



City of Madison

Proposed Demolition & Conditional Use

Location
1403 Gilson Street

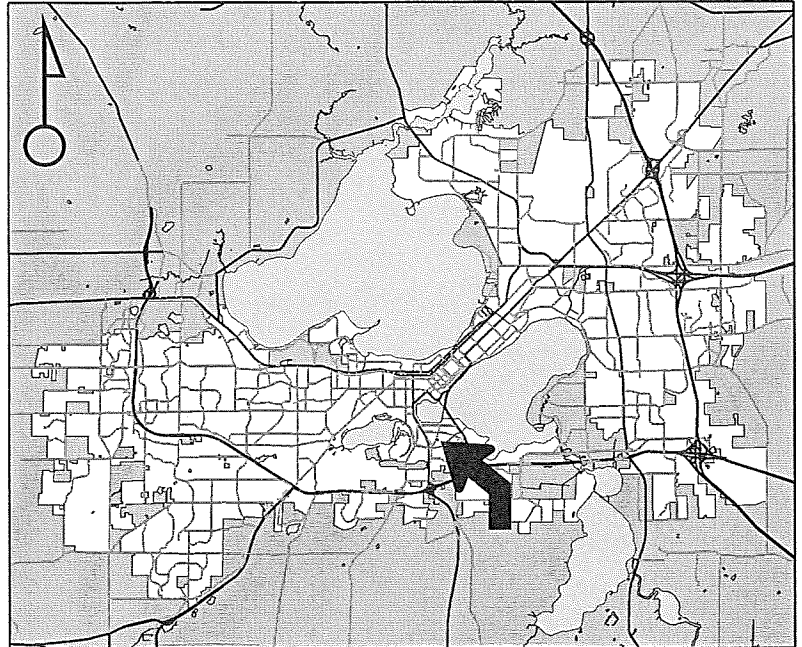
Project Name
Madison Taxi Gilson Site

Applicant
Jostein R. Brekke - Affiliated System Carriage/
Bill Dunlop - JSD Professional Services

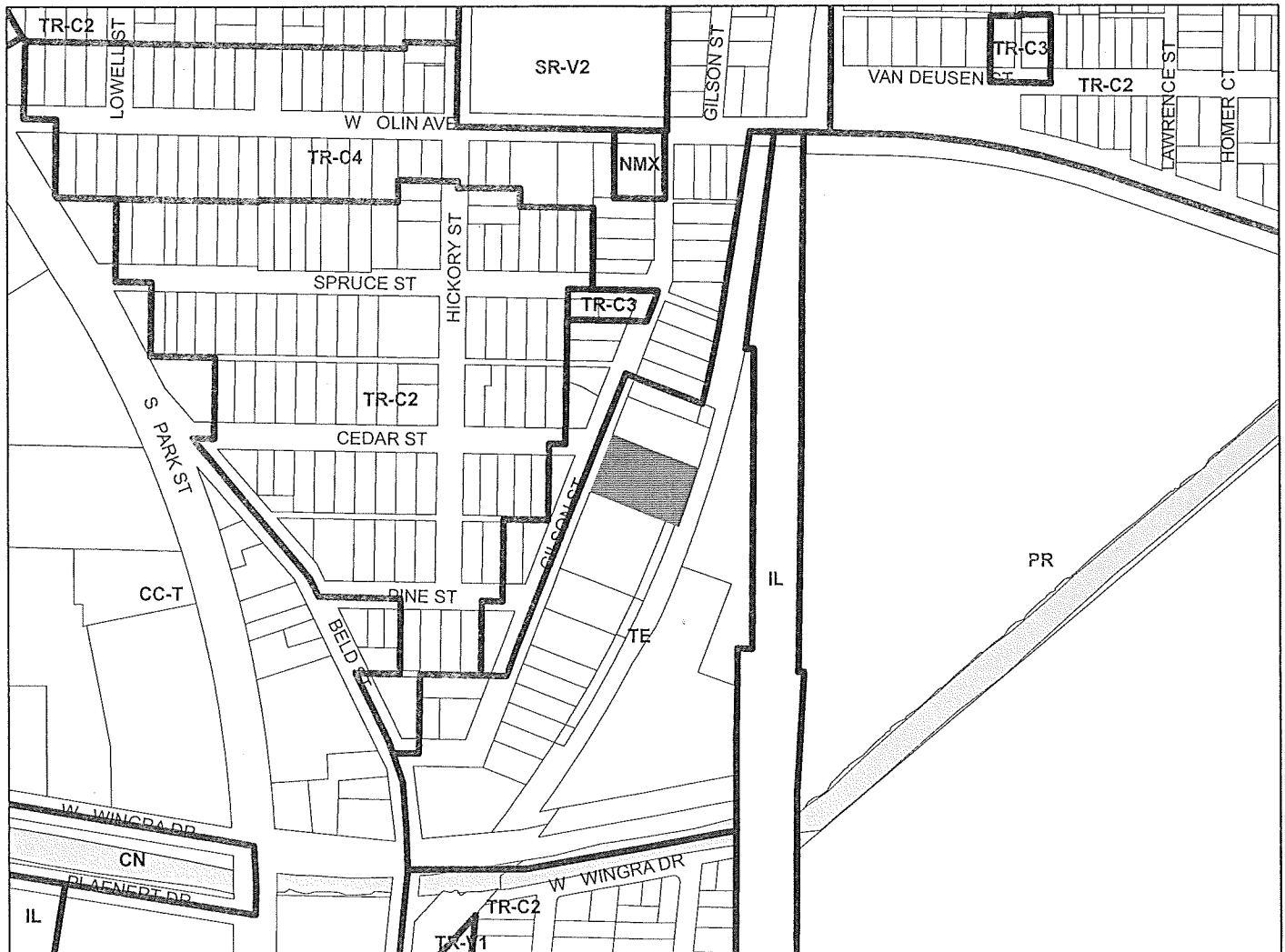
Existing Use
Cab Company Depot

Proposed Use
Demolish partially collapsed commercial building and construct new building for a taxi business in the TE district

Public Hearing Date
Plan Commission
14 October 2013

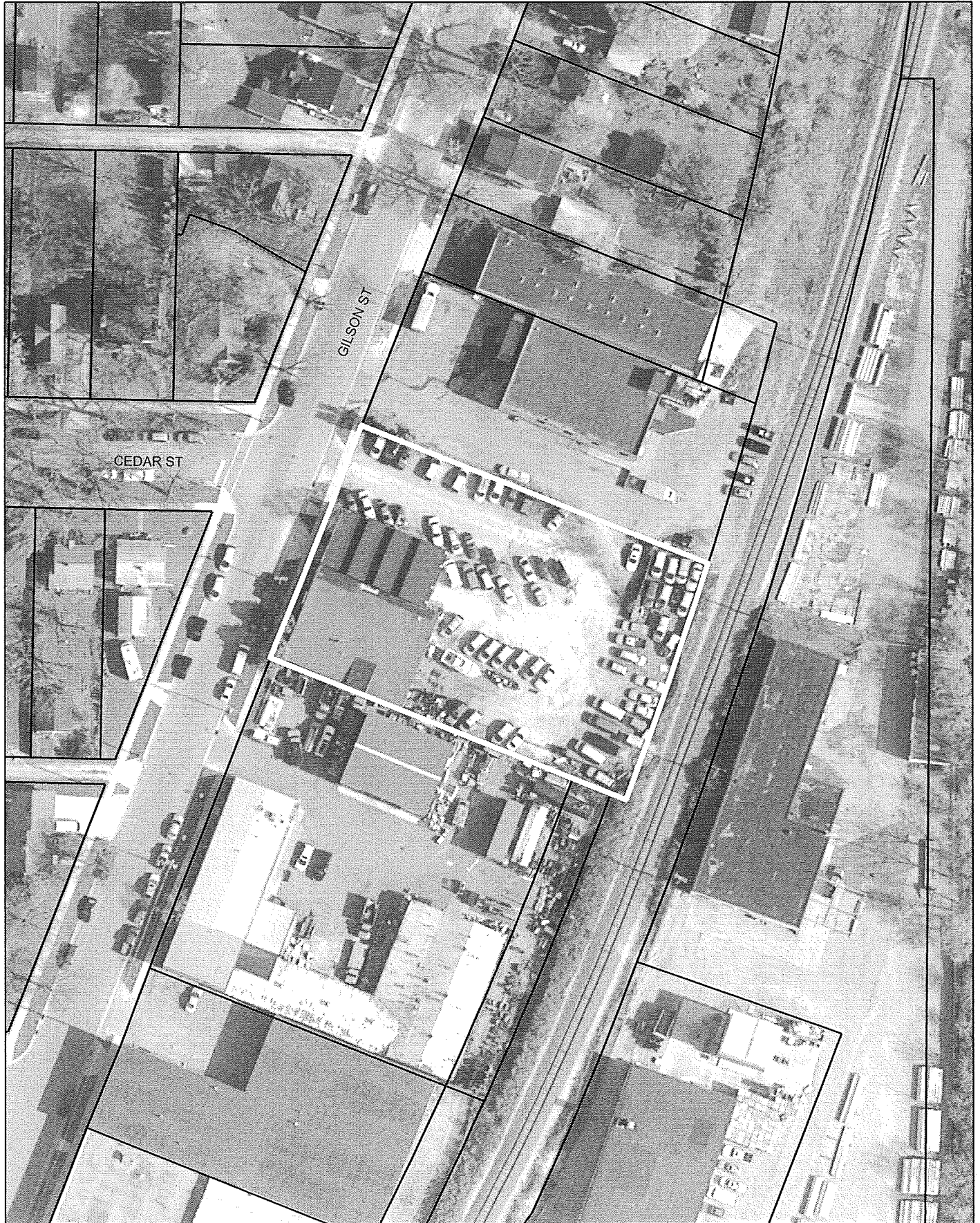


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 08 October 2013





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid 1600 Receipt No. 146735
 Date Received 7/4/13
 Received By PDA
 Parcel No. D709-264-0931-3
 Aldermanic District B SUE ELLINGSON
 Zoning District TE
 Special Requirements _____
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 1403 Gilson Street
Project Title (if any): Madison Taxi Gilson site

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jostein R. Brekke Company: Affiliated System Carriage, Inc DBA Madison Taxi
 Street Address: 1403 Gilson St. City/State: Madison, WI Zip: 53715
 Telephone: (608) 258-7454 Fax: (608) 848-2255 Email: bill.dunlop@jsdinc.com

Project Contact Person: Bill Dunlop Company: JSD Professional Services, Inc.
 Street Address: 161 Horizon Drive Suite 101 City/State: Verona, WI Zip: 53593
 Telephone: (608) 848-5060 Fax: (608) 848-2255 Email: bill.dunlop@jsdinc.com

Property Owner (if not applicant): Jostein R. Brekke
 Street Address: 1403 Gilson St. City/State: Madison, WI Zip: 53715

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolish existing building and construct a new 5,700 SF building on an existing site

Development Schedule: Commencement October 2013 Completion May 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
Grading and Utility Plans (existing and proposed)
Landscape Plan (including planting schedule depicting species name and planting size)
Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide Fourteen (14) additional 11x17 copies of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- Project Team
Existing Conditions
Project Schedule
Proposed Uses (and ft^2 of each)
Hours of Operation
Building Square Footage
Number of Dwelling Units
Auto and Bike Parking Stalls
Lot Coverage & Usable Open Space Calculations
Value of Land
Estimated Project Cost
Number of Construction & Full-Time Equivalent Jobs Created
Public Subsidy Requested

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

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. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Bob Proffers 608-250-7074 Julie Ellington 259-1824 7/25/13

-> If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: General Meeting Date: 8/23/13 Zoning Staff: General Meeting Date: 8/23/13
DAR

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

Name of Applicant Joseph R Brekke Relationship to Property: Owner

Authorizing Signature of Property Owner [Signature] Date 9/4/2013

August 22, 2013

City of Madison
Department of Planning and Community & Economic
Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd, Suite LL 100
Madison WI 53703

I, Jostein Brekke, owner of the property located at 1403 Gilson Street, Madison, WI, hereby inform the City of Madison of my intent to construct a new structure at this address.

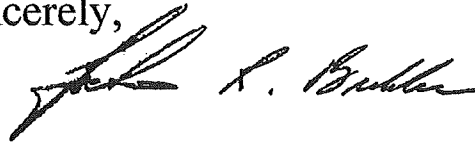
Our intention is to build a structure of approximately 5500-5800 square feet. The reason for this rebuild is because our current structure has been deemed structurally unsafe because of a building collapse in December of 2012.

The said structure will be the offices, shop and transportation headquarters for the company I currently lease the property to. They have been located on this site for approximately 28 years and this site provides parking for approximately 55-59 vehicles. This business operates 24 hours a day 365 days per year.

We will also be applying for a raise permit for the present structure at this address. We will be tearing down this building when the new building is completed.

Please accept this letter for the intent of building a new facility.

Sincerely,

A handwritten signature in black ink, appearing to read "Jostein Brekke". The signature is written in a cursive style with a large, sweeping initial "J".

Jostein Brekke
Owner





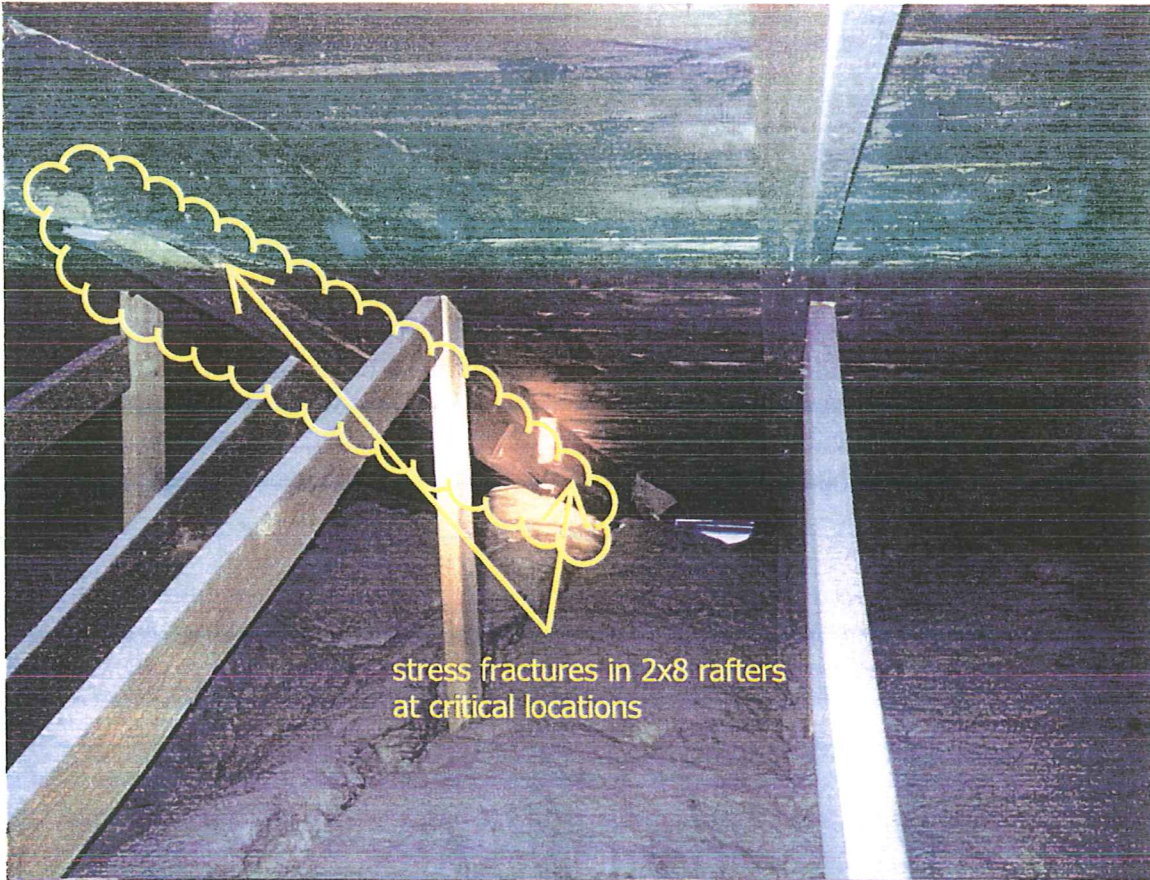




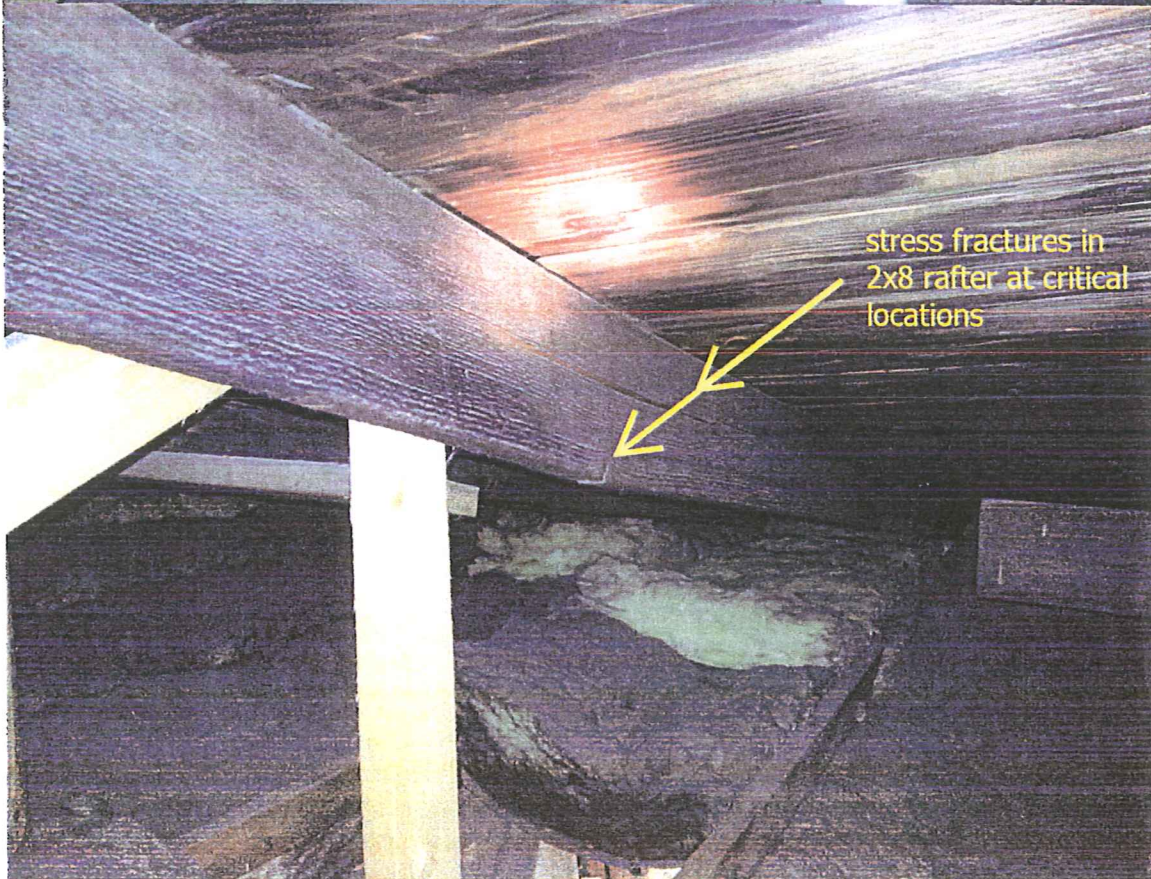




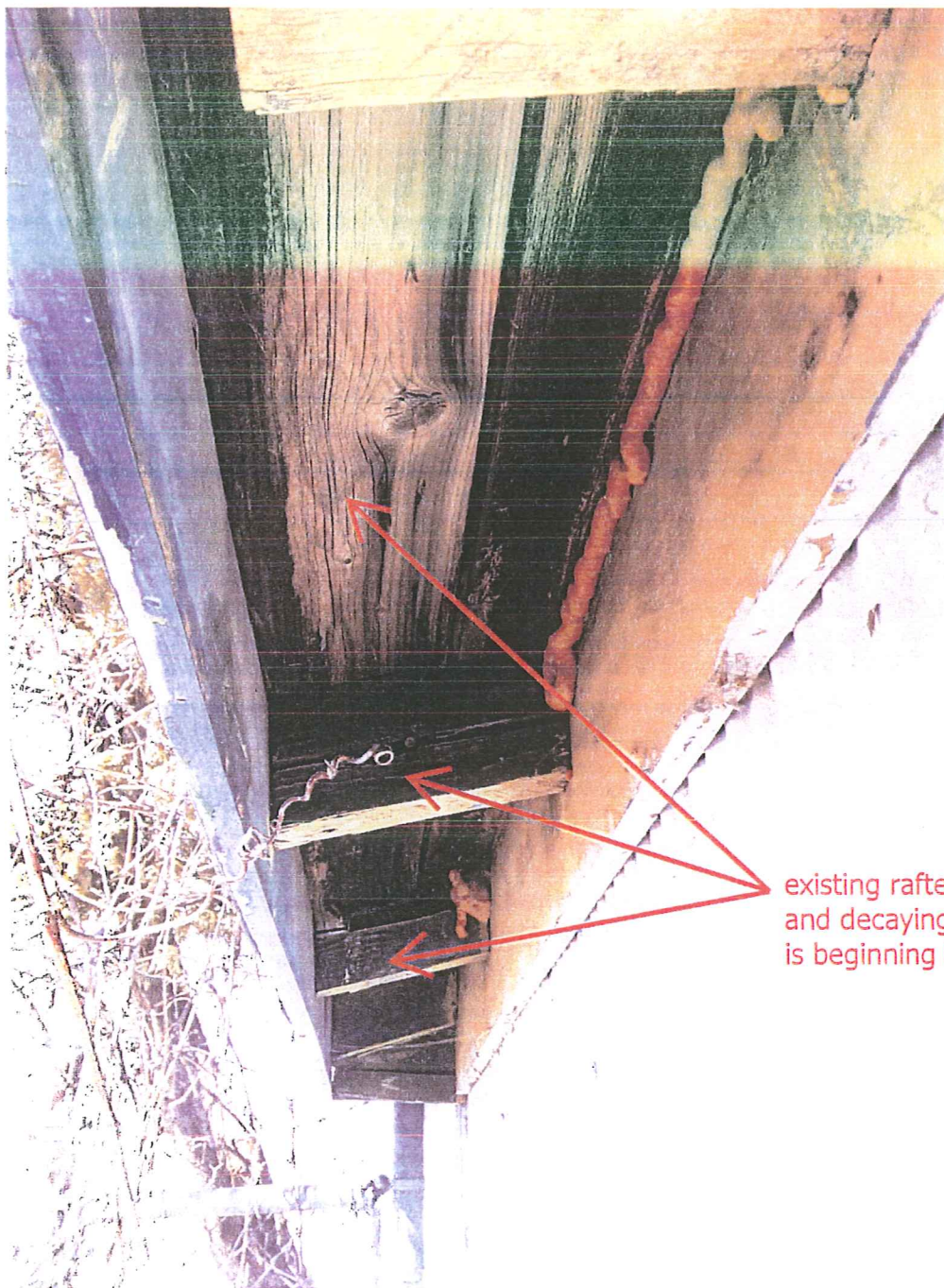




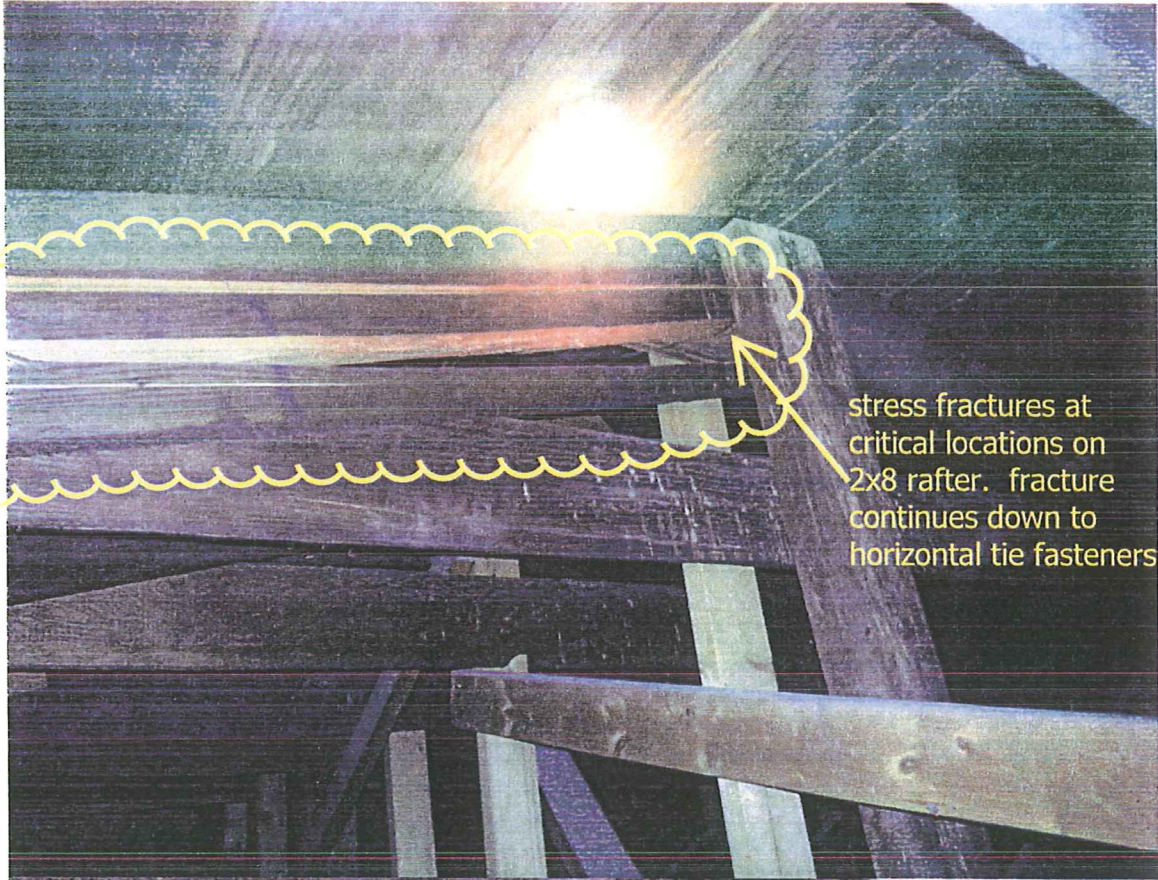
stress fractures in 2x8 rafters at critical locations



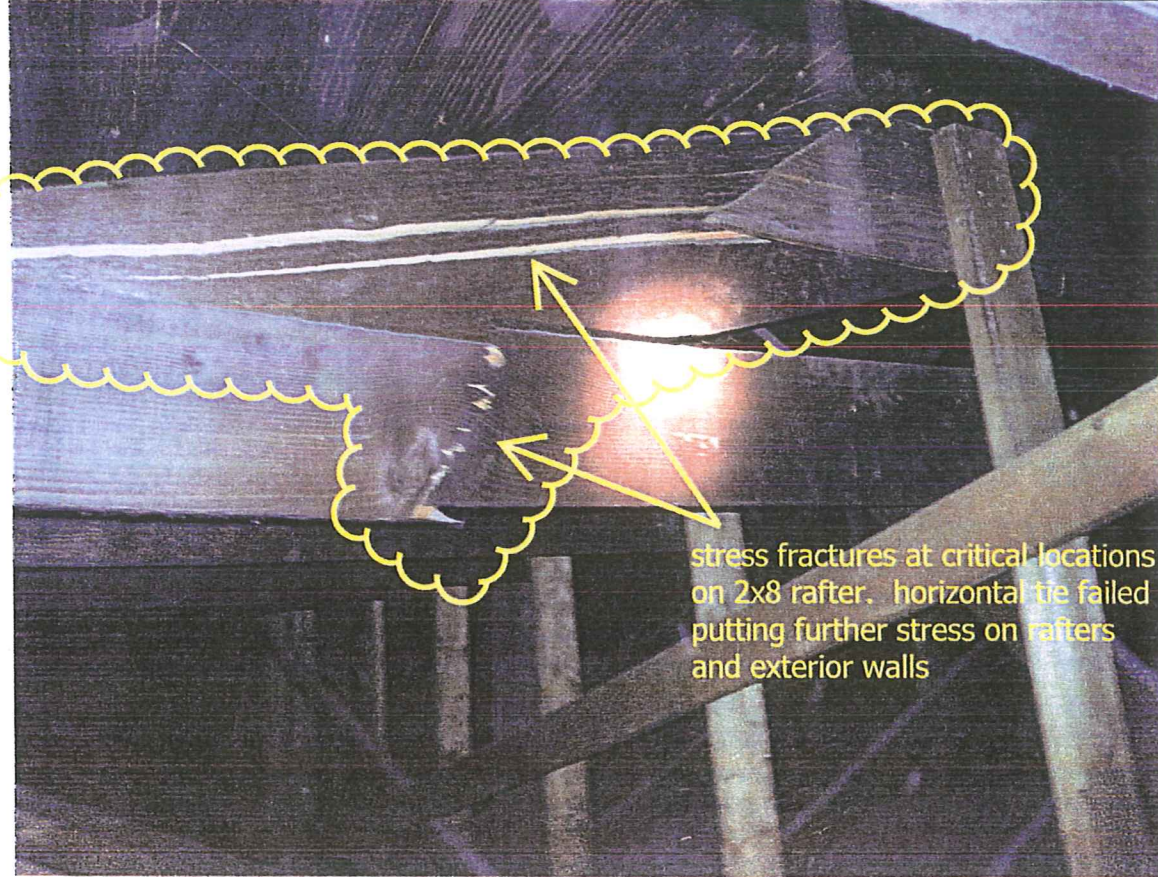
stress fractures in 2x8 rafter at critical locations



existing rafter tails are splitting and decaying. exposed sheathing is beginning to show signs of decay



stress fractures at critical locations on 2x8 rafter. fracture continues down to horizontal tie fasteners



stress fractures at critical locations on 2x8 rafter. horizontal tie failed putting further stress on rafters and exterior walls