



Location
1034 Walsh Road

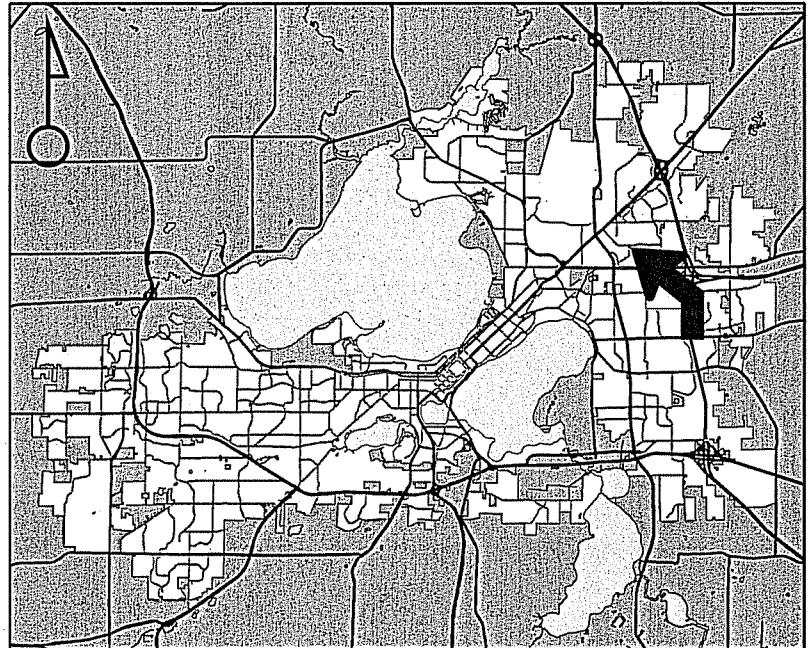
Project Name
Ziegler Demolition

Applicant
Jeanne Ziegler/
Larry Taff - TZ of Madison, Inc.

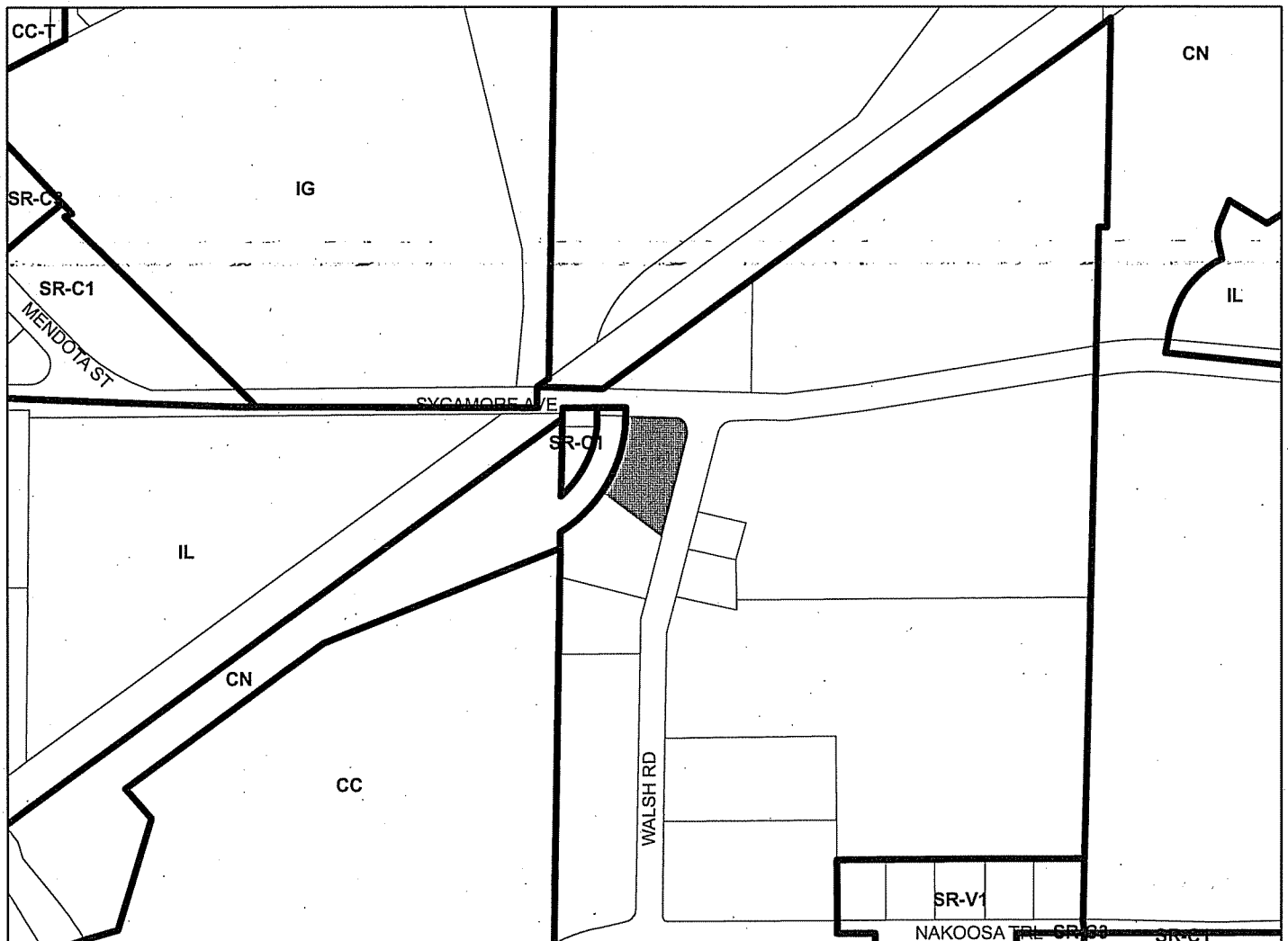
Existing Use
Auto repair shop and storage facility

Proposed Use
Demolish auto repair shop and auto
storage facility with no proposed use

Public Hearing Date
Plan Commission
24 November 2014

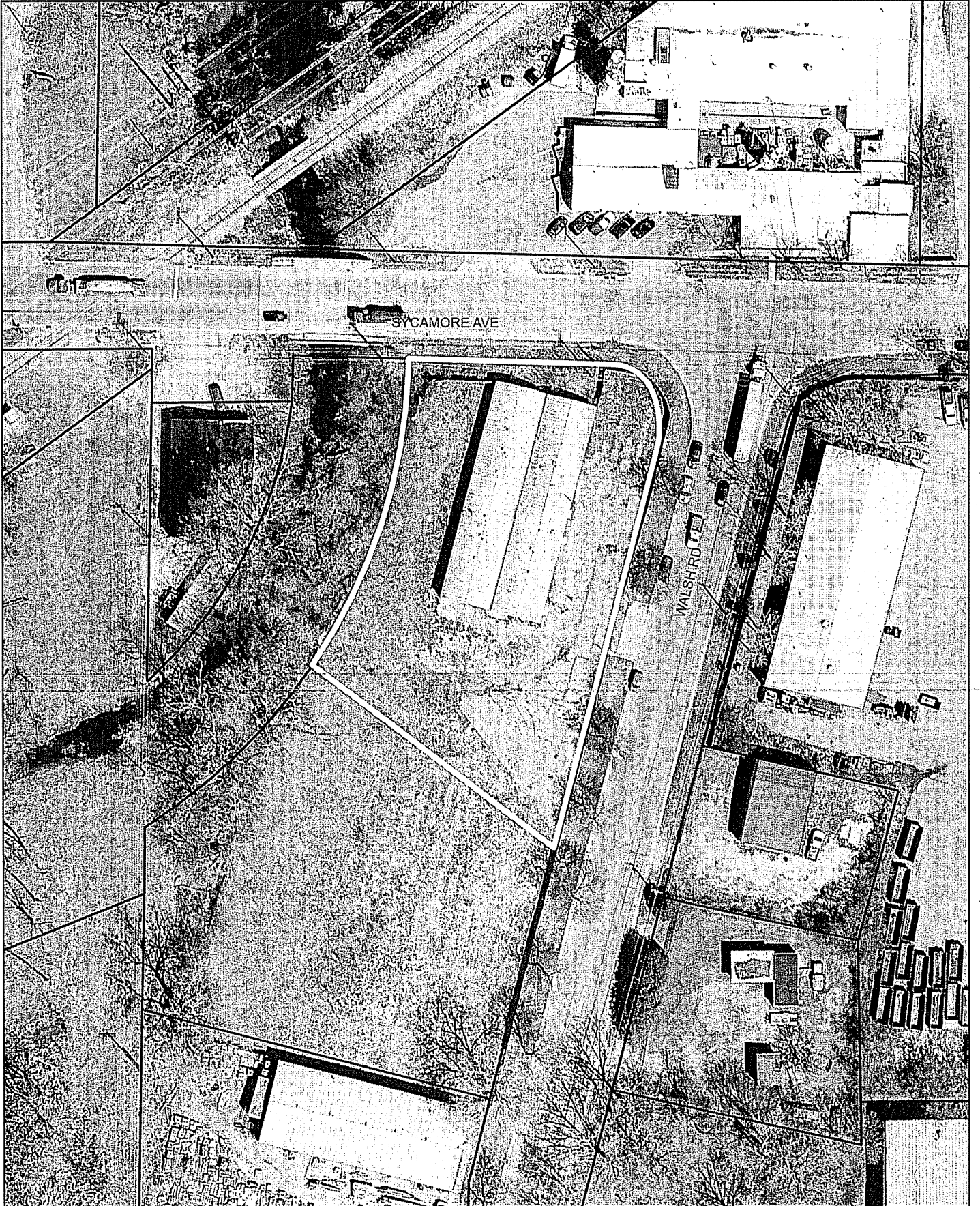


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 November 2014





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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1034 Walsh Road
Project Title (if any): Ziegler Property

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

3. Applicant, Agent & Property Owner Information:

Applicant Name: Larry Taff Company: TZ of Madison, Inc.
Street Address: 6 Fuller Drive City/State: Madison, WI Zip: 53704
Telephone: (608) 241-2967 Fax: (608) 241-0083 Email: larry@tzofmadison.com

Project Contact Person: Larry Taff Company: TZ of Madison, Inc.
Street Address: 6 Fuller Drive City/State: Madison, WI Zip: 53704
Telephone: (608) 241-2967 Fax: (608) 241-0083 Email: larry@tzofmadison.com

Property Owner (if not applicant): Jeanne Ziegler
Street Address: 722 Ziegler Rd. City/State: Madison, WI Zip: 53714

4. Project Information:

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

Development Schedule: Commencement Fall 2014 Completion Spring 2015

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/altere 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)
- 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:

- **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 ½ 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.

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 | • Number of Dwelling Units | • 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 | | |

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:

Notice sent 8/11/14 to David Ahrens, District 15 + Burke Heights Neighborhood Assn.

→ 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: Heather Stouder Date: 8/27/2014 Zoning Staff: Matt Tucker Date: 8/27/2014
9 AM

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

Name of Applicant Larry Taff, T2 of Madison, Inc. Relationship to Property: Family Member
Authorizing Signature of Property Owner Christine Ziegler Cochran / POA Finances / James Ziegler Date 10-7-14



6 Fuller Drive
Madison, WI 53704
Ph 241-2967 Fax 241-0083
www.tzofmadison.com

10/7/2014

Land Use Application Supplement
Project Plans and Letter of Intent

Property Owner: Jeanne Ziegler
1034 Walsh Rd.
Madison, WI 53714

Project Team Leader: Larry Taff, TZ of Madison, Inc.

Application Item 4: Project Information

The building and lot was the site of a auto repair shop and auto storage. It has been vacant for about 4 years. It was owned by Calvin Ziegler who passed away January 1, 2014. It is now owned by his wife, Jeanne Zielger, who is 90 years old. She is represented by her daughter, Chris Borchers, acting as Power of Attorney and Larry Taff who is Jeanne's son-in-law.

The family has had this property for sale, and has contracted for the clean up of ground contamination, caused by the auto repair shop. This work has been overseen by Robin Seymour of Seymour Environment Services, Inc. There was a final case closure given Sept. 5, 2014 by the Wisconsin Department of Natural Resources DNR BRRTS Activity: 02-13-562364 (see attached letter).

Due to a high wind storm in June 2014, there is extensive damage to the roof. The overhead garage door was blown down and vandals have entered the building and stolen all of the interior electrical wiring. After talking to Matt Tucker, we had the City of Madison Engineer inspect the building to see if it was structurally sound. He said it was, but agreed it should probably be demolished because of the dilapidated conditions and vandalism which is occurring.

We have since boarded up the exterior, but there are ongoing problems with graffiti being sprayed on the fence. The building and fence create an ongoing problem and we feel by being made a vacant lot, will be more of an asset to interested buyers and less of an eye sore to the neighborhood.

All parties who have been interested in the property find no value to the existing building, and because of severe storm damage which took place this past summer, the intent of the owners is to demolish the existing building, fence, and maintain the site per DNR recommendations, until a buyer would come up with an approved development plan.

The capping of sewer and water supplies, the demolition of the building and fence would take place as soon as possible this year, with removal of drive concrete early spring of 2015. The plan is to recycle as much of materials as possible from the metal building, fence and concrete foundation walls above ground level.

Application Item 5: Required Submittal information

We have submitted a copy of the plan which was used for the DNR and Seymour Environmental Services, Inc. during their work. If a more detailed site plan is required at this time, we have contacted Badger Survey, Inc. and they could provide a "as built" survey by 10/17/2014. The intent is to demolish the existing building down to ground level and leave the concrete asphalt, and gravel caps per DNR requirements, until the property is sold. After the building and fence are removed all the small invasive

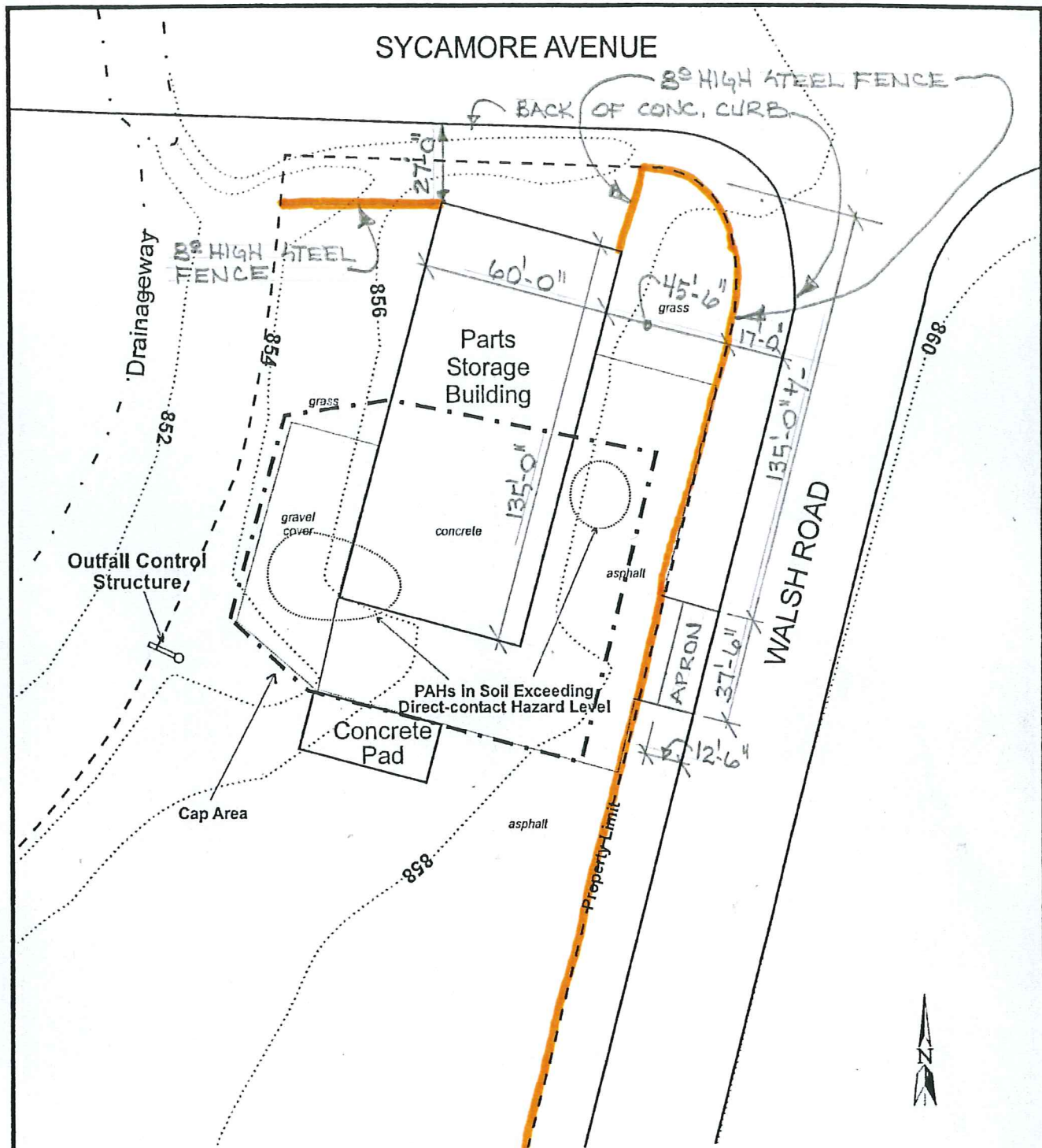


6 Fuller Drive
Madison, WI 53704
Ph 241-2967 Fax 241-0083
www.tzofmadison.com

plants shrubs would be cut down to ground level, treated with herbicide and the lot maintained by mowing grass as needed. The level of the soils would be kept as is per DNR requirements.

The lot will remain vacant and for sale.

The project team would be lead by Larry Taff, of TZ of Madison, Inc. The existing structure is 8,100 square feet. The 2014 assessed value of land is \$97,000 and the building is \$55,000 for a total assessed value of \$152,000.



LEGEND

--- Direct Contact Cap Area

0 50' 100'

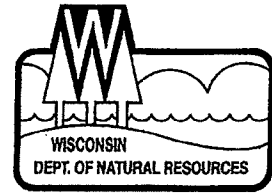
1 INCH = 50 FEET
SCALE IS APPROXIMATE

FILE/PATH: D:\PROJECTS\Ziegler\Cap Area.cdr
DATE: 04/07/2014
PREPARED: MDF APPROVED:
SOURCE: FIELD MEASUREMENTS

SEYMOUR ENVIRONMENTAL SERVICES, INC.

LOCATION MAP
Ziegler Walsh Road Property
1018-1034 Walsh Road
Madison, Wisconsin

FIGURE
D.1.



September 5, 2014

Ms. Chris Ziegler Borchers
2302 Fremont
Madison WI 53704

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure: Ziegler Property
Ziegler Property, 1034 Walsh Road, Madison
DNR BRRTS Activity: 02-13-562364

Dear Ms. Borchers:

The Department of Natural Resources (DNR) considers the Ziegler Property closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The South Central Region Closure Committee reviewed the request for closure on August 17, 2014. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

Early in 2010, as a result of a WDNR stormwater site inspection, contaminated runoff from used oil handling practices was noted when the property was operating as A to Z Salvage. This contamination was addressed through a soil excavation and the site was granted closure in November 2010 (Activity Number 02-13-555951). As part of a Phase II site assessment performed in 2013, additional contamination was documented and a new activity number was assigned (02-13-562364); this letter addresses the closure of the most recent site activities. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- A soil or gravel cover must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- Industrial soil standards were applied for closure, and industrial zoning is required. Before the land use may be changed from industrial to non-industrial, additional environmental work must be completed.

The DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

Geographic Information System (GIS) Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/clean.html>, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the GIS Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

All site information is also on file at the South Central Regional DNR office, at 3911 Fish Hatchery Road, Fitchburg, Wisconsin. This letter and information that was submitted with your closure request application, including any maintenance plans or maps, can be found as a Portable Document Format (PDF) file in BRRTS on the Web.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where a soil or gravel cover is required, as shown on the **attached maintenance plan map, unless prior written approval has been obtained from the DNR:**

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plan are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats., to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:
Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
3911 Fish Hatchery Road
Fitchburg, WI 53711



----- Original Message -----

Subject:1018-1034 Walsh Rd

Date:Fri, 1 Aug 2014 15:05:10 -0500

From:kzt tds.net <kzt@tds.net>

To:district15@cityofmadison.com

CC:jmm2658@gmail.com, Larry Taff <larry@tzofmadison.com>, Chris Z Borchers
<czborchers@gmail.com>

Alder Ahrens and Burke Heights Neighborhood Association,

I am writing to inform you of our intent to demo property on 1018-1034 Walsh Rd.

My father, Calvin Ziegler, has owned this property for several years. Calvin passed away on January 1, 2014. He had been trying to sell and all interested parties would have liked the building removed.

One of our last large storms caused damage to fence and building, and repairs seems senseless particularly with demolition plans.

My husband, Larry Taff, with TZ of Madison, has had preliminary discussion with the City of Madison Engineering staff regarding our desire to demo the building and fence. The fencing has been an ongoing problem because of graffiti for many years.

Since the storm damage to the building we are now getting reports of looting and trespassing inside the vacant building.

We would like to proceed with demolishing as soon as possible.

Any questions please contact my husband.

Larry Taff

TZ of Madison Inc.

608-513-2967

Thank you,