



City of Madison

Proposed Demolition

Location
3226 Commercial Avenue

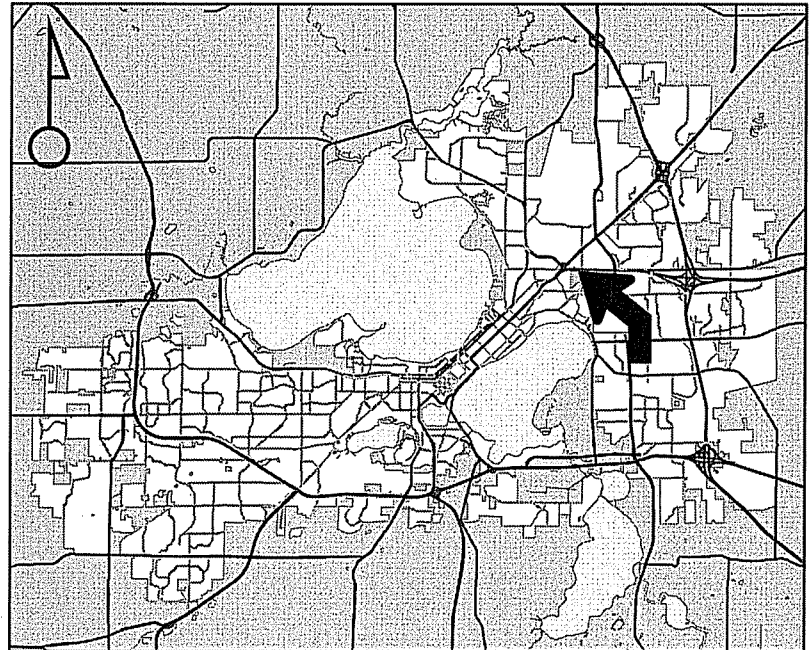
Project Name
Langkamp Demolition

Applicant
Christopher T. Langkamp -
Sooper Dooper LLC

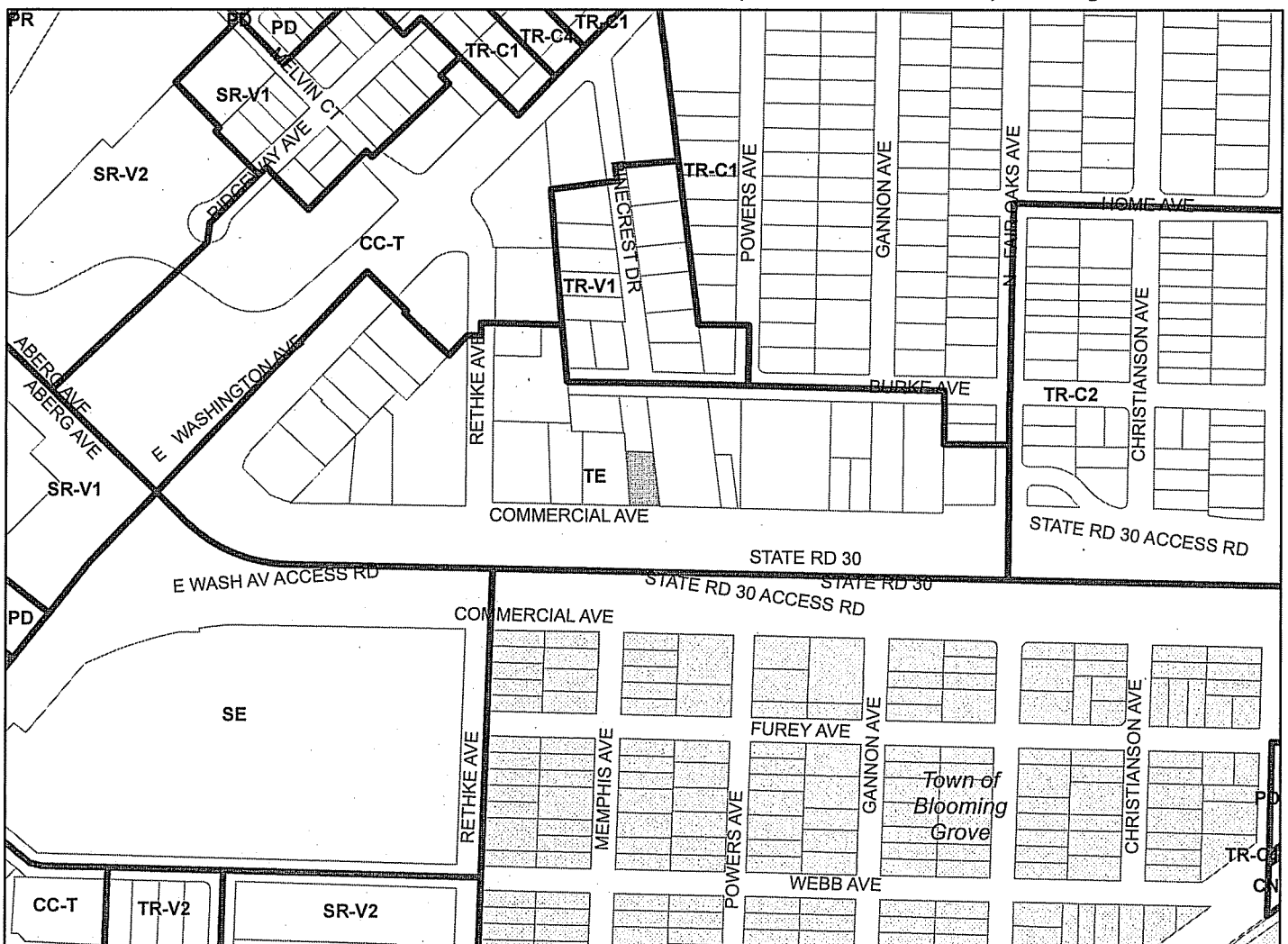
Existing Use
Single-Family Residence

Proposed Use
Demolish single-family residence to
construct printing and publishing business

Public Hearing Date
Plan Commission
19 September 2016



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 19 September 2016





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 \$600 Receipt No. 19736-0001
 Date Received 8/17/16
 Received By JLK
 Parcel No. 0810-324-3014-2
 Aldermanic District 15 David Andrews
 Zoning District TE
 Special Requirements OK
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 3226 Commercial Ave.
 Project Title (if any): Sooper Dooper LLC Print Shop

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
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

LNDUSE-2016-00085

3. Applicant, Agent & Property Owner Information:

Applicant Name: Christopher T. Langkamp Company: Sooper Dooper LLC
 Street Address: 1709 S. Park St. #W City/State: Madison, WI Zip: 53713
 Telephone: (608) 256-6009 Fax: (608) 256-7601 Email: Chris@sooperdooper.net

Project Contact Person: SAME Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): SAME
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolition of small single family structure to build 3,850 sq foot shop.
 Development Schedule: Commencement tent 9/16 Completion tent 1/17

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) *site prep → lead surveyor*
- 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:

32
copies
11x17

- ~~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.

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

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

\$600 **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:

→ 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: Chris Wells Date: 7/13/2016 Zoning Staff: Jenny Kirchner Date: 7/13/16

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

Name of Applicant: Chris Langkamp Relationship to Property: Owner
Authorizing Signature of Property Owner: [Signature] Date: 7/13/16

3226 Commercial Ave. "The Shady Lady"

Letter of Intent

Background:

My Name is Chris Langkamp. I have been in printing and bindery since I graduated from Oconomowoc High School in 1988. Right from High School I started a career at Quad/Graphics in Sussex, WI. I worked there from 1988 through 2007 and in that time I ran machines and spent the last 10 years of my time there repairing and rebuilding printing equipment. In 2001 I started my own venture, Sooper Dooper in my spare time. With the training and skills I developed at Quad/Graphics I built the company up from a consulting studio office at 520 University Ave to our current location at 1709 S. Park St.

At Sooper Dooper we specialize in low quantity, high quality printing and packaging. The majority of the work we do is hand folded, hand glued and hand assembled. I employ 1 full time employee and 4 part time employees whose hours range from 5 hours a week to 25 hours a week depending on work flow and the type of work that is coming through. We are the only printer in the region that specializes in this type of work which makes us a destination manufacturer. Our customers drive from places such as Chicago, Milwaukee, Fox Valley, Dubuque, Rockford, LaCrosse, etc. These people come to Sooper Dooper to bring us materials and also to pick up finished product. These customers fill their gas tanks, eat lunch and shop in our area contributing to the sales tax base and community. Customers often ask us to recommend places to eat and shop. Customers comment how much they like our city.

Production hours are 8am to 6pm Monday through Thursday and 8 am to 5 pm on Friday.
Office hours are from 10am to 6pm Monday through Thursday and 10 am to 5 pm on Friday.
Sometimes, when flow dictates, we work some evening and weekend hours.

Project scope:

3226 Commercial Ave. is a 9,720 square foot lot which currently consists of a blighted single family dwelling, an asphalt parking lot and a small grassy green space. In the 1980s this dwelling was known as "The Shady Lady Bath House". In 1989 a prostitution sting put the Shady Lady out of business and this property has been on a downhill path ever since. The building is currently stripped of furnishings and appliances and is partially boarded up due to the numerous break-ins and squatting that has been occurring for years. According to MG & E there have been no services to the house since the 1990s. The entryway and rear of the property have become a storage area for the belongings of the homeless.

I purchased the lot for \$72,500 on July 22, 2016. I am proposing to build a 3,850 square foot building to house my business which is approx 39.61% coverage of the lot leaving 60.39% open, usable space. On the entryway side of the building there will be two customer parking spaces. One standard stall and one handicap accessible stall. Employee parking will be to the rear of the building. My employees generally take the bus or bike to work so three parallel stalls will be sufficient. Bicycle parking will also be available on the entryway side of the building. The estimated project cost is \$225,000 - \$250,000.

My project team consists of:

Surveyor: Weyser Engineering

Demolition, Excavation and Concrete: Joe Daniels

Builder: Luther Buildings

Plumbing and Fire Suppression: Monona Plumbing and Fire Protection**

Electrical: T and L Electric **

HVAC: Terry Miller Heating and Cooling**

**May change with incoming bids

I discussed the jobs created with these trades and came to the conclusion that over the 3 or 4 months the project will create the equivalent of 14-17 jobs.

The project would commence immediately upon receipt of the permit to do so. I have been in communication with all of the trades and am hoping to be doing demolition and excavation in October, underground and concrete in November and put up the building in December. Trades finish up in January and I am hopeful to be moving in around the end of that month.

3226 Commercial Ave. "The Shady Lady" Legal Description

Part of Outlot Fifty-Seven (57), Burke Assessor's Plat No. 1 in the City of Madison, Dane County, Wisconsin, more fully described as follows:
Beginning 153.7 feet North and 371.6 feet East of the South quarter-corner of Section 32, Township 8 North, Range 10 East; thence North $5^{\circ} 13'$ West, 135.6 feet to an iron stake; thence East 68.5 feet to an iron stake on the East line of Outlot 57; thence South $7^{\circ} 45'$ East, 136.6 feet to an iron stake; thence West 75.7 feet to the point of beginning.

TAX ROLL PARCEL NUMBER: 251/0810-324-3014-2
ADDRESS PER TAX ROLL: 3226 COMMERCIAL AVE

3226 Commercial Ave.

Notification letter

Print | Close window

From : chris@sooperdooper.net
To : "district15"<district15@cityofmadison.com>, "CarpenterRidgeway"
<CarpenterRidgeway@gmail.com>
Reply to : christopher langkamp <chris@sooperdooper.net>
Subject : 3226 Commercial Ave
Date : Thu, 14 Jul 2016 12:36:21 -0500

Hello,

My name is Chris Langkamp. I am writing you today to introduce myself. I am purchasing the lot at 3226 Commercial Ave with the intent of demolishing the small single family on the site and constructing a building to house my letterpress print shop. It will be a new steel building with modern sprinkler fire suppression and nice landscaping. My goal is to be the nicest looking place on the frontage road. If you have any questions for me, please drop me a line or you can call me here at the shop at 608-256-8009.

Thank you for your time,
Chris

Chris Langkamp

Sooper Dooper
1709 S. Park St.
Suite W
Madison, WI 53713

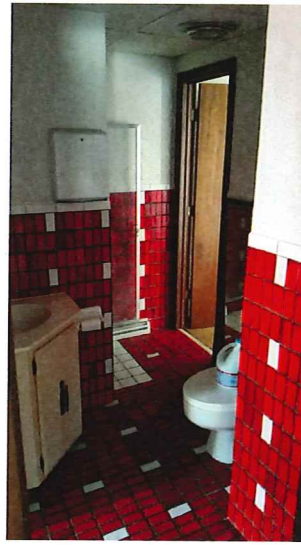
tele 608-256-8009
fax 608-256-7601
toll free 800-818-8009

3226 Commercial Ave. "The Shady Lady" Recycling and reuse plan



Project scope:

3226 Commercial Ave. is a 9,720 square foot lot which currently consists of a blighted single family dwelling, an asphalt parking lot and a small grassy green space. In the 1980's this dwelling was known as The Shady Lady Bath House. In 1989 a prostitution sting put the Shady Lady out of business and this property has been on a downhill path ever since. The building is currently stripped of furnishings and appliances and is partially boarded up due to the numerous break-ins and squatting that has been occurring for years. According to MG & E there have been no services to the house since the 1990s. The entryway and rear of the property have become a storage area for the belongings of the homeless. As a result of its past life, the upstairs area consists of a reception room, three bedrooms and two bathrooms. The lower level has two bedrooms and 1 bathroom along with a small utility area.



I toured the house with Mark from Deconstruction Inc.. Deconstruction Inc. is an architectural salvage firm located on Walsh Rd. In Madison. After a review of the contents of the house, Mark will salvage six lighting sconces, three overhead globe style lights, the weathered "porch" boards, the hand rails from the stairwells and a chrome exhaust fan for resale in his store.

On Tuesday August 9th Frank from Habitat for Humanity came by and reviewed the property. He found no items that he wanted. That said, we still plan on bringing in some things on our own. (see below)

Prior to demolition by Joe Daniels, owner will tend to following items:

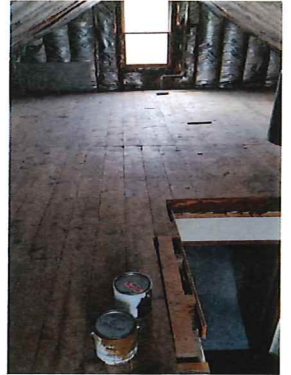
Aluminum siding, gutters and downspouts will be pulled from the building and recycled at Alter Metal Recycling.

Wall Thermostat : Taken to Dane County Clean Sweep and recycled.



Heat vents and cold air return grills will be pulled from the building for possible reuse in the new building or donation to Habitat for Humanity.

Clean Wood: The attic floorboards will be removed by hand by myself and friends. These good, clean boards will be reused as a wall feature inside the reception area of the new building. The weathered porch boards will be taken by Deconstruction Inc. The rest of the structural wood will be take to Dane County Clean Sweep with the debris.



Lighting: All flourescent tube lighting taken to Dane County Clean Sweep and recycled.



Two sinks, Two paper towel dispensers and a mirror will be removed for possible reuse in the new building or donation to Habitat for Humanity.

Interior doors will be removed for possible reuse in new building or donation to Habitat for Humanity. (Doors have been removed from jams and staged in front room)



There is no airconditioning unit.

FORMAL DEMOLITION:

Formal demolition will be done by Joe Daniels. Joe Daniels will demo the house, remove the asphalt and excavate the lot for construction. All materials will be recycled through their usual channels.

Asphalt will be recycled at: DRS Paving LTD

Concrete will be recycled at: Homburg

Building debris to be sorted and recycled/disposed of at: Dane County Landfill

Furnace and hot water heater to be recycled with building debris at Dane County Landfill Construction and Demolition Recycling.

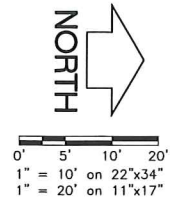
Sorted weights will be reported by Joe Daniels to me and I will fill out the Madisonpride "Construction and Demolition Recycling Report" to be submitted along with receipts and other documentation provided by Madison Clean Sweep, Habitat for Humanity, Deconstruction Inc and Alter Metal Recycling.

GENERAL NOTES

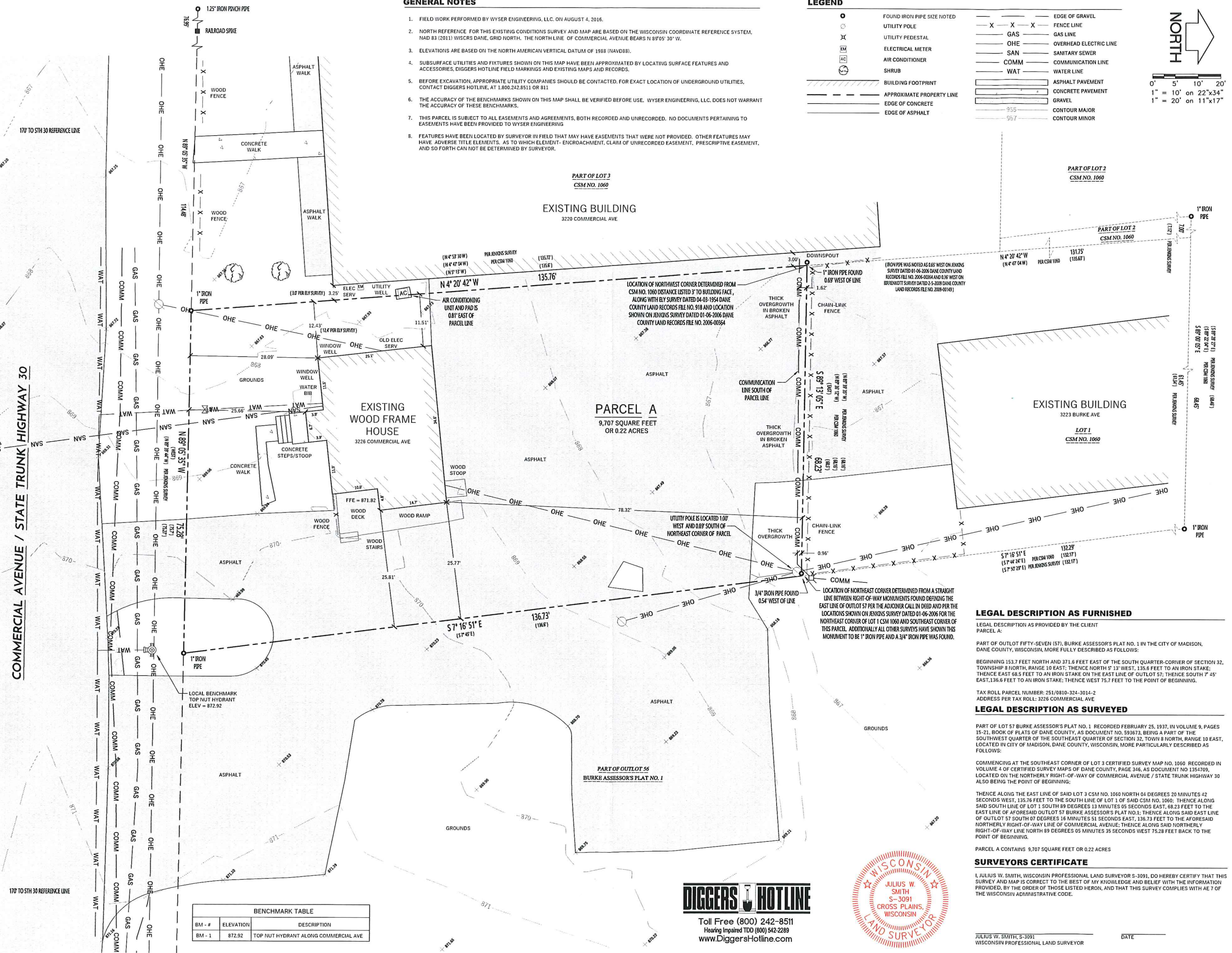
1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON AUGUST 4, 2016.
2. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCONSIN, GRID NORTH. THE NORTH LINE OF COMMERCIAL AVENUE BEARS N 89°05' 30" W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
4. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811.
6. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE USE. WYSER ENGINEERING, LLC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
7. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED. NO DOCUMENTS PERTAINING TO EASEMENTS HAVE BEEN PROVIDED TO WYSER ENGINEERING.
8. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE EASEMENTS THAT WERE NOT PROVIDED. OTHER FEATURES MAY HAVE ADVERSE TITLE ELEMENTS, AS TO WHICH ELEMENT- ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

LEGEND

- FOUND IRON PIPE SIZE NOTED
- UTILITY POLE
- UTILITY PEDESTAL
- ELECTRICAL METER
- AIR CONDITIONER
- SHRUB
- ▭ BUILDING FOOTPRINT
- ▭ APPROXIMATE PROPERTY LINE
- ▭ EDGE OF CONCRETE
- ▭ EDGE OF ASPHALT
- X — X — EDGE OF GRAVEL
- X — X — FENCE LINE
- GAS — GAS LINE
- OHE — OVERHEAD ELECTRIC LINE
- SAN — SANITARY SEWER
- COMM — COMMUNICATION LINE
- WAT — WATER LINE
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT
- ▭ GRAVEL
- 955 — CONTOUR MAJOR
- 957 — CONTOUR MINOR



COMMERCIAL AVENUE / STATE TRUNK HIGHWAY 30



BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	872.92	TOP NUT HYDRANT ALONG COMMERCIAL AVE

DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com



LEGAL DESCRIPTION AS FURNISHED

LEGAL DESCRIPTION AS PROVIDED BY THE CLIENT
 PARCEL A:
 PART OF OUTLOT FIFTY-SEVEN (57), BURKE ASSESSOR'S PLAT NO. 1 IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 BEGINNING 153.7 FEET NORTH AND 371.6 FEET EAST OF THE SOUTH QUARTER-CORNER OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 10 EAST; THENCE NORTH 9° 13' WEST, 135.6 FEET TO AN IRON STAKE; THENCE EAST 88.5 FEET TO AN IRON STAKE ON THE EAST LINE OF OUTLOT 57; THENCE SOUTH 7° 45' EAST, 136.6 FEET TO AN IRON STAKE; THENCE WEST 75.7 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION AS SURVEYED

PART OF LOT 57 BURKE ASSESSOR'S PLAT NO. 1, RECORDED FEBRUARY 25, 1937, IN VOLUME 9, PAGES 15-21, BOOK OF PLATS OF DANE COUNTY, AS DOCUMENT NO. 593673, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWN 8 NORTH, RANGE 10 EAST, LOCATED IN CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 CERTIFIED SURVEY MAP NO. 1060 RECORDED IN VOLUME 4 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGE 346, AS DOCUMENT NO. 1354709, LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF COMMERCIAL AVENUE / STATE TRUNK HIGHWAY 30 ALSO BEING THE POINT OF BEGINNING;
 THENCE ALONG THE EAST LINE OF SAID LOT 3 CSM NO. 1060 NORTH 04 DEGREES 20 MINUTES 42 SECONDS WEST, 135.76 FEET TO THE SOUTH LINE OF LOT 1 OF SAID CSM NO. 1060; THENCE ALONG SAID SOUTH LINE OF LOT 1 SOUTH 89 DEGREES 13 MINUTES 05 SECONDS EAST, 88.23 FEET TO THE EAST LINE OF AFORESAID OUTLOT 57 BURKE ASSESSOR'S PLAT NO. 1; THENCE ALONG SAID EAST LINE OF OUTLOT 57 SOUTH 07 DEGREES 16 MINUTES 51 SECONDS EAST, 136.73 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89 DEGREES 05 MINUTES 35 SECONDS WEST 75.28 FEET BACK TO THE POINT OF BEGINNING.
 PARCEL A CONTAINS 9,707 SQUARE FEET OR 0.22 ACRES

SURVEYORS CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

JULIUS W. SMITH, S-3091
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 DATE _____

WYSER ENGINEERING
 201 W. EAST MAIN STREET
 MOUNT HOREB, WI 53672
 www.wyserengineering.com

PREPARED BY: JULIUS W. SMITH
 1708 SOUTH PARK STREET
 MADISON, WI 53713

BIK / JWS
 SURVEYED BY: BIK / JWS
 DRAWN BY: JWS
 APPROVED BY: JWS

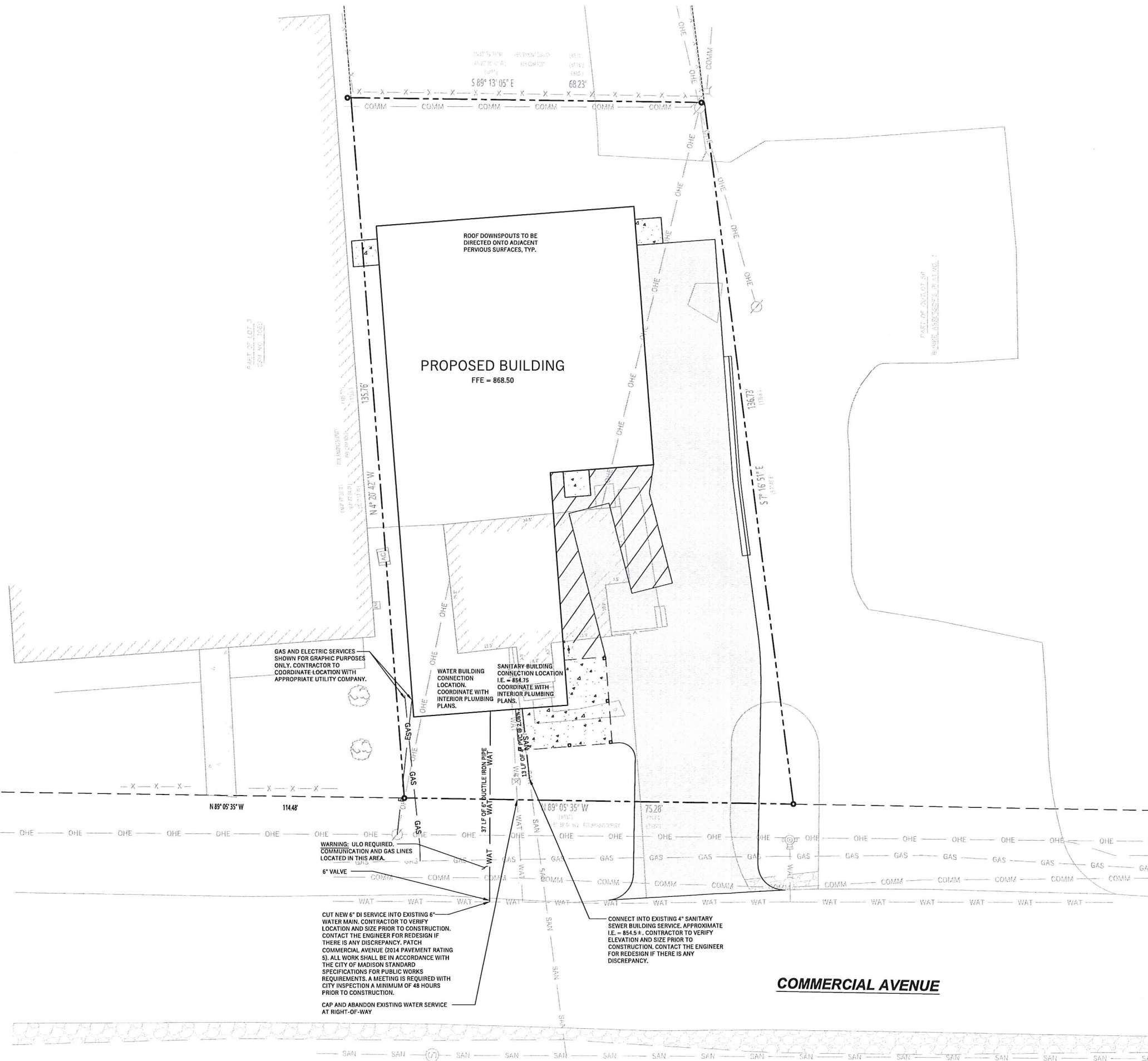
3226 COMMERCIAL AVENUE
 MADISON, WI 53714

PART OF OUTLOT 57 BURKE ASSESSOR'S PLAT NO. 1 LOCATED IN SW 1/4 OF SE 1/4, SEC. 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WI

Sheet Title: BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY

Revisions:		
No.	Date:	Description:

Graphic Scale	0' 5' 10' 20'
Wyser Number	16-0345
Set Type	EXCON MAP
Date Issued	08/12/2016
Sheet Number	V001



LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ 18" CURB AND GUTTER
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT
- WAT PROPOSED WATER MAIN
- SAN PROPOSED SANITARY SEWER
- STM PROPOSED STORM SEWER
- GAS PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW

NORTH

- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS WAS SHOT IN THE FIELD ON JANUARY 20TH, 2016. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. DESCRIPTIONS CAN BE FOUND ON THE EXISTING CONDITIONS SURVEY. THE BENCHMARKS SHALL BE VALIDATED BY REGISTERED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTFLOWS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

- UTILITY NOTES**
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND DNR.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION. A MEETING IS REQUIRED TO BE SCHEDULED WITH CITY OF MADISON INSPECTION A MINIMUM OF 48 HOURS PRIOR TO ANY PUBLIC IMPROVEMENT.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
 - ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
 - GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
 - ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
 - ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a) AND SPS 384.30(2)(c).
 - ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
 - ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-6.
 - ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-7.
 - ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 384.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6' OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
 - THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
 - CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

SOOPER DOOPER BUILDING

CITY OF MADISON, DANE COUNTY, WI

Sheet Title:
UTILITY PLAN

1709 PARK STREET
MADISON, WI 53713

Graphic Scale: 0' 5' 10' 15'

Wysers Number: 16-0345

Set Type: PERMIT

Date Issued: 08/17/2016

Sheet Number: C300


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LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▬ 18" CURB AND GUTTER
- ▬ ASPHALT PAVEMENT
- ▬ CONCRETE PAVEMENT
- ▬ STORMWATER TREATMENT FACILITY


NORTH

- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS WAS SHOT IN THE FIELD ON AUGUST 4TH, 2016. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. DESCRIPTIONS CAN BE FOUND ON THE EXISTING CONDITIONS SURVEY. THE BENCHMARKS SHALL BE VALIDATED BY REGISTERED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.


CITY OF MADISON FIRE DEPARTMENT
 Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 • Phone: 608-266-4484 • FAX: 608-267-1153

Project Address: 3226 COMMERCIAL AVE.
 Contact Name & Phone #: WADE WYSE - 608.843.3388

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	Yes	No	N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? f) Is a roll-able curb used as part of the fire lane? g) Is part of a sidewalk used as part of the required fire lane? a. Is the sidewalk constructed to withstand 85,000-lbs?	Yes	No	N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	Yes	No	N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, is the area for turning around fire apparatus provided by: a) A cul-de-sac with a minimum inside diameter of 70-feet? b) A 45-degree wye with a minimum length of 60-feet per side? c) A 90-degree tee with a minimum length of 60-feet per side?	Yes	No	N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23? If yes, see IFC 2306.6 for further requirements.	Yes	No	N/A
6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	Yes	No	N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	Yes	No	N/A

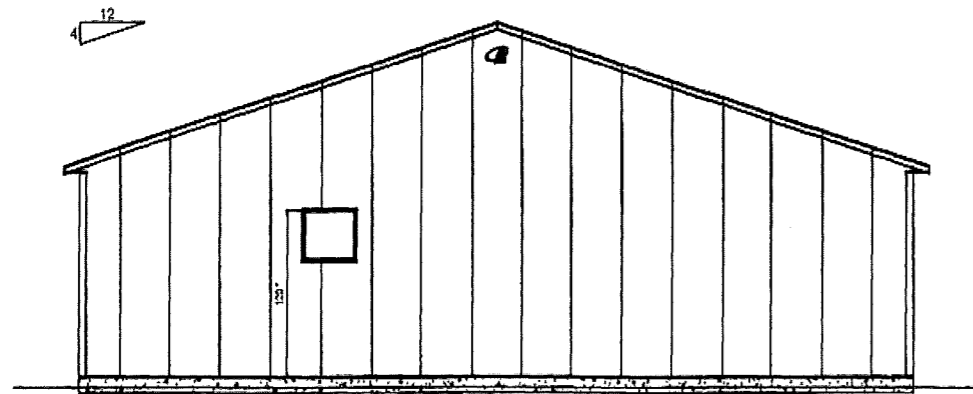
Attach an additional sheet if further explanation is required for any answers.
This worksheet is based on MGO 34.20 and IFC 2006 Edition Chapter 5 and Appendix D, please see the codes for further information.

Revisions:

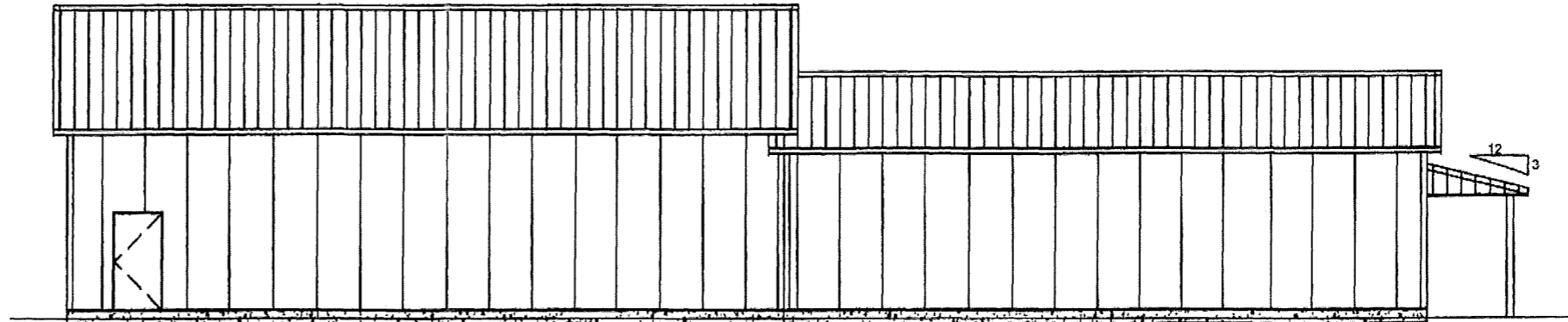
No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wysen Number	16-0345
Set Type	PERMIT
Date Issued	08/17/2016
Sheet Number	EXHIBIT

File: W:\2016\160345_Scope\3226 Commercial Ave\DWG\160345_Civil Design.dwg Layout: Fire Apparatus Worksheet Date: Aug 16, 2016 4:53pm

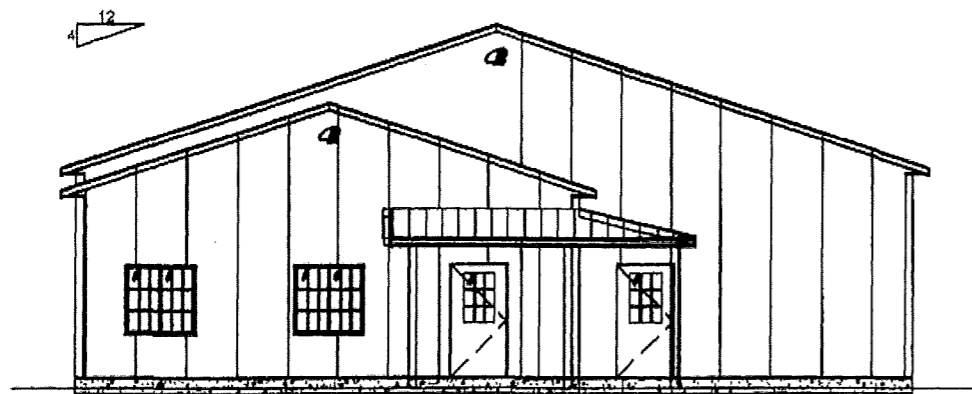


ENDWALL 1

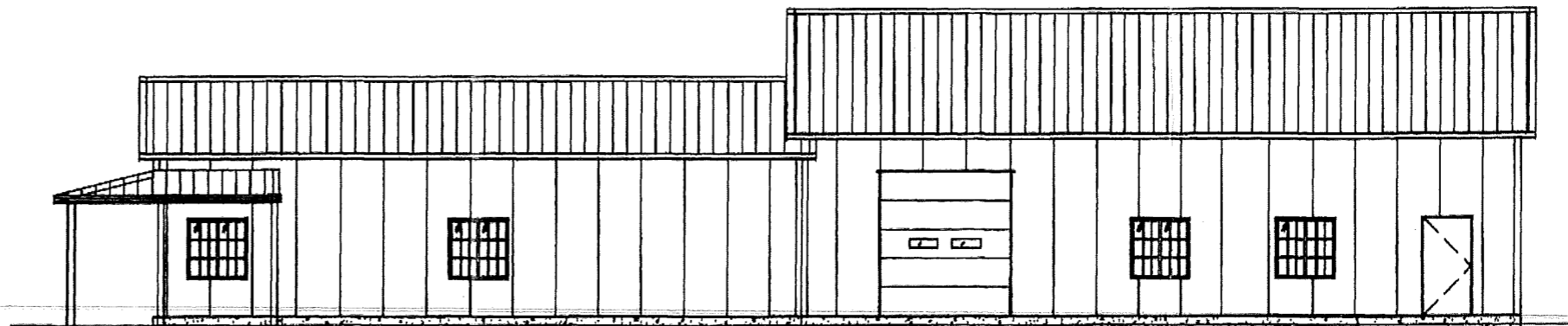


SIDEWALL 1

SIDEWALL 1



ENDWALL 2



SIDEWALL 2

SIDEWALL 2



DEALER INFO.

Brad Hovden
Lester Buildings

CUSTOMER INFO.

Sooper Dooper
3226 Commercial Ave
Madison, WI

BUILDING DESCRIPTION

Shop / Office / Retail
50'x50'x12' with 30'x45'x11'

Customer Approval

(Initials)

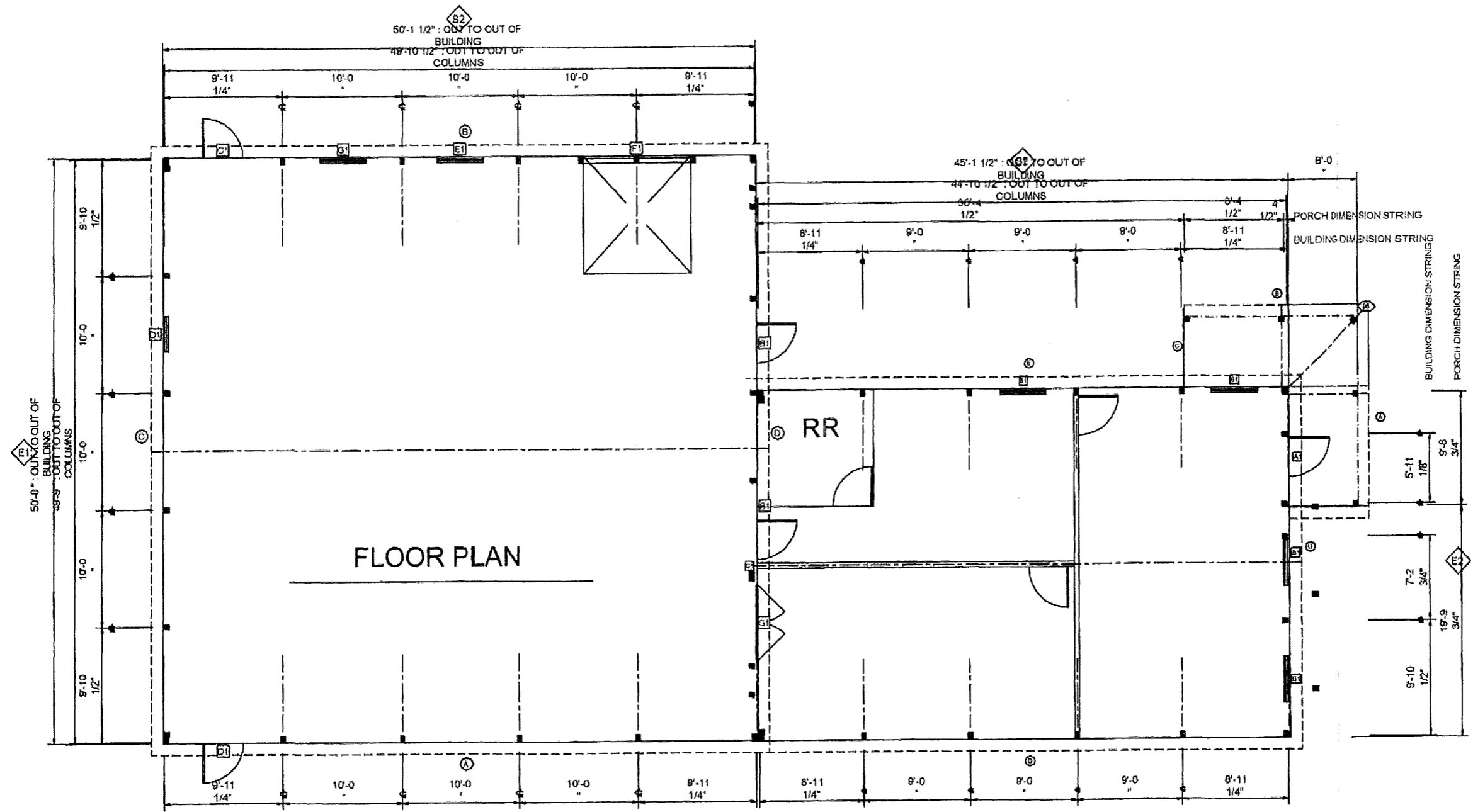
DATE: 7/18/2016

PROJ: 048A-14144-00-00

PROPOSAL DRAWINGS ONLY
Not Intended for Construction Purposes

The information presented in this drawing is based on a preliminary design using the input provided. The final design is subject to Lester Engineering review.

* Not To Scale *



FLOOR PLAN

FLOOR PLAN

OPENING SCHEDULE

ID	MODEL	COLOR	NOMINAL	ROUGH	FRAME	FINISH
F1	3720 FLUSH INSULATED W4	White	108x120	108x120	NA	101675
A1	WLK DOOR 7100 22X36 LITE		36x80	40.3125x81.125	KC444, KC430	102035
B1	WLK DOOR 7100 SOLID		36x80	40.3125x81.125	KC444, KC430	102035
C1	WLK DOOR 7100 SOLID		36x80	40.3125x81.125	KC444, KC430	102035
D1	WINDOW - FBO		38x36		KB434, KC427	102455
E1	WINDOW VINYL SLIDER THERMAL	B Whit	48x48	47.5x47.75	KB434, KC427	102455
G1	WLK DOOR 5100 22X36 LITE		72x80	77.625x81.125	KC444, KC430	102035

OPENING SCHEDULE

ID	MODEL	COLOR	NOMINAL	ROUGH	FRAME	FINISH
A1	WLK DOOR 7100 22X36 LITE		36x80	40.3125x81.125	KC444, KC430	102035
B1	WINDOW VINYL SLIDER THERMAL	B Whit	48x48	47.5x47.75	KB434, KC427	102455
G1	OVERHEAD DOOR OPENING - CUST		336x120		NA	101675



DEALER INFO.

Brad Hovden
Lester Buildings

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Madison, WI

BUILDING DESCRIPTION

Shop / Office / Retail
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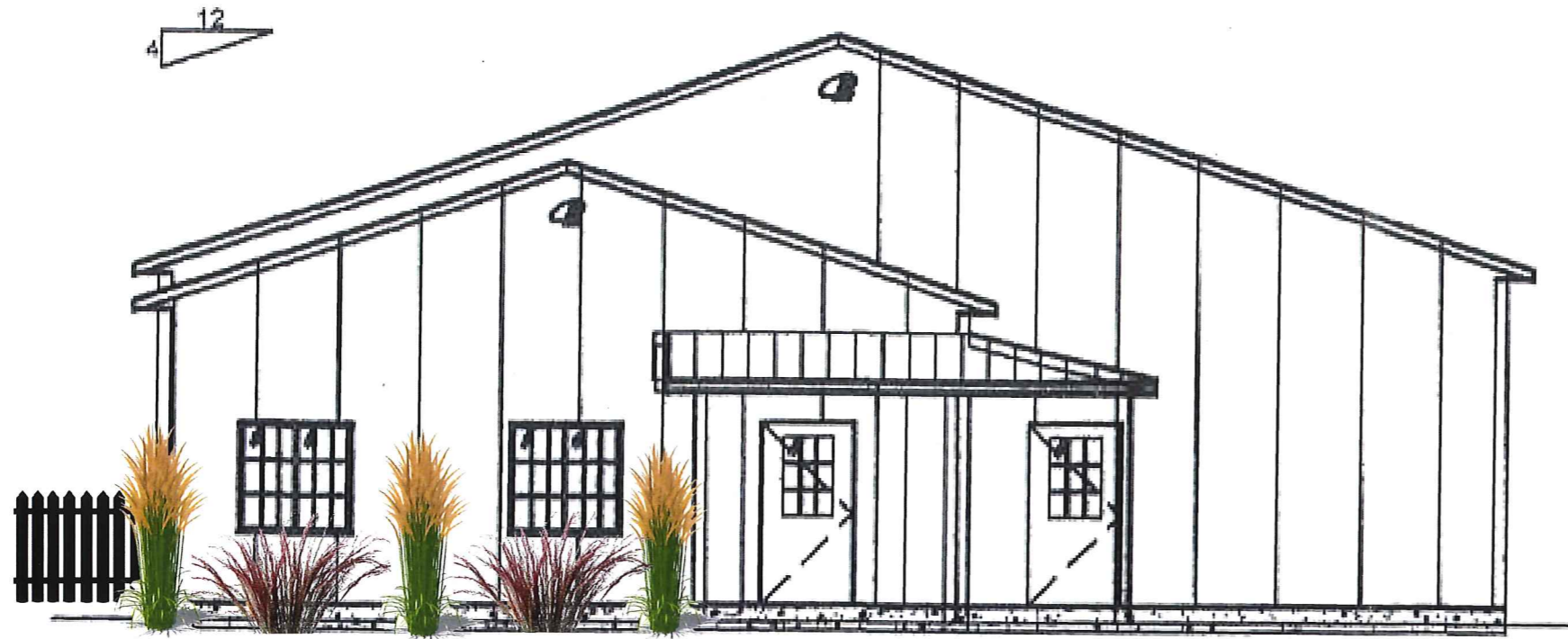
(in table)
DATE: DATE

PROJ: PROJ

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* Not To Scale *



Fence piece to conceal A/C

ENDWALL 2



SIDEWALL 1

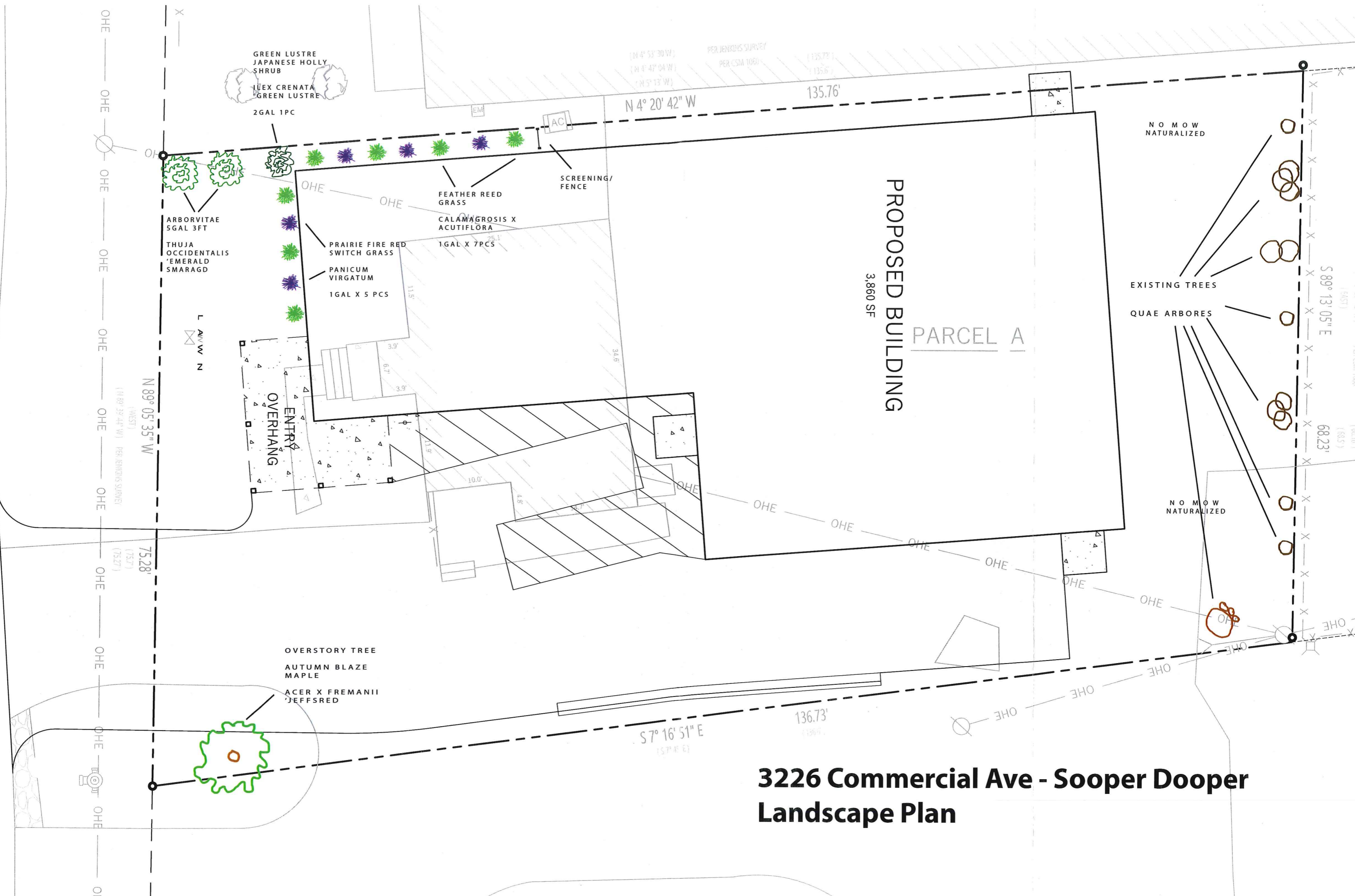
Fence piece to conceal A/C

SIDEWALL 1

3226 Commercial Ave Landscape Plan

Cleaning up trees on rear lot line:





3226 Commercial Ave - Sooper Dooper Landscape Plan