

City of Madison Landmarks Commission

APPLICATION



City of Madison Planning Division, 215 Martin Luther King Jr. Blvd., Suite LL-100, P.O. Box 2985, Madison, WI 53701-2985

1. LOCATION

Project Address: 524 E. MAIN ST, MADISON, WI Aldermanic District: 6

2. PROJECT

Project Title / Description: APPLICATION FOR REPLACEMENT OF RETAINING WALL ON BLAIR STREET SIDE OF BUILDING

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Landmark
Land Division/Combination of Designated Landmark site
Alteration / Addition to a building adjacent to a Designated Landmark
Alteration / Addition to a building in a Local Historic District (specify):
Land Division/Combination in a Local Historic District (specify):
New Construction in a Local Historic District (specify):
Demolition
Variance from the Historic Preservation Ordinance (Chapter 41)
Referral from Common Council, Plan Commission, or other referral
Landmark Nomination/Rescission or Historic District Nomination/Amendment

Form box with 'PLANNING DIVISION USE ONLY' label and 'Registrar #' field.

Other (specify): REPLACEMENT OF RETAINING WALL ADJACENT TO BUILDING IN HISTORIC DISTRICT.

3. APPLICANT

Applicant's Name: PATRICK J. CONNELLY Company:
Address: 1401 GENEVA NATIONAL AVE S, LAKE GENEVA, WI 53147
Telephone: 608-290-9079 E-mail: PCBELANT@ASL.COM

Property Owner (if not applicant): SAME
Address: SAME

Property Owner's Signature: Patrick J. Connelly Date: 6/14/16

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO).

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

THE KOROTEV GROUP, INC.

211 WEST GILMAN STREET
MADISON, WISCONSIN 53703-1834
PH 608-251-8888

INVESTMENT REAL ESTATE

WWW.KOROTEVGROUP.COM

June 14, 2016

Amy Scanlon
Preservation Planner
Department of Planning and Community and Economic Development
Planning Division
Madison Municipal Building Ste. LL 100
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Amy,

Please let this serve as our letter of intent with respect to the retaining wall along the Blair St. side of 524 E. Main St. in Madison. Our client, Pat Connelly, who owns the property, would like to replace the existing limestone retaining wall with a new wall as follows:

- Remove existing limestone retaining wall, palletize, and haul away for the entire length of the wall along Blair St (approx 88' long)
- Remove existing soil and debris and haul away debris
- Excavate down +/-12" and install 8" of ¾" crushed, compacted gravel adjacent to city sidewalk. Install new 'Versa-Lok' block retaining wall with cap. The wall will be +/-27" high at its highest point and will be set back 6" away from the city sidewalk (88' long) Wall will have +/-10" of ¾" clear stone behind the wall, wrapped in fabric with a 4" perforated tube for drainage
- Regrade the lawn area behind the retaining wall so that water drains parallel with the wall out to each end
- Add topsoil where needed
- Repair any lawn damage from work with seed, mulch, and fertilizer

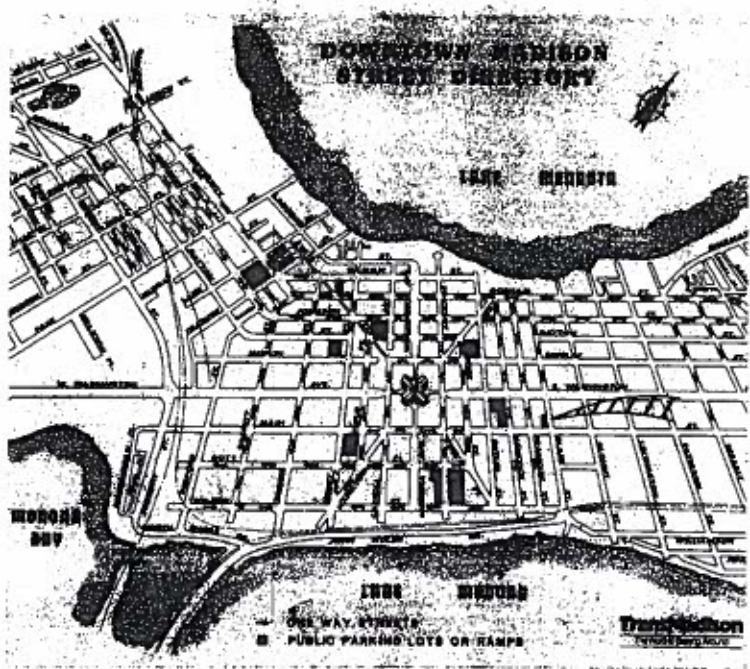
The purpose of this project is to replace the failing and broken existing wall with an attractive, safer alternative that is properly designed to remain "locked" in place. The current wall is falling apart and parts are jutting out over the public walk. This wall is in a position very close to Blair Street which is actually State Highway 151 at that point. The distance from the wall to the street is far less than normal due to the narrow City terrace. Water, snow, and ice from plows and heavy traffic increase the need for a wall built of proper interlocking and lasting materials. Thank you for your consideration of this request.

Sincerely;



Peter Korotev
President
The Korotev Group, Inc.

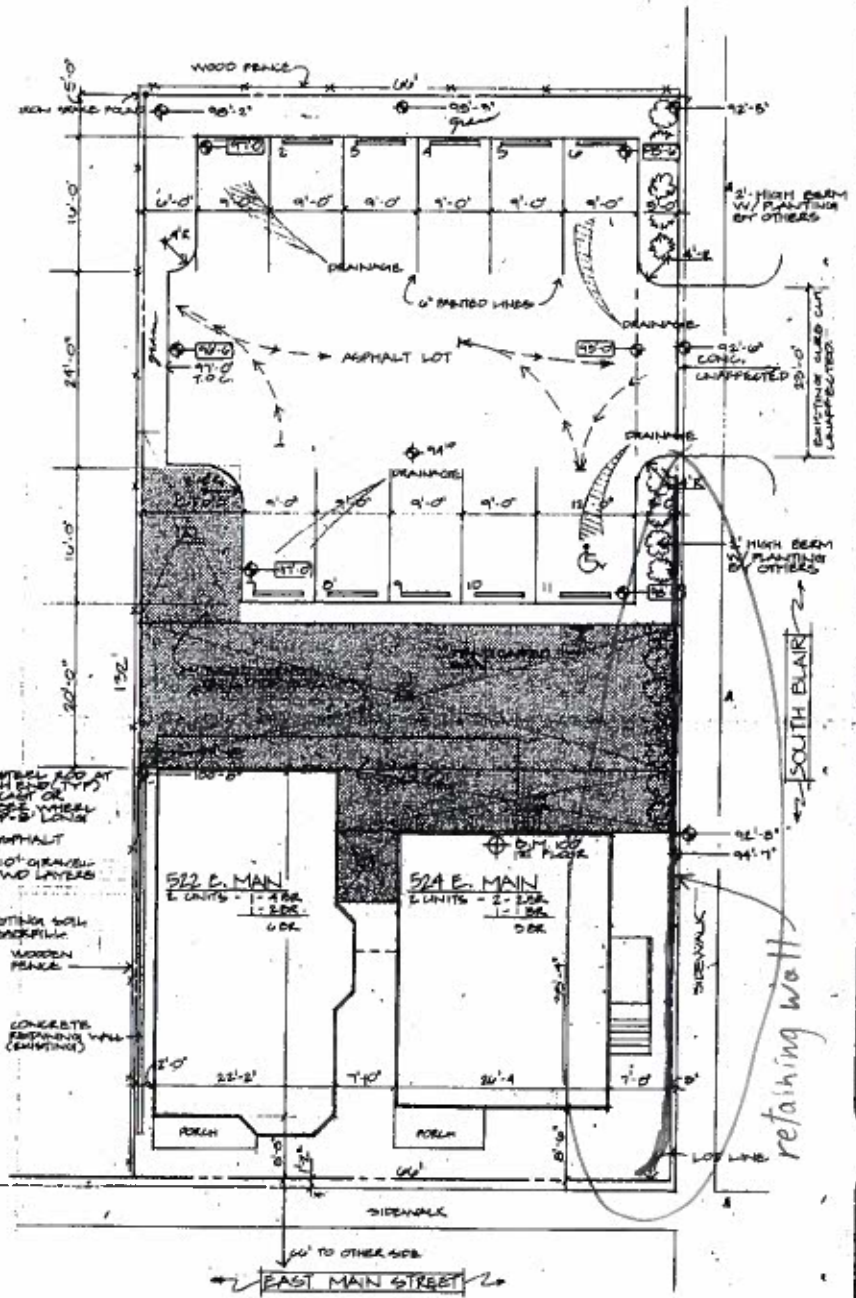
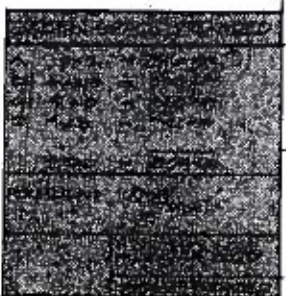
PROJECT LOCATION MAP



SITE SYMBOLS

	NEW BUILDING
	EXISTING BUILDING
	REMOVE BUILDING
	FUTURE BUILDING
	BENCH MARK
	TEST PILING
	TELEPHONE POLE
	POWER POLE
	CATCH BASIN
	MANHOLE
	TREE
	REMOVE TREE
	HYDRANT
	LAMP POST
	FENCE
	EXISTING CONDUIT LINE
	PROPOSED CONDUIT LINE
	DRAIN DIVERSION
	EXISTING ELEVATION
	OVERHEAD UTILITY
	SEWER
	CENTRAL
	ADJACENT LOTS
	PROPERTY LINE

CURB DETAIL



SITE PLAN

1" = 10'-0"



erlan kay & associates
Architects, Planners, Building Surveyors
1000 Wisconsin Street, Madison, WI 53703
608/261-1111

ani
ARCHITECTURE
INC.
1000 Wisconsin Street
Madison, WI 53703
608/261-1111

Drawn by
Date
Scale
Project No.
Sheet No.
S10







Standard



Affordability

VERSA-LOK segmental retaining walls cost significantly less than other types of walls, including mortared masonry walls, big pre-cast blocks, and natural stone walls.



Standard unit

Width (face):	16" (406.4mm)
Width (rear):	14" (355.6mm)
Height:	6" (152.4mm)
Depth:	12" (304.8mm)
Face Area:	0.667 ft ² (0.062m ²)
Weight:	82 lbs (37.19kg)
Weight / Face Area:	123lbs/ft ² (600kg/m ²)
Setback:	3/4" per unit
Batter/Cant:	7.1 degrees
# Versa-Tuff Pins:	2 per unit
Minimum Radius:	8ft
Max Unreinforced Height:	4 ft*
Max Geogrid Reinforced	50+ ft
Height:	

*The maximum stable, unreinforced VERSA-LOK wall height in best conditions, may be lower depending on soil, site and loading conditions (including terraces). Taller walls need geogrid soil reinforcement, designed by a qualified engineer. Check your local building code requirements. Please contact your supplier or VERSA-LOK representative for assistance.



Standard - Weathered

Specifications

[versa-lok_standard_unit_-_guide_specifications.txt](https://www.versa-lok.com/sites/default/files/products/specifications/versa-lok_standard_unit_-_guide_specifications.txt) (https://www.versa-lok.com/sites/default/files/products/specifications/versa-lok_standard_unit_-_guide_specifications.txt)

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Additional available literature

