

CITY OF MADISON

Proposed Conditional Use

Location: 809 Watson Avenue

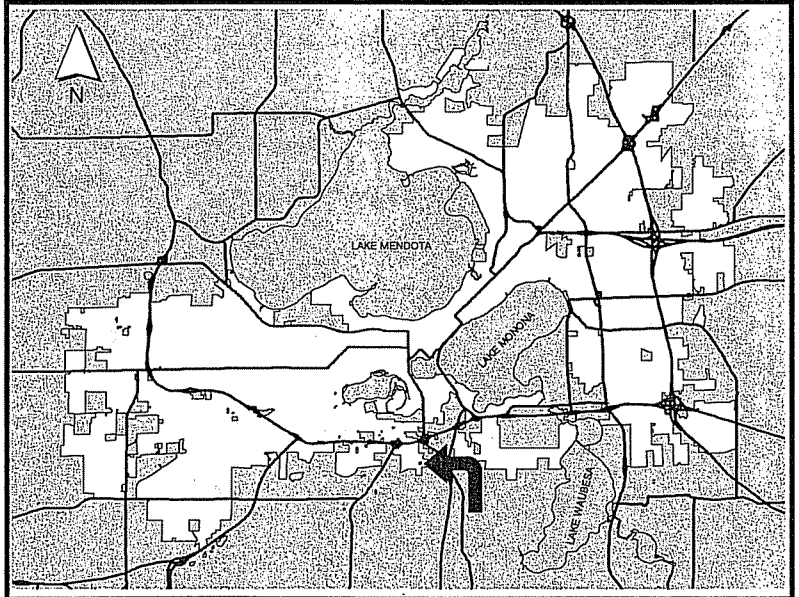
Project Name: Badgerland Supply, Inc

Applicant: Jim Downing - Badgerland Supply, Inc/
Colin Godding - Architecture/CSG

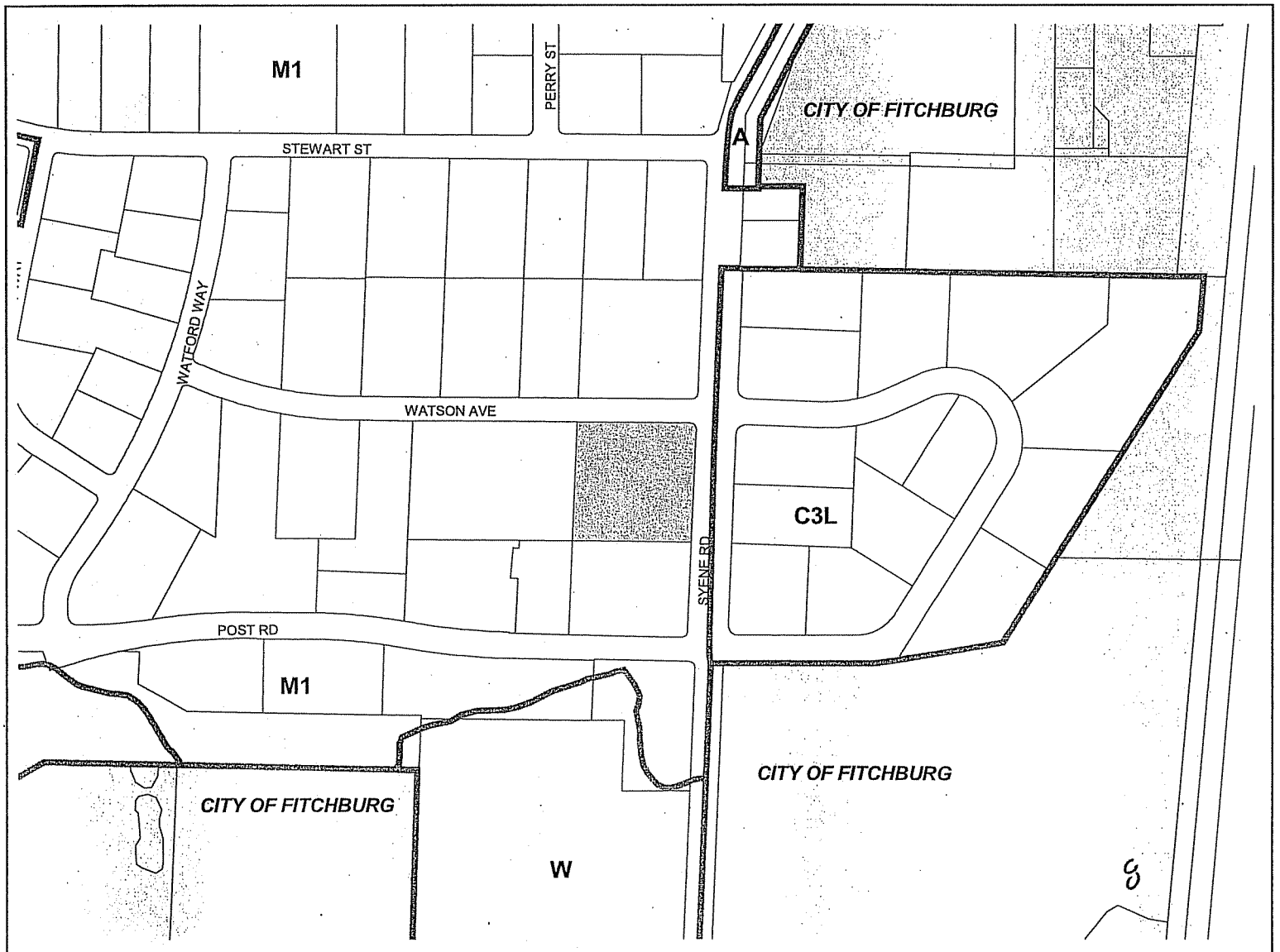
Existing Use: 1-Story Metal Building

Proposed Use: Demolish Commercial Building &
Build 1-Story Building

Public Hearing Date:
Plan Commission 01 August 2005



For Questions contact: Bill Roberts at: 266-5974 or oroberts@cityofmadison.com or City Planning at 266-4635

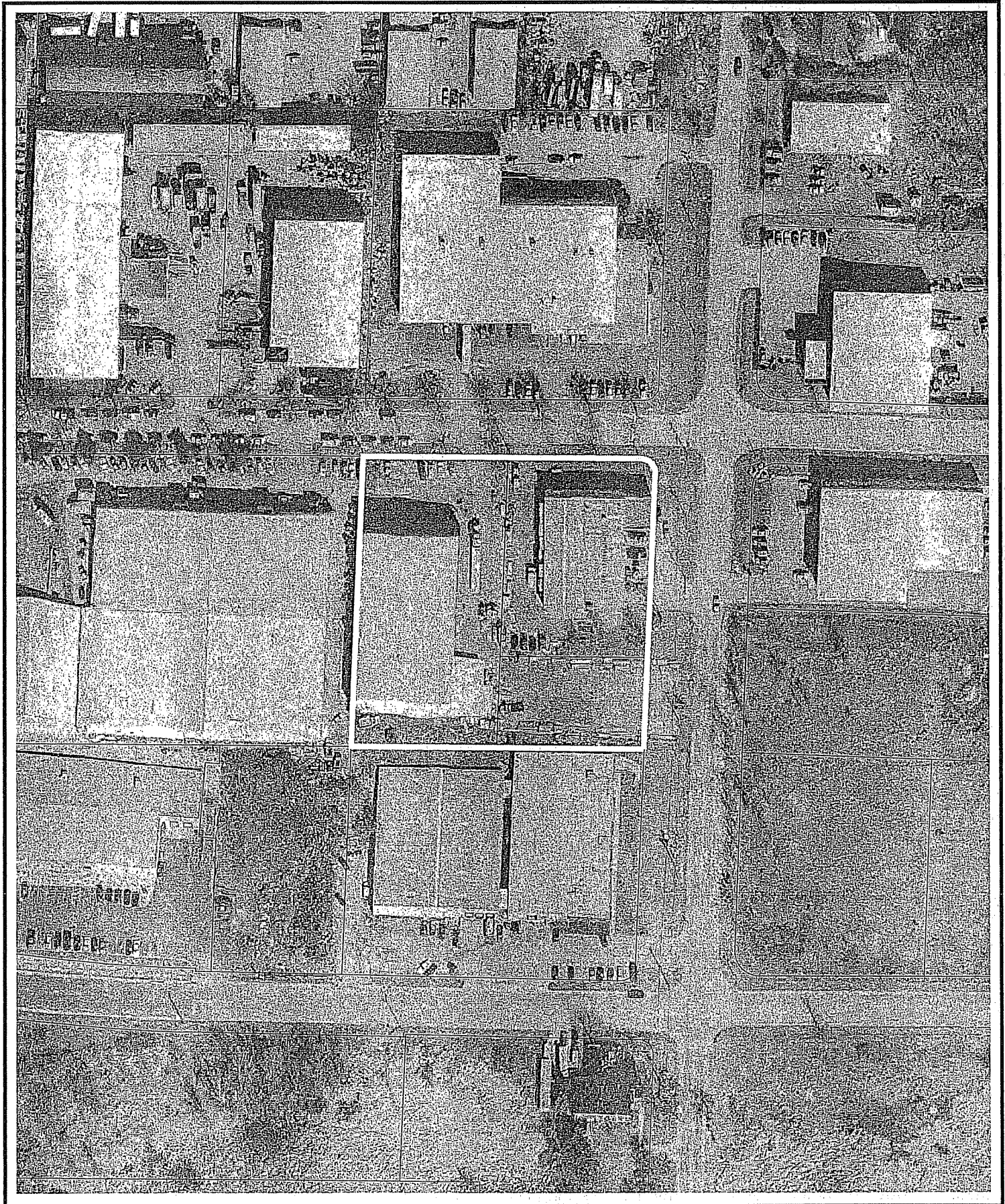


809 Watson Avenue

0 200 Feet



Date of Aerial Photography - April 2000



ZONING 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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

11:07
FOR OFFICE USE ONLY:

Amt. Paid 550 - Receipt No. _____
Date Received 6/22/05
Received By MGP
Parcel No. 0609-022-030-9
Aldermanic District 14-BRUER
GQ OK
Zoning District M1
For Complete Submittal
Application Letter of Intent
IDUP Legal Descript.
Plan Sets Zoning Text
Alder Notification pending Waiver _____
Ngrbrd. Assn Not. No Waiver _____
Date Sign Issued 6-22-05

1. **Project Address:** 809 Watson Avenue **Project Area in Acres:** 2.064 Acres
Project Title (if any): Badgerland Supply, Inc.

2. **This is an application for:** (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<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: Jim Downing Company: Badgerland Supply, Inc.
Street Address: 809 Watson Avenue City/State: Madison, WI Zip: 53713
Telephone: (608) 274-6630 Fax: (608) 274-6359 Email: _____

Project Contact Person: Colin Godding, AIA Company: Architecture/CSG, Inc.
Street Address: 107 N. Hamilton St. City/State: Madison, WI Zip: 53703
Telephone: (608) 251-4402 Fax: (608) 251-4471 Email: cgodding@architecturecsg.com

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

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Project includes demolition of a one-story metal building to be replaced by a one-story metal building for string gypsum wallboard. Some site work including new parking areas, retaining wall, grading and landscaping.
Development Schedule: Commencement Fall 2005 Completion Spring 2006



5. Required Submittals:

Site 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:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: 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.

Filing Fee: \$ 50.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

Timothy Bruer 6/20/05

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 Counter and Planning Unit staff; note staff persons and date.

Planner Brad Murphy Date 6/10/05 | Zoning Staff Kathy Voeck Date 6/10/05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name COLIN B. GOODINE Date 06/21/05
Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 6/21/05

June 22, 2005

Madison Plan Commission
215 Martin Luther King Jr. Blvd
Room LL-100
Madison, WI 53701-2985

RE: Letter of Intent for Badgerland Supply, Inc.
809 Watson Avenue, Madison, WI 53713

To Whom It May Concern:

The proposed project at 809 Watson Avenue includes the demolition of an existing warehouse and the construction of a new warehouse for Badgerland Supply, Inc. The proposed building would be used for storage of gypsum wallboard. The project also includes some site work such as new parking areas, new retaining wall, grading and landscaping.

Name of Project: Badgerland Supply, Inc. 809 Watson Avenue, Madison, WI 53713

Construction Schedule: Start construction fall of 2005, as soon as possible after city approvals.

Description of existing conditions: The site (Parcel B - see Survey) currently contains a one-story metal building used for the storage of gypsum wallboard to be demolished. Parcel A has a one-story metal building with storage and offices to remain. The office area is a small two-story area at the front of the building. Parcel C is a paved service area.

Owner Contact: Jim Downing, President, Badgerland Supply, Inc., 809 Watson Avenue, Madison, WI 53713; 608-274-6630

Architect: Colin Godding, AIA, Architecture | CSG, Inc., 107 N. Hamilton, Madison, WI 53703; 608-251-4402

Contractor: To be determined. The project is at the pricing stage at present.

Landscape Architect, Storm Water Management Plan: Chris Thiel, Schreiber/Anderson Assoc., 717 John Nolen Drive, Madison, WI 53713; 608-255-0800

Surveyor: Dave Jenkins, Jenkins Survey & Design, Inc., 161 Horizon Drive, Suite 101, Verona, WI 53593; 608-848-5060

Structural Engineer: Tom Iverson PE, Iverson Engineering Services LLC, 6754 Raymond Road #113, Madison, WI 53719; 608-231-3140

Use and Square Footage: Existing Building – 9605 SF, gypsum wallboard storage. Proposed Building – 16,435 SF for gypsum wallboard storage, one 13'-0" x 14'-7 1/2" office room and plumbing for future toilet rooms.

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Total Gross Square Footage: 17,000 SF

Number of Employees: Parcel B – one employee at all times, three to four at most. Parcels A, B and C – 20 employees total.

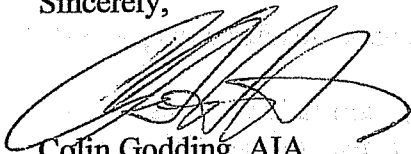
Parking and Loading: Proposed employee parking – 26 spaces, including two van accessible spaces. One loading dock and 4/5 overhead drive in loading doors.

**Hours of Operation: Monday – Friday: 6:00 am – 5:30 pm. Saturday: 7:00am – 11:00am.
Sunday: closed**

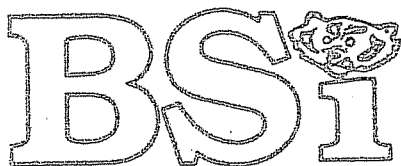
**Acreage of the Site: Parcel A – 1.033 acres; Parcel B – 0.704 acres; Parcel C – 0.327 acres;
Total – 2.064 acres**

Thank you for your consideration.

Sincerely,



**Colin Godding, AIA
Architecture | CSG, Inc.
107 North Hamilton Street
Madison, WI 53703**



Badgerland Supply, Inc.

P.O. Box 259066 • Madison, WI 53725-9066 • 608-274-6630 • FAX 608-274-6359

June 20, 2005

Alderman Timothy Bruer
210 Martin Luther King, Jr. Blvd.
Room 417
Madison, WI 53703

Mr. Bruer,

I am writing you to make you aware of an exciting expansion and renovation project we are planning at Badgerland Supply, Inc. We have enjoyed excellent growth over the past two decades and with that growth we have continued to add staff. We strongly want to stay in Madison at our current facility. We have come up with a plan to demo an existing out-dated building at 801 Watson Avenue and re-place it with an efficient, architecturally pleasing warehouse facility. In addition, we plan to renovate the exterior of our existing facility at 809 Watson Avenue to compliment the new building. We then plan to do extensive landscaping to improve our grounds and out-lot.

A second phase planned for 2006 will be to renovate and expand our offices and show room at 809 Watson Avenue for a planned increase in staff.

We look forward to your support for our plans. We feel strongly they will help up-grade both our image and the Industrial Park we are located in. Please feel free to call me with any comments or questions you may have. You are welcome to stop by our operations at any time. Thank you again for your time.

Sincerely,

James L. Downing
President

Locations in:

Madison, WI..... 608-274-6630
Fond du Lac, WI..... 920-923-0666

Janesville, WI..... 608-754-5858
Green Bay, WI..... 920-965-1924

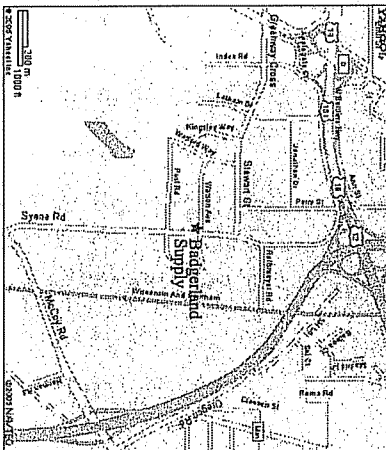
Cherry Valley, IL..... 815-332-4124
Hartland, WI..... 262-367-5280

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Submitted for Demolition Permit
Badgerland Supply
 809 Watson Avenue
 Madison, WI

June 22, 2005


Sheet No.	Sheet Title
C-1	Fire Sheet
C-2	Existing Conditions - Site Photos
C-3	Demolition Plan
C-4	Erosion Control Plan
C-5	Grading/Utility Plan
C-6	Site Layout Plan
C-7	Lighting Plan
C-8	Fire Protection Plan
C-9	Landscape Plan
1.1	Proposed Site Plan
2.1	First Floor Plan
4.1	Building Elevation



Location Map

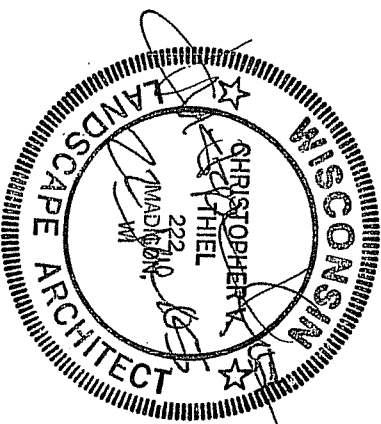
Site Statistics	
LOT AREA	2.06 ac
PROPOSED PARKING STALLS	26 STALLS
TREES REQUIRED	2 TREES
TREES PROVIDED	6 TREES
POINTS REQUIRED	202 POINTS
TOTAL POINTS	210 POINTS

Owner
Badgerland Supply
 809 Watson Avenue
 Madison, WI

Architect

 ARCHITECTURE|CSG, INC.
 107 N. JUNCTION STREET
 MADISON, WI 53703 608/251-1102

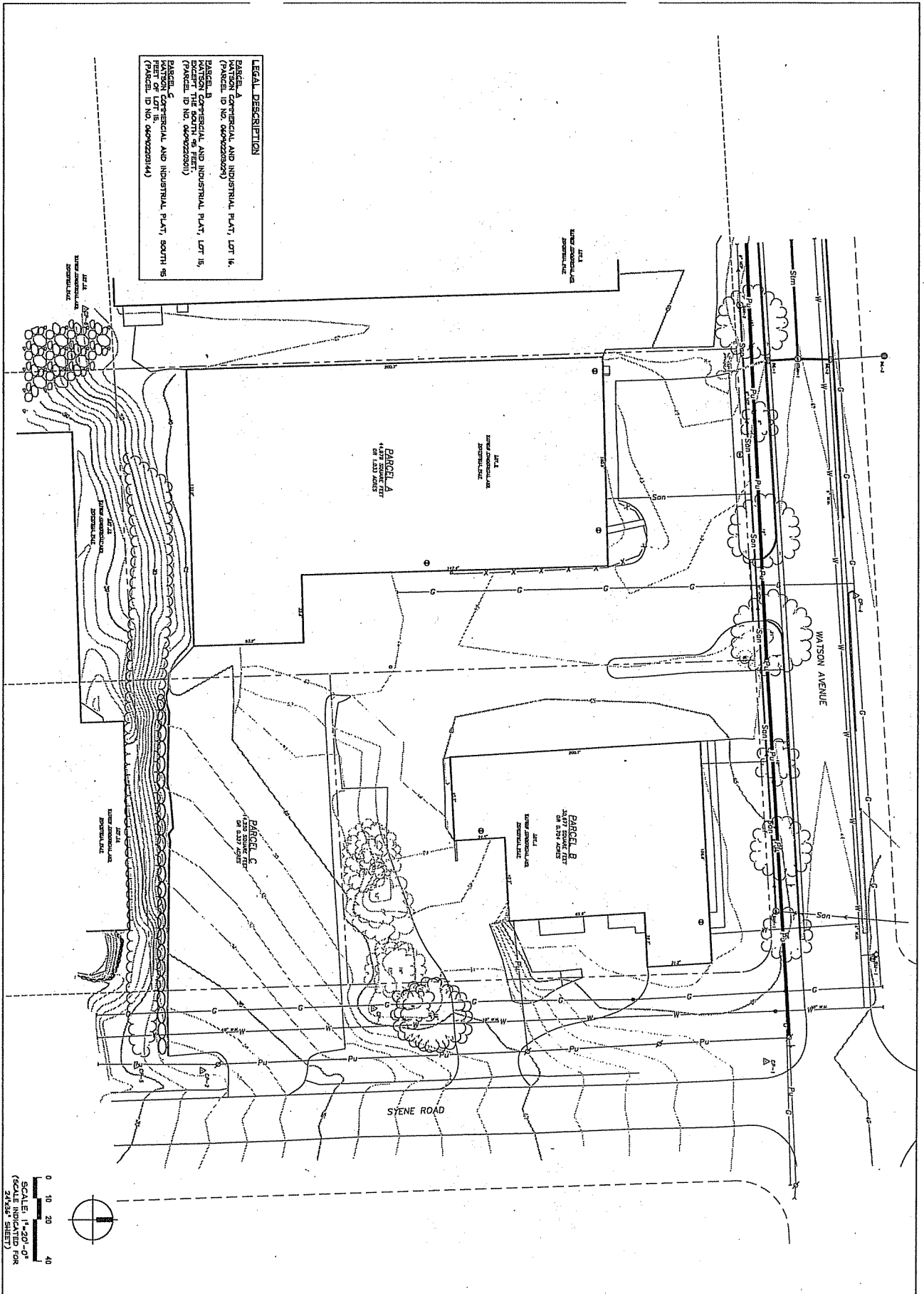
Landscape Architect /
 Civil Engineer


 Scherber/Anderson Associates
 717 John Nelson Drive
 Madison, WI 53713
 Phone 608-255-0800
 Fax 608-255-7750
 Project No 2103



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A



LEGAL DESCRIPTION

PARCEL A
 WATSON COMMERCIAL AND INDUSTRIAL PLAT, LOT 16,
 (PARCEL ID NO. 0609202029)

PARCEL B
 WATSON COMMERCIAL AND INDUSTRIAL PLAT, LOT 15,
 (PARCEL ID NO. 0609202029)

PARCEL C
 WATSON COMMERCIAL AND INDUSTRIAL PLAT, SOUTH 15
 FEET OF LOT 15,
 (PARCEL ID NO. 0609202014)

0 10 20 40
 SCALE IS IN FEET FOR
 (SCALE INDICATED FOR
 24"X36" SHEET)

C-1



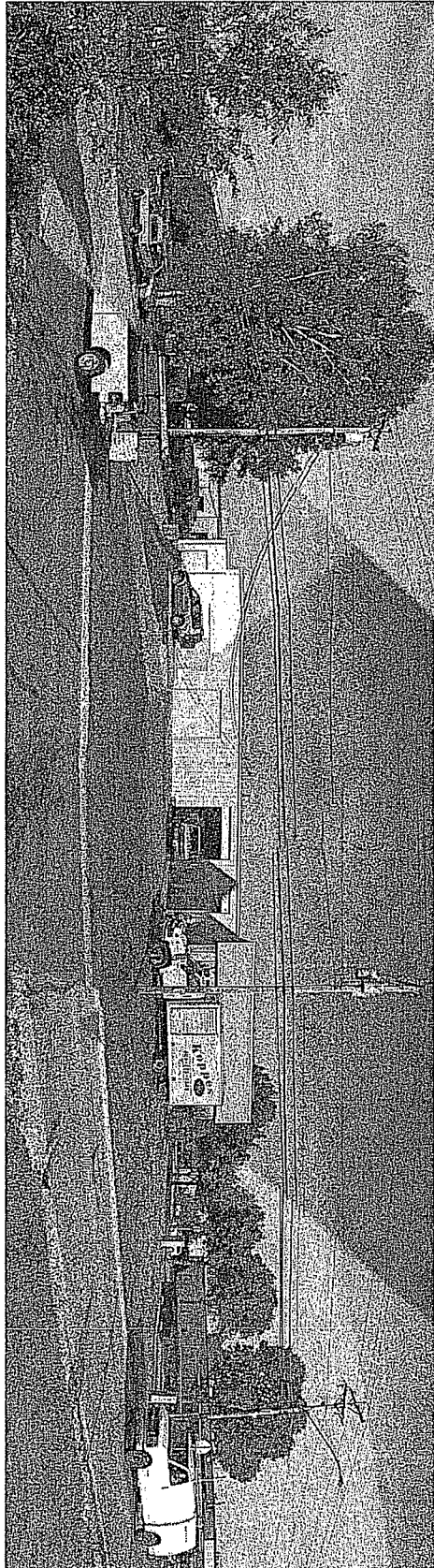
ARCHITECT:
ARCHITECTURE|CSG, INC.
 107 N. HAMILTON STREET
 MADISON, WI 53703 608/251-4402

EXISTING
 CONDITIONS

PROJECT:
BADGERLAND SUPPLY, INC.
 809 WATSON AVENUE
 MADISON, WI 53713

8/22/05

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VIEW FROM SYENE ROAD LOOKING WEST



VIEW FROM WATSON AVENUE LOOKING SOUTH

C-2



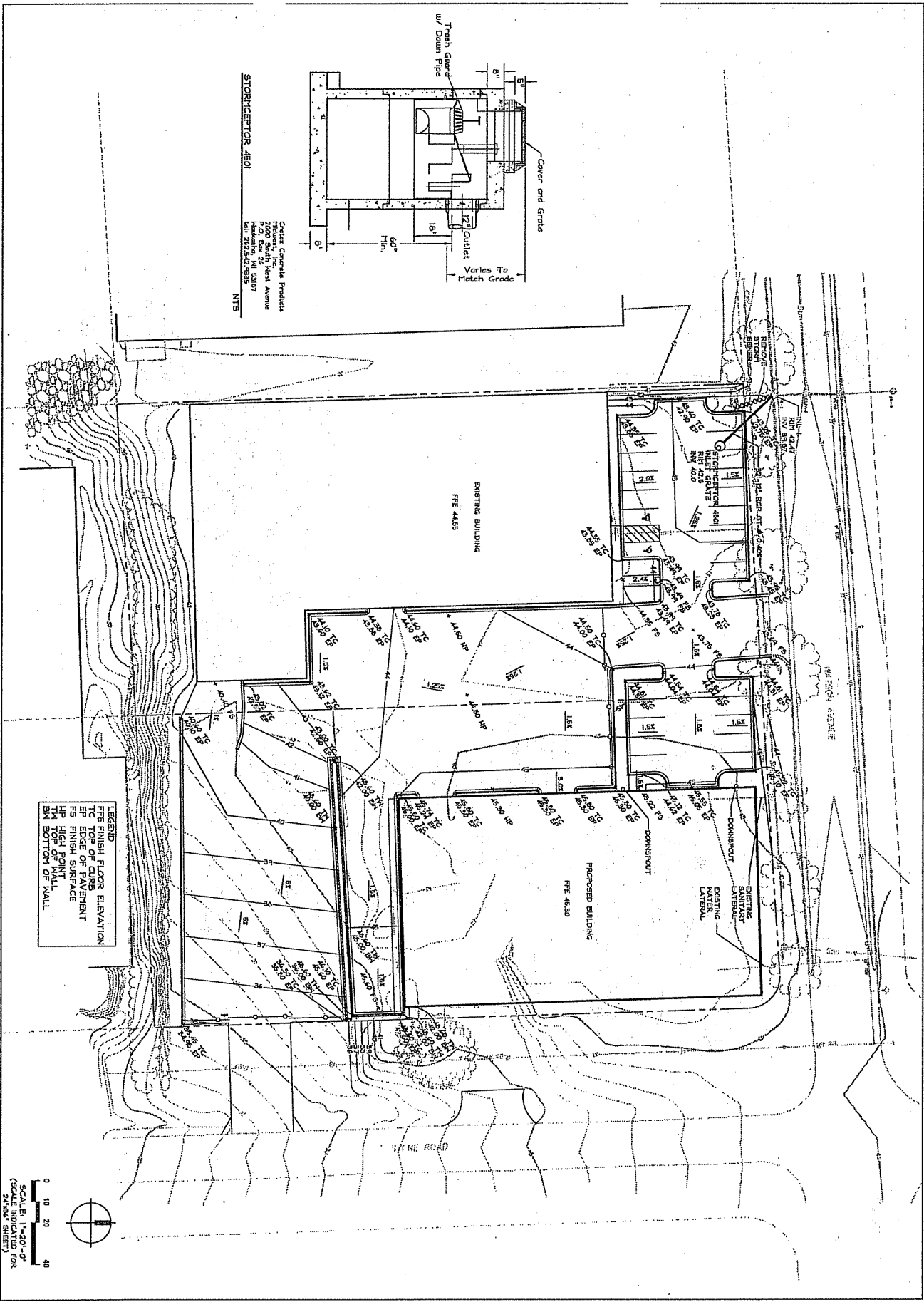
ARCHITECT:
ARCHITECTURE|CSG, INC.
 107 N. HAMILTON STREET
 MADISON, WI 53703 608/251-4402

EXISTING
 CONDITIONS
 PHOTOS

PROJECT:
BADGERLAND SUPPLY, INC.
 809 WATSON AVENUE
 MADISON, WI 53713

8/22/05

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C-5



ARCHITECT:
ARCHITECTURE CSG, INC.
 107 N. HAMILTON STREET
 MADISON, WI 53703 608/251-4402

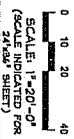
GRADING PLAN

PROJECT:
BADGERLAND SUPPLY, INC.
 809 WATSON AVENUE
 MADISON, WI 53713

8/22/05

Symbol	Botanical Name	Common Name	Size	Root	Quantity	Remarks
AF	Larix x Fraseri	Autumn Balsa Fir	2' Cal.	B19	6	
CA	Conium officinale	Pagoda Dogwood	1 1/2' Cal.	B19	1	Tree Form
SR	Syringa ret. Ivory Silk	Japanese Tree Lilac	1 1/2' Cal.	B19	2	
HA	Hydrangea arborescens	Annabelle Hydrangea	2'	Container	14	
RA	Rhus aromatica 'Coco-Lav'	Coconut Spice	18"	Container	18	
SB	Spiraea x vanilla 'Goldflame'	Goldflame Spirea	18"	B19	19	

LANDSCAPE POINTS	QTY. PTS.
NUMBER OF PARKING STALLS	26 STALLS
CANOPY TREES REQUIRED	2 TREES
NUMBER OF LOADING DOCKS	1 DOCKS
LANDSCAPE POINTS REQUIRED	202 POINTS
CANOPY TREES	4
ORNAMENTAL TREES	140
DECIDUOUS SHRUBS	2
TOTAL POINTS	210



C-9



ARCHITECT:
ARCHITECTURE CSG, INC.
 107 N. HAMILTON STREET
 MADISON, WI 53703 608/251-4402

LANDSCAPE PLAN

PROJECT:
BADGERLAND SUPPLY, INC.
 809 WATSON AVENUE
 MADISON, WI 53713

8/21/05

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