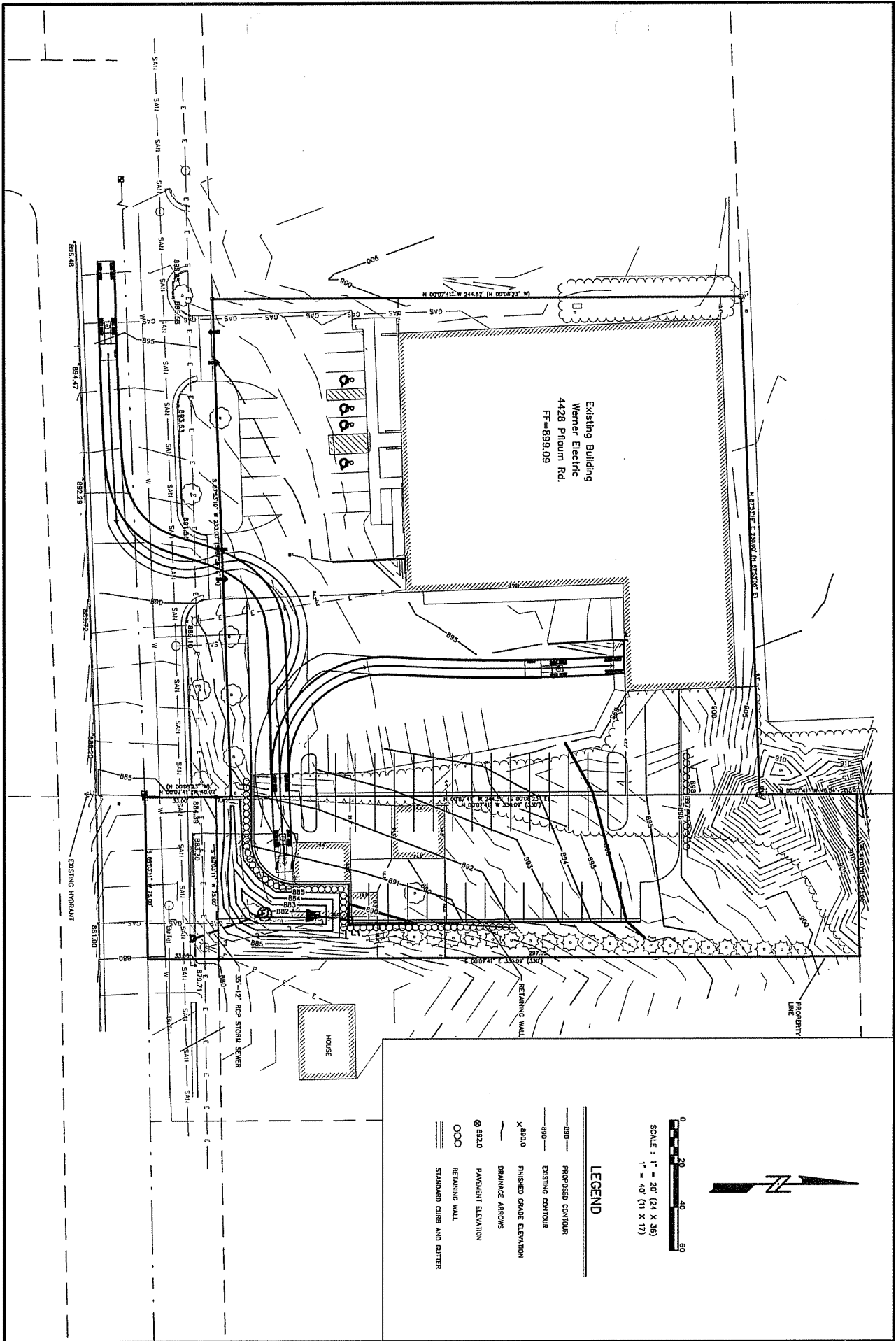
**SITE INFORMATION**

OVERALL SITE AREA = 78,467 SQUARE FEET  
 BUILDING SQUARE FOOTAGE = 20,800 SQUARE FEET  
 EXISTING PARKING STALLS = 25  
 ADDITIONAL PARKING STALLS = 33  
 TOTAL PARKING STALLS = 58  
 HANDICAP STALLS REQUIRED VS. PROVIDED = 4:4



SE I E R R D





Existing Building  
 Werner Electric  
 4428 Ploum Rd.  
 FT=899.09

EXISTING HYDRANT

HODGE

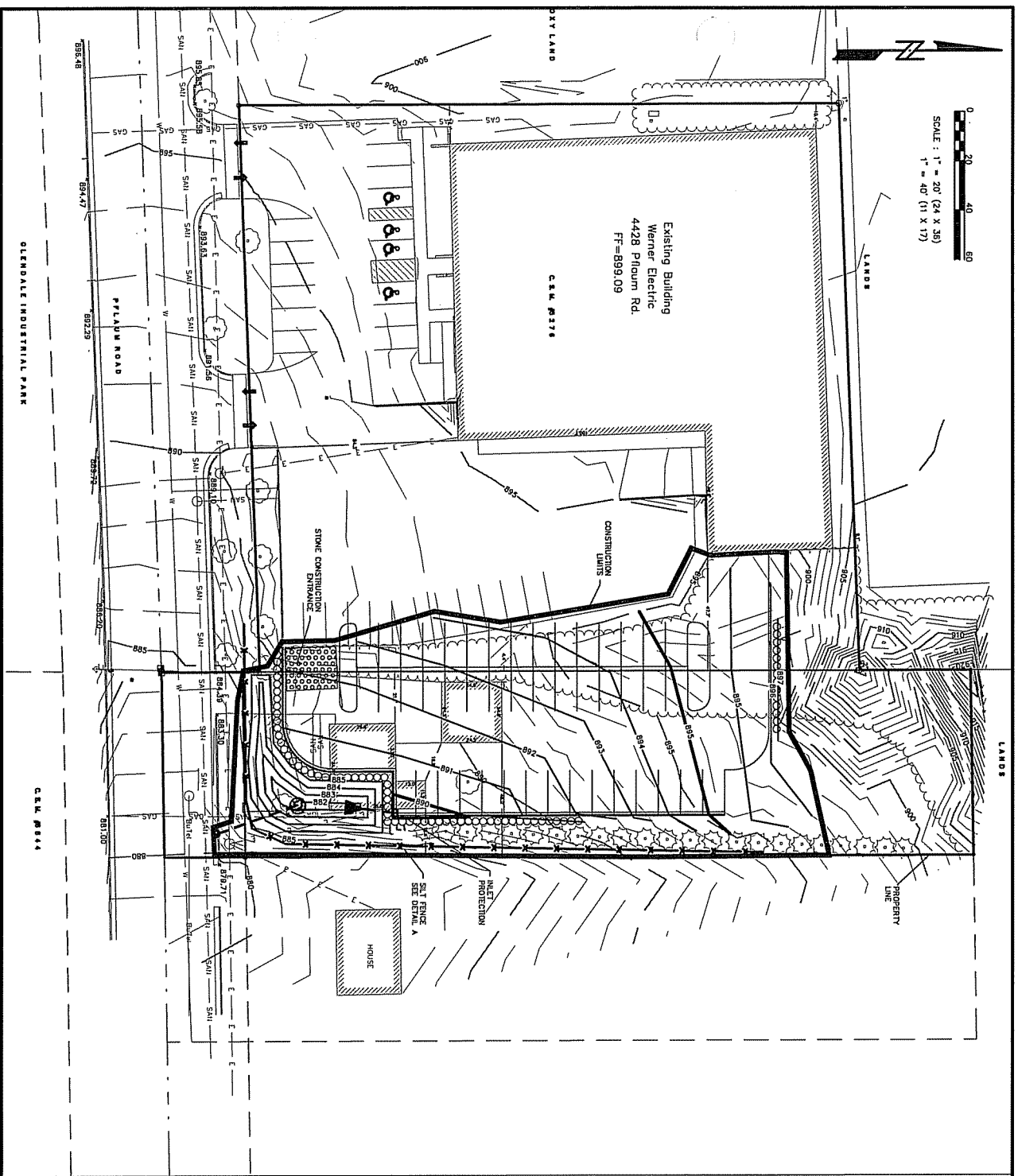
PROPERTY LINE

**LEGEND**

- 890 — PROPOSED CONTOUR
- 900 — EXISTING CONTOUR
- 890.0 — FINISHED GRADE ELEVATION
- > DRAINAGE ARROWS
- ⊕ 892.0 — PAVEMENT ELEVATION
- — — — — RETAINING WALL
- — — — — STANDARD CURB AND CUTTER

SCALE : 1" = 20' (24 X 36)  
 1" = 40' (11 X 17)

0 20 40 80  
 SCALE: 1" = 20' (24 X 36)  
 1" = 40' (11 X 17)



**EROSION CONTROL NOTES:**

THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP) PRIOR TO THE START OF CONSTRUCTION AND SHALL PREPARE A PRESCRIPTION EVENT 0.5 INCHES OR GREATER WHICH RESULTS IN RUNOFF. THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT, THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH OUR ADMINISTRATIVE RULE 16218 AT ALL TIMES. STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT. TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE TOWNSHIP. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING. WINDY DAYS 1" TYPE B EROSION MAT SHALL BE PLACED ON ALL SLOPES GREATER THAN 2% AND SHOWN SERVICES. GRASS SEEDS SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZERS SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. MULCH SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET. ACTUAL APPLICATION RATES MAY VARY DUE TO SOIL TYPE, SOIL MOISTURE, SLOPE, CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL BE CHANGED IF CONSTRUCTION ACTIVITIES CAUSE IT TO BE NECESSARY. REVEALED SOIL LOSS CALCULATIONS AND EROSION CONTROL MEASURES MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

**PROJECT SCHEDULE:**

PERMITS: JULY 1, 2006  
 BEGIN CONSTRUCTION: JULY 15, 2006  
 SEED AND MULCH SITE: OCTOBER 1, 2006  
 VEGETATION ESTABLISHED: JAN 15, 2007

