



Location
3833 Busse Street

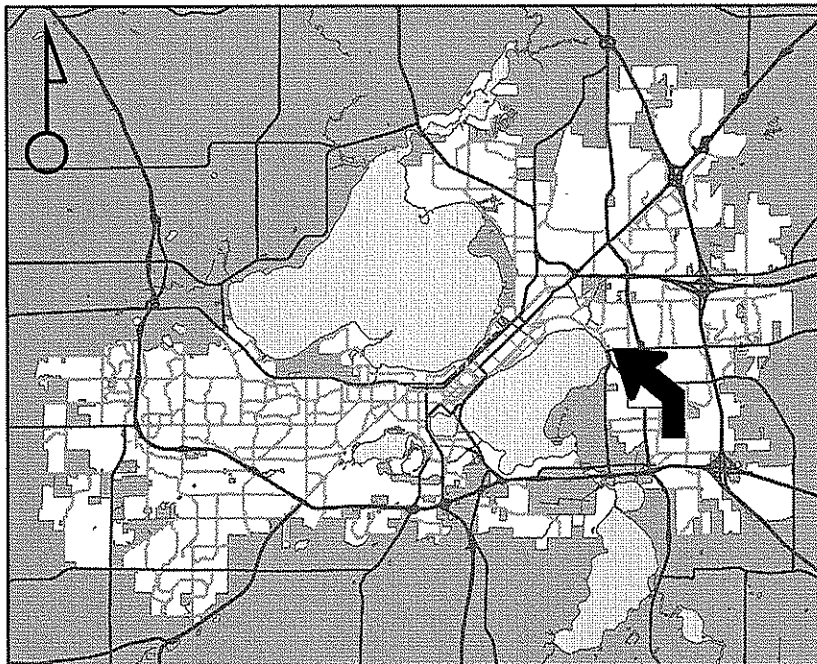
Project Name
Habitat Restore Storage Building

Applicant
Mitzi Rice – Executive Management/
Jennifer Voichick – Habitat for Humanity

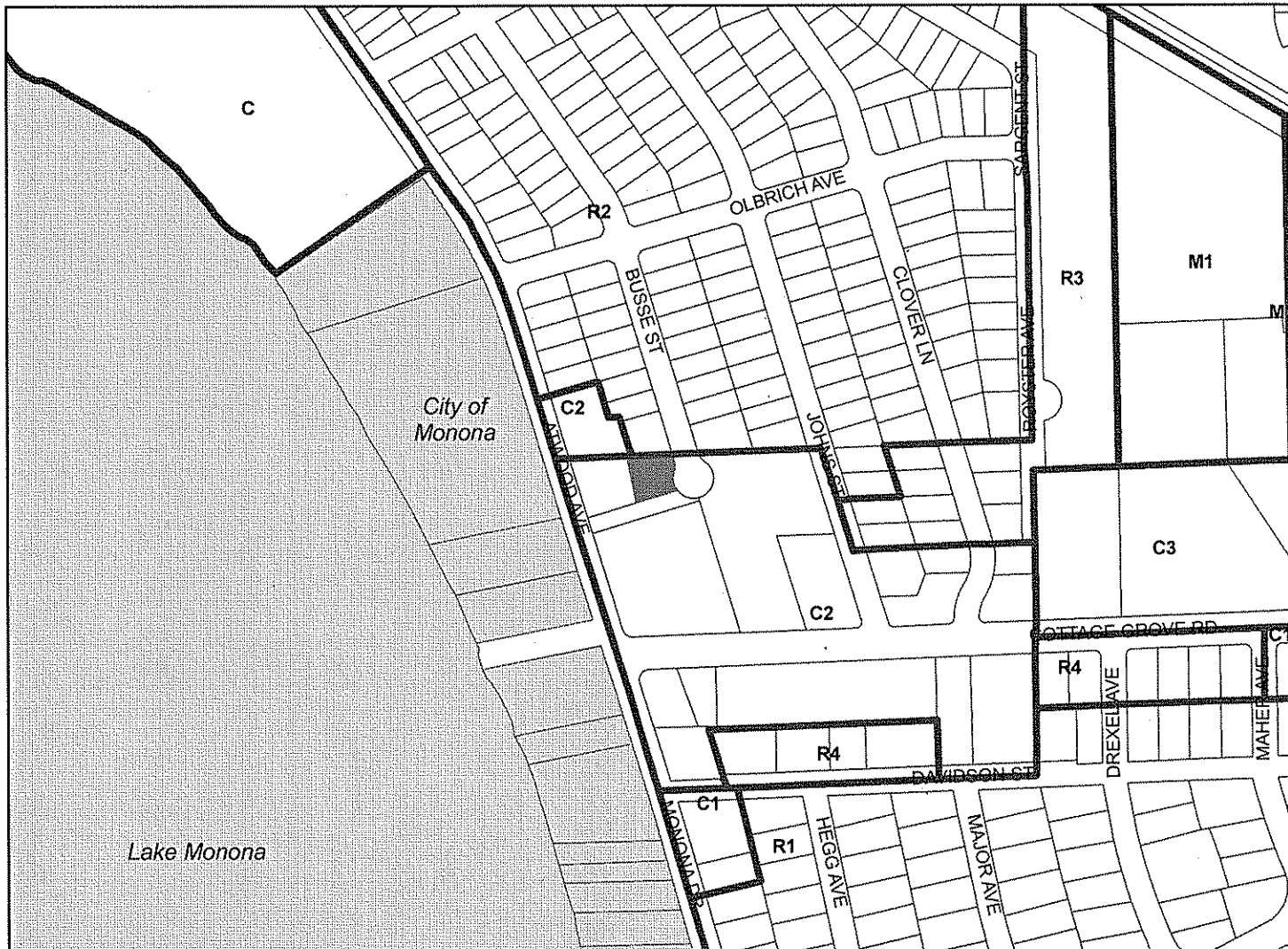
Existing Use
Vacant Lot

Proposed Use
Construct Warehouse in C2 Zoning and
Alteration to Planned Commercial Site

Public Hearing Date
Plan Commission
15 June 2009



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 June 2009

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City of Madison

3833 Busse Street



Date of Aerial Photography : April 2007



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
- All zoning applications should be filed directly with the Zoning Administrator.

OR OFFICE USE ONLY:	
Amt. Paid	<u>450</u> Receipt No. <u>100077</u>
Date Received	<u>5/6/09</u>
Received By	<u>RDA</u>
Parcel No.	<u>0710-092-2419-9</u>
Aldermanic District	<u>15 CARRY PALM</u>
GQ	<u>O.K.</u>
Zoning District	<u>L-2</u>
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: 3833 Busse St. Project Area in Acres: 2.5
Project Title (if any): Habitat ReStore storage building

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

<input 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 checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jennifer Voichick Company: Habitat for Humanity of Dane County
Street Address: P.O. Box 258128 City/State: Madison/WI Zip: 53725
Telephone: (608) 661-2813 Fax: (608) 661-2840 Email: jvoichick@restoredane.org

Project Contact Person: Jennifer Voichick Company: Habitat ReStore
Street Address: 208 Cottage Groverd. City/State: Madison/WI Zip: 53716
Telephone: (608) 661-2813 Fax: (608) 661-2840 Email: jvoichick@restoredane.org

Property Owner (if not applicant): Mitzi Rice / Executive Management
Street Address: P.O. Box 8685 City/State: Madison/WI Zip: 53708

4. Project Information:

Provide a general description of the project and all proposed uses of the site:
42'x50' storage building to store donated building materials

Development Schedule: Commencement Aug. 15 2009 Completion Sept. 15 2009

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- 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*. 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: COMPREHENSIVE PLAN Plan, which recommends: NEIGHBORHOOD MIXED USE 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:
LARRY PALM, EASTMOUND COMMUNITY ASSOCIATION
 - 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 KEVIN FIRCHOW Date 3/26/2009 | Zoning Staff PAT ANDERSON Date 3/26/2009

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

Printed Name Jennifer Voichnick Date 5/6/09
 Signature [Handwritten Signature] Relation to Property Owner tenant soon to be owner of lot
 Authorizing Signature of Property Owner Madeline J Rice Date 5/1/09 *SEE letter attached*



Habitat for Humanity®

of Dane County, Inc.

May 5, 2009

Mr. Brad Murphy, Director
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI. 53701

Re: Letter of Intent
3833 Busse Street
Conditional Use permit

Dear Mr. Murphy:

Please accept this application for Plan Commission approval of a Habitat for Humanity ReStore storage facility at 3833 Busse Street. Earlier this year, Ms. Madelene Rice, owner of both the building in which the ReStore is located as well as the lot on Busse Street, offered to donate the lot to Habitat for Humanity of Dane County. The lot measures 10,953 SF (.25 acre, app.) and sits adjacent to the building in which the ReStore is housed. The lot is served by the same access easement that runs perpendicular from Atwood Avenue between the buildings that front Atwood and continues along the rear of the ReStore. The ReStore's raised loading dock is visible from the lot and located less than 100 yards to the east. The lot is paved with asphalt and has sat vacant except for when it was used to store vehicles and materials during the construction of the condominiums built across Atwood Avenue last year.

The ReStore proposes to build a 42'x50' (2100 SF) unoccupied storage garage on the lot to store surplus donations for resale. While the proposed overhead entry door will face the cul-de-sac that terminates Busse Street, access to the storage building will be limited to the access easement located along the rear of the ReStore, as indicated on the attached survey maps. Habitat for Humanity will build a landscaping buffer along the northeast corner of the lot to better screen the building from the homes on Busse Street. ReStore staff and volunteers will access the storage building intermittently during typical ReStore hours, which run Wednesday through Saturday, from 10:00 a.m. to 6:00 p.m. The ReStore anticipates that traffic to and from the building will be light at one to two trips per day. Materials will be loaded into and removed from the building either with light 'cube' trucks or by dollies. While the building will be surrounded with asphalt pavement to ensure vehicle access, the ReStore will store no vehicles beside or behind the building. The ReStore anticipates pulling building permits one month after receiving Plan Commission and subsequent City staff approval of its conditional use permit, and expects no more than two months of construction at the site.

Thank you for your time and consideration. We look forward to meeting with the Plan Commission to discuss our plans further.

Sincerely,

Michael Carlson
Director of Community Development

MAIL: P.O. Box 258128
Madison, WI 53725-8128

OFFICE: 1014 Fiedler Ln. #29
Madison, WI 53713

PHONE: (608) 255-1549
FAX: (608) 255-1823

E-MAIL: habitat@habitatdane.org
INTERNET: www.habitatdane.org



PROJECT DEVELOPMENT TEAM

Site Owner:

Executive Management, Inc.
Madelene Rice
2901 International Lane
Suite 100
Madison, WI 53708

Designer/Builder:

Cleary Building Corporation
Donald Zeal
190 Paoli Street
Verona, WI 53593

Surveyor:

D'Onofrio and Associates
Ronald Klaas
7530 Westward Way
Madison, WI 53717

Landscape Architect:

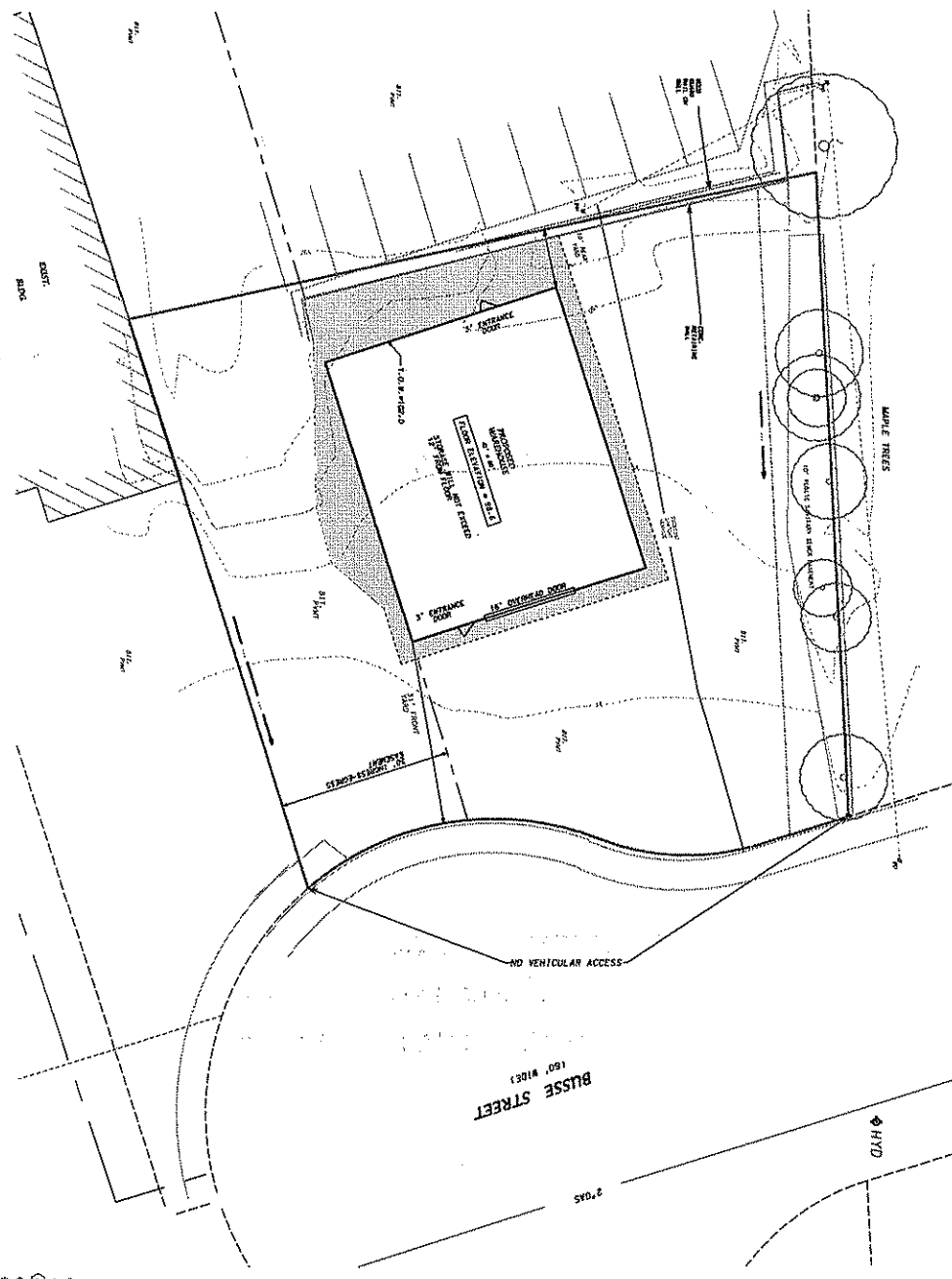
Shooting-Star Landscape Architecture, LLC
Peggy Chung
5404 McKenna Road
Monona, WI 53716

Applicant:

Habitat for Humanity of Dane Co.
Jen Voichick, ReStore Director
208 Cottage Grove Road
Madison, WI 53716



UNIVERSITY MICROFILMS



- LEGEND**
- 7640 1/4th STREET
 - 7640 1/4th STREET
 - ⊙ No. of Parting Section
 - ⊕ Number Parting Show
 - ⊖ POWER LINE
 - ⊗ AMMUNITION
 - ⊘ WATER MAIN
 - ⊙ CATER BUSH/JACKET
 - ⊘ TELEPHONE RECEPT
 - ⊙ LIGHT POLE
 - ⊘ HORIZONTAL
 - ⊙ VALVE
 - ⊘ STAIR
 - ⊙ CONC. CURB
 - ⊘ FURNISHING
 - ⊙ FENCE
 - ⊘ DIRECTION OF DRAINAGE

SCALE 1" = 10'

DATE: 04-30-09

PROJECT: HABITAT RESTORE WAREHOUSE

Sheet Number: 1 of 1

PN: 09-04-114

SITE PLAN

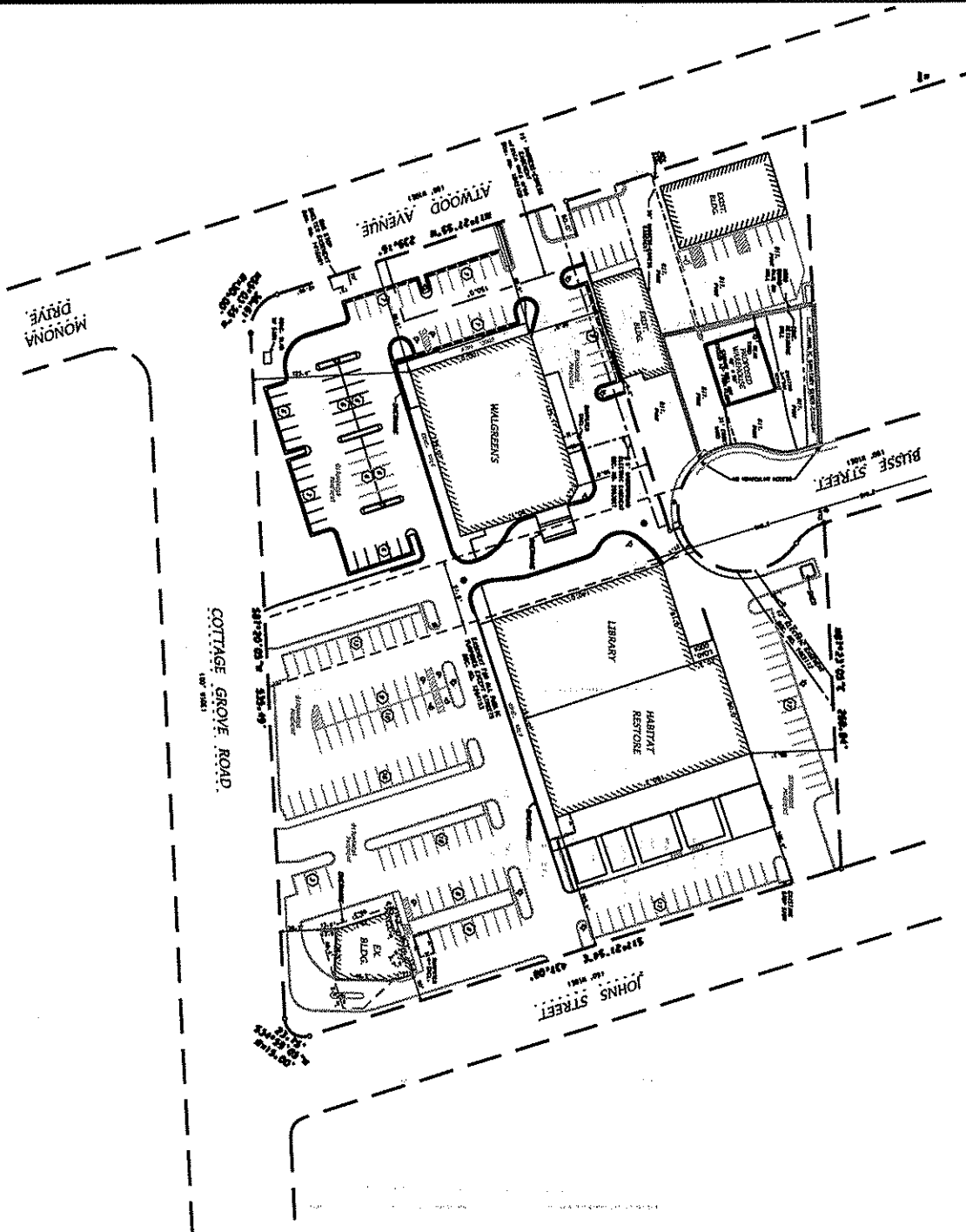
HABITAT RESTORE WAREHOUSE

Located in the SW 1/3 of the NW 1/4 of Section 9, T7N, R10E
City of Madison, Dane County, Wisconsin

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7510 Watwood Way Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

100' 11 1/2" 200' 23" 200' 23" 100' 11 1/2"



- LEGEND**
- FUND. IRON STAKE
 - FENCED IRON STAKE
 - NO. OF SERVING ROOMS
 - MECHANICAL SERVING ROOMS
 - OTHER FUEL
 - MECHANICAL
 - CATCH BASIN/RAINFALL
 - TELEPHONE RESTRICTION
 - LIGHT POLE
 - AIRCRAFT
 - WATER
 - SLOPE
 - CONC. CURB
 - CONC. DRIVE
 - SERVICE DRIVE
 - FENCE
 - CONCRETE/PAVEMENT WALL

D'ONOFRIO KOTYKE AND ASSOCIATES, INC.
 7536 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

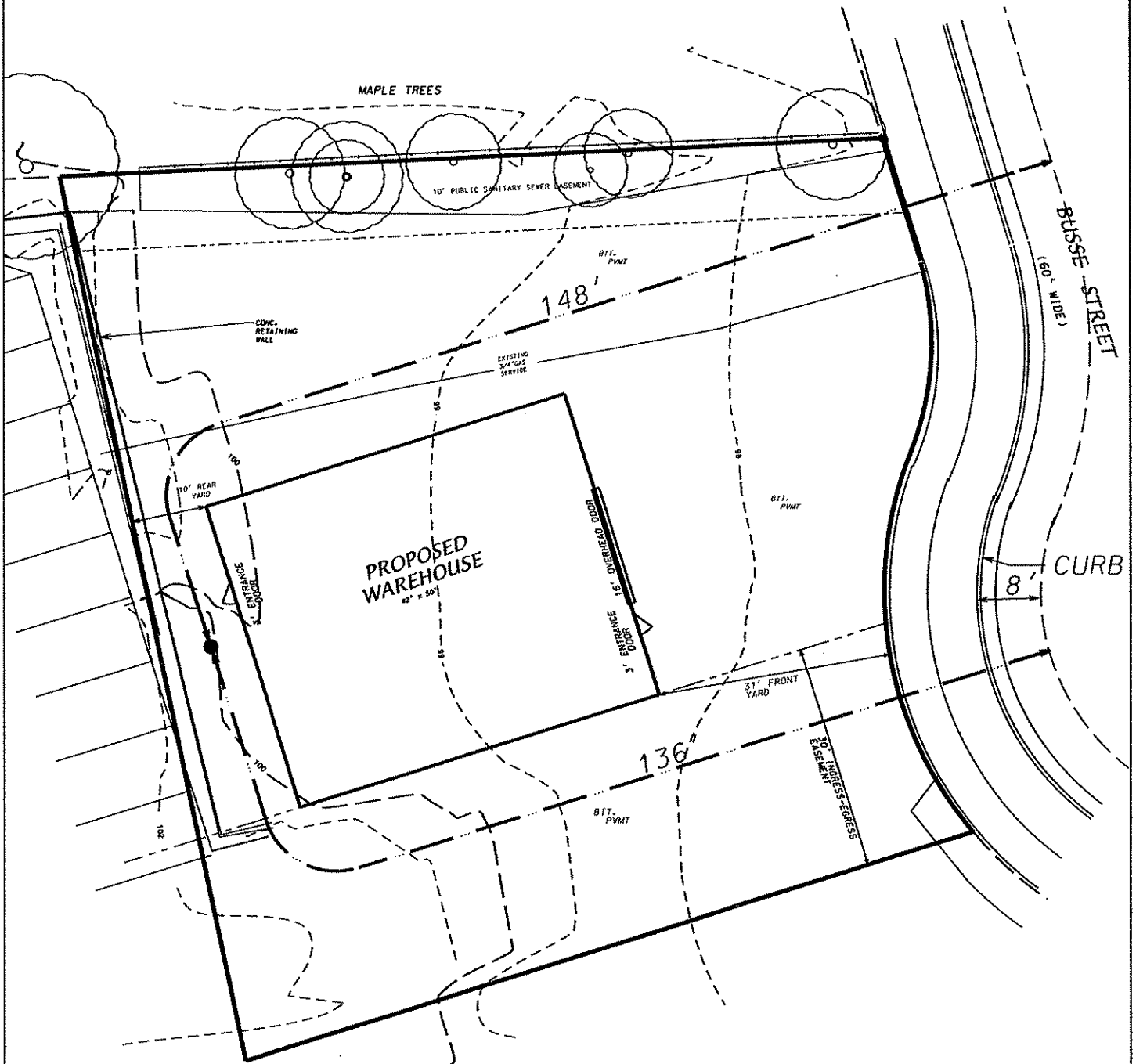
BLOCK PLAN
HABITAT RESTORE WAREHOUSE
 Located in the SW1/4 of the NW1/4 of Section 9, T7N, R10E,
 City of Madison, Dane County, Wisconsin

DATE: 4-30-09
 SCALE: 1" = 40'
 FN: 09-04-114



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DETAIL FOR FIRE DEPARTMENT ACCESS



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



0 100

 Scale 1" = 100'

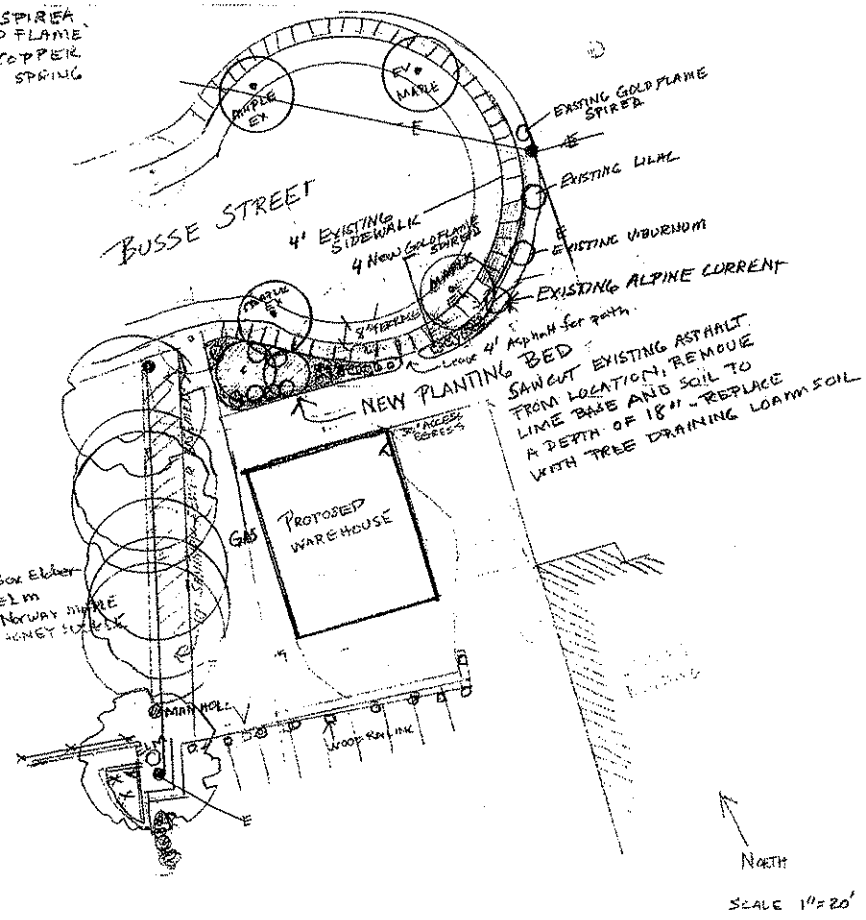
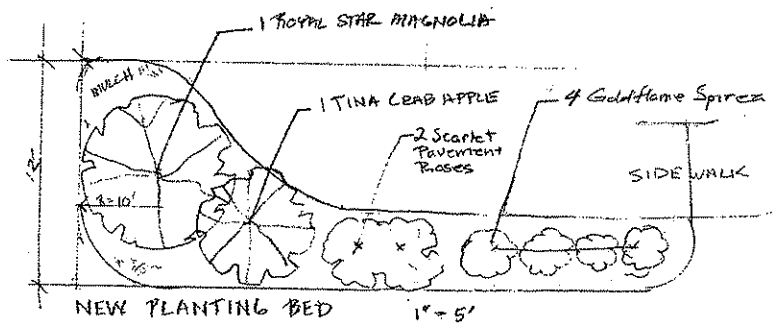
DATE: 4-30-09
 F.N.: 09-04-114
 REV.

DRAWN BY: JEL

U:/USER/0904114/0904114.DGN

PLANT LIST

- 1 ROYAL STAR MAGNOLIA
MAGNOLIA 'ROYAL STAR'
15' X 10-15' W, UPRIGHT
FRAGRANT WHITE FLOWERS
YELLOW BRONZE FALL COLOR
- 1 TINA CRABAPPLE
MALUS SARGENTII 'TINA'
6-8' X 8-10'
YELLOW FALL COLOR
SMALL RED FRUIT
DISEASE RESISTANT
- 2 SCARLET PAVEMENT ROSES
ROSA RUGOSA HYBRID
2 - 2 1/2' X 2-3'
HARDY TOUGH, GOLD FALL
COLOR, DARK RED HIPS
FRAGRANT RED FLOWERS
- 8 GOLD FLAME SPIREA
SPIRAEA 'GOLD FLAME'
2-3' X 2-4', COPPER
ORANGE COLOR SPRING
AND FALL



PLANTING PLAN
HABITAT RESTORE
WAREHOUSE

SHOOTING STAR
LANDSCAPE ARCHITECTURE LLC
FELCY CHUNG
MAY 1 2009

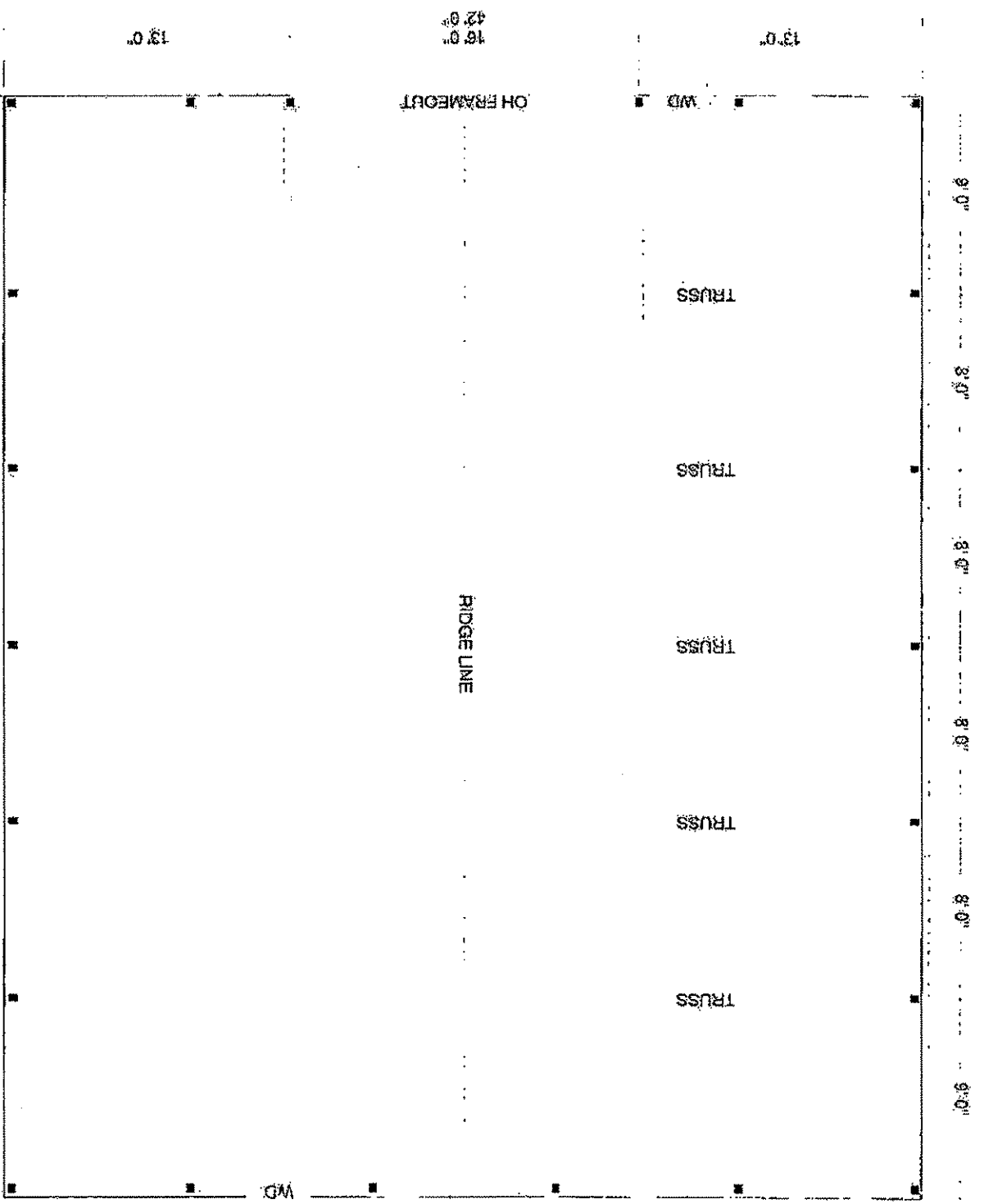


Figure Plan
 Quote #: Q0900164
 Customer: Yachnick, Jen [61]
 Site Address: 200 Cottage Grove Rd Madison, WI 53716 Dane County

S2

IBC/UBC/BOCA Commercial : 42' 0" x 50' 0" x 12' 8"
 5/4" Pitch, 7 bays @ 9' 0", 1 bays @ 8' 0", 1 bays @ 9' 0"
 * 100' Mark is bottom of base vertical frame, drawings for conceptual purposes only
 * Doors may not be included in this expansion



Siderkall 1

Quote #: Q0900164

Customer: Vorhick, Jan [E]

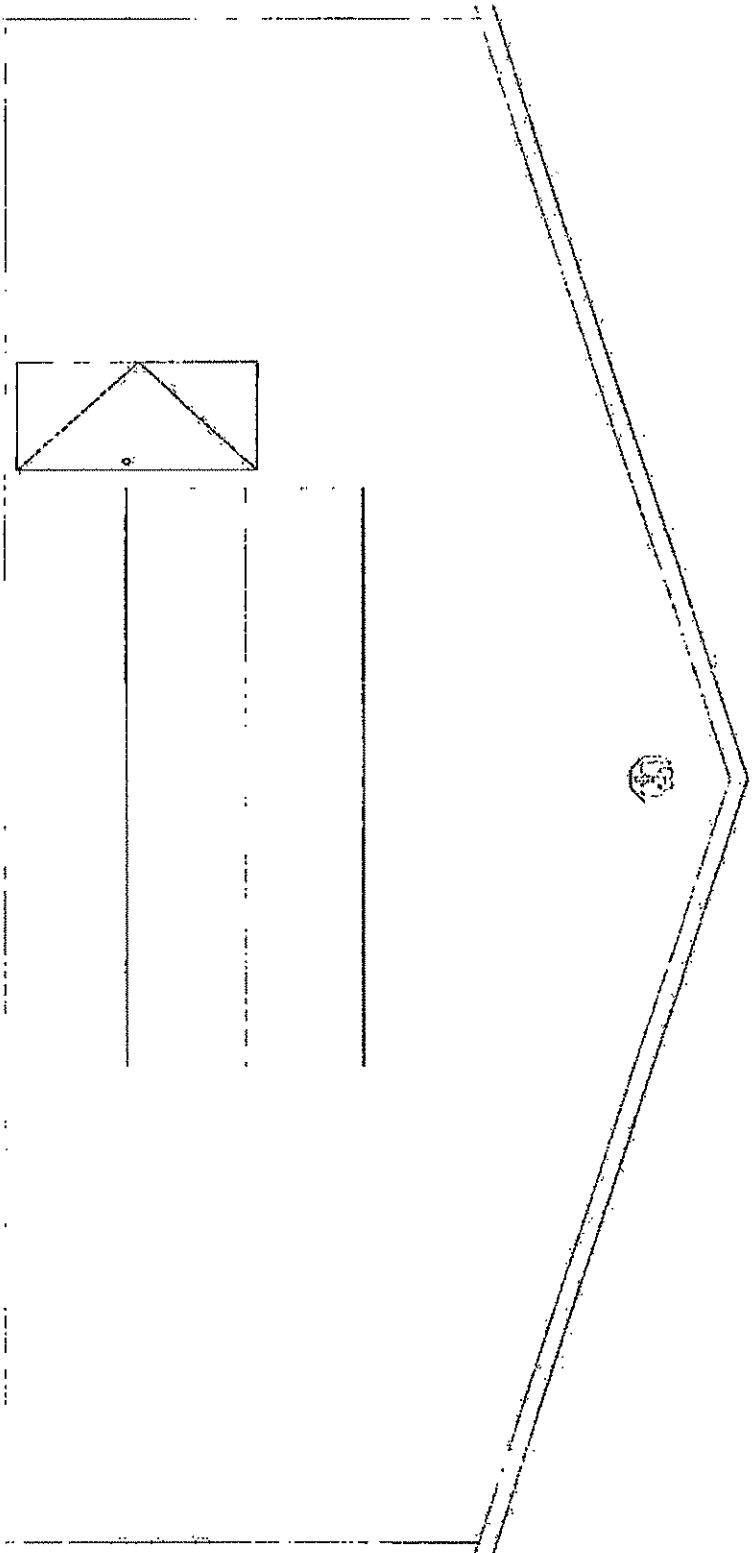
Site Address: 208 Cottage Grove Rd Madison, WI, 53716, Dane County

IBC/UBC/BOCA Commercial : 42' 0" x 50' 0" x 13' 8"

4/12 Roof Pitch, 1 bays @ 9.0', 4 bays @ 8.0', 1 bays @ 9.0'

* 100' Mark is bottom of base treated blank drawing for equirectangular purposes only

* Does not include in the estimate



Endwall 1

Quote #: Q0900164

Customer: Vorchick, Jan [X]

Site Address: 208 Cottage Grove Rd Madison, WI 53716 Dane County

IBC/UBC/BOCA Commercial : 12' 0" x 50' 0" x 13' 8"

4/12 Roof Pitch, 1 bays @ 9.0', 4 bays @ 8.0', 1 bays @ 9.0'

- 100' Mark is height of base heated plumb drawing for conceptual purposes only
- Dome may not be included in the estimate.



Sidewalk 2

Quote #: Q0900184

Customer: Voichick, Jan [S]

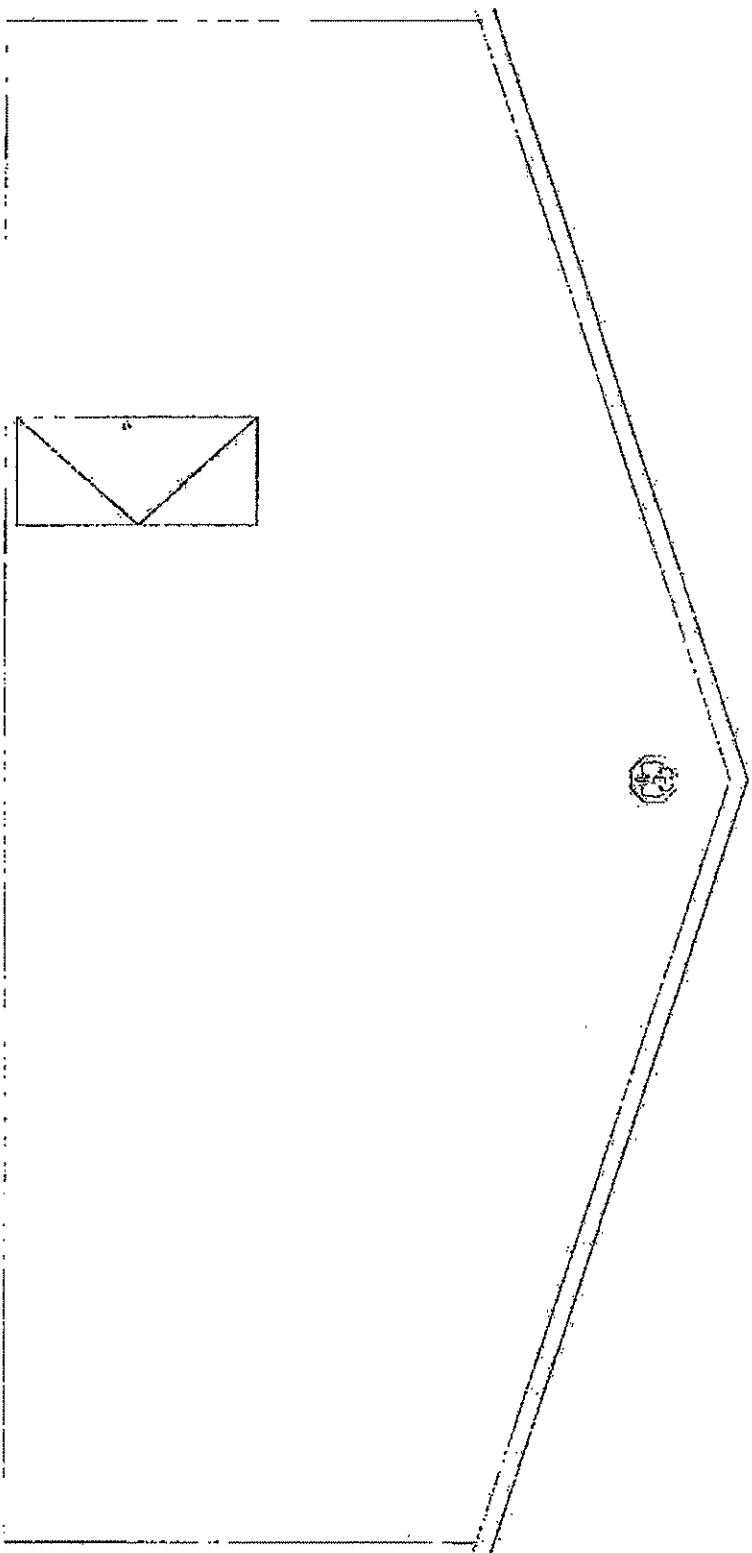
Site Address: 208 Cottage Grove Rd. Madison, WI 53716, Dane County

BO/UBO/BOCA Commercial : 42' 0" x 50' 0" x 12' 8"

4/12 Roof Pitch, 1 bays @ 9.0', 4 bays @ 8.0', 1 bays @ 9.0'

* 100' Max is bottom of base heated plink. drawing for conceptual purposes only

* Doors may not be included in the estimate



Endmail 2
Quote #: 00900164
Customer: Volchick, Jan [8]
Site Address: 208 Cottage Grove Rd Madison, WI 53718, Dane County

IBC/ABC/BOCA Commercial : 42' 0" x 50' 0" x 13' 8"
4/12 Roof Pitch, 1 bays @ 9'0", 4 bays @ 8'0", 1 bays @ 8'0"
• 10' Mark is bottom of base-treated height drawing for conceptual purposes only
• Doors may not be included in the estimate

