



Location
802-854 East Washington Avenue

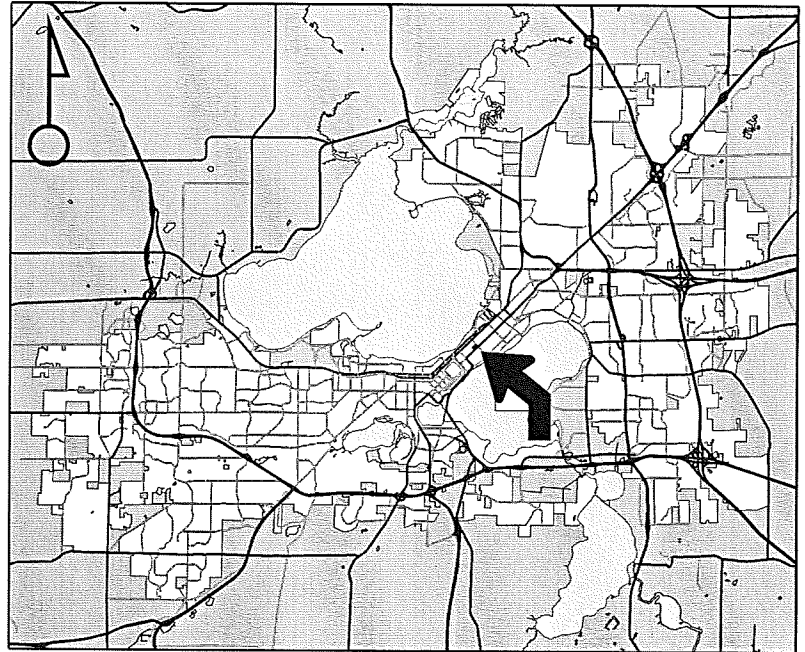
Project Name
Don Miller Demolition - North

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

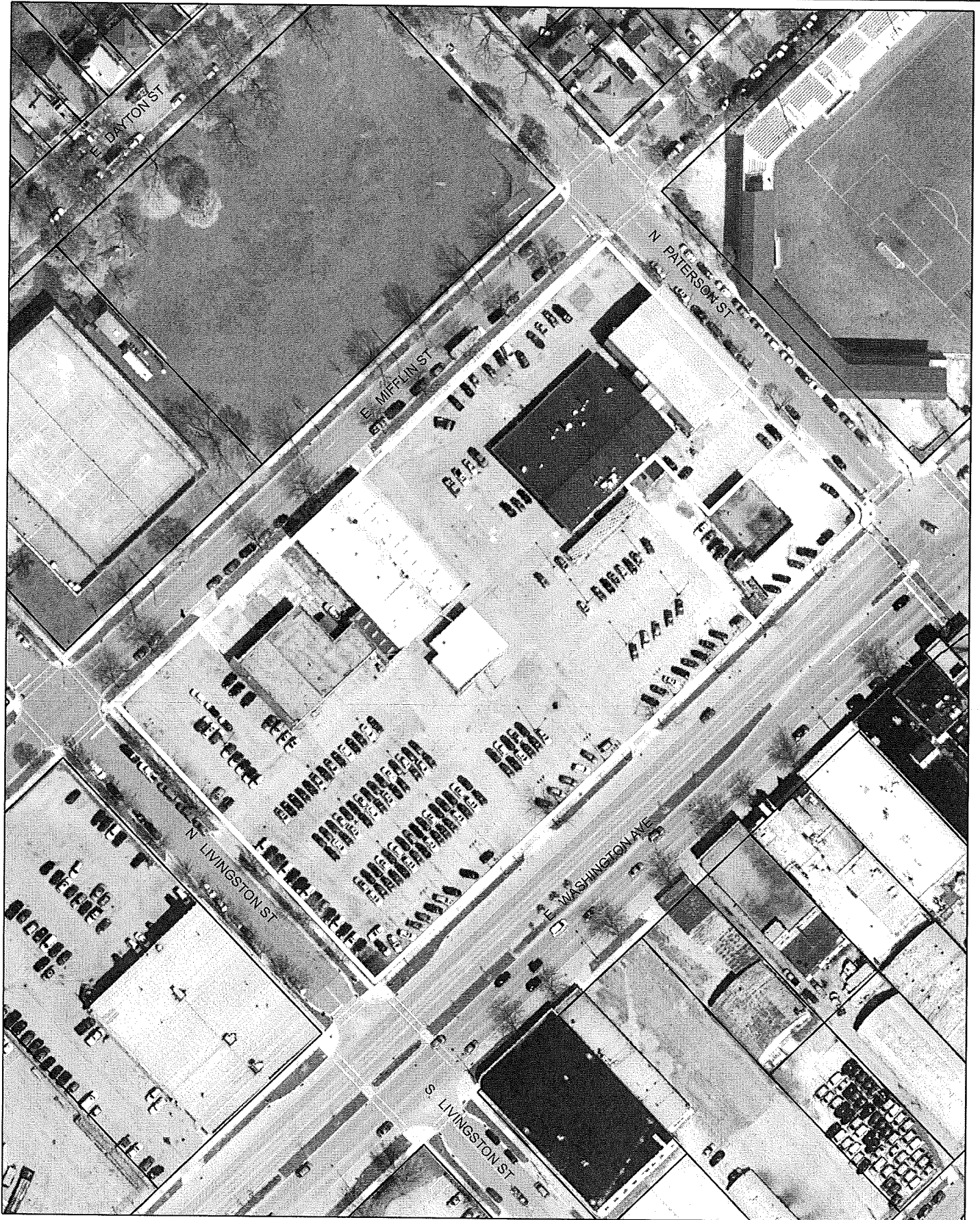


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

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





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 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 _____
Nbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 802 and 854 East Washington Ave. **Project Area in Acres:** 4.5

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

2. This is an application for:

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Rob Phillips, 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 six 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. 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.

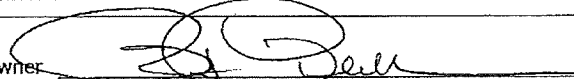
6. Applicant Declarations:

- 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: Community Mixed Use 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: Bridget Maniaci, Tenney-Lapham 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. Davls, 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 802 and 854 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 six buildings on the north 800 block of East Washington Avenue. The properties, 802 and 854 East Washington Avenue, are the location of the former Don Miller car dealership. 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 most other aboveground improvements. The City has received a brownfield grant from the DNR, which will cover approximately 60% of the demolition cost.

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 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 16 former underground storage tanks. Several areas of the site have already been partially remediated and closed with the DNR, on the condition that they remain permanently capped with asphalt or concrete. Removal of the asphalt and concrete cap would force the City to begin immediate remediation of the entire property, when remediation of the site would be better addressed at the time of development.

In March 2012, the City was awarded a \$400,000 Ready for Reuse grant from the WDNR to use for environmental remediation of the property. The grant requires a 22% match from the City, and the City Council passed a resolution in January 2012 accepting the grant and dedicating the necessary match. These funds will be used to pay for the demolition of three buildings on the property that must be removed to access underlying soil contamination. The bulk of the grant will then go toward excavation, hauling, and landfilling the most contaminated soils. As part of this process, concrete and asphalt will be removed in targeted locations only. This will allow the City to address the worst contamination, without triggering remediation of the entire site. The remaining contamination, considered "less serious" by the WDNR, will be addressed after the site is sold to a private developer. WDNR typically recommends that it 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.

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 most other aboveground improvements will be removed as part of the demolition. The only aboveground features that will remain on site are 9 light posts, at the request of Urban Land Interests (ULI), the real estate development firm with whom the City is negotiating sale of the property. 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
Don Marx, City Real Estate, 608.267.8717 or dmarx@cityofmadison.com

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

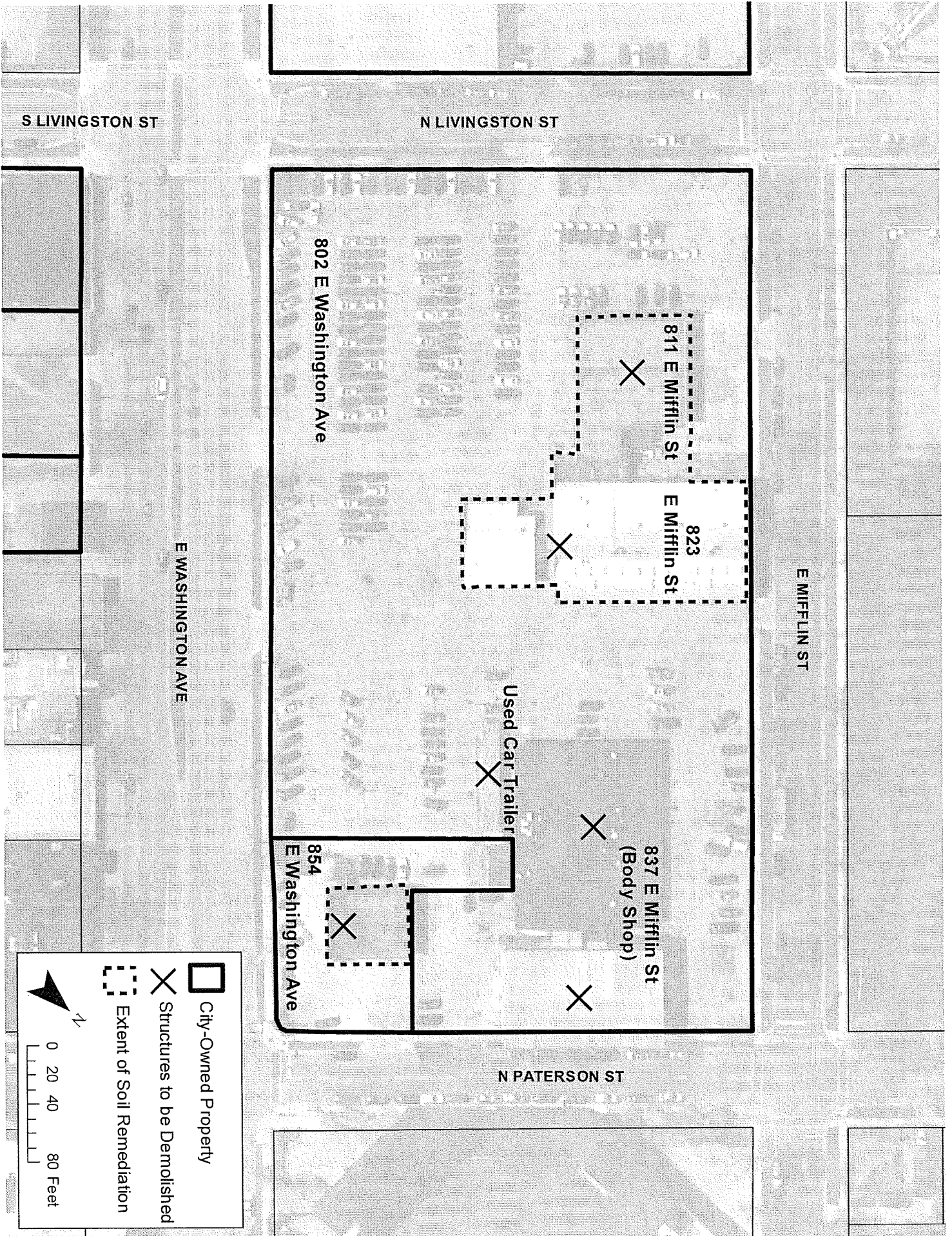
Sincerely,



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

RFP:blb

Cc: Don Marx, Economic Development Division



BASIS OF BEARINGS
 THE NORTHWEST LINE OF BLOCK 144
 IS ASSURED TO BEAN S46°10'24"W.

OWNER
 Collette Schappe, Heirs,
 4861 Maple Avenue
 Fishers, IN 46038

SURVEYOR
 PAULSON & ASSOCIATES, LLC
 138 WEST PRALIN STREET
 DEFREST, IN 46032
 WWW.PAULSONANDASSOCIATES.NET

SCALE
 1" = 40'

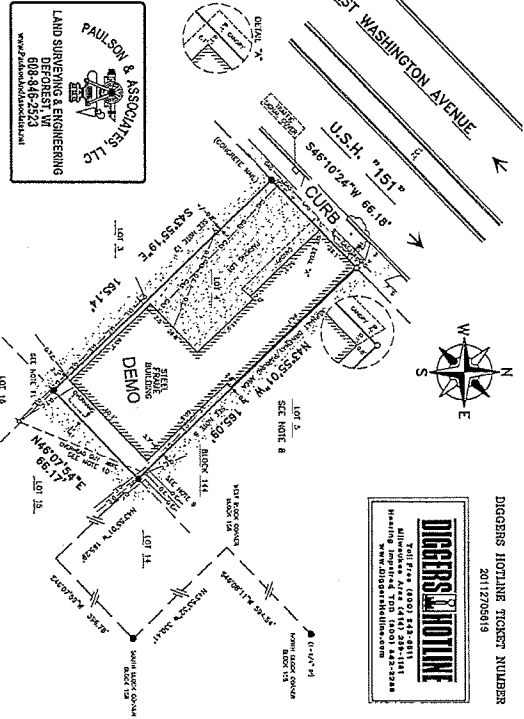
INSURED / OWNER:
 Collette Schappe, Heirs, as Trustee of the Schappe Family Trust

INSURER / TITLE COMPANY:
 First American Title Company, Commitment Number: MCS-479703-1400 Dated March 11, 2011

NOTES:

- 1) This map is based on this map should be reviewed against the original plat and the existing plat in any location. Exact locations should be determined prior to changing fence structures near any location.
- 2) The location of underground gas utilities is based on Madison Gas and Electric field mappings.
- 3) The location of water mains is based on field observations.
- 4) The location of water mains is based on field observations.
- 5) Existing surface utilities, as shown on this map, located by field observations.
- 6) Utility not to scale.
- 7) Road survey computed on 7-11-11, (GMP & DAK)
- 8) Asphalt driveway/paving area, see statement of record.
- 9) Survey of utility lines, see statement of record.
- 10) Located for site, for statement of record.
- 11) Located telecommunications line, for statement of record.
- 12) Light pole and weather electric pole, for statement of record.

DIGESTED HOTLINE, TICKET NUMBERS
 20112709419

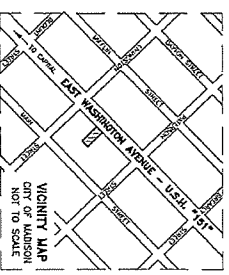


CURRENT ZONING:
 M1 (Use 24)
 (As per City of Fishers Amendment records)

GROSS LAND AREA = 10,930 S.F.

LEGEND:

- 3/4" X 24" ROUND IRON RE-BAR
- 3/4" IRON RE-BAR (FOUND)
- UNLTY POLE
- WATER VALVE
- GAS VALVE
- GAS LINE, ELECTRIC LINE
- OCCUPIED TELL COMMUNICATIONS LINE
- WATER MAIN
- SANITARY SINK
- SHIRT POLE
- DOUBLE END OF TIME
- CONCPY 15' TO 30'
- TRAFFIC FLOW ARROW



PAULSON & ASSOCIATES, LLC
 138 WEST PRALIN STREET
 DEFREST, IN 46032 (696)946-2333
 WWW.PAULSONANDASSOCIATES.NET

ALTA/ACSM LAND TITLE SURVEY

SCHAPPE FAMILY TRUST PROPERTIES
 REAR LOT 4, BLOCK 14, DEMO, PART OF LOTS, LOCATED IN THE 1/4 OF
 THE SE 1/4, SECTION 13, T2N, R4E, CRT OF MADISON STATE COUNTY, INDIANA

DATE: 7-11-11

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 North – Building Photos

854 East Washington



854 E Washington - Interior



800 Block North – Building Photos

837 E Mifflin - Body Shop



837 E Mifflin - Body Shop



800 Block North – Building Photos

837 E Mifflin - Body Shop Interior



800 Block North – Building Photos

Used Car Trailer



Used Car Trailer - Interior

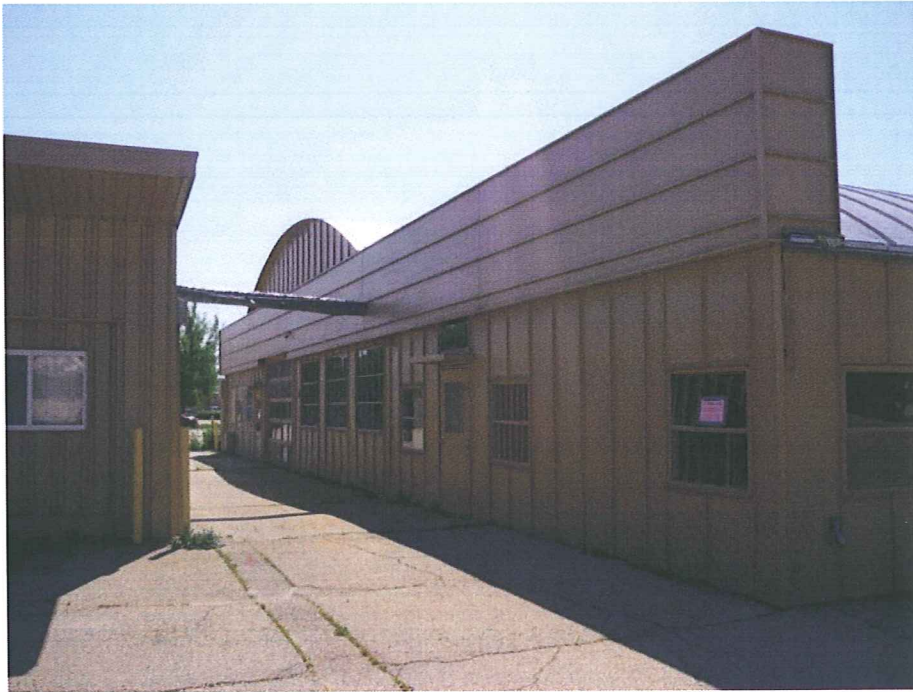


800 Block North – Building Photos

823 E Mifflin



823 E Mifflin



800 Block North – Building Photos

823 E Mifflin



823 E Mifflin



800 Block North – Building Photos

823 E Mifflin - Interior



823 E Mifflin - Interior



800 Block North – Building Photos

811 E Mifflin



811 E Mifflin - Interior

