



Location  
2014 Allied Drive

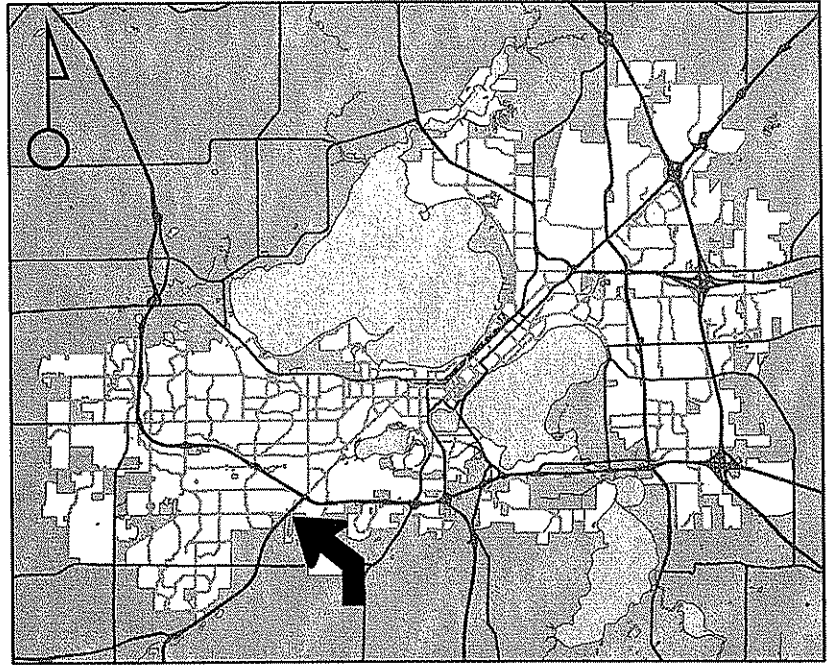
Project Name  
WISDOT Demolition

Applicant  
Lorraine Winchel – WISDOT  
SW Region – Madison

Existing Use  
4-Unit Apartment Building

Proposed Use  
Demolish 4-Unit Apartment Building  
for Future Transportation Purposes

Public Hearing Date  
Plan Commission  
17 November 2008

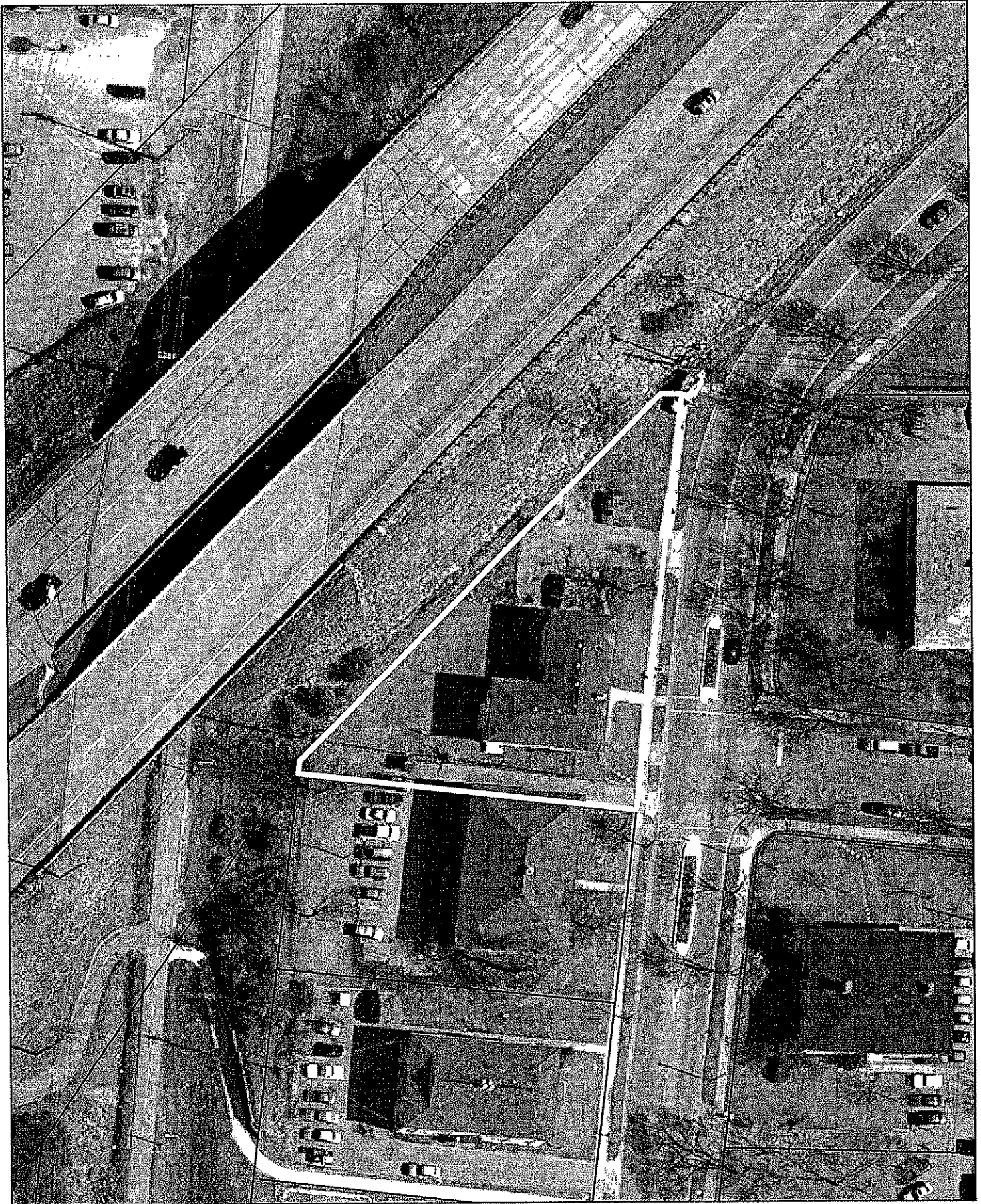


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 November 2008



# 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](http://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 0 Receipt No.         
Date Received 10/1/07  
Received By NPF  
Parcel No. 0609-052-0417.3  
Aldermanic District 10-Solomon  
GQ Deed reversion on prop.  
Zoning District R4  
**For Complete Submittal**  
Application \_\_\_\_\_ Letter of Intent \_\_\_\_\_  
IDUP \_\_\_\_\_ Legal Descript. \_\_\_\_\_  
Plan Sets \_\_\_\_\_ Zoning Text \_\_\_\_\_  
Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
Ngrbrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
Date Sign Issued \_\_\_\_\_

1. Project Address: 2014 Allied Drive Project Area in Acres: \_\_\_\_\_  
Project Title (if any): WISDOT Project ID 1206-07-24, Parcel 10

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

<input checked="" type="checkbox"/> 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	
<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: Lorraine Winchel Company: WISDOT SW Region - Madison  
Street Address: 2101 Wright St. City/State: Madison, WI Zip: 53704  
Telephone: (608) 246-3825 Fax: (608) 242-8027 Email: lorraine.winchel@dot.state.wi.us  
Project Contact Person: Lorraine Winchel Company: WISDOT SW Region - Madison  
Street Address: 2101 Wright St. City/State: Madison, WI Zip: 53704  
Telephone: (608) 246-3825 Fax: (608) 242-8027 Email: lorraine.winchel@dot.state.wi.us  
Property Owner (if not applicant): WISDOT SW Region - Madison  
Street Address: 2101 Wright St City/State: Madison, WI Zip: 53704

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site:  
Site to be razed by the city of Madison

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

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: \$ \_\_\_\_\_ 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](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 \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ 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:

Ald. Brian Schaner Waived - 9-30-08 (me)

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 \_\_\_\_\_ Date \_\_\_\_\_ | Zoning Staff MMH Tucker Date 9-29-08

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

Printed Name Lorraine Wuchel Date 9/29/08

Signature Lorraine Wuchel Relation to Property Owner Property Manager

Authorizing Signature of Property Owner Lorraine Wuchel Date 9/29/08

for WISDOT SW Region - Madison



Division of Transportation System Development  
Real Estate - Southwest Region - Madison  
2101 Wright Street  
Madison, WI 53704-2583

Jim Doyle, Governor  
Frank J. Busalacchi, Secretary  
Internet [www.dot.wisconsin.gov](http://www.dot.wisconsin.gov)

Telephone: (608) 246-3825  
Facsimile (FAX): (608) 242-8027  
E-mail: [lorraine.winchel@dot.state.wi.us](mailto:lorraine.winchel@dot.state.wi.us)

September 29, 2008

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

RE: Project ID 1206-07-24 Parcel 1  
2014 Allied Drive  
Madison, WI  
WISDOT request to raze this building with other City of Madison razings

City of Madison Plan Commission Members:

The State of Wisconsin Department of Transportation has acquired the above named property as a protective purchase that was in foreclosure. At the time of acquisition, this property was vacant and required no relocations. This site is within the "footprint" of our future USH 18/151/ Beltline expansion project, thus, the state felt it prudent to purchase this property to save tax payer dollars in its "as is" condition. This 2 story, 4-unit apartment building has been gutted down to the frame, as it was repossessed, abandoned, and improperly closed. The building suffered extreme water damage, which resulted in mold growing within the building. The former owner had the building environmentally cleaned.

The State of Wisconsin Department of Transportation is requesting, of the City of Madison, to raze this building, along with other buildings in the area that are slated for demolition by the City of Madison. In order to expedite the razing of this building, the State is submitting an application for demolition to the City of Madison, for the city's approval. Because of paraphernalia and articles that were found inside and for the public safety for the surrounding community, it is important that this building be razed as soon as possible.

With reference to a demo reuse or a recycle plan, the following items can be found inside of the building: plumbing fixtures, electrical conduit, 2 furnaces, a water softener, a hot water heater, an older refuse burner (I believe cast iron), 4 wall air conditioning units, a door, and numerous window frame units that may be able to be recycled or reused. Interior and exterior photos are being included in this packet of materials to the City of Madison.

With reference to the demolition, the following items are requested by WISDOT:  
The site razing needs to include:

- The removal of the building and the basement walls and foundation, backfill the exposed openings with sound earth, and a 4" layer of topsoil seeded with an urban grass mix.
- The on premise exterior stairs and sidewalks need to be removed.
- The 4-car asphalt driveway is to be removed. Once the demolition has been completed, WISDOT will remove the driveway apron and install curb and gutter. The driveway apron installation work may be done during WISDOT's 2009 construction season.
- WISDOT will place concrete barriers across the driveway apron within the next 30 days, to prevent the abandonment of vehicles in this parking area. The City of Madison demolition contractor needs to contact Dave Pilon at 516-6453 to coordinate the move of these barriers for demolition and the replacement of these barriers after demolition until such time the curb and cutter are installed by WISDOT.
- The rear yard shrubs are to be removed during demolition per the request of the Madison Police Department.
- The dilapidated rear yard fencing is also to be removed during demolition. Once the demolition has been completed, WISDOT will install new cyclone fencing backing up to the existing USH 18/151 right of way.
- Gas and electric meters have been removed from the building. Water service has also been disconnected to the building.

- The interior plumbing has been drained of all water. The interior sewer lines have not been cleared.
- No Trespassing signs will be erected on this site, hopefully within the next week.
- WISDOT has had an asbestos inspection completed on this site. The asbestos abatement is scheduled to be completed sometime next week. A copy of the asbestos inspection and abatement reports will be forwarded to the City of Madison when WISDOT receives these.

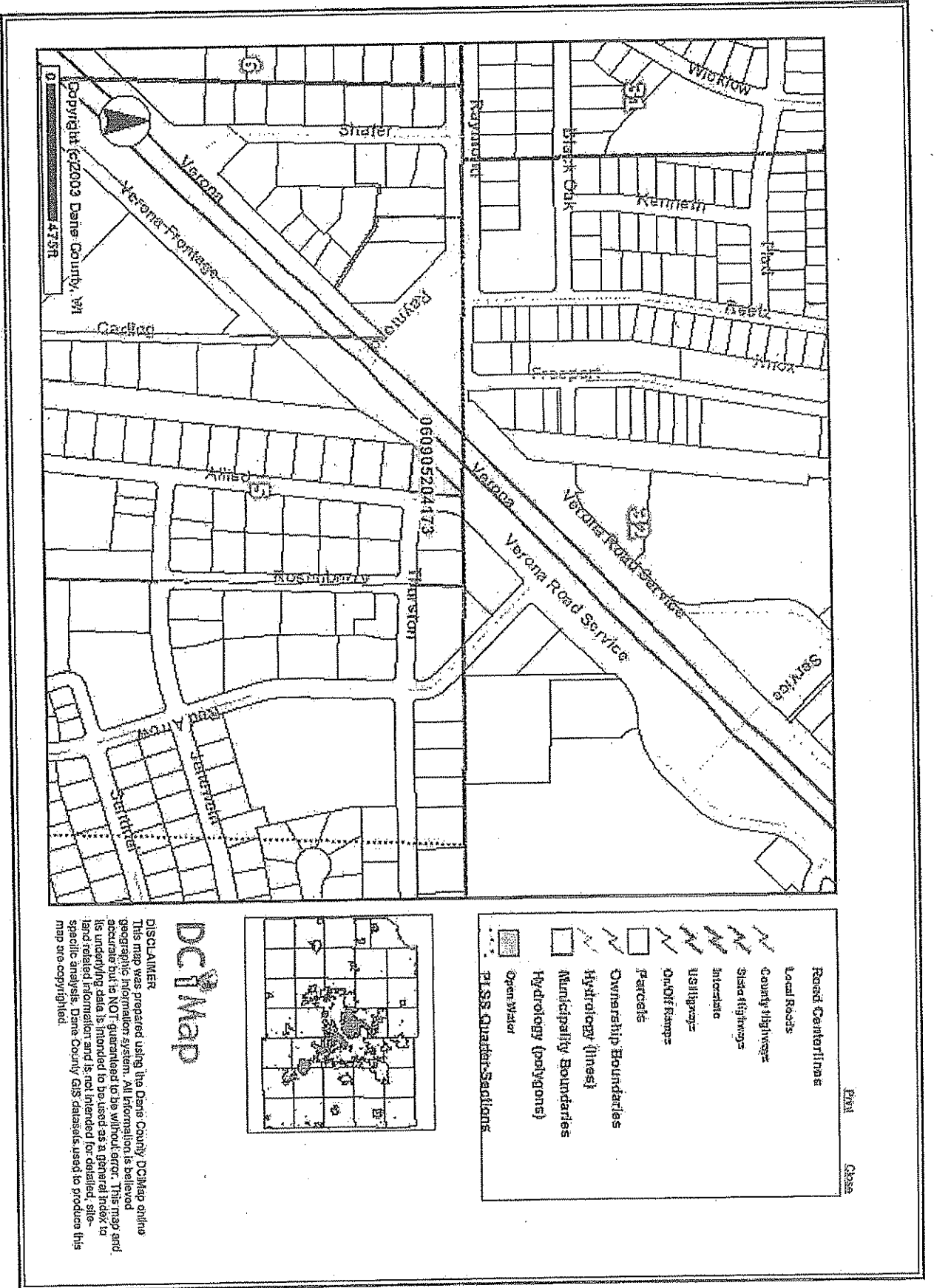
Thank you in advance for your assistance in expediting the razing of this building. Should anyone have any additional questions, please feel free to contact me.

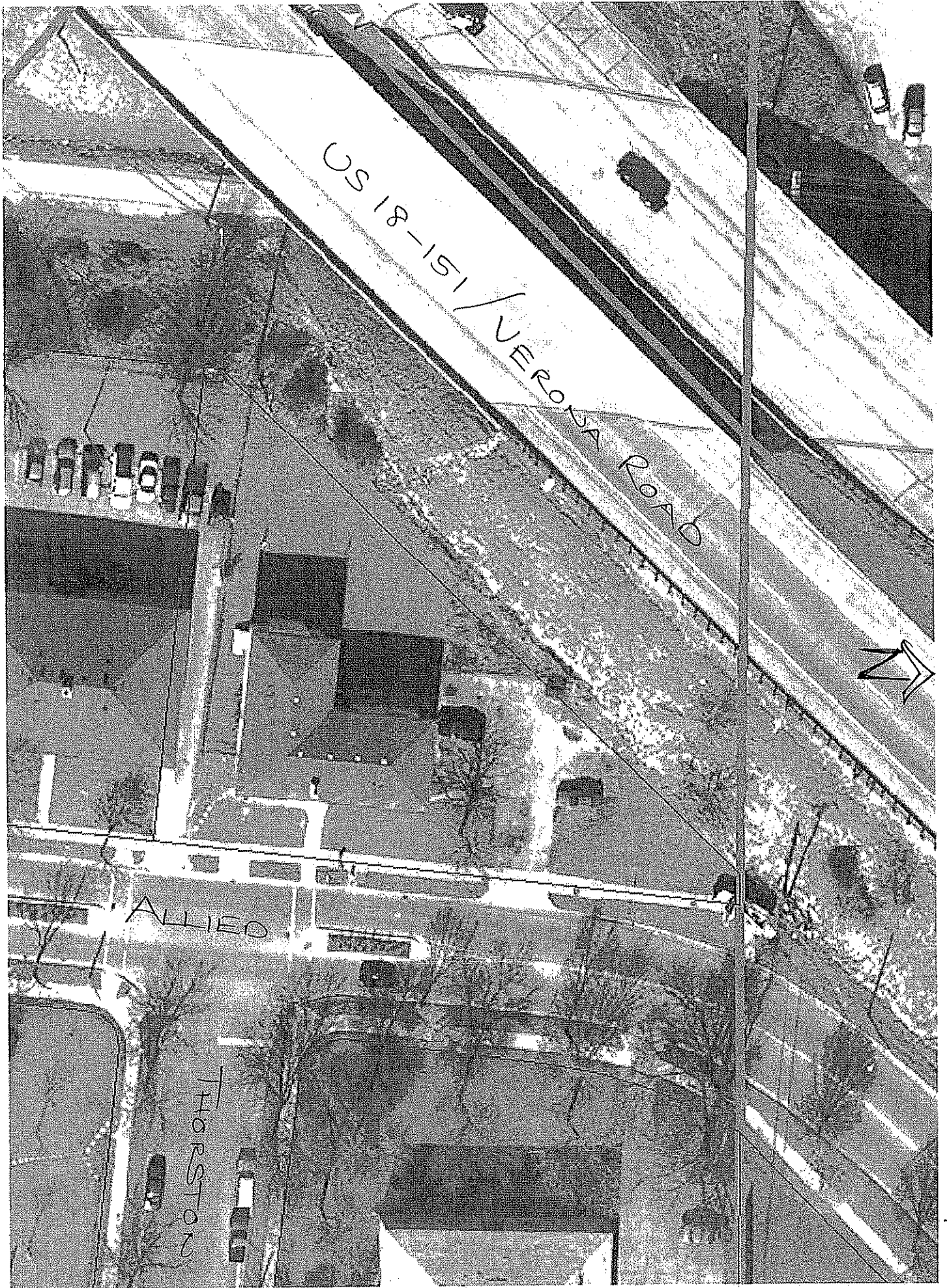
Sincerely,



Lorraine Winchel  
WISDOT Property Manager – SW Region Madison

Enclosures: Site photos and completed Land Use Application for Demolition Permit





US 18-151 / VERONA  
ROXBORO

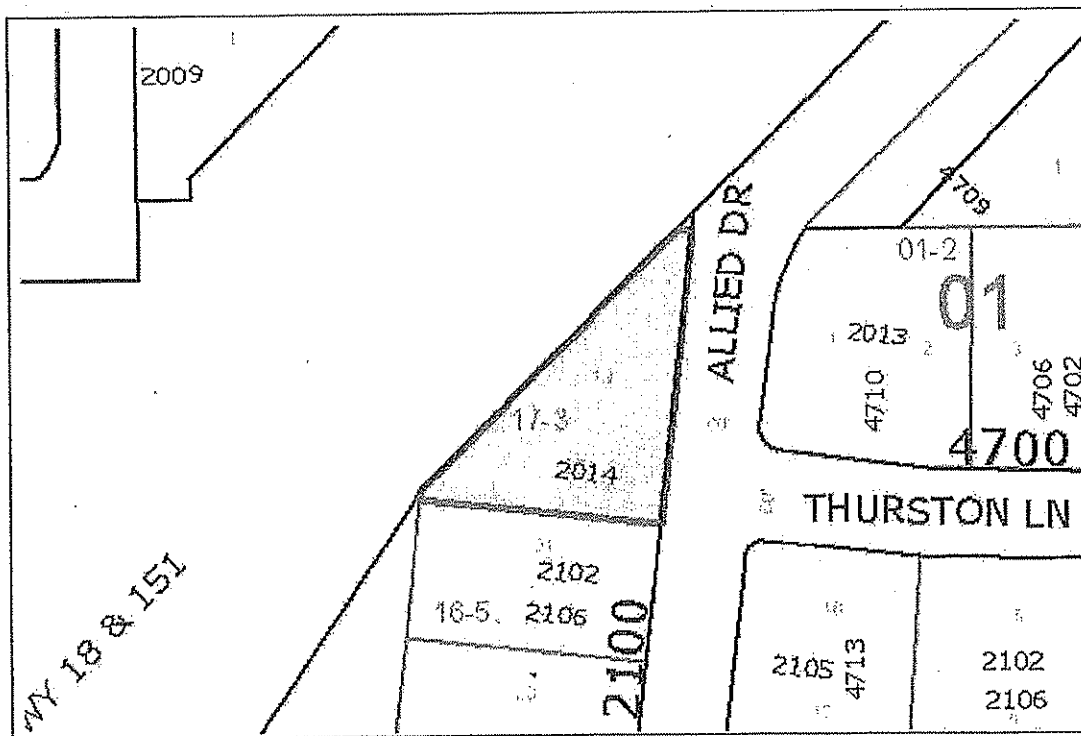
ALLIED

THORSTON

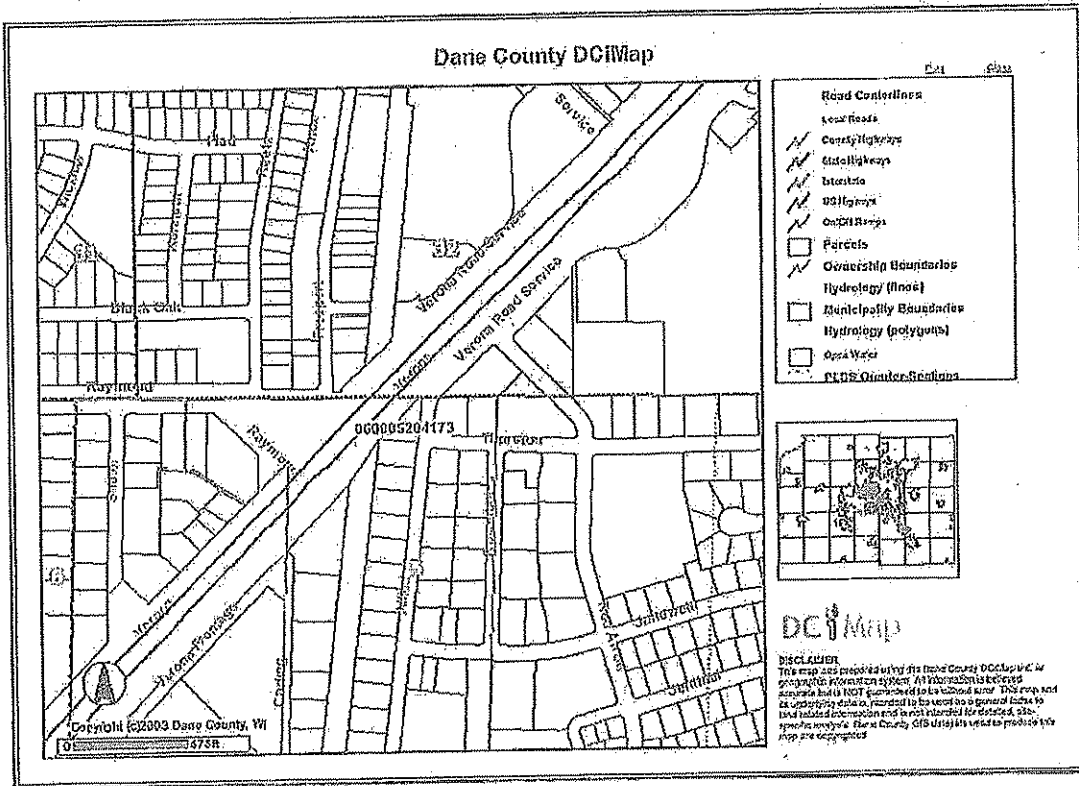




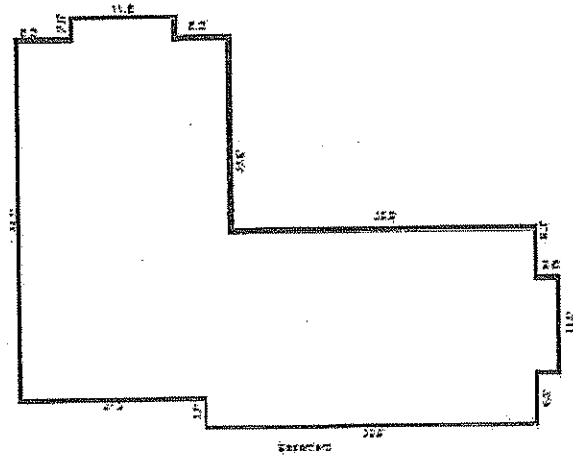
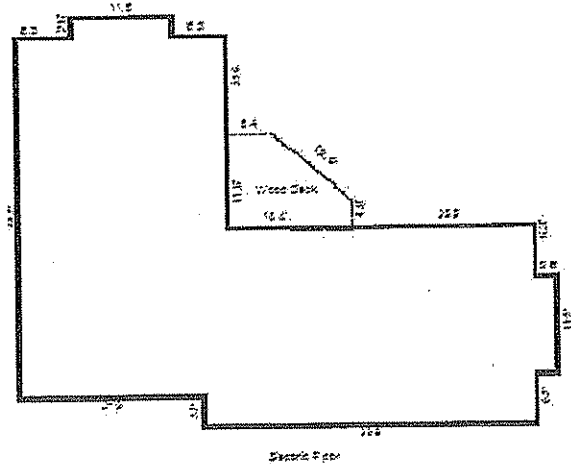
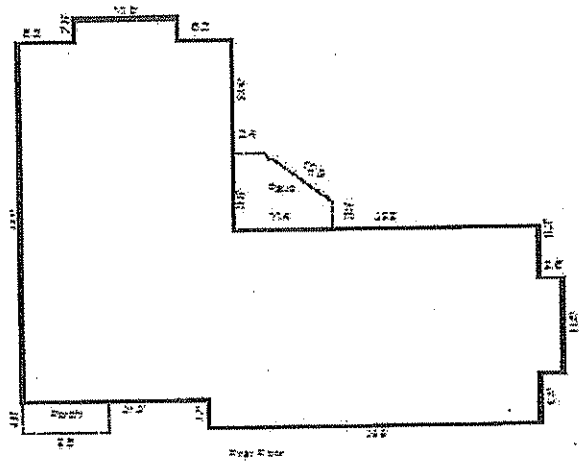
SUBJECT PROPERTY PLAT



RIGHT-OF-WAY PLAT



# SUBJECT IMPROVEMENTS SKETCH

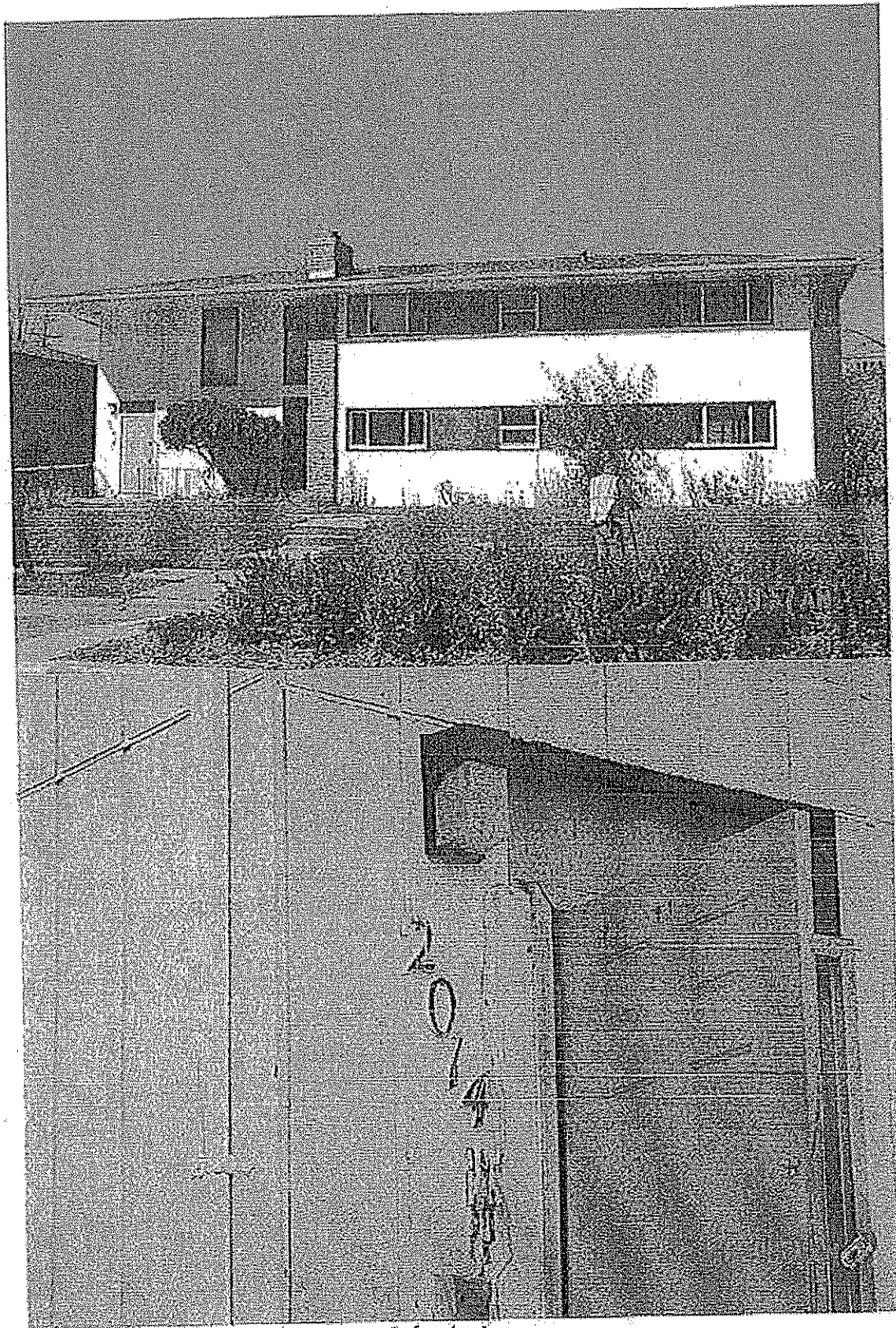


Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Total
0001	FLOOR FLOOR	2022.91	2022.91
0002	CEILING FLOOR	2022.91	2022.91
0003	WALLS	2022.91	2022.91
0004	DOORS	20.00	20.00
0005	DECK	24.00	24.00
0006	STAIR	222.92	222.92
<b>TOTAL LIVABLE (rounded)</b>			<b>4040</b>

LIVING AREA BREAKDOWN			
Breakdown			Total
FLOOR FLOOR	11.8	11.8	2022.91
	11.8	11.8	2022.91
	11.8	11.8	2022.91
	11.8	11.8	2022.91
FLOOR FLOOR	11.8	11.8	2022.91
	11.8	11.8	2022.91
	11.8	11.8	2022.91
	11.8	11.8	2022.91
<b>10 Areas Total (rounded)</b>			<b>4040</b>

7



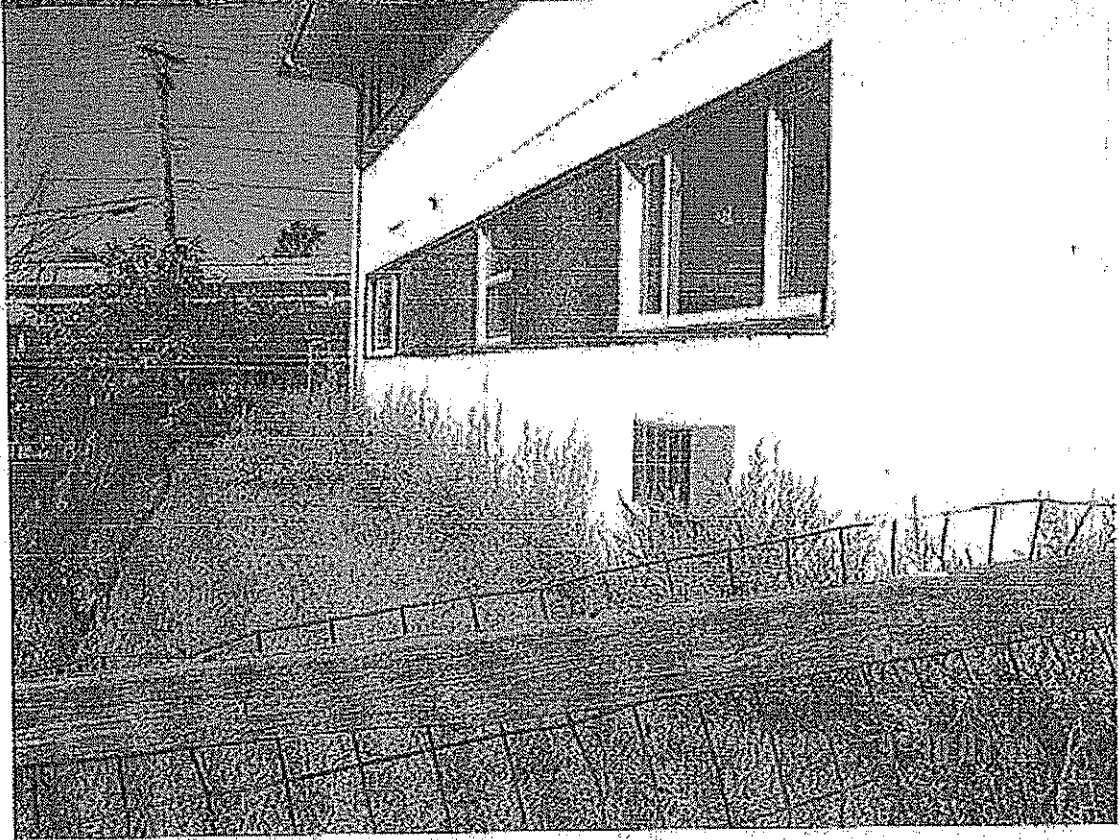
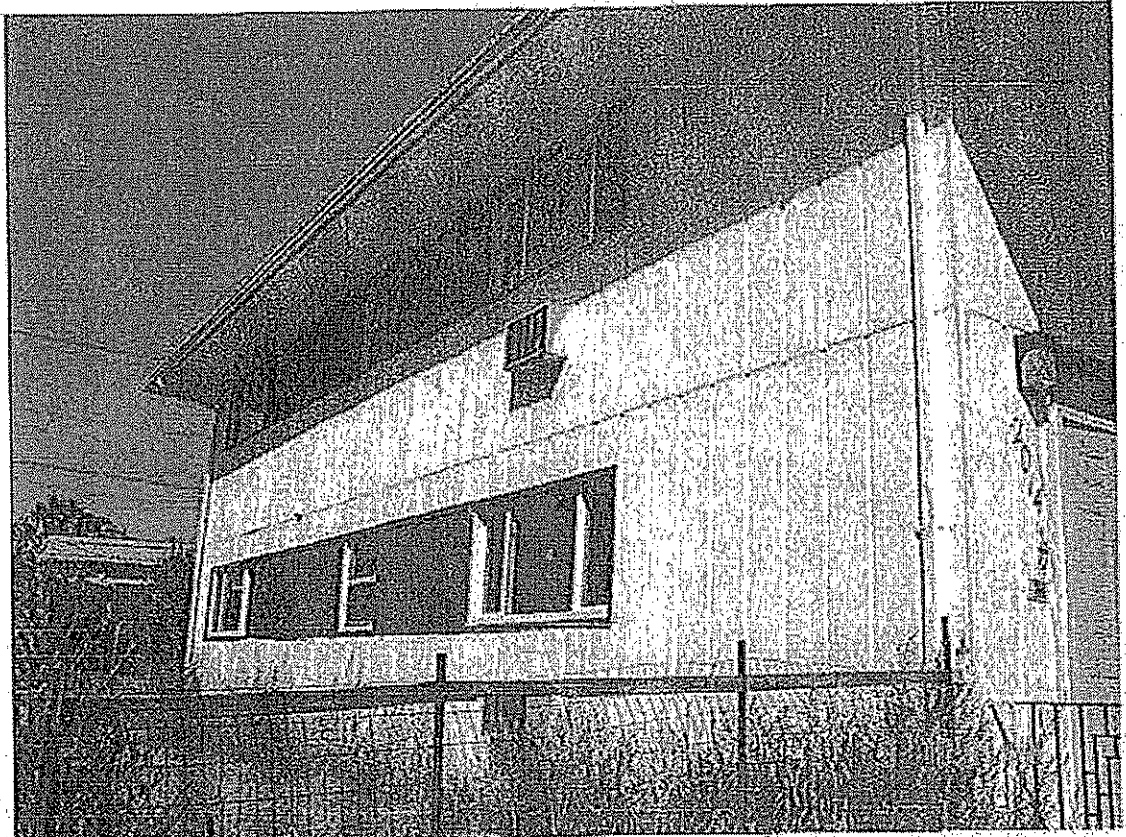
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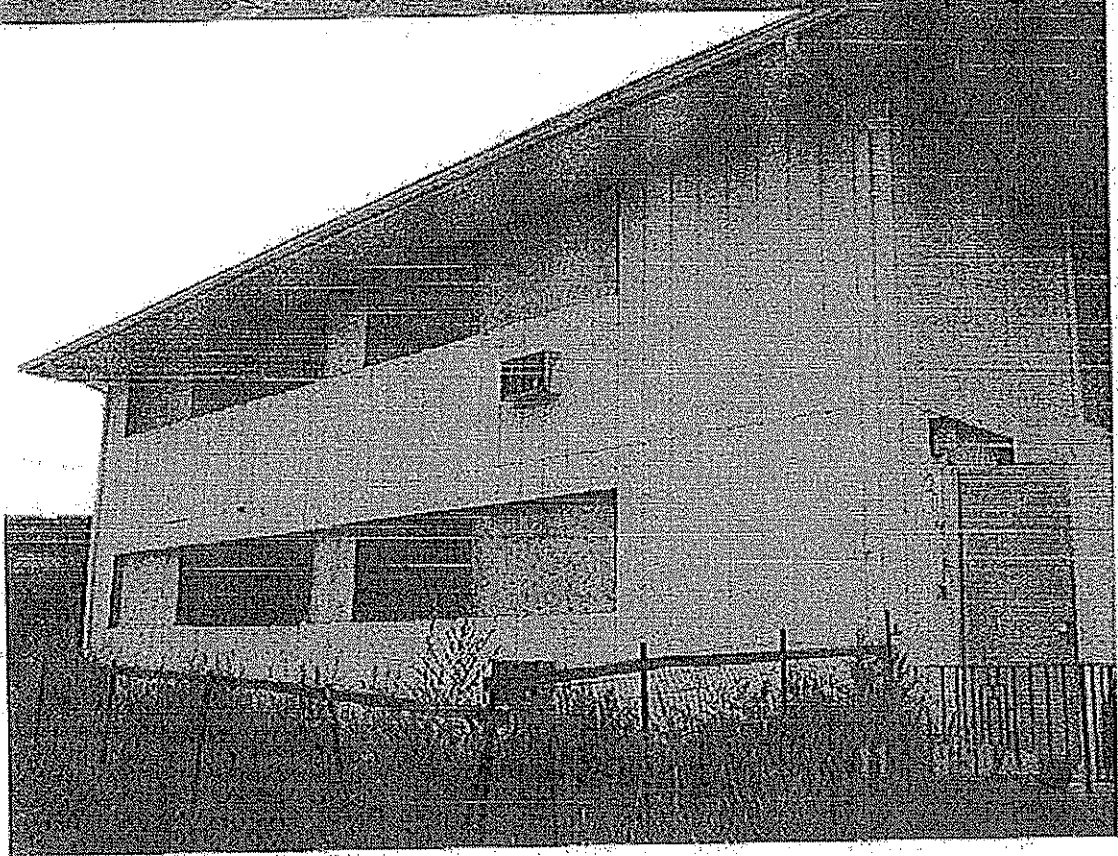
2014 Allied Drive - Madison

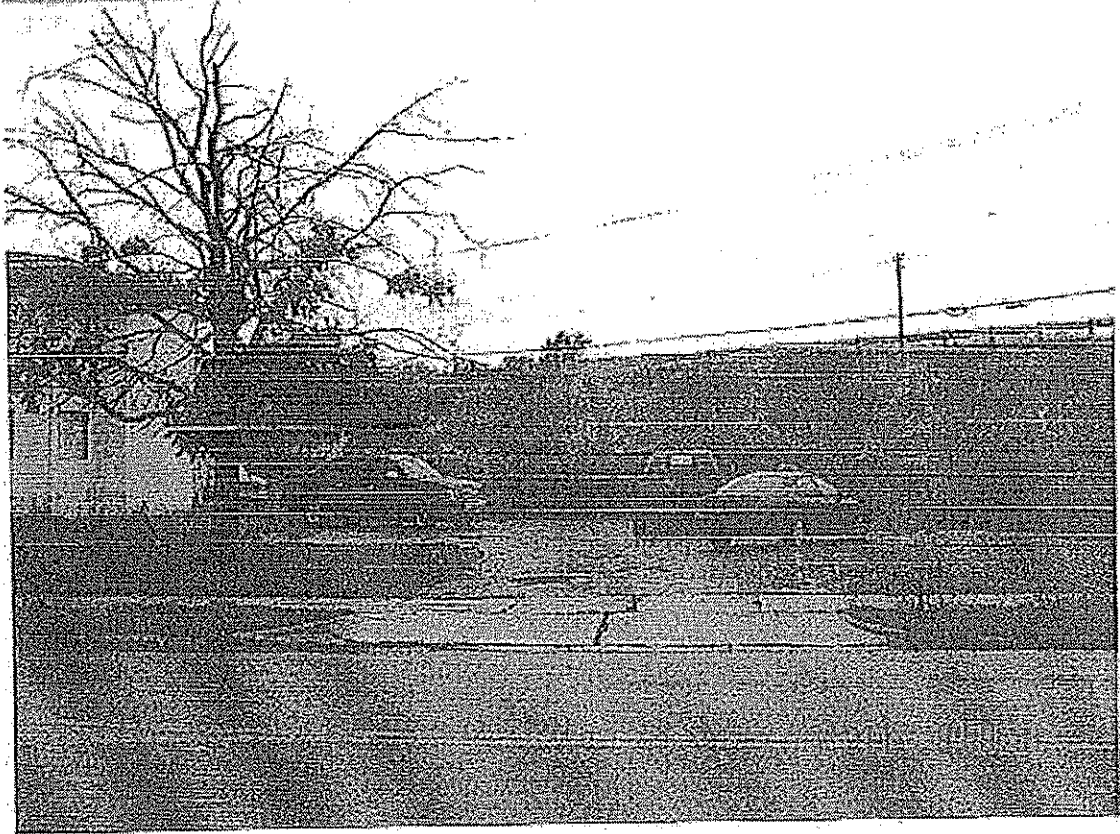
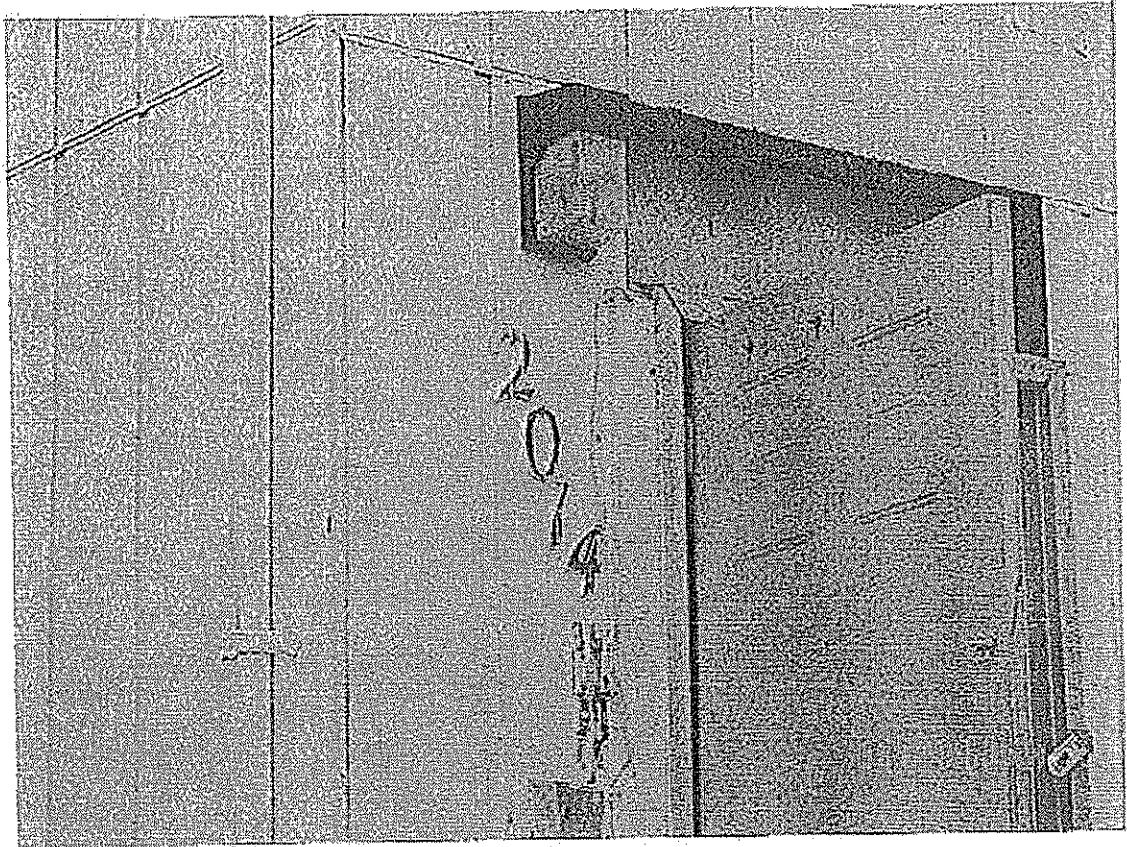
Project ID 1206-07-24

Develo.

Parcel 0

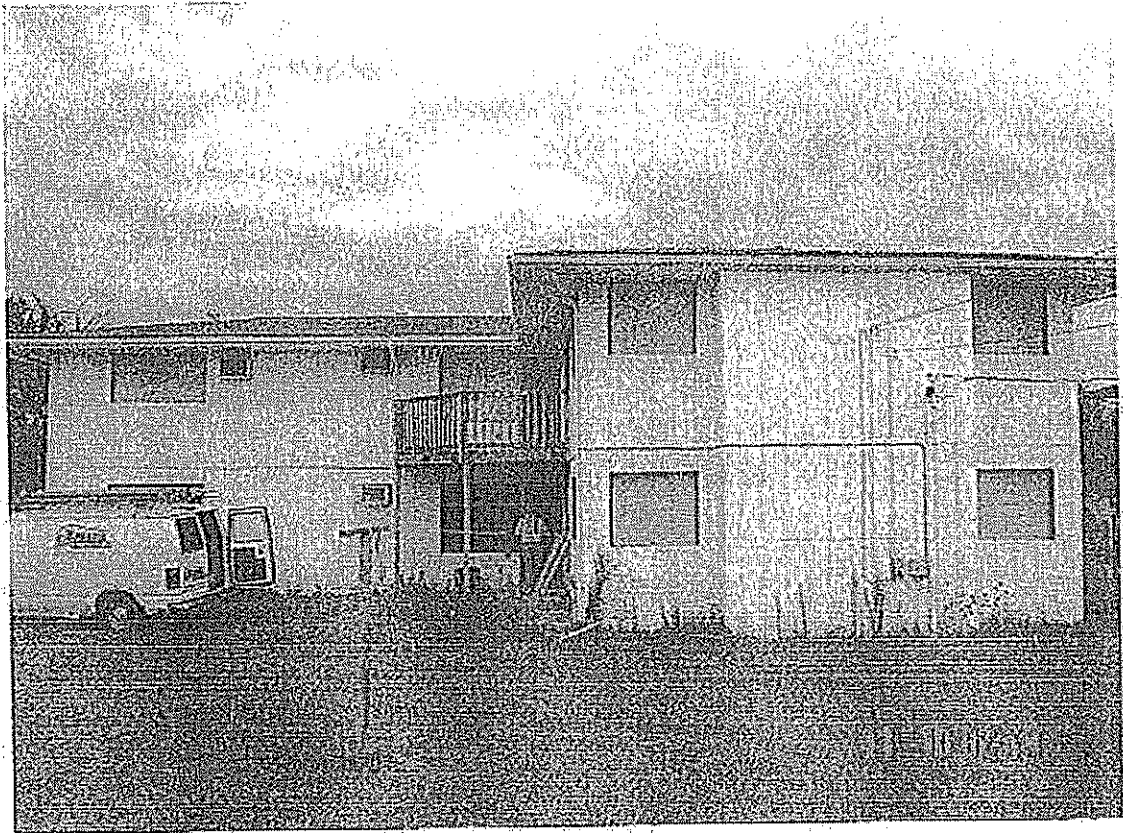






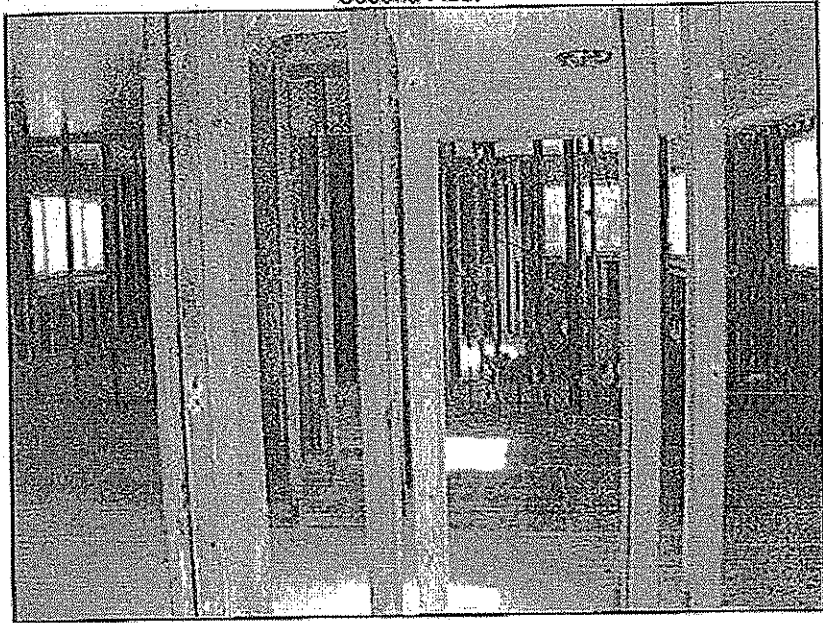




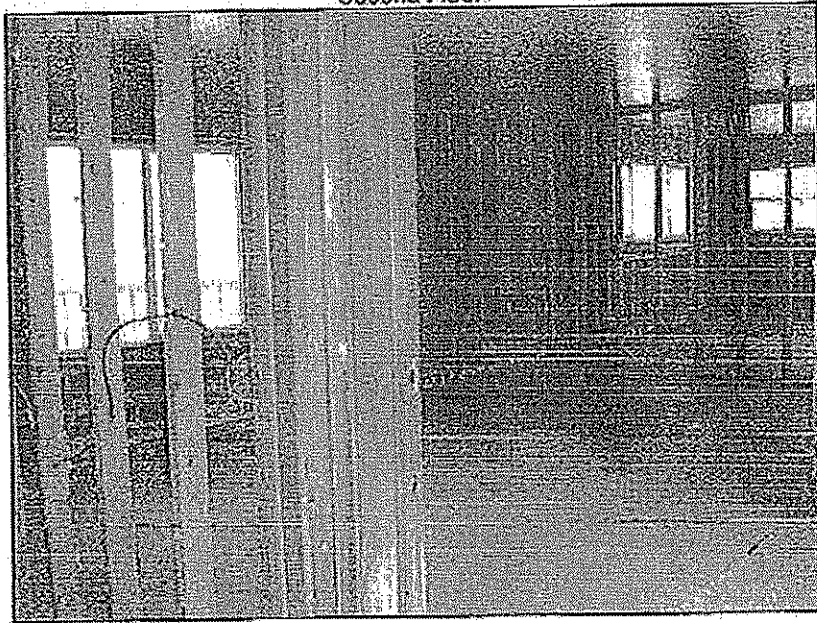


INTERIOR PHOTOGRAPHS OF THE SUBJECT PROPERTY

Second Floor

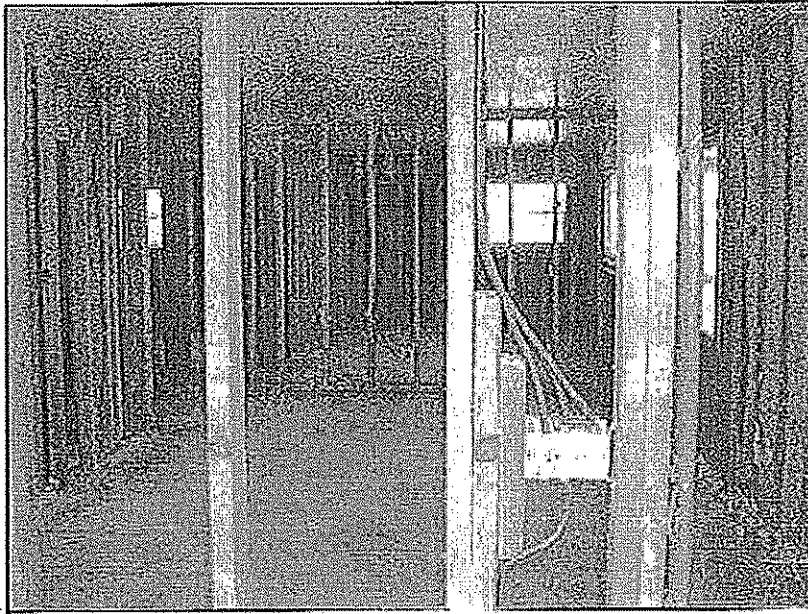


Second Floor

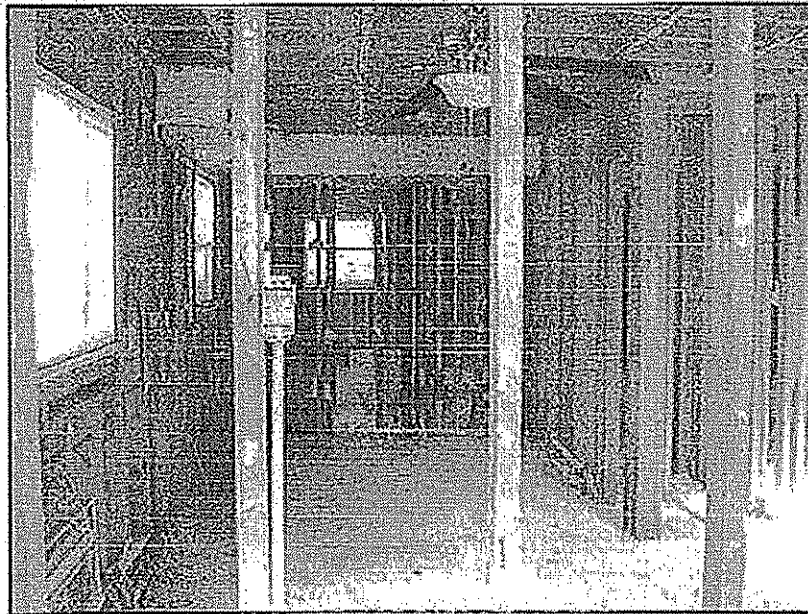


INTERIOR PHOTOGRAPHS OF THE SUBJECT PROPERTY

Second Floor

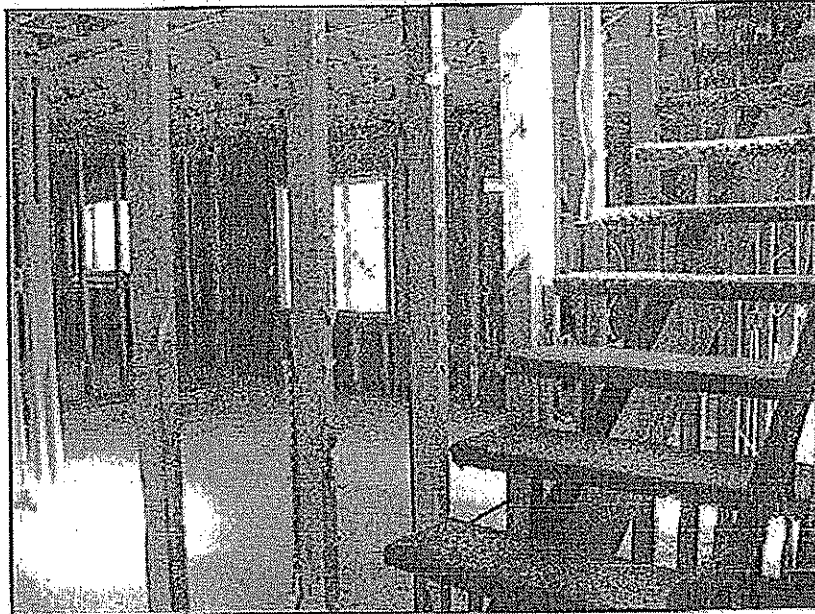


Second Floor

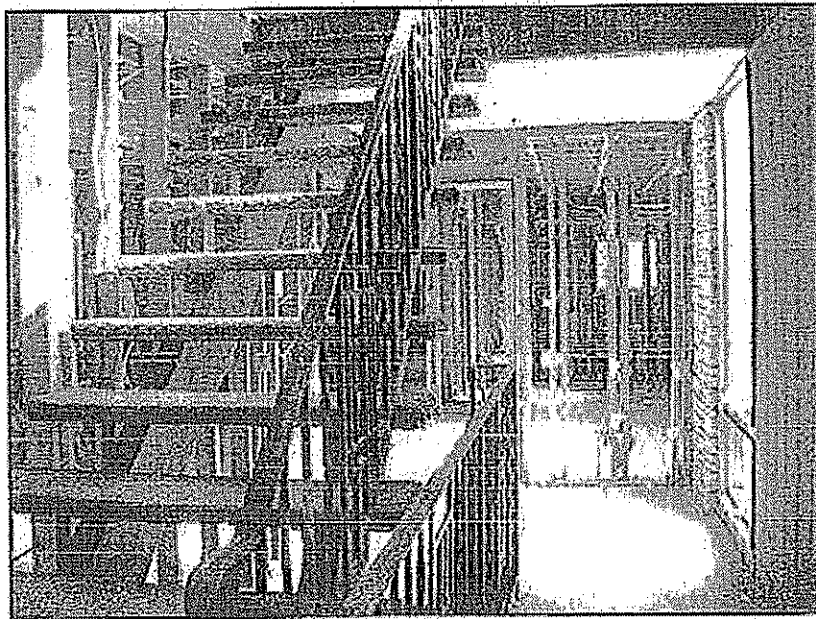


INTERIOR PHOTOGRAPHS OF THE SUBJECT PROPERTY

First Floor

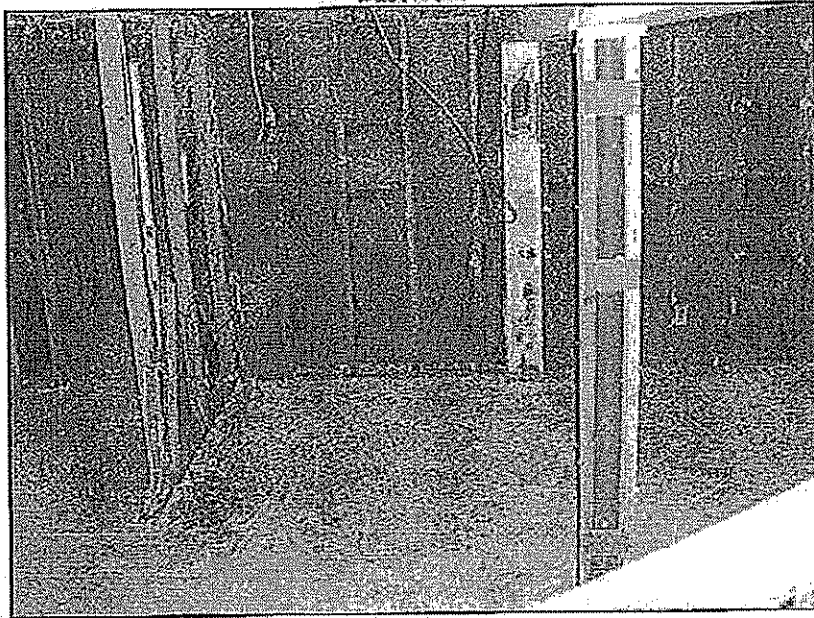


First Floor

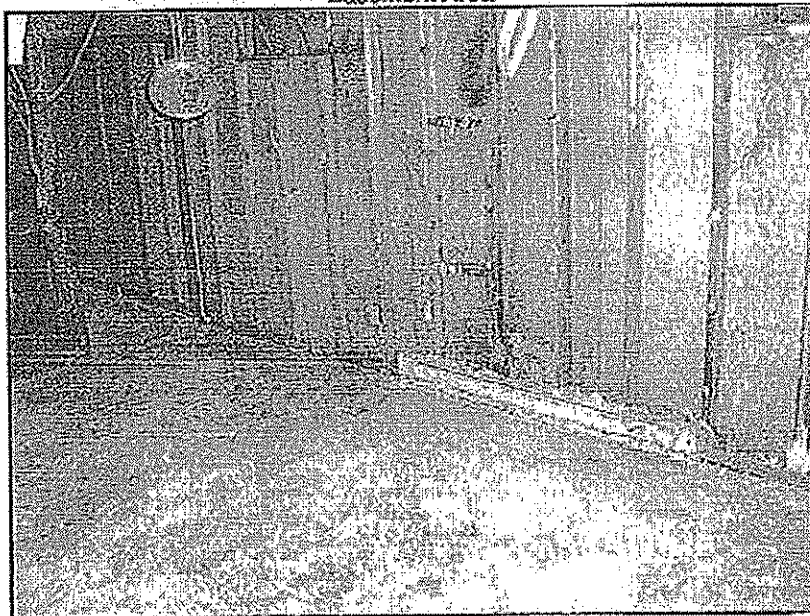


INTERIOR PHOTOGRAPHS OF THE SUBJECT PROPERTY

Basement

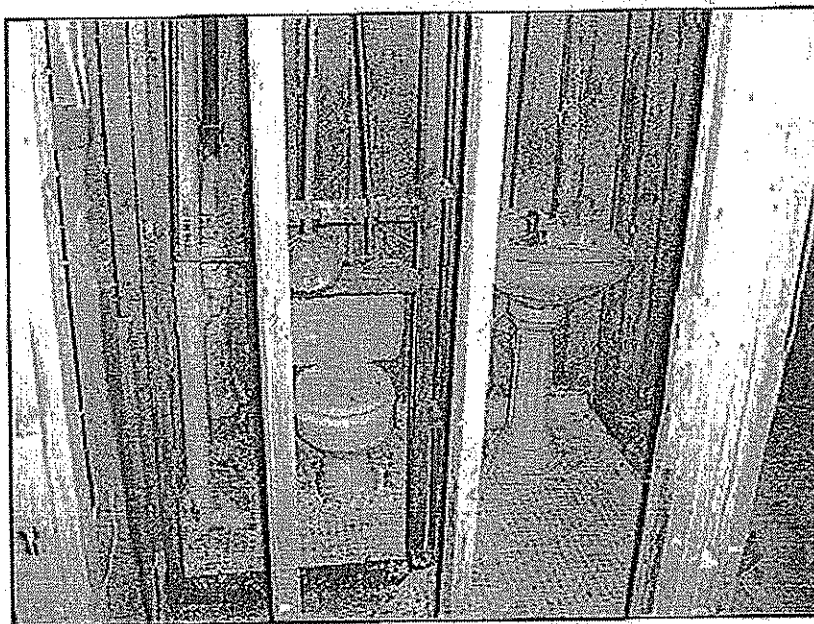


Basement Area

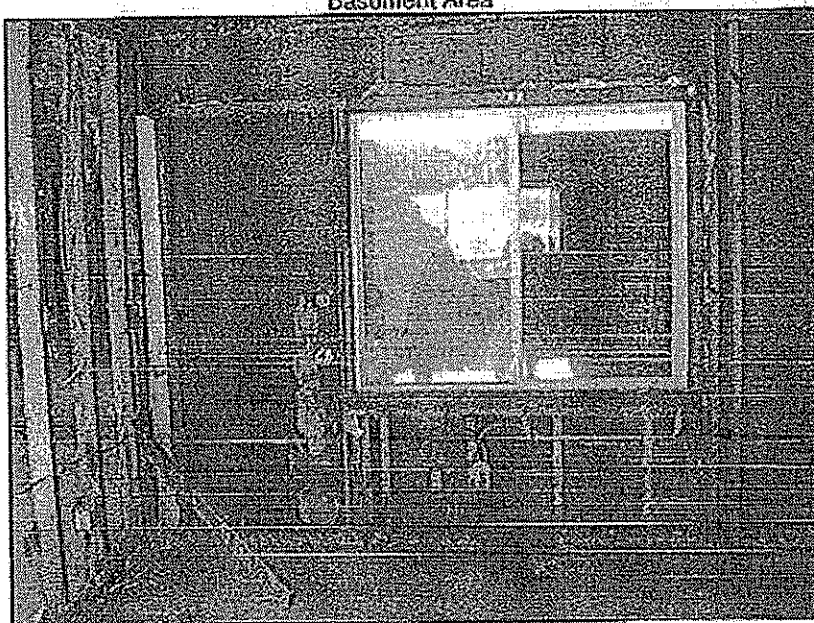


INTERIOR PHOTOGRAPHS OF THE SUBJECT PROPERTY

Basement Area

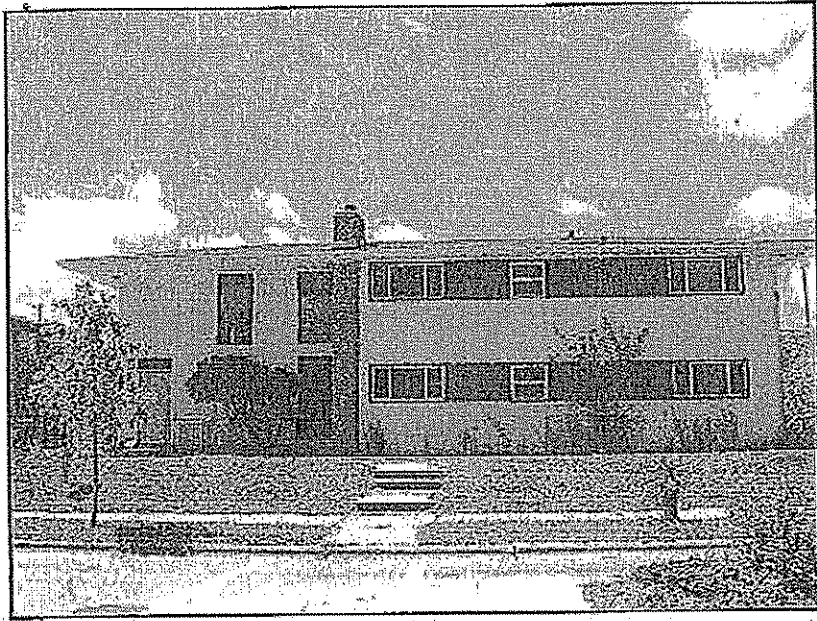


Basement Area

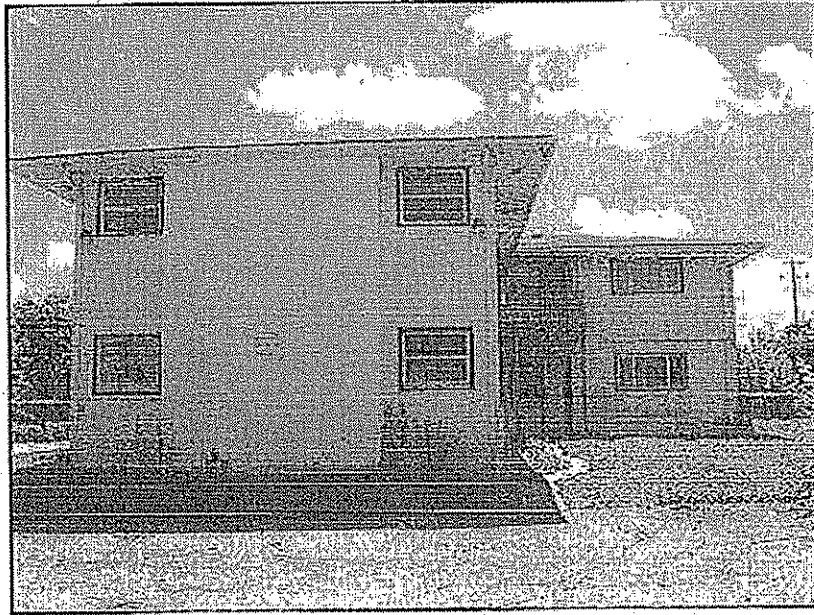


EXTERIOR PHOTOGRAPHS OF THE SUBJECT PROPERTY

Facing West

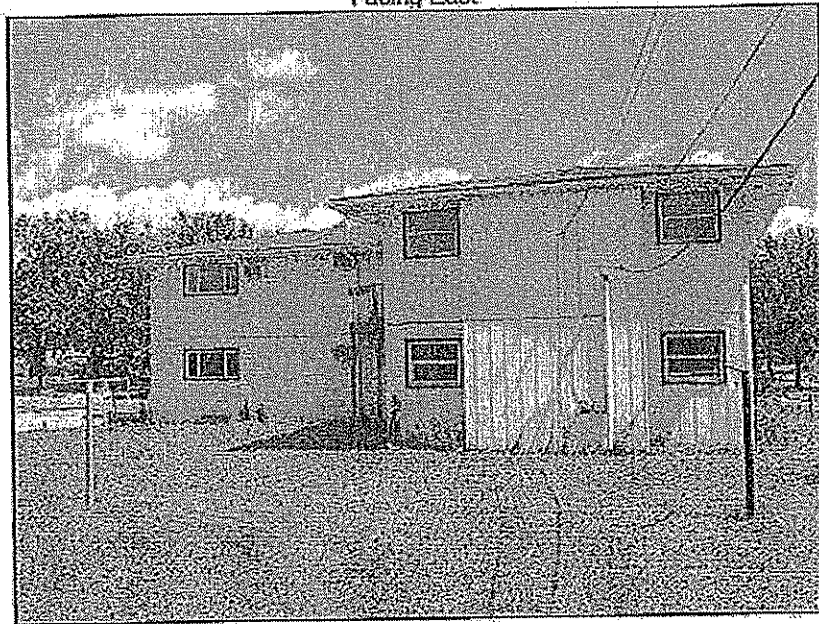


Facing South

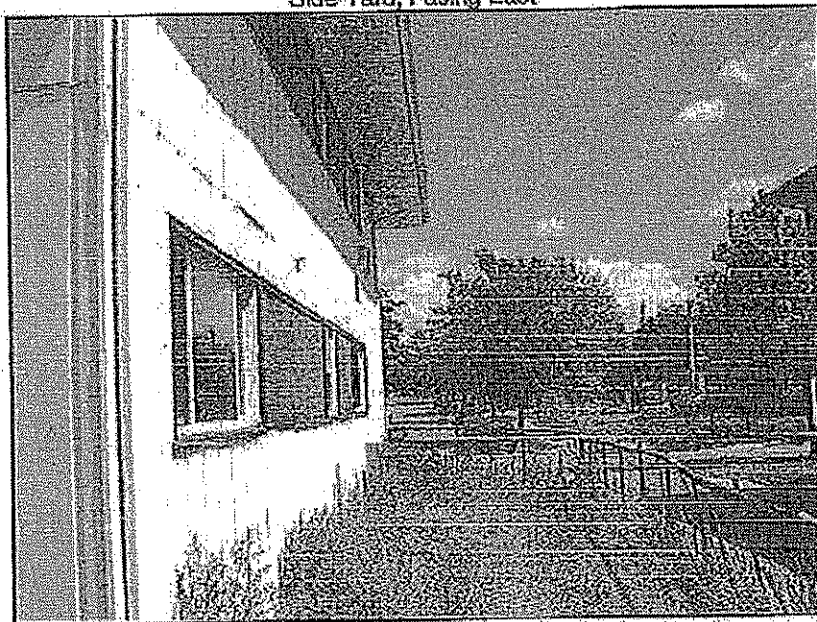


EXTERIOR PHOTOGRAPHS OF THE SUBJECT PROPERTY

Facing East



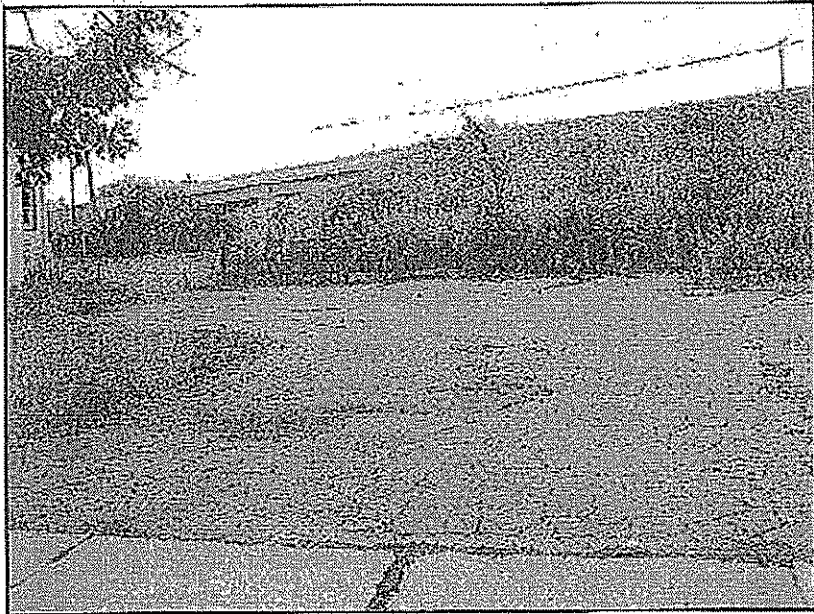
Side Yard, Facing East



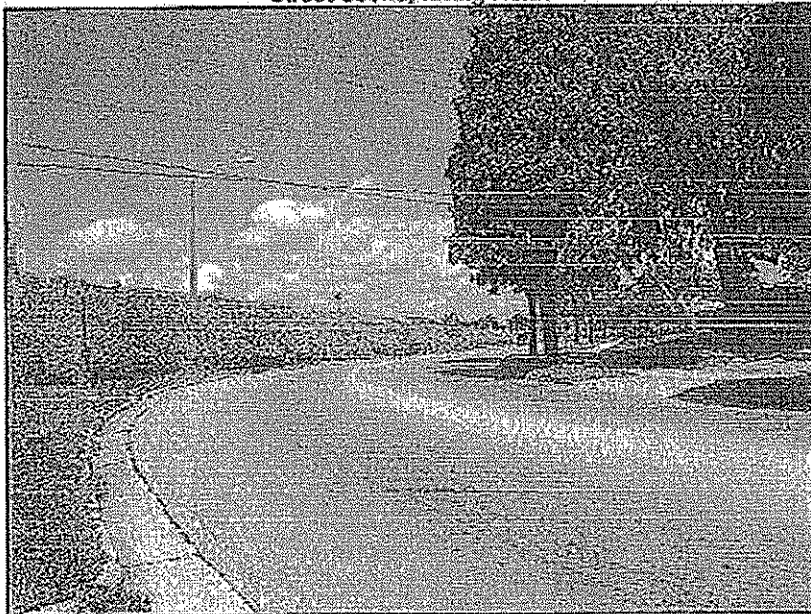


EXTERIOR PHOTOGRAPHS OF THE SUBJECT PROPERTY

4 Car Parking Lot, facing Southwest



Street Scene, facing North



EXTERIOR PHOTOGRAPHS OF THE SUBJECT PROPERTY

Street Scene, facing South



