



City of Madison

Demolition

Location
4706 E Washington Ave

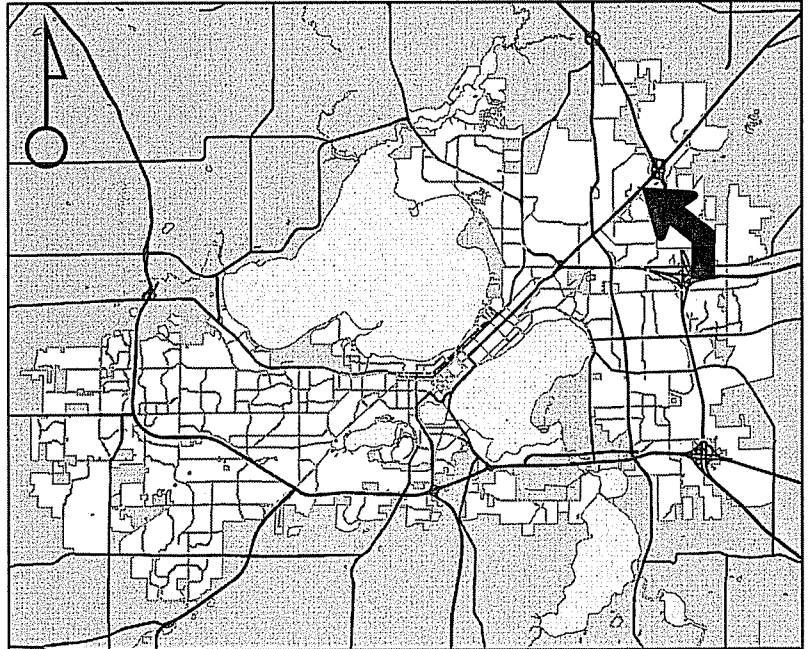
Project Name
Doran Demolition

Applicant
Steve Doran, Highline Capital, LLC

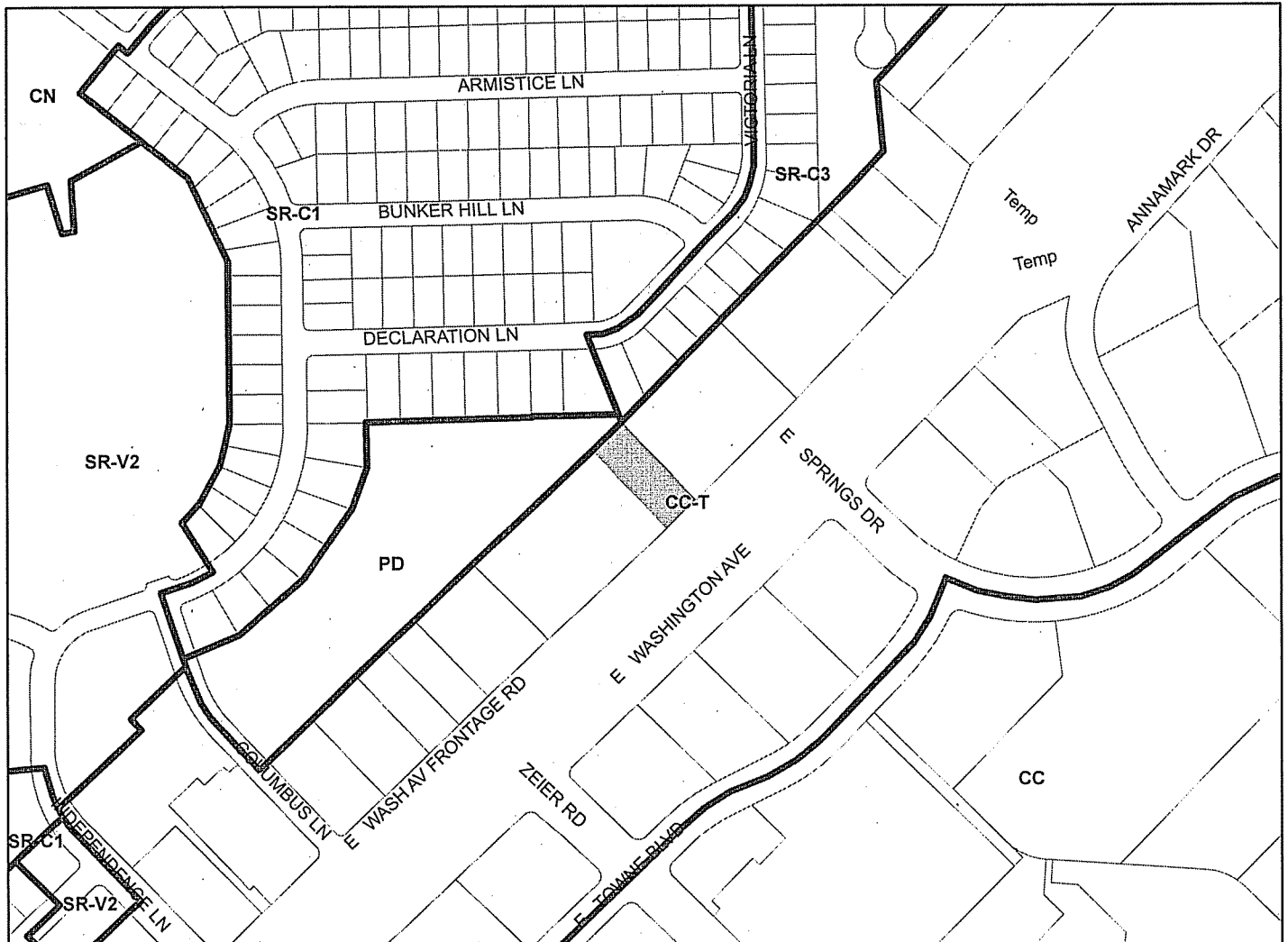
Existing Use
Office

Proposed Use
Demolish office building with no proposed use

Public Hearing Date
Plan Commission
16 October 2017

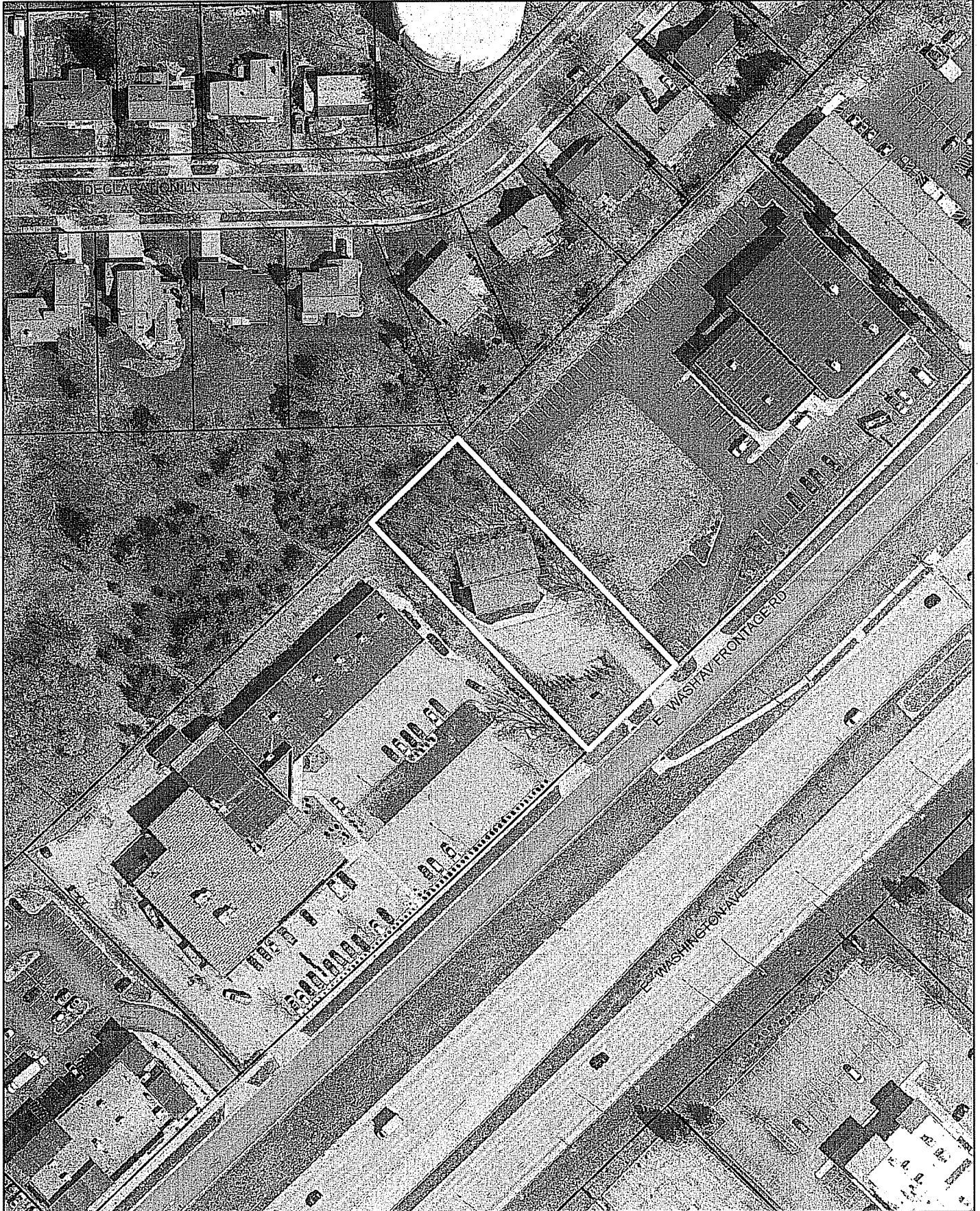


For Questions Contact: Sydney Prusak at: 243-0554 or sprusak@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 9 October 2017



LAND USE APPLICATION LND-B

City of Madison
 Planning Division
 126 S. Hamilton St.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Paid \$600 Receipt # 034522-0004
 Date received 9/6/17
 Received by al
 Parcel # 0810-272-0312-4
 Aldermanic district 17-Balden
 Zoning district CC-T
 Special requirements UDD#5
 Review required by _____
 UDC PC
 Common Council Other _____
 Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 4706 E. Washington Avenue
 Title: _____

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name STEVE DORAN Company Highline Capital, LLC
Street address 6430 Bridge Rd #230 City/State/Zip Madison, WI 53719
Telephone 608-327-4006 Email sdoran@galwaycompanies.com
Project contact person "SAME AS ABOVE" Company _____
 Street address _____ City/State/Zip _____
 Telephone _____ Email _____
Property owner (if not applicant) "SAME AS ABOVE"
 Street address _____ City/State/Zip _____
 Telephone _____ Email _____

6

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

DEMOLITION OF OLD OFFICE BUILDING FOR FUTURE RETAIL USE

Scheduled start date 11-7-17 Planned completion date 12-31-17

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff KEVIN FIRCHOW Date 5-18-2017
Zoning staff Jenny Kirchgatter Date 5/18/17

Demolition Listserv

Public subsidy is being requested (indicate in letter of intent)

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.

SAMBHA BALDEH 7-31-17
SUSAN PASTOR 7-31-17

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant STEVE DORAN Relationship to property OWNER

Authorizing signature of property owner [Signature] Date 9-2-2017

GALWAY

COMPANIES

September 5, 2017

City of Madison
Planning Division
126 S. Hamilton
Madison, WI 53701-2985

Re: 4706 E. Washington Avenue, Madison WI

Dear City of Madison Plan Commission Members:

I am seeking permission to demolish the building I recently purchased at 4706 E. Washington Avenue in Madison, WI. The building is in complete disrepair and was improperly maintained by its previous ownership group. There is water, mold, and asbestos throughout the building. The exterior is composed entirely of an old EIFS system which failed many years ago and has let water penetrate the building for many years as its sat vacant.

Since we purchased we have had multiple issues with kids trying to break and enter the building giving us serious concern for safety and wellbeing.

We purchased this building because we own the shopping center next door at 4630 E. Washington Avenue (with Harbor Freight Tools, Scrubs & Beyond, Subway and Edward Jones) and would like to construct a retail building on this site in the future. We do not currently have a tenant ready to lease space but would like to tear down and prepare the site now.

Sincerely



Steve Doran
Galway Companies, Inc.
6430 Bridge Road, Suite 230
Madison, WI 53713
P 608-327-4000
F 608-237-2117
C 608-347-6208
E sdoran@galwaycompanies.com

6430 Bridge Road, Suite 230
Madison, WI 53713

www.galwaycompanies.com



August 2, 2017

CITY OF MADISON
PLANNING DIVISION
126 HAMILTON ST.
P.O. BOX 2985
MADISON, WI 53701
(608) 266-4635

RE: DEMOLITION PERMIT - 4706 E Washington Ave.

Planning Division

At the request of Galway Companies, Sketchworks Architecture surveyed the existing building located at 4706 E Washington Ave. to determine the condition of construction and viability of reuse.

Upon our inspection, we recommend demolition of the structure for its intended future use. The existing building is a two story office building constructed sometime in the early 1980's. Located on the slope of the existing hill, the parking lot and sidewalk access is steep and in states of disrepair. Significant reconstruction to make the parking and sidewalk accessible to the building would be required.

The building itself has been poorly maintained in the past several years. Evidence of broken non-thermal aluminum windows, cracked stucco finish with exposed framing is apparent in several locations. Evidence of water entering the building is also visible in several locations due to foundation cracks and improper exterior drainage.

The interior of the building contains asbestos in piping wrap, and potentially ceiling tiles and flooring. The building is unsuitable for future use as a retail/business due to orientation and elevation within the site and current construction condition. It is our recommendation to demolish the existing building and prepare the site for a better land use.

Respectfully,

SKETCHWORKS ARCHITECTURE, LLC

A handwritten signature in black ink that reads "Bradley Koning". The signature is written in a cursive, flowing style.

Brad Koning, AIA
Partner









Steve Doran

From: Steve Doran
Sent: Monday, July 31, 2017 3:45 PM
To: district17@cityofmadison.com
Subject: 4706 E. Washington Avenue-Madison Wi
Attachments: Madison - Retail - Lease - 4706 East Washington Ave.pdf; 4706 E Wash.pdf

Good afternoon Alder Samba Baldeh...

I wanted to reach out to you because I recently acquired the site at 4706 E. Washington Avenue. This is an old office building with structural issues and is in dire need of being torn down. I purchased this because I own the site next door where Harbor Freight Tools and Scrubs and Beyond are located; which I just completed a major remodel on last year. I wanted to acquire this site and tear down the existing structure so that I can build another structure here in the future that is more complimentary to my shopping center and improves the E. Washington Avenue corridor.

The existing building is full of old materials; including asbestos and is not in a safe condition. We often catch kids trying to break into the building and we are worried that if we don't tear it down it could continue becoming a safety risk. We don't currently have a user ready that is interested in having us develop a building for them on the site but we would like to get the site prepared, demolished and seeded so that we are ready when the time comes and so we can eliminate the safety risk we currently have this old structure.

Would you be able to let me know if you support our request? Our plan is to submit plans by August 16th for the October 2nd plan commission meeting.

Thanks in advance for your time.

Steve Doran

6430 Bridge Road, Suite 230

Madison, WI 53713

P 608-327-4006

C 608-347-6208

E sdoran@galwaycompanies.com

Steve Doran

From: Steve Doran
Sent: Monday, July 31, 2017 3:55 PM
To: skpastor@sbcglobal.net
Subject: 4706 E. Washington Avenue-Madison Wi
Attachments: Madison - Retail - Lease - 4706 East Washington Ave.pdf; 4706 E Wash.pdf

Good afternoon Susan:

I wanted to reach out to you because I recently acquired the site at 4706 E. Washington Avenue. This is an old office building with structural issues and is in dire need of being torn down. I purchased this because I own the site next door where Harbor Freight Tools and Scrubs and Beyond are located; which I just completed a major remodel on last year. I wanted to acquire this site and tear down the existing structure so that I can build another structure here in the future that is more complimentary to my shopping center and improves the E. Washington Avenue corridor.

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Steve Doran

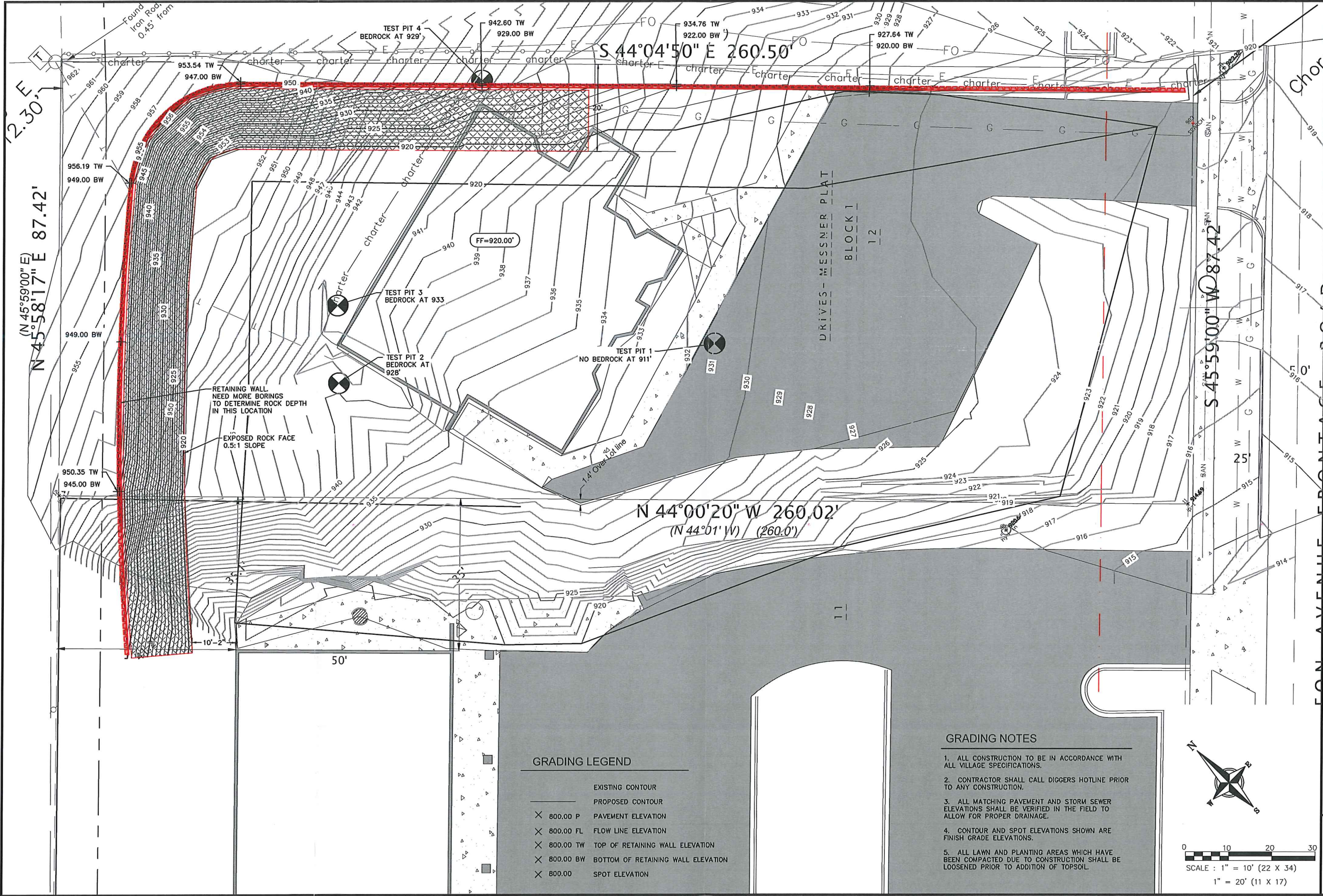
6430 Bridge Road, Suite 230

Madison, WI 53713

P 608-327-4006

C 608-347-6208

E sdoran@galwaycompanies.com



(N 45°59'00" E)
 N 45°58'17" E 87.42'

12.30'

N 44°00'20" W 260.02'
 (N 44°01' W) (260.0')

S 45°59'00" W 87.42'

S 44°04'50" E 260.50'

GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- × 800.00 P PAVEMENT ELEVATION
- × 800.00 FL FLOW LINE ELEVATION
- × 800.00 TW TOP OF RETAINING WALL ELEVATION
- × 800.00 BW BOTTOM OF RETAINING WALL ELEVATION
- × 800.00 SPOT ELEVATION

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL VILLAGE SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.



0 10 20 30
 SCALE : 1" = 10' (22 X 34)
 1" = 20' (11 X 17)

**4706 E WASHINGTON AVENUE
 GRADING PLAN**

MADISON, WISCONSIN

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 www.pe-wi.com



| ISSUANCE/REVISION | DATE |
|--------------------|----------|
| SITE PLAN APPROVAL | 08-10-17 |

C3.0