



Location  
1202 S Park Street

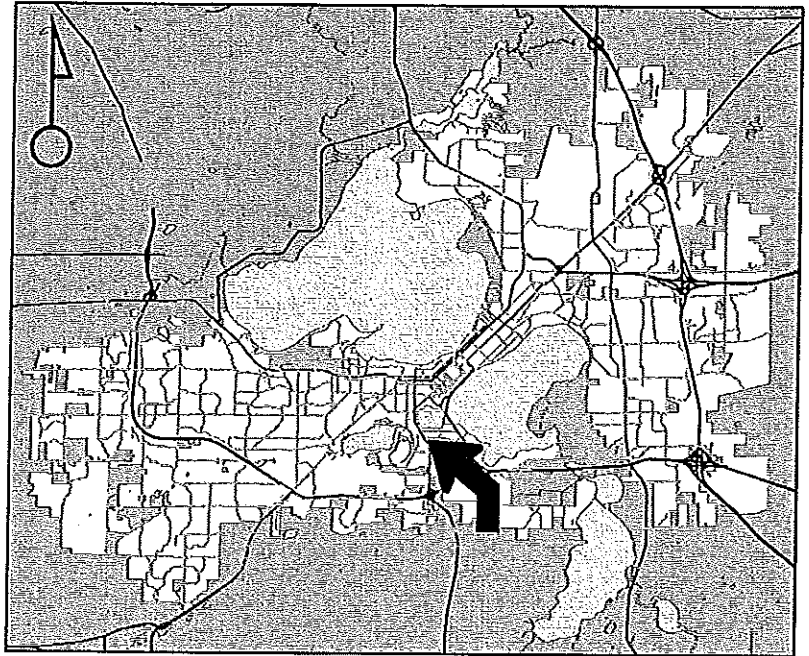
Project Name  
Mayland Demolition

Applicant  
David Mayland

Existing Use  
Printing Shop

Proposed Use  
Demolish commercial building with  
no proposed use.

Public Hearing Date  
Plan Commission  
19 June 2017



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



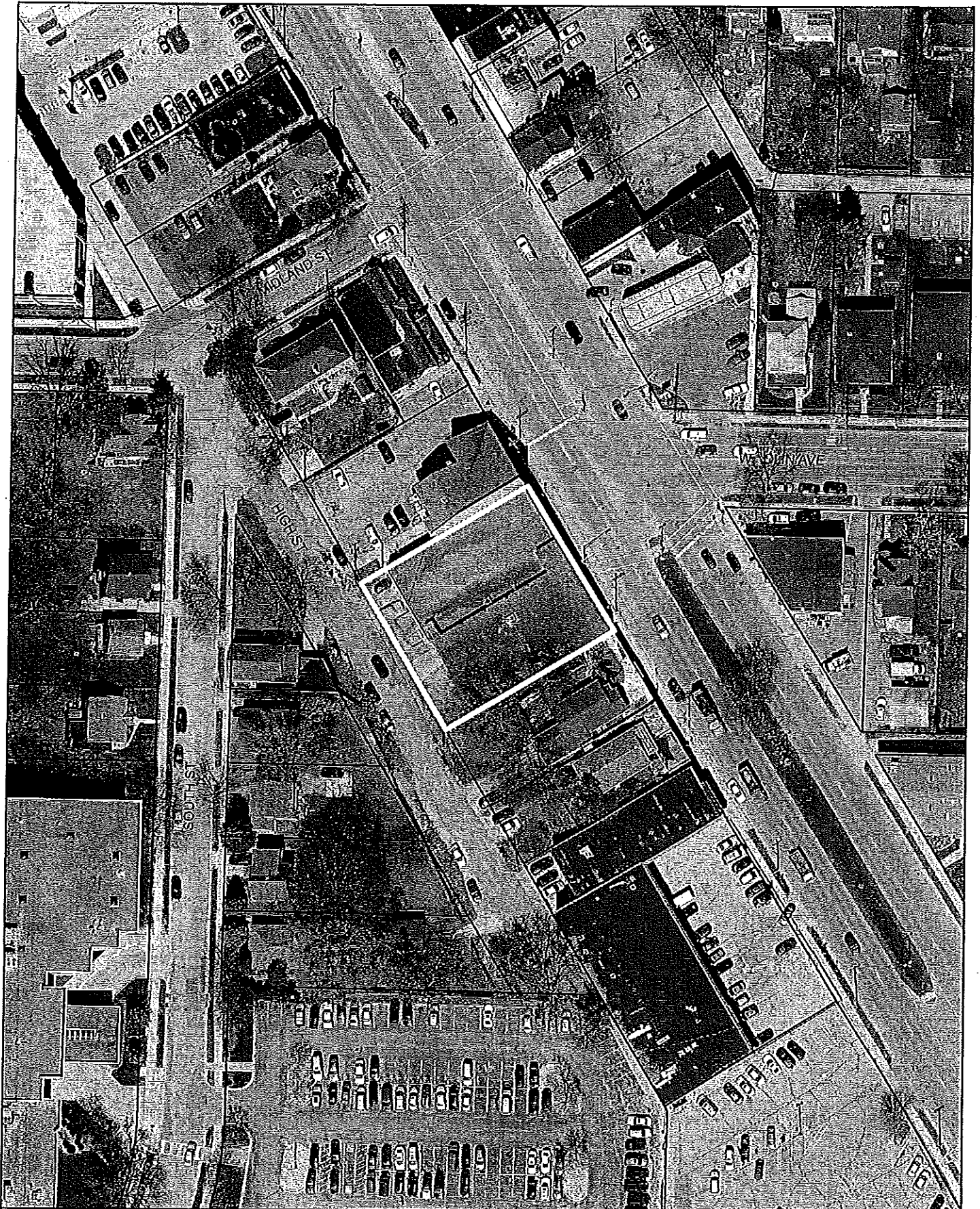
Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 12 June 2017



City of Madison

1202 S Park Street



Date of Aerial Photography : Spring 2016



# LAND USE APPLICATION

# LND-B

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



### FOR OFFICE USE ONLY:

Paid \$600 Receipt # 29989-0004  
Date received 5/9/17  
Received by JL  
Parcel # 0709-262-0905-2  
Aldermanic district 13 Sara Estrich  
Zoning district CC-T  
Special requirements WDD-07  
Review required by \_\_\_\_\_  
 UDC  PC  
 Common Council  Other \_\_\_\_\_  
Reviewed By \_\_\_\_\_

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

### 1. Project Information

Address: 1202 SOUTH PARK STREET MADISON, WI 53715  
Title: MAYLAND PRINTING BUILDING

### 2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

### 3. Applicant, Agent and Property Owner Information

**Applicant name** DAVID MAYLAND Company \_\_\_\_\_  
**Street address** 984 PLUM TREE ROAD City/State/Zip FOX RIVER GROVE, IL 60021  
**Telephone** 847 639-7341 Email dmayland@aol.com  
**Project contact person** DAVID MAYLAND Company \_\_\_\_\_  
**Street address** 984 PLUM TREE ROAD City/State/Zip FOX RIVER GROVE, IL 60021  
**Telephone** 847 639-7341 Email dmayland@aol.com  
**Property owner (if not applicant)** \_\_\_\_\_  
**Street address** \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
**Telephone** \_\_\_\_\_ Email \_\_\_\_\_

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

THE PROJECT WILL CONSIST OF DEMOLISHING EXISTING BUILDING, GRADING THE SITE AND RESTORING

Scheduled start date JULY Planned completion date JULY

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal\*.

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pccapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff JESSICA VAUGHN Date 5/4/17

Zoning staff JENNY KIRCHGATTER Date 5/4/17

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)
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), business association(s), AND the dates you sent the notices:

SARA ESKRICH DISTRICT 13 3/29/17
BOB STOFFS 3/29/17

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant DAVID MAYLAND Relationship to property OWNER

Authorizing signature of property owner [Signature] Date 5/7/17

3

I, Patricia A. Mayland, Trustee for the Edward  
J. Mayland Revocable Trust, authorize the demolition  
of the building located at 1202 S. Park St, Madison,  
WI.

Patricia A. Mayland - Trustee  
April 14, 2017

LETTER OF INTENT FOR DEMOLITION PERMIT SUBMITTAL  
1202 SOUTH PARK STREET  
May 2, 2017

To: The Members of the Plan Commission and Urban Design Commission  
Madison Municipal Building  
215 Martin Luther King Jr. Boulevard  
P.O. Box 2895  
Madison, WI 53701-2985

From: David Mayland  
984 Plum Tree Road  
Fox River Grove, IL 60021

Project: 1202 South Park Street

Attachments:

1. Land Use Application for the demolition at 1202 South Park Street
2. Filing fee \$600
3. Property owner's authorization
4. Existing site plan
5. Demolition/Grading and Erosion control plan
6. Vicinity Map
7. Photos of Building
8. Copies of emails to District 13 – Sara Eskrich and Bob Stoffs

Project Description:

The project will consist of demolishing the existing building, grading the site, and restoring the site with turf lawn seed. The party wall will be separated from the rest of the building prior to the demolition. Since two walls exist at this location, the wall at 1202 S. Park Street will be demolished by hand. The remaining wall will be left as it exists. The sanitary lateral will be capped within the site. The water service will be shut off at the valve. The contractor will work with Madison Water Utility to have the water meter removed. The property will be returned to natural grade. Property is currently under contract to be sold to Heartland Alliance Housing.

Supplemental Information:

Photos (Attachment A) show the current condition of the building

Use of Property:

Upon demolition completion, the site will sit vacant until Heartland commences construction.

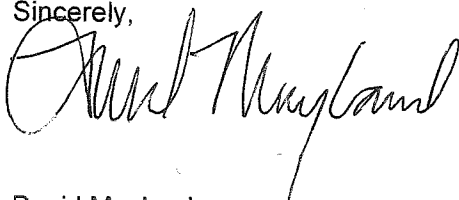
Contacts:

Owner: Edward J. Mayland Rev. Trust  
Attn: David Mayland  
984 Plum Tree Road  
Fox River Grove, IL 60021  
847-639-7341

Contractor: Robinson Brothers  
Attn: Mike Robinson, Jr.  
220 Raemisch Road  
Waunakee, WI 53597  
608-849-6980

Thank you for your time and consideration.

Sincerely,



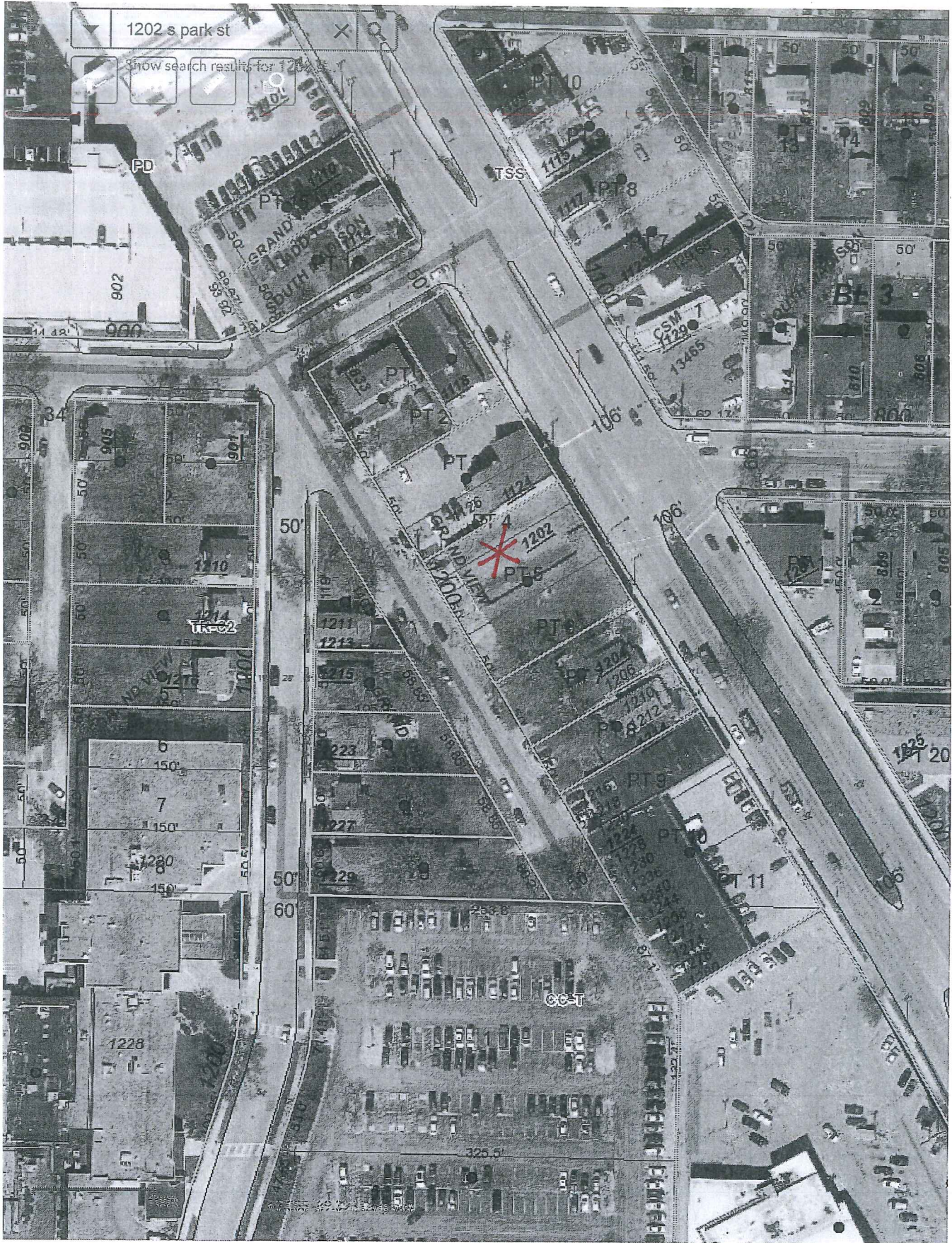
David Mayland



6

City of Madison

DPCED Site Evaluation Application v 1.2

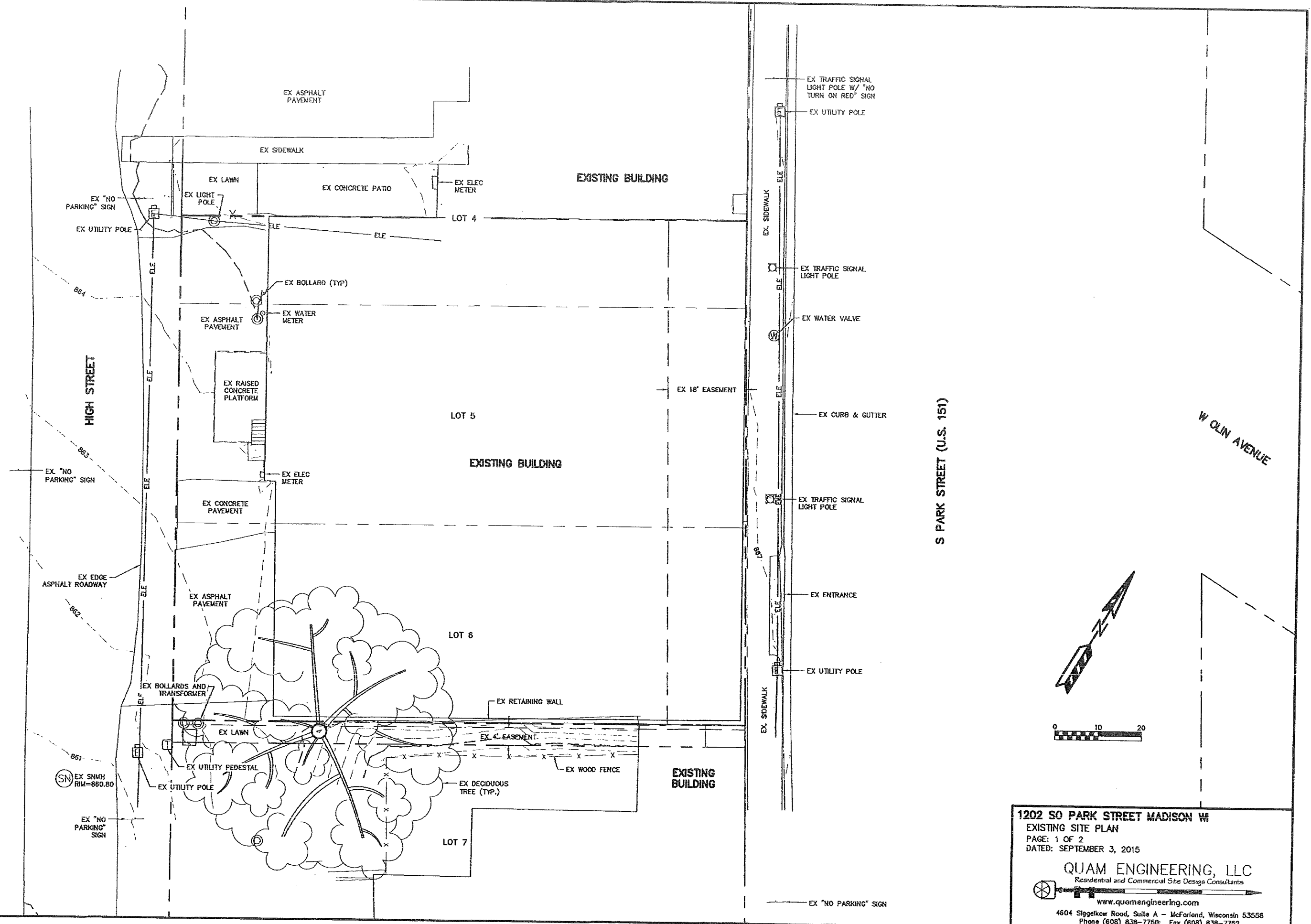




4

RB11BASE.DWG

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750



1202 SO PARK STREET MADISON WI  
 EXISTING SITE PLAN  
 PAGE: 1 OF 2  
 DATED: SEPTEMBER 3, 2015

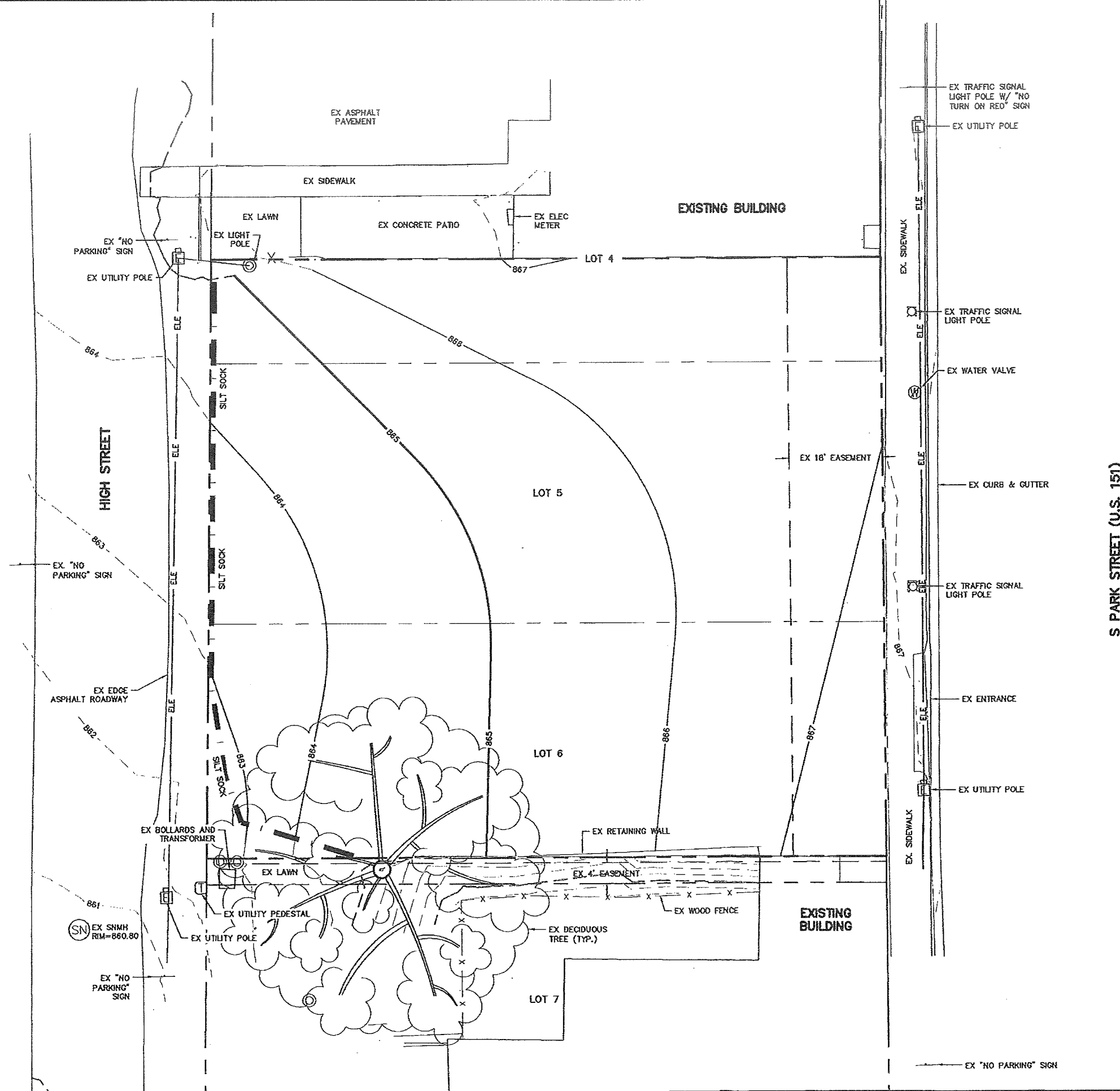
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

3/2 COPIES



5



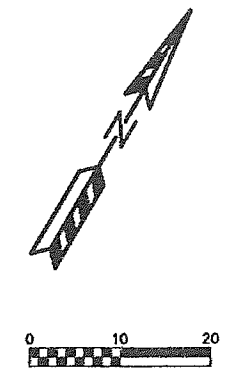
**EROSION NOTES:**  
 THE EXISTING PAVEMENT SURFACE SHALL ACT AS THE CONSTRUCTION ENTRANCE. THE ASPHALT SURFACE IS TO BE MAINTAINED BY THE CONTRACTOR BY A CONTROL WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.  
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.  
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**  
 NOVEMBER 16, 2015 INSTALL INITIAL EROSION CONTROL DEVICES.  
 NOVEMBER 16, 2015 - JUNE 30, 2016 DEMOLISH EXISTING BUILDING & PAVEMENT AND RESTORE PERVIOUS DISTURBED AREAS.

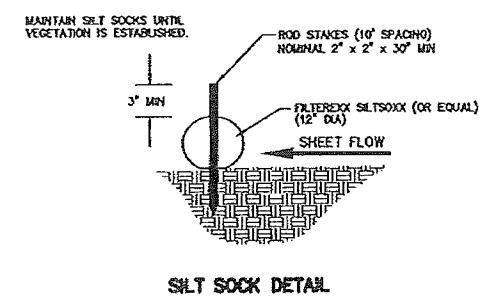
**RESTORATION NOTES:**  
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE NO SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 830 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF JURINAL RYEGRASS SHALL BE ADDED TO THE MIX.  
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.  
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 6%.

**OWNER:**  
 DAVE MAYLAND  
 1705 PARLIAMENT CT  
 LAKE FOREST, IL 60045

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4604 SIGGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
 1-800-242-8511  
 TOLL FREE  
 100(FOR THE HEARING IMPAIRED)(800)542-2289  
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



**1202 SO PARK STREET MADISON WI**  
 DEMOLITION/GRADING & EROSION CONTROL PLAN  
 PAGE: 2 OF 2  
 DATED: SEPTEMBER 3, 2015

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 Residential and Commercial Site Design Consultants.  
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32 copies



7









