



Location  
801-819 East Washington Avenue

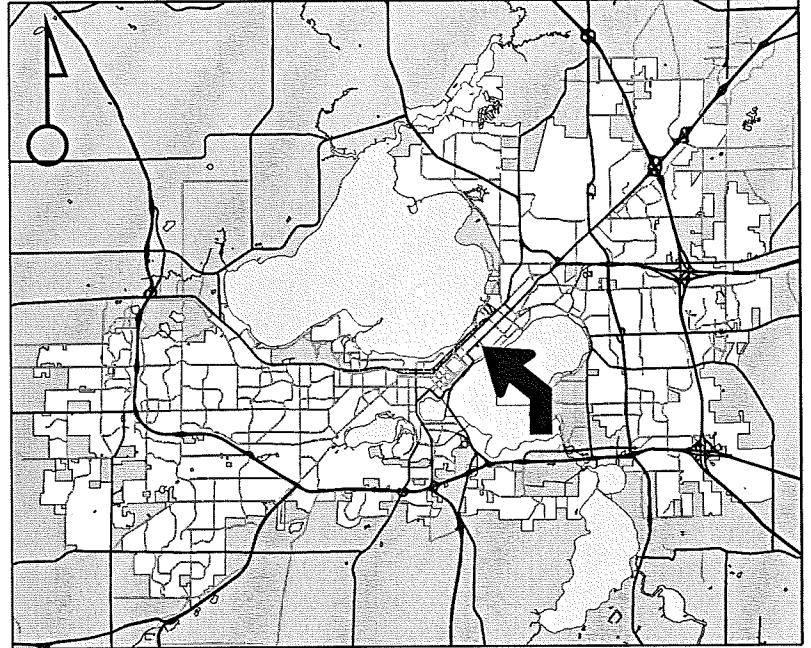
Project Name  
Don Miller Demolition - South

Applicant  
City of Madison/Brynn Bemis -  
City of Madison Engineering Division

Existing Use  
Former auto dealership buildings

Proposed Use  
Demolish former auto dealership  
buildings to facilitate redevelopment  
by others

Public Hearing Date  
Plan Commission  
09 July 2012

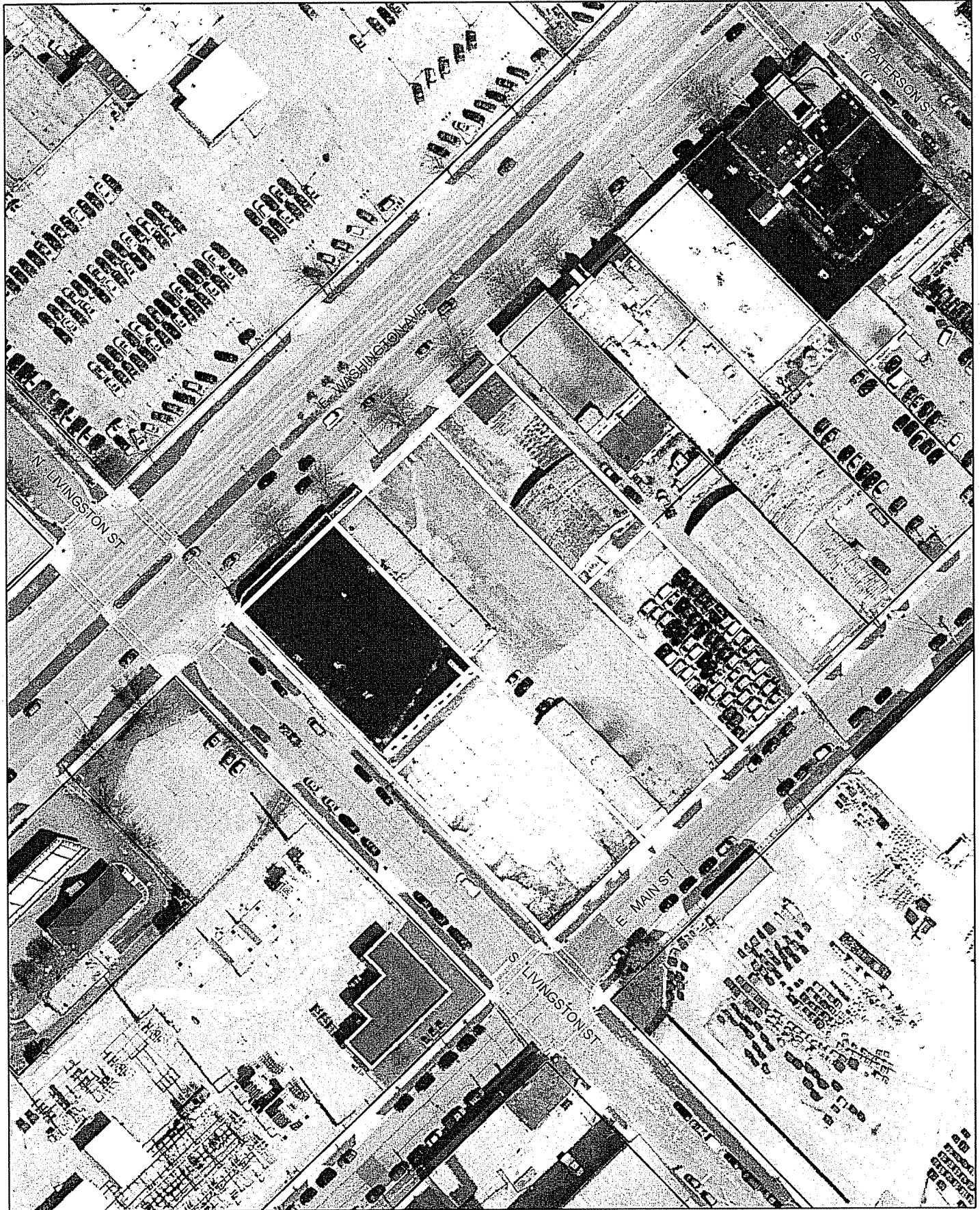


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 25 June 2012



Date of Aerial Photography : Spring 2010



# 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](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 801, 815, and 819 East Washington Ave. **Project Area in Acres:** 1.4

**Project Title (if any):** Demolition of Don Miller Buildings - South

2. **This is an application for:**

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Robert F. Phillips, P.E., City Engineer Company: City of Madison Engineering Division  
 Street Address: 215 MLK Jr. Blvd., Rm. 115 City/State: Madison, WI Zip: 53703  
 Telephone: (608) 266-4090 Fax: ( ) Email: rphillips@cityofmadison.com

Project Contact Person: Brynn Bemis Company: City of Madison Engineering Division  
 Street Address: 215 MLK Jr. Blvd., Rm. 115 City/State: Madison, WI Zip: 53703  
 Telephone: (608) 267-1986 Fax: ( ) Email: bbemis@cityofmadison.com

Property Owner (if not applicant): City of Madison EDD  
 Street Address: PO Box 2983 City/State: Madison, WI Zip: 53701

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_  
Demolition of the three existing buildings on the site to prepare for future redevelopment. No proposed use at this time.

Development Schedule: Commencement August 2012 Completion Fall 2012

**5. Required Submittals:**

- 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:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ N/A See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

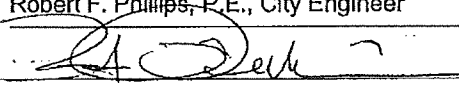

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**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 E. Washington Ave. Capitol Gateway BUILD Plan, which recommends: Employment for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:  
Marsha Rummel, Marquette Neighborhood Association, May 4, 2012
  - 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 and Planning Division staff; note staff persons and date.
  - Planning Staff: Heather Stouder Date: 4/25/12 Zoning Staff: Matt Tucker Date: 4/25/12
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Robert F. Phillips, P.E., City Engineer Date May 23, 2012  
 Signature  Relation to Property Owner City Engineering Staff  
 Authorizing Signature of Property Owner  Date 5/23/12

Effective May 1, 2009



Department of Public Works  
**City Engineering Division**

Robert F. Phillips, P.E.  
**City Engineer**

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
FAX 608 264 9275  
www.cityofmadison.com

**608 266 4751**

**Assistant City Engineer**  
Michael R. Dalley, P.E.

**Principal Engineers**  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.  
Christopher J. Petykowski, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

**GIS Manager**  
David A. Davis, R.L.S.

**Financial Officer**  
Steven B. Danner-Rivers

**Hydrogeologist**  
Brynn Bemis

May 23, 2012

Plan Commission  
Department of Planning and Development  
215 Martin Luther King Jr. Boulevard  
Madison, Wisconsin 53710

**Re: Demolition of 801, 815, and 819 East Washington Avenue  
Letter of Intent**

Dear Members of the Plan Commission:

To prepare this block for redevelopment consistent with the adopted *East Washington Avenue Capitol Gateway Corridor Plan*, the City of Madison is proposing to demolish three buildings on the south 800 block of East Washington Avenue. The properties at 801, 815, and 819 East Washington Avenue are the location of the former Don Miller car dealership and Schappe property. The City of Madison is the applicant and owner of the site, and the proposed demolition will help prepare the site for sale to a private developer. The demolition will include removal of all buildings and aboveground improvements.

Due to concerns of soil contamination, the building foundations and asphalt parking lot will not be removed during the demolition. Soils for the site are contaminated with low levels of semivolatile organic compounds (SVOCs), petroleum hydrocarbons, and metals (e.g. arsenic, cadmium, and lead). The contamination is associated with the site's widespread coal ash-contaminated historical fill and three former leaky underground storage tanks. The site has already been partially remediated and closed with the DNR, on the condition that it remains permanently capped with asphalt or concrete. Removal of the asphalt and concrete cap would force the City to begin immediate remediation of the remaining contamination. The WDNR often recommends that low-level soil contamination like this remain on site, as long as a physical barrier is constructed to prevent accidental human contact, such as a building, parking lot, or landscape buffer. As a result, the City will require the future purchaser of the site to coordinate the remaining soil remediation with the WDNR.

The City will receive bids for the demolition on June 10, 2012, and intends to award the contract at the July 17, 2012 City Council meeting. Demolition will begin in August and the Contractor will have 20 calendar days to complete the work. The City will mitigate any issues with lead-based paint (LBP) or asbestos containing materials (ACM) prior to the demolition. The Contractor will be required to submit a reuse and recycling plan for approval by the City's Recycling Coordinator prior to receive the raze permit.

As mentioned previously, all buildings and other aboveground improvements will be removed as part of the demolition. All belowground utilities, including electrical, gas, sanitary, and water will be abandoned. During demolition and excavation, the entire site will be secured by fencing, to prevent public access. In addition, the City is committed to aggressive erosion control and dust control measures to prevent offsite

migration of any contaminated material. After demolition is complete, curb openings will be temporarily secured with concrete barriers to prevent the site from being used for unauthorized parking. Curb openings deemed unnecessary for future reuse will be officially abandoned in 2013 under the contract to reconstruct the East Washington Avenue and Livingston Street intersection.

The City's demolition and remediation goal is to sufficiently remediate the site to allow for its redevelopment into a mixed-employment/residential/retail space consistent with the City's 2008 *East Washington Avenue Capitol Gateway Corridor Plan*.

Project Contacts: Brynn Bemis, City Engineering, 608.267.1986 or [bbemis@cityofmadison.com](mailto:bbemis@cityofmadison.com)  
Don Marx, City Real Estate, 608.267.8717 or [dmarx@cityofmadison.com](mailto:dmarx@cityofmadison.com)

If you have any questions on this issue, please contact Brynn Bemis of my staff at 267.1986.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Phillips', written over a horizontal line.

Robert F. Phillips, P.E., City Engineer

RFP:blb

Cc: Don Marx, Economic Development Division

M:\Environmental Projects\Project Files\Don Miller E. Washington Ave\S block demo LOI - May 2012.doc

S LIVINGSTON ST

N LIVINGSTON ST

801  
E Washington Ave

Engine  
Parts Building

815  
E Washington Ave

819  
E Washington Ave

E MAIN ST

E WASHINGTON AVE

S PATERSON ST

N PATERSON ST



0  
20  
40  
80 Feet

☐ City-Owned Property  
✕ Structures to be Demolished

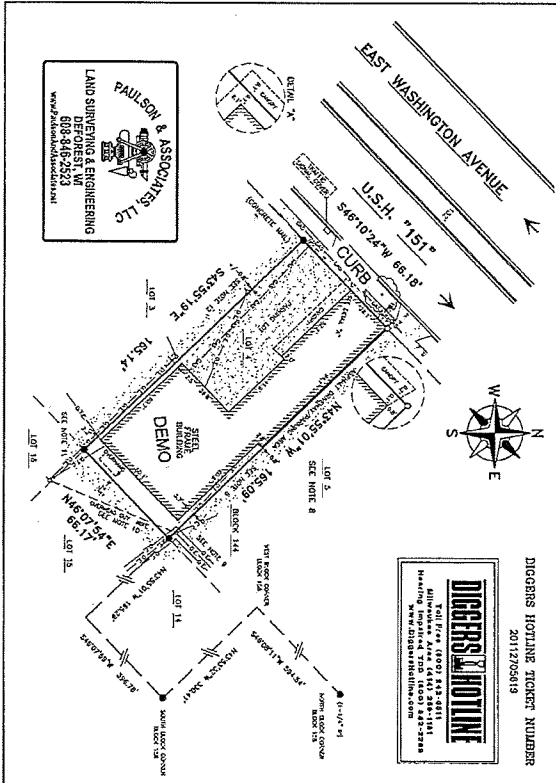
**BASIS OF BEARINGS**  
 THE NORTHWEST CORNER OF BLOCK 144  
 IS ASSUMED TO BEAR S46°10'24"W.

**OWNER**  
 Schappe Family Trust  
 4801 Maple Avenue  
 Fishers, IN 46038

**SURVEYOR**  
 PAULSON & ASSOCIATES, LLC  
 136 West Holiu Street  
 DeForest, WI 53532  
 www.paulsonandassociates.net

**SCALE**  
 1" = 40'

- INSURED / OWNER:**  
 Catherine Schappe Trustee, as Trustee of the Schappe Family Trust
- INSURER / TITLE COMPANY:**  
 First American Title Company, Commitment Number: NCS-179703-1AD Dated March 11, 2011
- NOTES:**
- 1) The area shown on this map shall be considered approximate. Major features must be confirmed prior to any construction. Unsubstantiated boundaries shall be shown as dashed lines.
  - 2) The location of underground gas utilities is based on Madison Gas and Electric field markings.
  - 3) The location of water service utilities is based on field observation.
  - 4) The location of water service utilities is based on field observation.
  - 5) Existing surface utilities, as shown on this map, located by field observation.
  - 6) Details are not to scale.
  - 7) Field survey completed on 7-11-11, (G.M. & D.M.C.)
  - 8) All points shown on this map are based on the statement of record.
  - 9) All points shown on this map are based on the statement of record.
  - 10) Overlaid survey data, the statement of record.
  - 11) Overlaid telecommunications data, the statement of record.
  - 12) Light pole and electrical service data, the statement of record.



**PAULSON & ASSOCIATES, LLC**  
 LAND SURVEYING & ENGINEERING  
 DEFOREST, WI 53532  
 www.paulsonandassociates.net

**DIGESTS HOTLINE**  
 Toll Free: (800) 833-8811  
 24 Hours a Day, 7 Days a Week  
 Head Office: 2800 Dufferin Street, Toronto, ON M1T 3B7, Canada

**DIGESTS HOTLINE TICKET NUMBERS**  
 2011202819

**SCHEDULE B, SECTION TWO, EXCEPTIONS**  
 11. All Space Lease recorded January 11, 2008 as Document No. 438106.  
 (To accommodate the existing construction of an swimming locker wing.)

**EXISTING DESCRIPTION**

Lot Four (4), Block One hundred forty-four (144), Original Plat of Madison, Dane County, Wisconsin  
 Plat Number: 291/2008-134-005-0  
 Parcel Address: 219 East Washington Avenue

**SURVEYOR'S CERTIFICATE**

To: Perry J. Schappe 1987 Recreable Trust and First American Title Insurance Company.  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 6, 7(a), 7(b)(1), 8, 10(a) and 11(b) of Table A thereof. The field work was completed on June 27th, 2011.  
 Date of Plat or Map: July 14th, 2011. Revised July 20th, 2011.

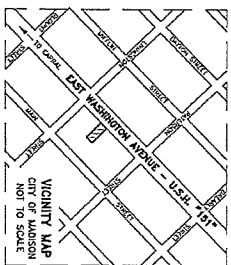
Donald A. Paulson, Registered Land Surveyor No. S-11839 Date \_\_\_\_\_

**CURRENT ZONING:**  
 M1, M2-24  
 (as per City of Madison Assessor records)

**GROSS LAND AREA = 10,530 S.F.**

**LEGEND**

- 0 3/4" x 24" ROUND IRON RE-BAR
- WATERING 150 LB/1/2" (STD)
- 3/4" (DIAMETER ROUND)
- WATER VALVE
- WATER POLE
- WATER MAIN
- SHOWER STUB
- UTILITY POLE
- DECIDUOUS TREE
- CONCRETE
- ASPHALT
- TRAFFIC FLOW ARROW



**PAULSON & ASSOCIATES, LLC**  
 136 WEST HOLIU STREET DEFOREST, WI 53532 (608)946-2933  
 WWW.PAULSONANDASSOCIATES.NET

**ALTA/ACSM LAND TITLE SURVEY**

**SCHAPPE FAMILY TRUST PROPERTIES**  
 BEING LOT 4, BLOCK 144, ORIGINAL PLAT OF MADISON LOCATED IN THE 1/4 OF THE 1/4 SECTION 13, T24N, R4E, CITY OF MADISON, DANE COUNTY, WISCONSIN

BOOK NO. 11-201 RECORD NO. 7-28-11 DATE 7-14-11

All buildings will be demolished to grade. Electric, telephone and other utilities will be abandoned. Curb openings will be secured to prevent access. They will be permanently abandoned in 2013. All foundations, asphalt, and concrete will remain on site to cap existing soil contamination.





800 Block South – Building Photos

801 E Washington



801 E Washington

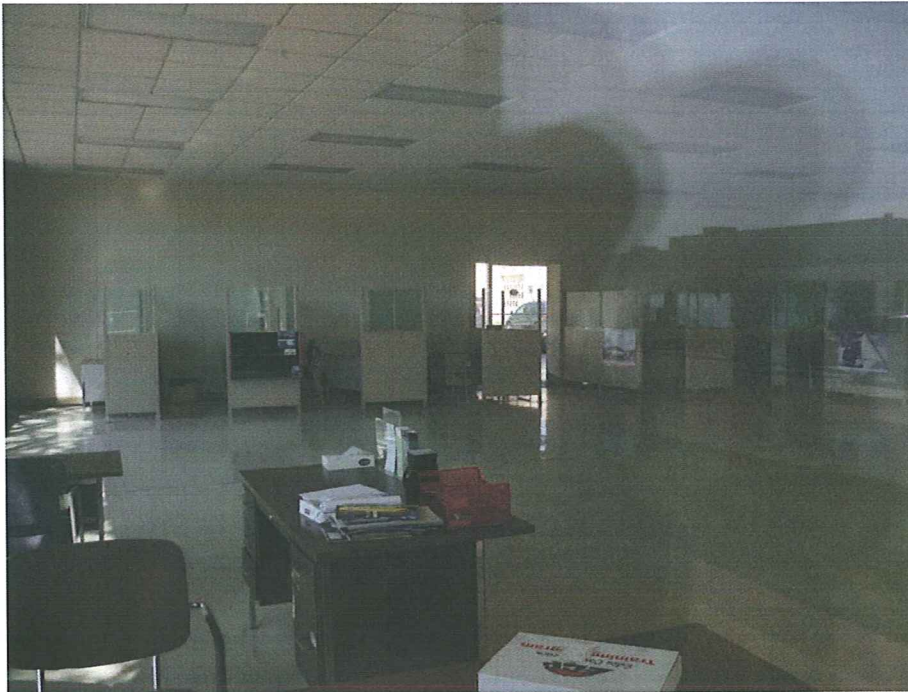


## 800 Block South – Building Photos

801 E Washington - Interior



801 E Washington - Interior



800 Block South – Building Photos

815 E Washington



815 E Washington



## 800 Block South – Building Photos

815 E Washington - Interior



819 E Washington



**800 Block South – Building Photos**

819 E Washington



819 E Washington

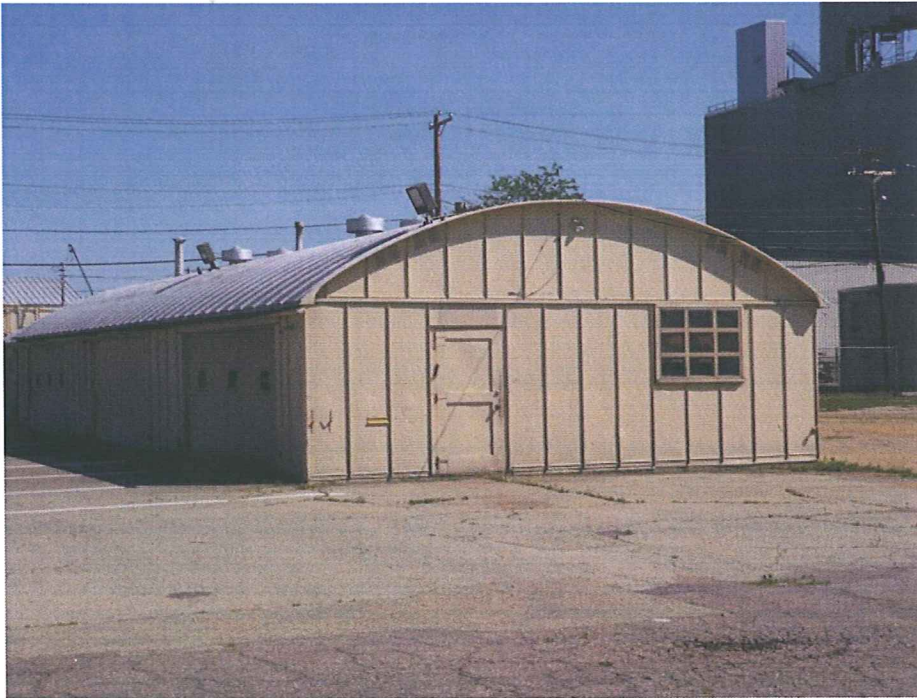


## 800 Block South – Building Photos

819 E Washington - Interior

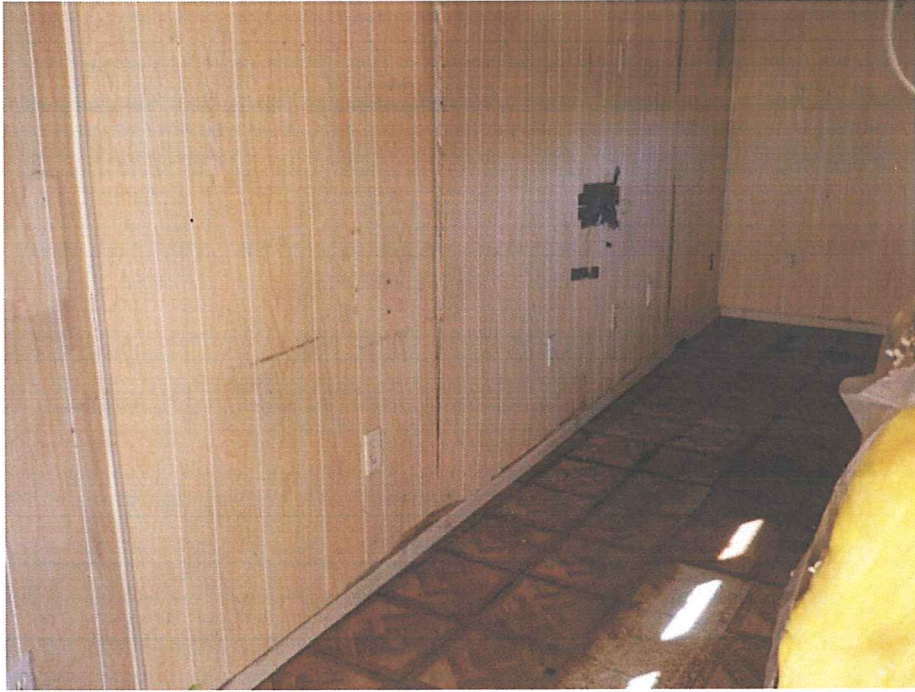


Engine Parts Building



## 800 Block South – Building Photos

Engine Parts Building - Interior



Engine Parts Building - Interior

