



City of Madison

Proposed Demolition

Location
 2405-2413 Cypress Way &
 826-838 Badger Road

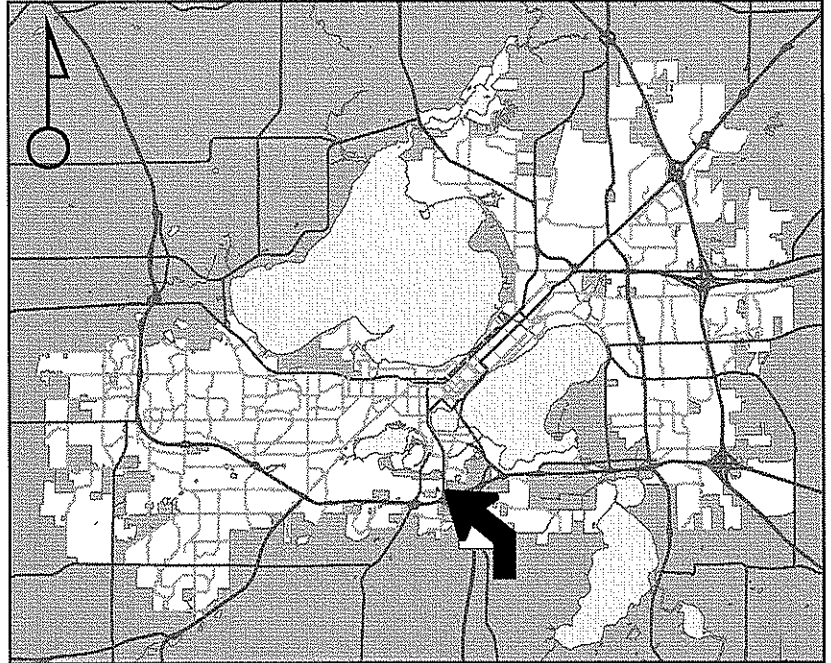
Project Name
Burr Oaks Senior Housing Project

Applicant
 Community Development Authority/
 Dan Rolfs - CDA of Madison

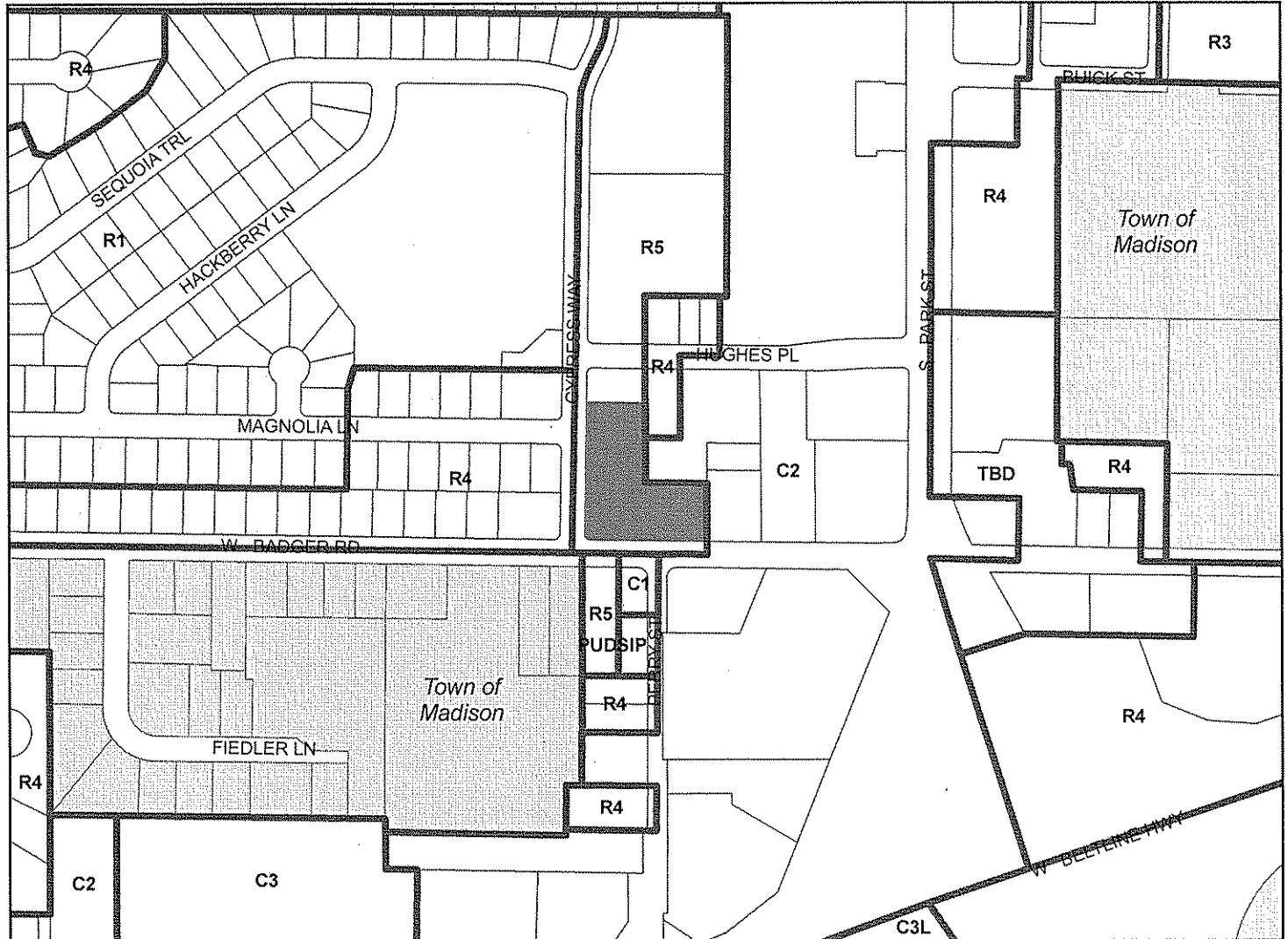
Existing Use
 7 Multi-Family Residences

Proposed Use
 Demolish 7 Multi-Family Residences to
 Facilitate Future Redevelopment of Site
 with Burr Oaks Senior Housing Project

Public Hearing Date
 Plan Commission
 21 June 2010



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 : 08 June 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 filling 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:	
Amnt. 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:** 2405, 2409, 2413 Cypress Wy, 826, 830, 834 **Project Area in Acres:** 1.7 acres

Project Title (if any): Burr Oaks Senior Housing Project

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: CDA of Madison Company: CDA of Madison
 Street Address: 215 Martin Luther King, Jr. Blvd City/State: Madison, WI Zip: 53701
 Telephone: (608) 267-8722 Fax: (608) 261-6126 Email: drolfs@cityofmadison.com

Project Contact Person: Dan Rolfs, AICP Company: CDA of Madison
 Street Address: (same) City/State: (same) Zip: (same)
 Telephone: () Fax: () Email: (same)

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

4. Project Information:

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

The Burr Oaks Senior Housing project will be constructed. It will contain approximately 100 apt. units in two phases.

Development Schedule: Commencement August 2010 Completion December 2010

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:** \$⁰ 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 Burr Oaks Neighborhood Senior Housing Plan Plan, which recommends: Senior Housing 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: Alder Tim Bruer - April 21, 2010; Burr Oaks Neighborhood Association (Dale Cox) - April 27, 2010
 - 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: 4/21/10 Zoning Staff: _____ Date: _____
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

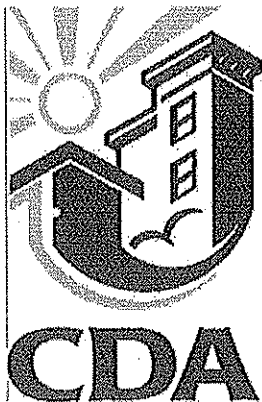
The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Dan Rolfs, AICP Date 27 April, 2010

Signature [Signature] Relation to Property Owner employee

Authorizing Signature of Property Owner [Signature] Date 4/28/10

Effective May 1, 2009



Community Development Authority

Madison Municipal Building, Suite 318
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
ph (608)266.4675 tdd (608)264.9290 fx (608)264.9291
email housing@cityofmadison.com
mail P.O. Box: 1785, Madison, WI 53701-1785

April 30, 2010

To: City of Madison Planning Commission
Madison Municipal Building
215 Martin Luther King, Jr. Blvd. Room LL-100
Madison, WI 53701

RE: Burr Oaks Senior Housing Project – Demolition Phase

Dear Plan Commission Members:

The Community Development Authority of the City of Madison (CDA) intends to demolish seven apartment buildings as part of its plan to construct affordable senior housing in the Burr Oaks neighborhood. The properties that the CDA intends to demolish are:

- 2405 Cypress Way (6 unit apartment building – 4 x 2 bdr, 2 x 3 bdr)
- 2409 Cypress Way (8 unit apartment building – 8 x 2 bdr)
- 2413 Cypress Way (8 unit apartment building – 8 x 2 bdr)
- 826 West Badger Road (4 unit apartment building – 4 x 1 bdr)
- 830 West Badger Road (4 unit apartment building – 2 x 1 bdr, 2 x 2 bdr)
- 834 West Badger Road (4 unit apartment building – 4 x 2 bdr)
- 838 West Badger Road (4 unit apartment building – 4 x 2 bdr)

These seven parcels contain approximately 73,883 square feet, or 1.70 acres. The CDA intends to demolish the apartment buildings on these seven properties. These seven properties contain seven apartment buildings with 38 apartment units (detailed above). All of these parcels and the buildings upon them were found to be blighted by an independent Survey of Conditions that was conducted in both 2005 and 2008. The most recent Survey of Conditions outlining the finding of blight for the area and each property is included with this Letter of Intent.

The CDA will combine these seven parcels with the vacant parcel at 837 Hughes Place to form the "Site" for the Burr Oaks Senior Housing project (the "Project"). The eight parcels that make up the Site consist of 85,857 square feet, or 1.97 acres.

Prior to demolition, the CDA will complete a recycling plan with the assistance of Waste Cap Wisconsin (Contact Person: Ralph McCall – 608-245-1100). Waste Cap has completed the recycling plan in accordance with City of Madison requirements for demolition. The recycling plan is attached to this Letter of Intent.

Prior to demolition, the CDA will remove all asbestos from the seven remaining structures on the Site. The CDA will also identify, and if necessary, remove the lead from these structures prior to demolition.

The CDA is also coordinating with the City of Madison Fire Department ("MFD"). MFD has requested to use one or more of these buildings to provide a real-world training space for the current group of fire academy recruits. The CDA has given MFD permission to conduct non-destructive (Phase I) training activities in these buildings. However, MFD has requested that the CDA consider allowing destructive (Phase II and Phase III) training events in these buildings. Should the CDA obtain a demolition permit, it may allow MFD to conduct these Phase II and III training events in one or more of these buildings. MFD will be responsible for any and all notification to the alder, neighborhood association, surrounding neighbors, Wisconsin Department of Natural Resources, and any other necessary and appropriate parties.

The CDA is working with City Engineering (Contact Person: Wayne Rippl – 608-266-4098) to bid a Public Works Contract for this demolition. This bid and its subsequent award will be completed in conformance with all the requirements of City of Madison and CDA public works bids. The demolition will remove all structures, foundations and internal sidewalks / driveways / parking areas. The CDA intends to complete the demolition immediately prior to the commencement of construction on the Project. Upon completion of the demolition, the Project will commence. If for some reason the Project does not proceed, the CDA will seed the Site upon completion of the demolition.

The end use of this site will be the Project identified on Page 1 of this Letter of Intent. The Project will consist of approximately 100 units of senior housing with underground parking and other related amenities built in two phases. The most recent conceptual site plan for the Project is attached to this Letter of Intent. The CDA understands that the Planning Commission will most likely wish to review the final site plan and project concept for this site. The proposed demolition and Burr Oaks Senior Housing Project represent the implementation of the Burr Oaks Senior Housing Plan, adopted by the City of Madison Common Council on July 28, 2009. A copy of this plan is attached to this application for a demolition permit for your review.

The CDA has also contacted both Alder Bruer and the Burr Oaks Neighborhood Association. Both the Alder and the Burr Oaks Neighborhood Association support this request for a demolition permit, as noted in the attached e-mails.

The CDA would like to proceed with demolition in August / September of 2010. Assuming a demolition permit is issued, a final demolition date will be set when a demolition contract is awarded by City Engineering.

The CDA appreciates the Planning Commission's consideration of this demolition request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Olinger', with a long horizontal line extending to the right.

Mark A. Olinger
Executive Director

CC: Alder Tim Bruer
MFD (Pat Tomko & Brendan Reilly)
Burr Oaks Neighborhood Association (Dale Cox)

Enclosures: Signed Land Use Application Form
Current Conditions Map
Post-demolition Conditions Map
Conceptual Site Plan for Burr Oaks Senior Housing
Legal Description
Notification to Alder and Neighborhood Association
Photo Documentation
Survey of Conditions Forms from 2008 Blight Study
Burr Oaks Senior Housing Plan

**Burr Oaks Demolition
- Current Conditions -**

Scale: 1 Inch = 40 feet



	Buildings
	TOWN OF MADISON
	City of Madison

Hughes Place

Cypress Way

Badger Road

Building
previously
demolished

2405 CYPRESS WAY

2409 CYPRESS WAY

2413 CYPRESS WAY

838 W BADGER RD

834 W BADGER RD

830 W BADGER RD

826 W BADGER RD

Buildings to
be demolished:

- 2405 Cypress Way
- 2409 Cypress Way
- 2413 Cypress Way
- 826 W Badger Rd
- 830 W Badger Rd
- 834 W Badger Rd
- 838 W Badger Rd

Driveway and parking areas to be removed



Driveway and parking areas to be removed

Driveway and parking areas to be removed

**Burr Oaks Demolition
- Post-Demo Condition**



Scale: 1 Inch = 40 feet

 TOWN OF MADISON
 City of Madison

Hughes Place

Cypress Way

Building
previously
demolished

2405 CYPRESS WAY

2409 CYPRESS WAY

2413 CYPRESS

*Post demolition, the Burr Oaks Senior Housing Project will
be constructed on site or it will be backfilled and re-seeded.*

838 W BADGER RD

834 W BADGER RD

830 W BADGER RD

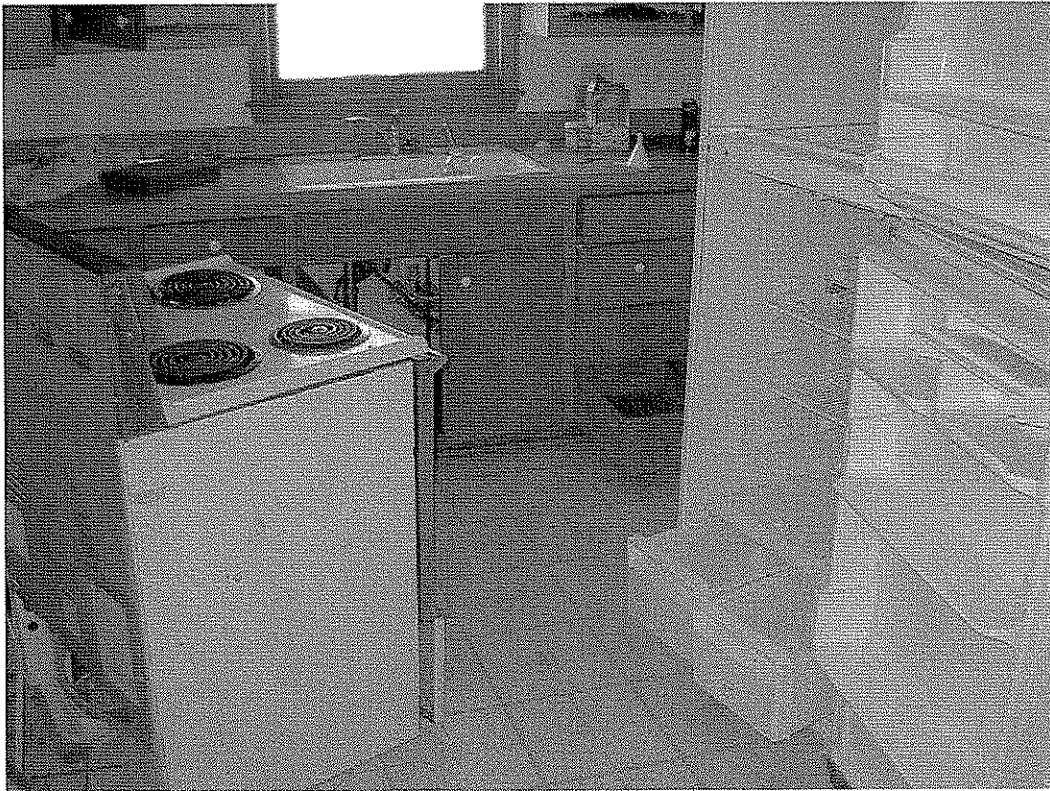
826 W BADGER RD

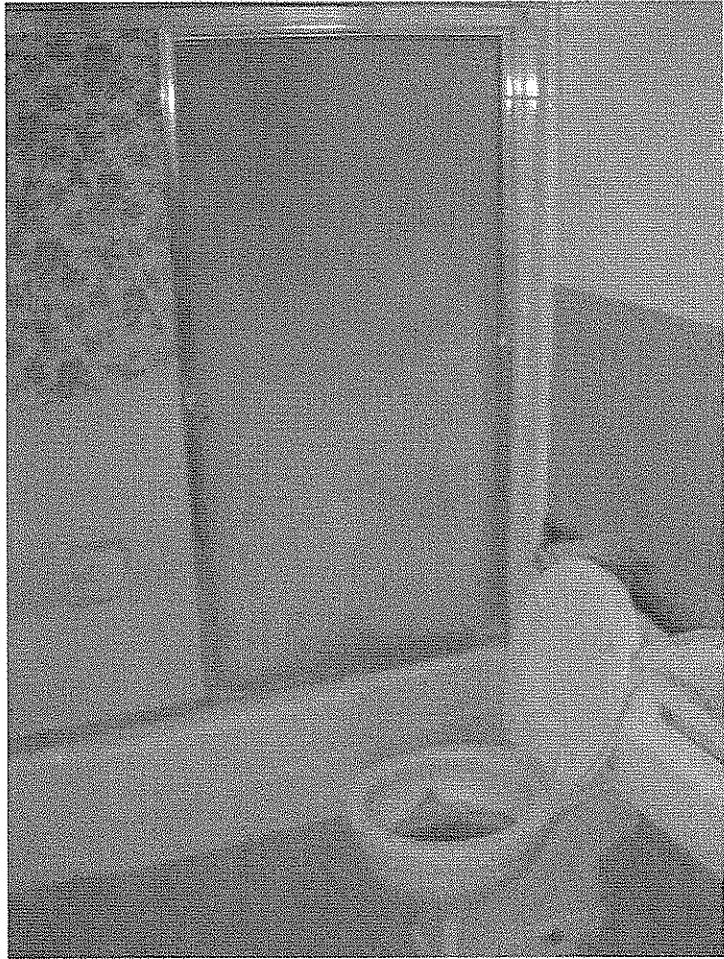
Badger Road

6

826 W Badger







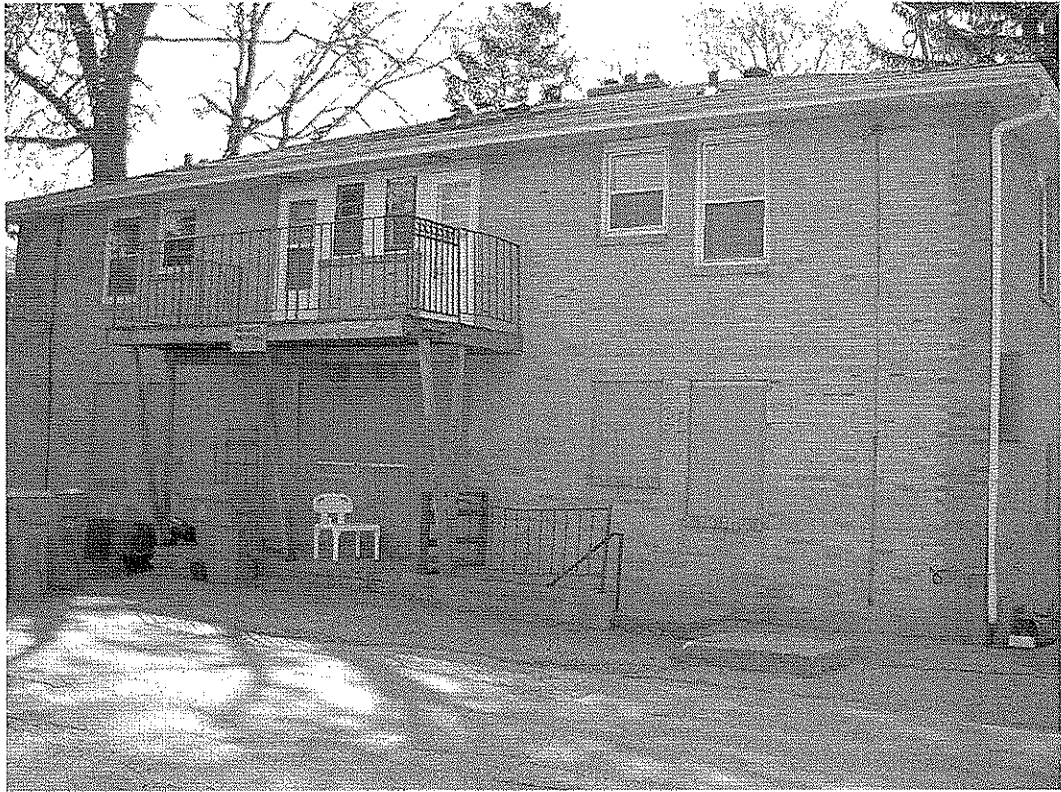
830 W Badger





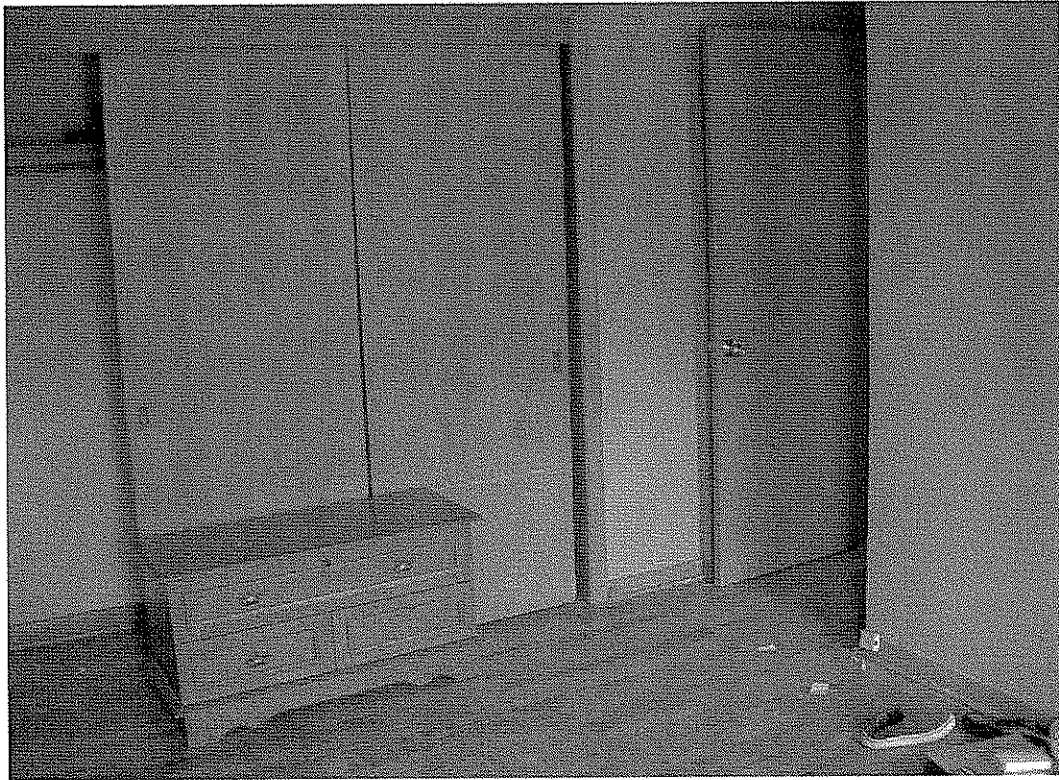


834 W Badger

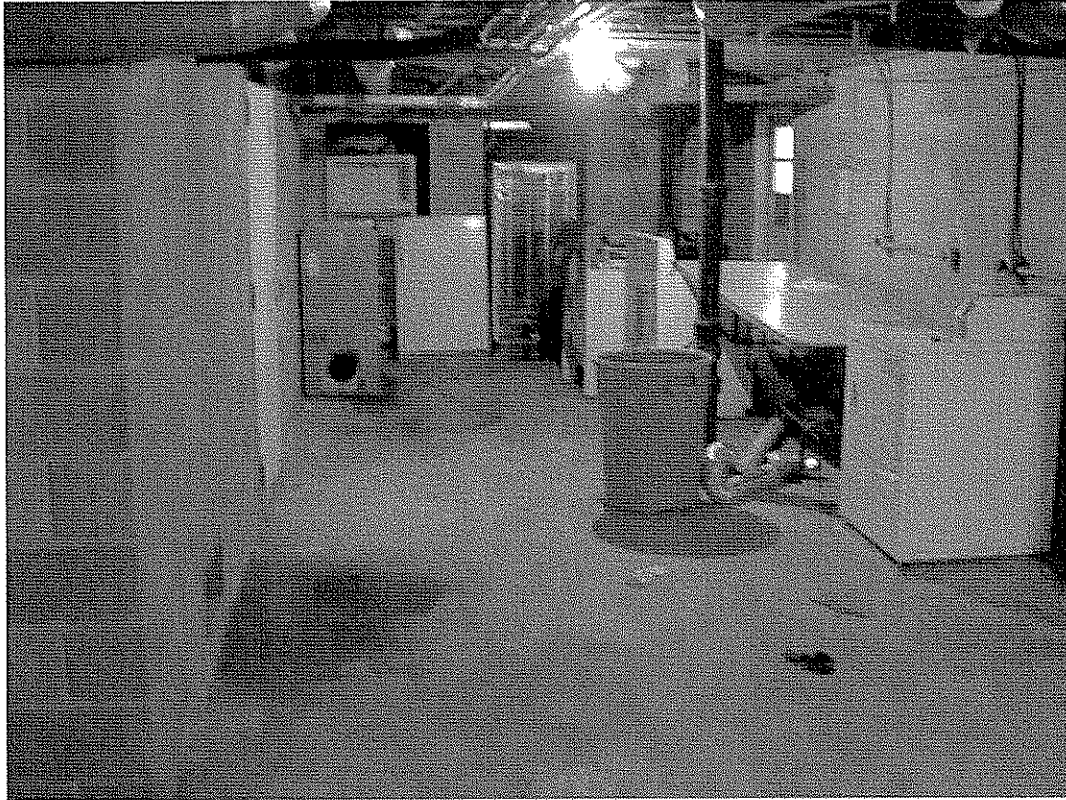
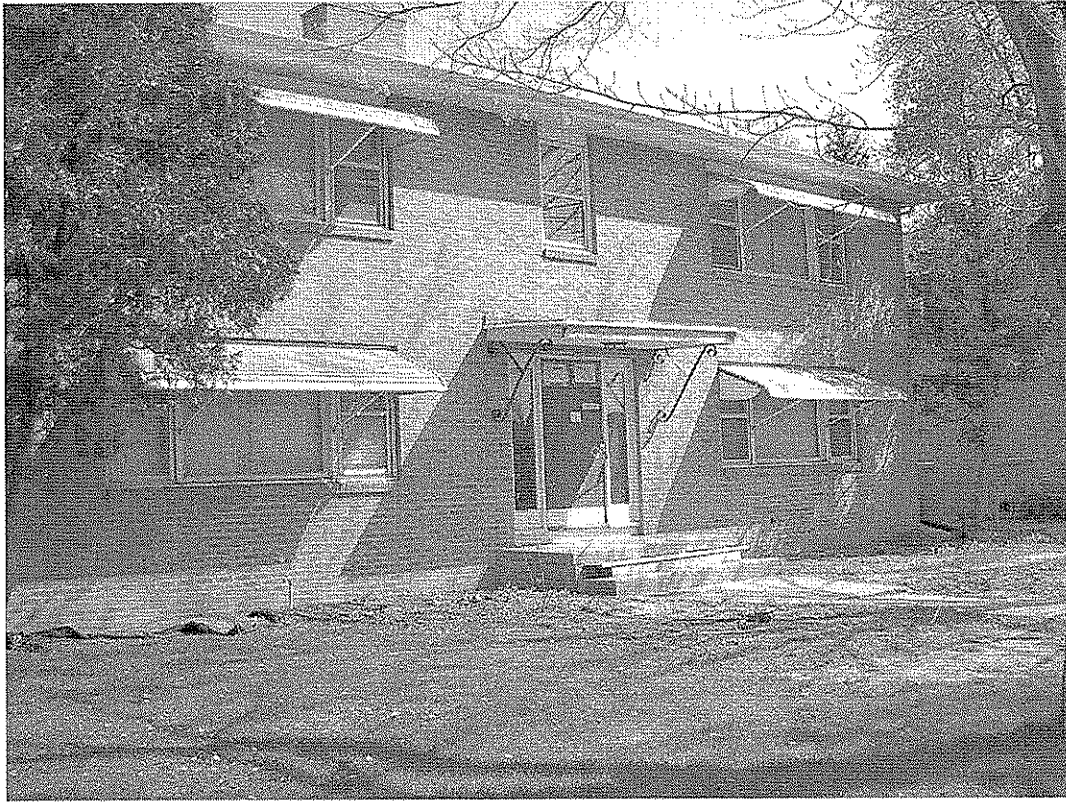




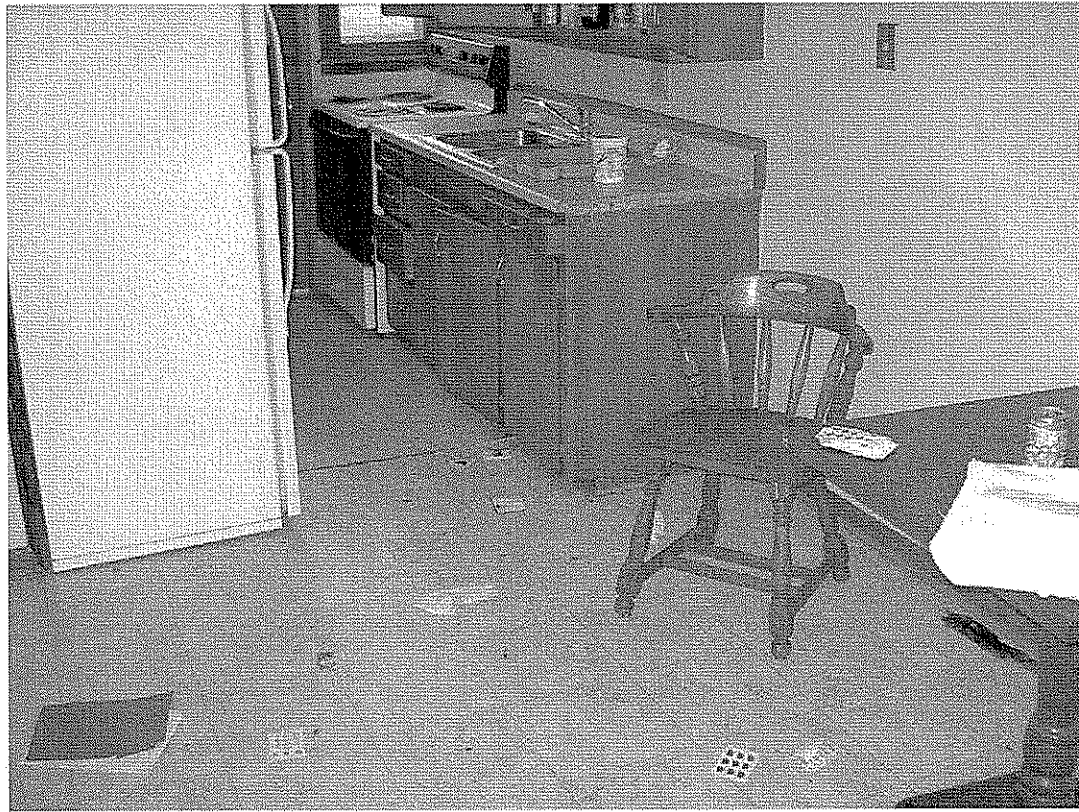




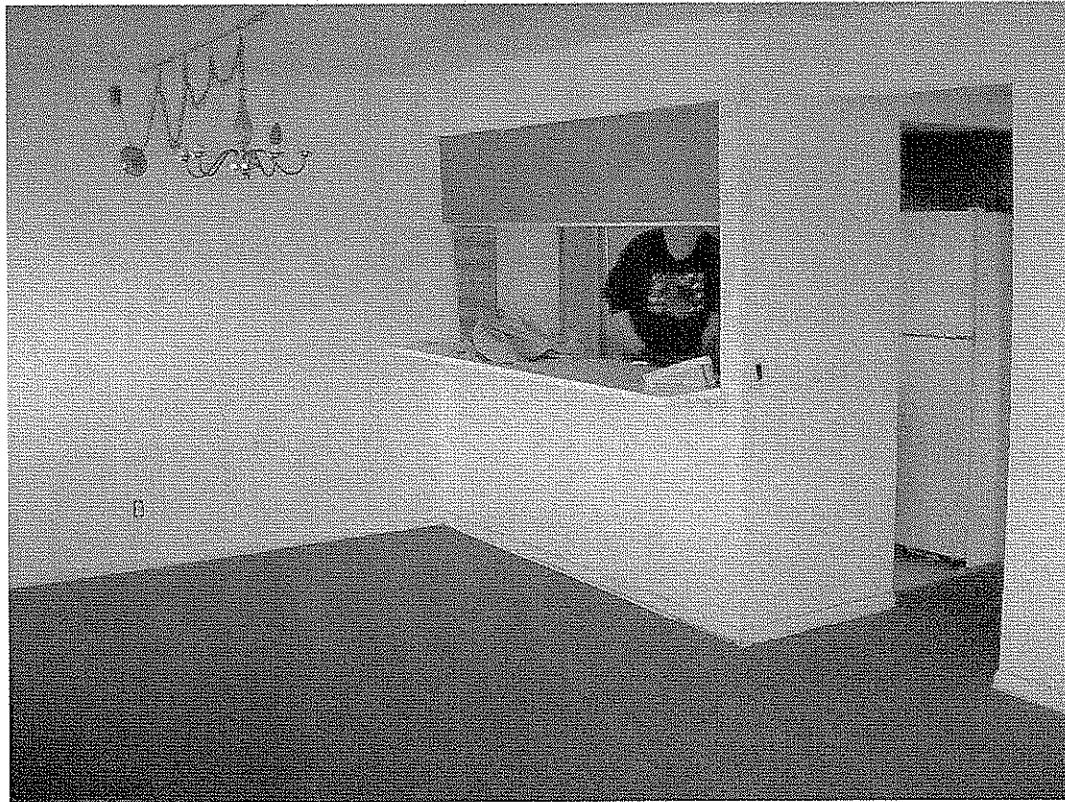
838 W Badger

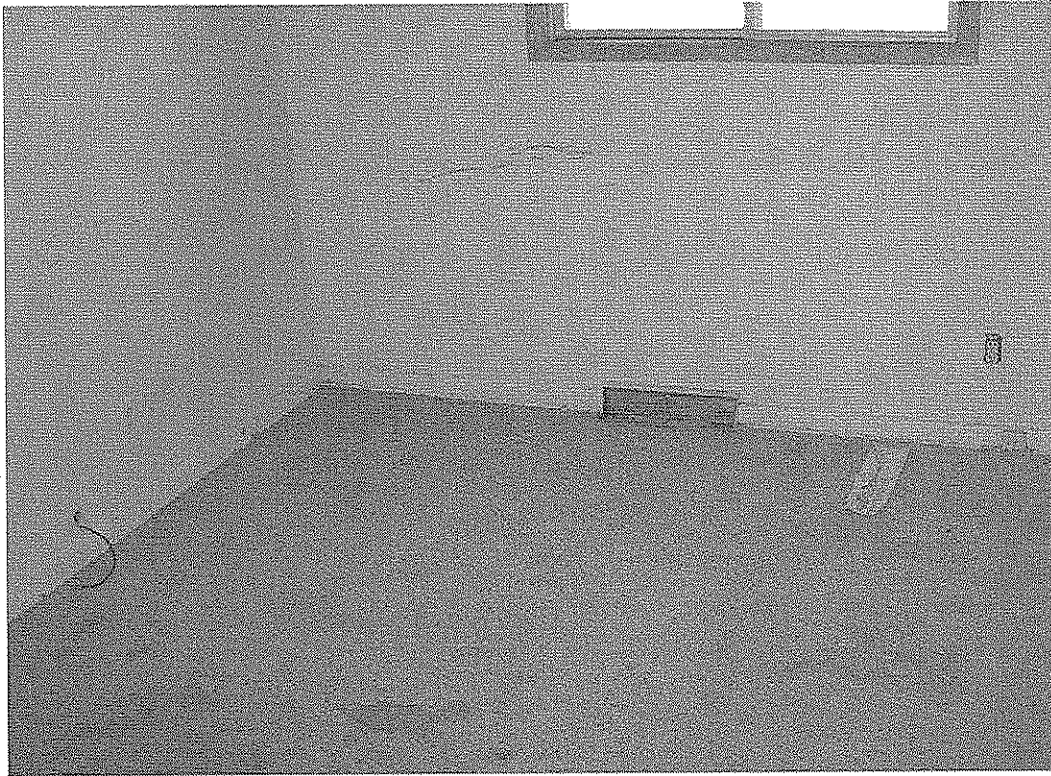






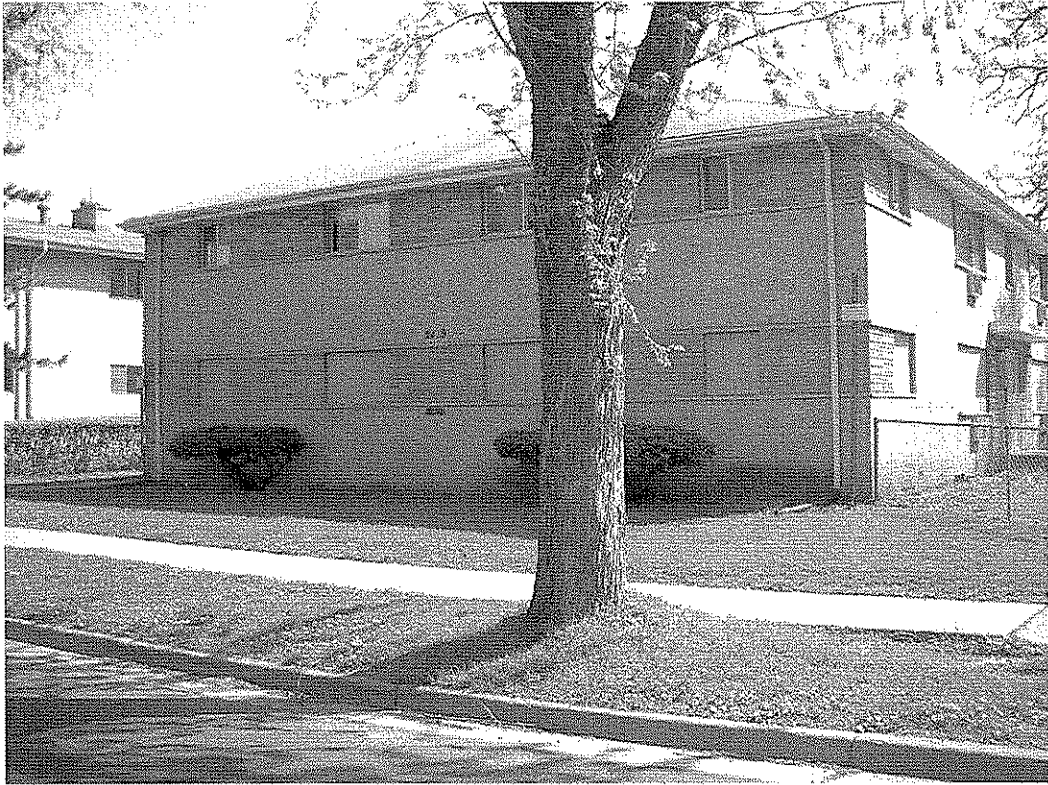
2405 Cypress

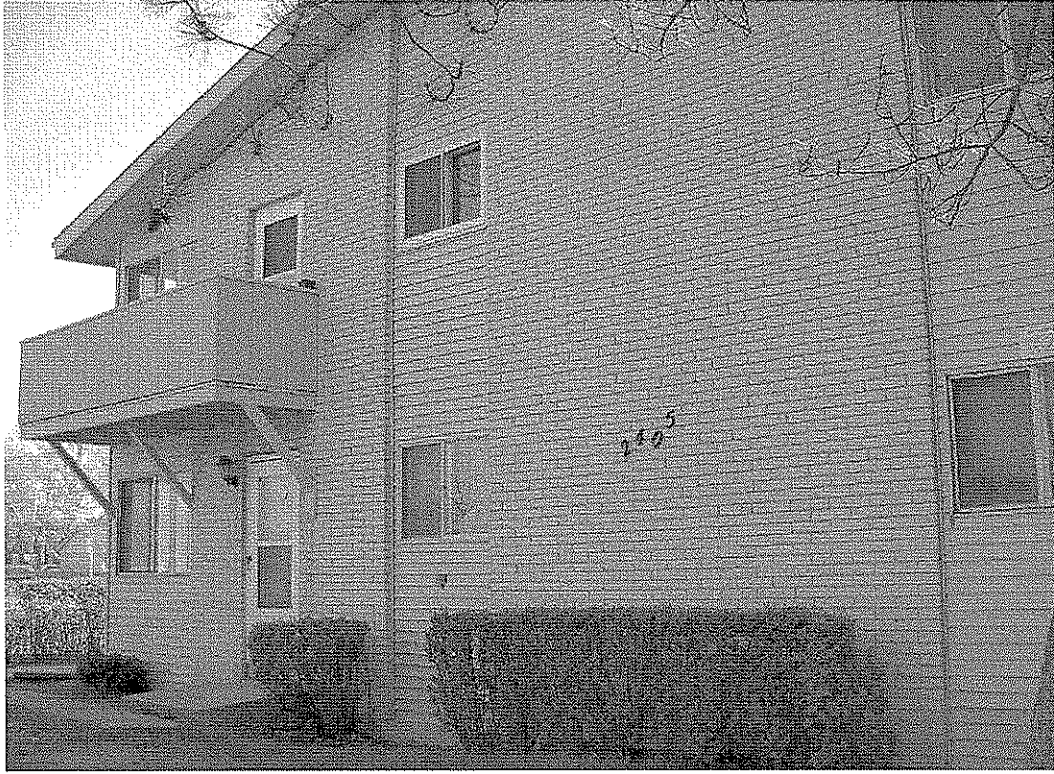




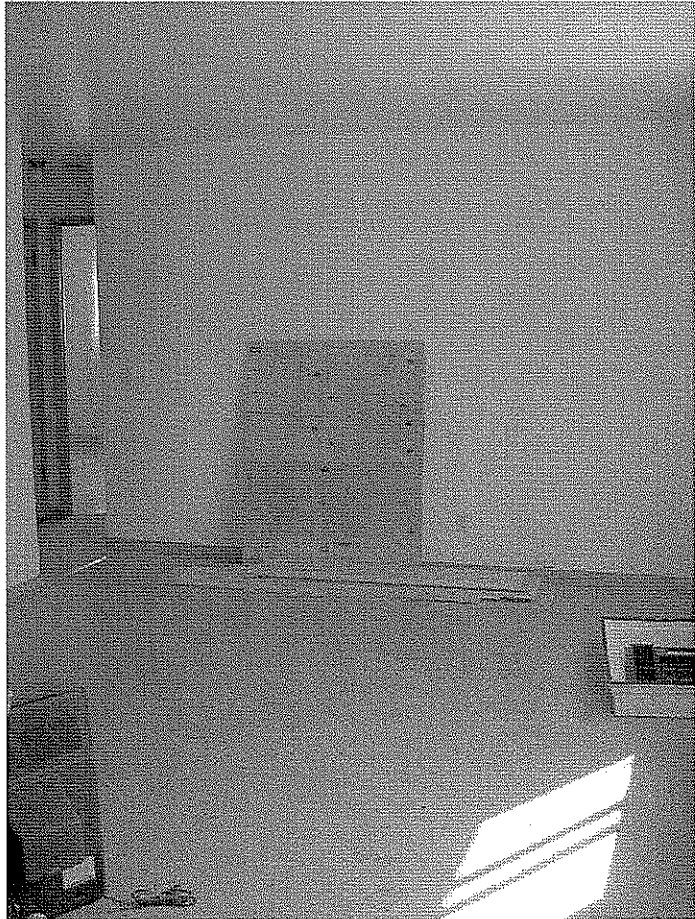


2409 Cypress

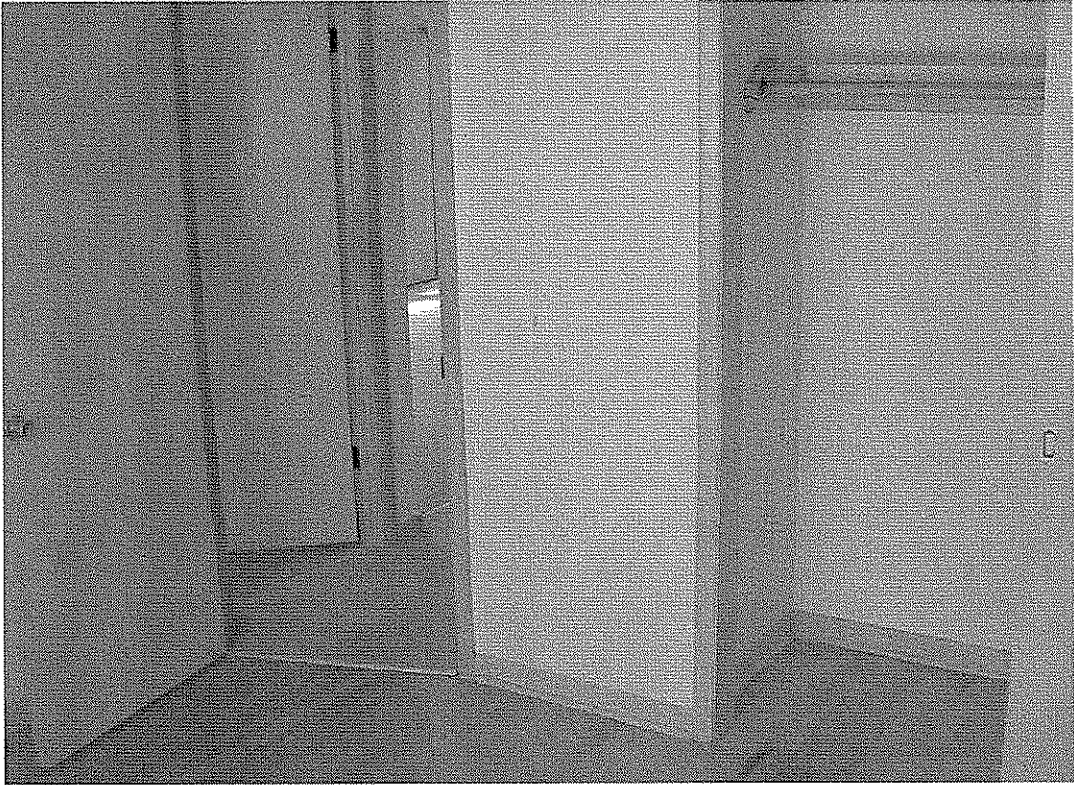




2413 Cypress







Survey Of Conditions

Mid-American Planning Services
a division of **CRISPELL-SNYDER, INC.**
PROFESSIONAL CONSULTANTS

Community: Madison TID #38 Job# _____ Date: 4/13/2008 Enumerator: Gary Peterson
 Parcel Address: 2405 Cypress Way
 Block # _____ # Housing Units _____ # Non Residential Units _____
 Parcel# 61 Land Use MFR Bldg, Under Construction _____
 Stories: _____ Owner Occupant _____ Bldg, Being Rehabilitated _____
 Masonry/Frame; _____ Age of Structure _____
 Exiting and Prior Violations _____
 Other Information _____

Structural Condition

Exterior Elements		Rating					Point		
Components	S	0	1	2	3	Comments	Factor	Points	
Primary									
Foundation							80		
Ext. Wall			X			H2O Damage	100	100	
Roof			X			Deteriorating	40	40	
						Shingles, fascia & gutter			
Primary Subtotals								140	

Rating
 S = Satisfactory
 0 = Maintenance
 1 = Minor Deficiency
 2 = Moderate Deficiency
 3 = Major Deficiency

Secondary

	S	0	1	2	3			
Chimney							20	
Porches				X		rotten roof	10	20
Stairs							5	
Doors			X			Deteriorating Frame	5	5
Windows			X			Deteriorating Frame	30	30
Addition							40	
Aux Additions							5	

Grand Total **195**

Blighting Influence

- Obsolete Building Not Suited for Development _____
- Land Underutilization _____
- Non-Accessory Parking _____
- Lack of Parking _____
- Faulty Lot Layout _____
- Incompatible Use or Land Use Relationship _____
- Lack of Open Space _____
- Overcrowding of Buildings on the Land _____
- High Density of Population or Overcrowding _____
- Identifiable Hazards to Health and Safety of the Community _____
- Poor Site Condition _____
- Lack of Loading Areas _____
- Out of Scale with Surrounding Buildings _____
- Poor Walks and Driveways _____
- Inadequate Outdoor Storage and Screening _____
- Lack of handicap Accessibility _____
- Other = _____

- Structure Standards
- Structure is Blighted, but can be corrected
- Structure is Blighted and Substandard to a Degree Requiring Clearance
- Parcel with no Structure Standard
- Parcel with no Structure Blighted

NOTES:

Survey Of Conditions

Mid-American Planning Services

a division of



Community: Madison TID #38 Job# _____ Date: 4/13/2008 Enumerator: Gary Peterson

Parcel Address: **2409 Cypress Way**

Block # _____ # Housing Units _____ # Non Residential Units _____

Parcel# 62 Land Use **MFR** Bldg, Under Construction _____

Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____

Masonry/Frame; _____ Age of Structure _____

Exiting and Prior Violations _____

Other Information _____

Structural Condition

Exterior Elements

Components	Rating				
	S	0	1	2	3
Primary					
Foundation					
Ext. Wall					
Roof			X		

Comments	Factor	Points
	60	
	100	
Deteriorating Shingles	40	40
Subtotals		40

Rating

- S = Satisfactory
- 0 = Maintenance
- 1 = Minor Deficiency
- 2 = Moderate Deficiency
- 3 = Major Deficiency

Secondary

Components	Rating				
	S	0	1	2	3
Chimney					
Porches			X		
Stairs					
Doors					
Windows			X		
Addition					
Aux Additions					

	20	
No railing	10	10
	5	
	5	
Loose Frame	30	30
	40	
	5	

Grand Total **80**

Blighting Influence

- Obsolete Building Not Suited for Development _____
- Land Underutilization _____
- Non-Accessory Parking _____
- Lack of Parking _____
- Faulty Lot Layout _____
- Incompatible Use or Land Use Relationship _____
- Lack of Open Space _____
- Overcrowding of Buildings on the Land _____
- High Density of Population or Overcrowding _____
- Identifiable Hazards to Health and Safety of the Community _____
- Poor Site Condition _____
- Lack of Loading Areas _____
- Out of Scale with Surrounding Buildings _____
- Poor Walks and Driveways _____
- Inadequate Outdoor Storage and Screening _____
- Lack of handicap Accessibility _____
- Other = _____

- Structure Standards
- Structure is Blighted, but can be corrected
- Structure is Blighted and Substandard to a Degree Requiring Clearance
- Parcel with no Structure Standard
- Parcel with no Structure Blighted

NOTES:

Survey Of Conditions

Mid-American Planning Services

a division of



Community: Madison TID #38 Job# _____ Date: 4/13/2008 Enumerator: Gary Peterson
 Parcel Address: ~~2413 Cypress Way~~ x VACANT x 2413 Cypress Way
 Block # _____ # Housing Units _____ # Non Residential Units _____
 Parcel# 74 Land Use _____ Bldg, Under Construction _____
 Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____
 Masonry/Frame; Age of Structure _____
 Exiting and Prior Violations _____
 Other Information _____

Structural Condition

Exterior Elements		Rating					Point		
Components	S	D	1	2	3	Comments	Factor	Points	
Primary									
Foundation							80		
Ext. Wall							100		
Roof			X			Deteriorating Shingles	40	40	
Primary Subtotals								40	

Rating
5 = Satisfactory
0 = Maintenance
1 = Minor Deficiency
2 = Moderate Deficiency
3 = Major Deficiency

Secondary		Rating							
Components	S	D	1	2	3	Comments	Factor	Points	
Chimney								20	
Porches			X			Sagging Unsafe	10	10	
Stairs								5	
Doors								5	
Windows			X			Screens missing	30	30	
Addition								40	
Aux Additions								5	
Grand Total								80	

Blighting Influence

- Obsolete Building Not Suited for Development _____
- Land Underutilization _____
- Non-Accessory Parking _____
- Lack of Parking _____
- Faulty Lot Layout _____
- Incompatible Use or Land Use Relationship _____
- Lack of Open Space _____
- Overcrowding of Buildings on the Land _____
- High Density of Population or Overcrowding _____
- Identifiable Hazards to Health and Safety of the Community _____
- Poor Site Condition _____
- Lack of Loading Areas _____
- Out of Scale with Surrounding Buildings _____
- Poor Walks and Driveways _____
- Inadequate Outdoor Storage and Screening _____
- Lack of handicap Accessibility _____
- Other = _____

- Structure Standards
- Structure is Blighted, but can be corrected
- Structure is Blighted and Substandard to a Degree Requiring Clearance
- Parcel with no Structure Standard
- Parcel with no Structure Blighted

NOTES:

Survey Of Conditions

Mid-American Planning Services

a division of



Community: Madison TID #38 Job# _____ Date: 4/11/2008 Enumerator: Gary Peterson
 Parcel Address: **826 Badger Rd**
 Block # _____ # Housing Units _____ # Non Residential Units _____
 Parcel# **77** Land Use **MFR** Bldg, Under Construction _____
 Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____
 Masonry/Frame; **MASONRY** Age of Structure _____
 Existing and Prior Violations _____
 Other Information _____

Structural Condition					Point	Comments	Factor	Points
Exterior Elements								
Components	Rating							
Primary	S	0	1	2	3			
Foundation							80	
Ext. Wall							100	
Roof							40	
Primary Subtotals								0

Rating
 S = Satisfactory
 0 = Maintenance
 1 = Minor Deficiency
 2 = Moderate Deficiency
 3 = Major Deficiency

Secondary	S	0	1	2	3				
Chimney							20		
Porches			X				10		
Stairs							5		
Doors			X				5	5	
Windows				X			30	60	
Addition							40		
Aux Additions							5		
Rotting Frame								5	
Deteriorating Frame								30	60
Grand Total									65

Blighting Influence

- Obsolete Building Not Suited for Development _____
- Land Underutilization _____
- Non-Accessory Parking _____
- Lack of Parking _____
- Faulty Lot Layout _____
- Incompatible Use or Land Use Relationship _____
- Lack of Open Space _____
- Overcrowding of Buildings on the Land _____
- High Density of Population or Overcrowding _____
- Identifiable Hazards to Health and Safety of the Community _____
- Poor Site Condition _____
- Lack of Loading Areas _____
- Out of Scale with Surrounding Buildings _____
- Poor Walks and Driveways _____
- Inadequate Outdoor Storage and Screening _____
- Lack of handicap Accessibility _____
- Other = _____

- Structure Standards
- Structure is Blighted, but can be corrected
- Structure is Blighted and Substandard to a Degree Requiring Clearance
- Parcel with no Structure Standard
- Parcel with no Structure Blighted

NOTES:

Survey Of Conditions

Mid-American Planning Services

a division of



Community: Madison TID #38 Job# _____ Date: 4/11/2008 Enumerator: Gary Peterson

Parcel Address: ~~826 Badger Rd~~ 830 W Badger Rd

Block # _____ # Housing Units _____ # Non-Residential Units _____

Parcel# 78 Land Use MFR Bldg, Under Construction _____

Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____

Masonry/Frame; MASONRY _____ Age of Structure _____

Existing and Prior Violations _____

Other Information _____

Structural Condition

Components	Rating					Comments	Factor	Points
	S	0	1	2	3			
Primary								
Foundation							80	
Ext. Wall							100	
Roof							40	

Rating	
S	= Satisfactory
0	= Maintenance
1	= Minor Deficiency
2	= Moderate Deficiency
3	= Major Deficiency

Primary Subtotals 0

Secondary

Components	Rating					Comments	Factor	Points
	S	0	1	2	3			
Chimney							20	
Porches			X			Deteriorating Roof	10	10
Stairs							5	
Doors			X			Rotting Frame	5	5
Windows			X			Deteriorating Frame	30	30
Addition							40	
Aux Additions							5	

Grand Total 45

Blighting Influence

- Obsolete Building Not Suited for Development _____
- Land Underutilization _____
- Non-Accessory Parking _____
- Lack of Parking _____
- Faulty Lot Layout _____
- Incompatible Use or Land Use Relationship _____
- Lack of Open Space _____
- Overcrowding of Buildings on the Land _____
- High Density of Population or Overcrowding _____
- Identifiable Hazards to Health and Safety of the Community _____
- Poor Site Condition _____
- Lack of Loading Areas _____
- Out of Scale with Surrounding Buildings _____
- Poor Walks and Driveways _____
- Inadequate Outdoor Storage and Screening _____
- Lack of handicap Accessibility _____
- Other = _____

- Structure Standards
- Structure is Blighted, but can be corrected
- Structure is Blighted and Substandard to a Degree Requiring Clearance
- Parcel with no Structure Standard
- Parcel with no Structure Blighted

NOTES:

Survey Of Conditions

Mid-American Planning Services

a division of



Community: Madison TID #38 Job# _____ Date: 4/11/2008 Enumerator: Gary Peterson

Parcel Address: 834 Badger Rd

Block # _____ # Housing Units _____ # Non Residential Units _____

Parcel# 86 Land Use MFR Bldg, Under Construction _____

Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____

Masonry/Frame: MASONRY Age of Structure _____

Exiting and Prior Violations _____

Other Information _____

Structural Condition

Exterior Elements

Point:

Components	Rating					Comments	Factor	Points
	S	0	1	2	3			
Primary								
Foundation							80	
Ext. Wall							100	
Roof							40	

Rating

S = Satisfactory
 0 = Maintenance
 1 = Minor
 Deficiency
 2 = Moderate
 Deficiency
 3 = Major
 Deficiency

Primary Subtotals 0

Secondary

	S	0	1	2	3
Chimney					
Porches			X		
Stairs					
Doors			X		
Windows				X	
Addition					
Aux Additions					

	20		
Deteriorating roof	10		10
	5		
Deteriorating	5		5
Deteriorating no Screens	30		60
	40		
	5		

Grand Total 75

Blighting Influence

- Obsolete Building Not Suited for Development: _____
- Land Underutilization _____
- Non-Accessory Parking _____
- Lack of Parking _____
- Faulty Lot Layout _____
- Incompatible Use or Land Use Relationship _____
- Lack of Open Space _____
- Overcrowding of Buildings on the Land _____
- High Density of Population or Overcrowding _____
- Identifiable Hazards to Health and Safety of the Community _____
- Poor Site Condition _____
- Lack of Loading Areas _____
- Out of Scale with Surrounding Buildings _____
- Poor Walks and Driveways _____
- Inadequate Outdoor Storage and Screening _____
- Lack of handicap Accessibility _____
- Other = _____

- Structure Standards
- Structure is Blighted, but can be corrected
- Structure is Blighted and Substandard to a Degree Requiring Clearance
- Parcel with no Structure Standard
- Parcel with no Structure Blighted

NOTES:

Survey Of Conditions

Mid-American Planning Services
a division of



Community: Madison TID #38 Job# _____ Date: 4/11/2008 Enumerator: Gary Peterson
 Parcel Address: **838 Badger Rd**
 Block # _____ # Housing Units _____ # Non Residential Units _____
 Parcel# **85** Land Use MFR _____ Bldg, Under Construction _____
 Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____
 Masonry/Frame; **MASONRY** Age of Structure _____
 Existing and Prior Violations _____
 Other Information _____

Structural Condition

Components	Rating					Comments	Factor	Points
	S	0	1	2	3			
Primary								
Foundation							80	
Ext. Wall							100	
Roof							40	

Rating
 S = Satisfactory
 0 = Maintenance
 1 = Minor Deficiency
 2 = Moderate Deficiency
 3 = Major Deficiency

Primary Subtotals 0

Secondary

Components	Rating					Comments	Factor	Points
	S	0	1	2	3			
Chimney							20	
Porches			X			Deteriorating roof With no Rail	10	10
Stairs							5	
Doors			X			Deteriorating	5	5
Windows				X		Deteriorating no Screens	30	60
Addition							40	
Aux Additions							5	

Grand Total 75

Blighting Influence

- Obsolete Building Not Suited for Development _____
- Land Underutilization _____
- Non-Accessory Parking _____
- Lack of Parking _____
- Faulty Lot Layout _____
- Incompatible Use or Land Use Relationship _____
- Lack of Open Space _____
- Overcrowding of Buildings on the Land _____
- High Density of Population or Overcrowding _____
- Identifiable Hazards to Health and Safety of the Community _____
- Poor Site Condition _____
- Lack of Loading Areas _____
- Out of Scale with Surrounding Buildings _____
- Poor Walks and Driveways _____
- Inadequate Outdoor Storage and Screening _____
- Lack of handicap Accessibility _____
- Other = _____

- Structure Standards
- Structure is Blighted, but can be corrected
- Structure is Blighted and Substandard to a Degree Requiring Clearance
- Parcel with no Structure Standard
- Parcel with no Structure Blighted

NOTES:
 PICTURE

Demolition Waste Management and Recycling Plan

Burr Oaks Demolition Project

I. Project Information

Project Name: Burr Oaks Demolition

Project Oversight:

City of Madison
Department of Planning & Community & Economic Development
215 Martin Luther King Drive
Madison, WI 53701

Mark A. Olinger, Director
Phone: 608-266-4635
Email: molinger@cityofmadison.com

Dan Rolfs, Community Development Project Manager
Phone: 608-267-8722
Email: drolfs@cityofmadison.com

Property Management:

Meyer Realty and Management, Inc.
Madison, WI
Phone: 608-273-4444

Jeff Meyer, Principal
Mobile: 608-219-2436
Tim Nebel, Maintenance Director
Mobile: 608-217-9048

Building Demolition Contractor:

To be determined

Other Building Materials Reuse and Recycling:

Habitat for Humanity
1014 Fiedler Lane
Madison, WI 53713
Phone: 608-255-1549

Frank Byrne, Project Manager
Mobile: 608-712-0737

Construction Waste Management

WasteCap Wisconsin, Inc.
2647 N. Stowell Avenue
Milwaukee, WI 53211
Phone: 414-961-1100

Ralph McCall, Senior Project Manager, 608-245-1100,
rwmccall@wastecapwi.org Fax: 608-244-6453
Jenna Kunde, Executive Director, 414-961-1100,
jkunde@wastecapwi.org Mobile: 414-795-0008

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Project Location

The project is located on the north side of the 800 block of West Badger Road and adjacent properties on the east side of Cypress Way in the City of Madison.

Duration of Project

Start Date: June, 2010

End Date: October, 2010

II. Project Scope

The Burr Oaks Demolition Project is part of a city redevelopment plan for the West Badger Road area. The demolition portion of the plan involves the removal of seven aging apartment buildings that contain 38 units with a total area of approximately 30,500 square feet.

The buildings and foundations along with associated driveways and parking lots will be removed for the new construction phase of the redevelopment, which is planned to begin in autumn 2010.

Buildings that will be removed

- 2405 Cypress Way
- 2409 Cypress Way
- 2413 Cypress Way
- 826 West Badger Road
- 830 West Badger Road
- 834 West Badger Road
- 838 West Badger Road

III. Reuse and Recycling Goals and Intent

The City of Madison requires that all demolition projects in the city file a demolition waste management and recycling plan with the City of Madison Recycling Coordinator and have it approved before a demolition permit can be issued. Waste reduction, reuse and recycling goals for this project are as follows:

1. **REDUCE AND REUSE** – It is intended that the project shall generate the least amount of waste possible and that methods shall be used that minimize waste due to error, poor planning, breakage, mishandling, contamination, or similar factors.
2. **RECYCLE** – As many of the waste materials as economically feasible shall be reused, salvaged, or recycled. Waste disposal in landfills shall be minimized. The project has a goal of a 75% reuse and recycling rate.

RECYCLING GOAL – To reuse and recycle a minimum of 75 percent of waste generated on the site by weight.

IV. Analysis of Demolition Debris Anticipated to be Generated

A. Projected Major Waste Materials

- Appliances (refrigerators, stoves, dishwashers, etc.)
- Aluminum gutters and downspouts
- Asphalt shingles
- Asphalt driveways and parking lots
- Brick and block
- Carpeting
- Concrete foundations, stairs and stoops
- Concrete walkways and curbs
- Doors and hardware
- Painted Drywall scrap
- Electrical conduit, wiring, fittings
- Fencing materials
- Handrails
- HVAC equipment (boilers, radiators, ductwork, window and ground AC units, etc.)
- Insulation scrap
- Kitchen cabinets, counters, base units, sinks
- Lighting Fixtures - interior and exterior
- Masonry building exteriors
- Metals (aluminum window frames, piping, beams, copper tubing, etc.)
- Plastics
- Plumbing equipment – fixtures and piping
- Vinyl flooring
- Windows
- Wood flooring
- Wood - framing, sheathing, roof decks and floors

B. Materials Targeted for Reuse and Recycling

- Appliances (refrigerators, stoves, dishwashers, etc.)
- Aluminum gutters and downspouts
- Asphalt driveways and parking lots.
- Asphalt shingles
- Brick and block
- Concrete foundations, stairs and stoops
- Concrete walkways
- Electrical conduit, wiring, fittings
- Fencing materials
- Handrails (wood and metal)
- HVAC equipment (boilers, radiators, ductwork, window and ground AC units, etc.)
- Kitchen cabinets, counters, base units, sinks
- Masonry building exteriors
- Metals (aluminum window frames, piping, etc.)
- Wood - framing, sheathing, roof decks
- Wood flooring where possible

V. Recycling Service Providers

TRASH

Unknown at this time. To be determined by the Demolition Contractor, when named.

Hauler:

Where Taken: Dane County Landfill
1702 US Hwy. 12
Madison, WI 53716

RECYCLABLES

ASPHALT SHINGLES

Hauler: Unknown at this time.

Where Taken: 2nd Season Recycling
2159 Range Trail
Verona, WI 53593

Recycling Method: Asbestos-free asphalt shingles will be ground and processed and used to make asphalt pavement.

ASPHALT DRIVEWAYS & PARKING LOTS

Hauler: Unknown

Where Taken: Local asphalt producer.

Recycling Method: This material will be transported to a local asphalt producer where it will be ground up and used in the production of new asphalt pavement. A portion of this material may also be used as fill on the project site.

CONCRETE, BRICK AND BLOCK FROM BUILDING DEMOLITION

Hauler: Unknown

Where Taken:

Recycling Method: These materials will be recycled by crushing them on site and using the resulting material to fill foundation voids, or they will be hauled to a local crushing yard for processing. The Demolition Contractor, when named, will make that determination.

METAL

Hauler: Unknown

Where Taken: To be determined

Recycling Method: Metal will be sold to a scrap metal company where it will be sorted and sold to foundries for manufacturing new products.

SALVAGED MATERIALS

Hauler: Habitat for Humanity

Where Taken: Habitat for Humanity ReStore of Dane County
208 Cottage Grove Rd.
Madison, WI 53716

Reuse and Recycling Method: Habitat for Humanity (H4H) deconstruction crews will be salvaging materials before demolition takes place. H4H will compile an inventory of all materials removed from the buildings and supply it to WasteCap Resource Solutions who will include it in the documentation and recycling reports for the project.

WOOD

Hauler: Unknown

Where Taken: Local wood recycling markets

Recycling Method: Untreated wood waste will be ground and used for mulch, compost or animal bedding.

VI. Materials-Handling Procedures

A. Pre-Bid Reuse

Meyer Realty and Management, Inc. may reuse some small items such as lock sets, light bulbs, light fixtures, mirrors, etc. from the project properties to maintain other apartment buildings they manage for the city. Meyer will compile an inventory of all materials removed from the buildings and supply it to WasteCap Resource Solutions who will include it in the documentation and recycling reports for the project.

B. Pre-Demolition Reuse and Recycling

During a walk through of the properties on April 28, 2010 H4H expressed an interest in recycling or reusing the following materials: copper tubing from heating and plumbing systems, selected hardwood flooring, steel and wooden handrails, stainless steel sinks, selected ceiling fans and light fixtures, shelf boards, closet mirrors, towel bars, selected doors, door hardware and closers, stoves and refrigerators less than ten years old, newer high efficiency boilers and furnaces, newer high efficiency water heaters, some bundles of shingles and ceiling tiles.

H4H will begin its work after an environmental assessment has been completed and complete its work before demolition begins. Their work will also be coordinated with the Madison Fire Department. (See below)

C. Madison Fire Department Training

The Madison Fire Department wishes to use some of the buildings for training purposes. This training will consist of two types – non-destructive and destructive. Non-destructive training will not impact any of the salvage or recycling opportunities other than that it will require a scheduling issue to insure that the two activities do not interfere with each other.

Destructive training activities could affect salvage and reuse opportunities in the units used for this purpose and will need to be scheduled after those units have been cleared of recoverable materials. We do not anticipate that this will be a problem.

C. Demolition Recycling – Building Removal/Demolition

The Demolition Contractor will be recycling concrete from the foundations, stoops and entry walkways; masonry building exteriors; asphalt driveways and parking lots; fencing materials; wood framing and truss materials; wood sheathing and roof decks; metals not recovered by H4H (e.g., aluminum window frames, wiring, piping, ductwork); appliances that are left in the building; HVAC equipment; asphalt shingles, if testing being done by the City of Madison reveals that no asbestos is present in the shingles.

D. Special Wastes

During the walk through on April 28 several old televisions and other pieces of electronic equipment were seen in basement storage areas. Prior to demolition the City and the Demolition Contractor will need to determine who is responsible for the proper disposal of these items.

VII. Worker Education

All workers on this site during demolition phase of the Burr Oaks Demolition Project will be educated about the goals of the recycling effort and instructed in the proper methods and procedures to use in carrying out this work safely and effectively.

In addition, dumpster signs will be used to let all workers know what materials to put into what dumpsters.

VIII. Waste Auditing Procedures

Contractors and subcontractors are responsible for daily site cleanup and ensuring that recycling containers are kept free of contamination. The Demolition Contractor is responsible for daily checks of trash and recycling containers to check for and ensure the removal of contamination. Contractors or persons who contaminate recycling containers will be required to re-sort any misplaced materials and, if the problem continues, pay the cost to sort recyclables from the trash.

Feedback from all workers is encouraged and should be given to the on-site Demolition Contractor representative or to the WasteCap Wisconsin, Inc., representative. In addition, feedback may be given at any meetings to determine if improvements need to be made to the demolition waste management program

A WasteCap Wisconsin representative will conduct site visits/waste audits at least twice during demolition.

IX. Documentation Procedures

To ensure that a complete and accurate record of reuse and recycling efforts is kept, after June 1, 2010 all contractors, individuals and others who remove any materials from the properties described here must report to WasteCap Resource Solutions what was removed (whether trash or recyclables), when it was removed, where it went, what it will be used for and an actual or estimated weight and volume for the material removed.

Meyer Realty and Property Management and Habitat for Humanity will compile a list of all reusables and recyclables that they remove and submit the list to WasteCap at least monthly for the duration of the project.

The Demolition Contractor will also document each load of material that leaves the project site along with the date of removal, what it was, where it went, along with its weight and/or volume. For materials that are processed and are used on the site (i.e. - concrete, block and brick), the Demolition Contractor will document and report its estimated weight and volume. These reports will be provided to WasteCap at least monthly for the duration of the project.

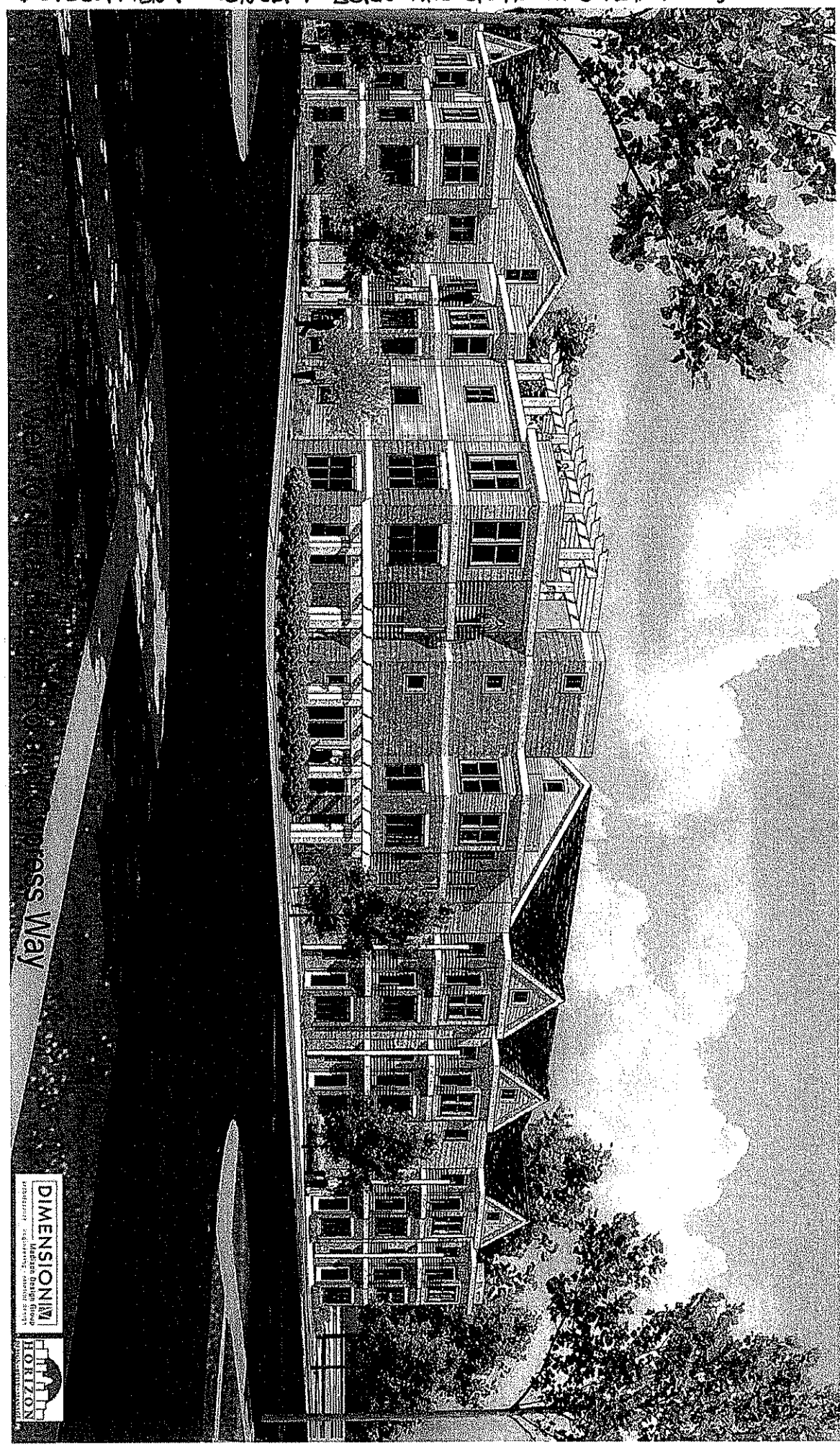
WasteCap Wisconsin will compile the information provided by the above named contractors and issue reports monthly from the beginning of the project through its completion. A final report documenting complete recycling results will be issued within 60 days of the completion of the project. All reports will go to:

City of Madison
Department of Planning & Community & Economic Development
215 Martin Luther King Drive
Madison, WI 53703
Mark A. Olinger, Director

X. Changes to Plan

If, due to unforeseen circumstances, changes to this plan become necessary they will be prepared and filed as addenda to this Demolition Waste Management and Recycling Plan.

DEVELOPMENT CONCEPT: BURR OAKS SR HOUSING PLAN (2009)



Compass Way

DIMENSIONAL
Landscape Design Group
11111 111th Street, Suite 11111
11111 111th Street, Suite 11111

HORIZON
11111 111th Street, Suite 11111

Hughes Place

Cypress Way

20' front setback

30' rear setback

Existing Parking

Gardens

Existing Parking

canopy

2 BR

2 BR

1 BR

2 BR

1 BR

1 BR

beauty etc.

1 BR

2 BR

1 BR

2 BR

patio

Rain Gardens and Gardens

35' rear setback

Green Roof Area

1 BR w/bn

1 BR

1 BR

2 BR

1 BR

1 BR

12 parking

2 BR

1 BR

1 BR

2 BR

1 BR

1 BR

patio w/ pergola

25' front setback

W. Badger Rd

60 units

Phase 1



0 10 25 50 ft
12-21-09



DIMENSION
Madison Design Group
ARCHITECTURE INTERIORS LANDSCAPE

6

Phase 2
Potential
Mixed-Income
Building
45 units
3 flrs

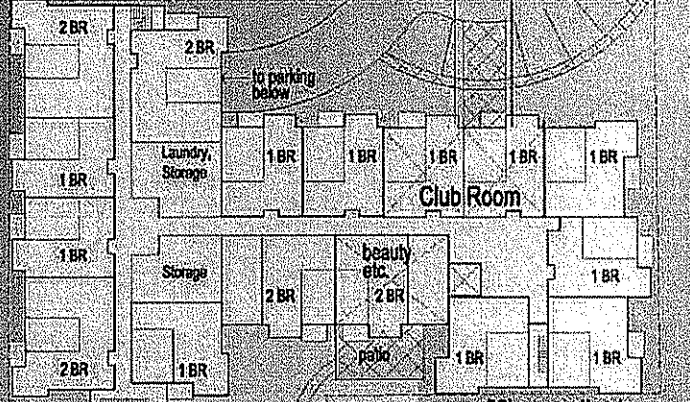
Hughes Place

Cypress Way

20' front setback

20' front setback

Existing Parking



31'

Building Connector

30' rear setback

7

30' rear setback

Existing Parking

canopy

club room

Gardens

patio

1BR

1BR

1BR

1BR

1BR

2BR

1BR

1BR

1BR

1BR

1BR

1BR

1BR

1BR

1BR

1BR

1BR

1BR

1BR

1BR

1BR

1BR

1BR

Rain Gardens and Gardens

35' rear setback

to parking below

Green Roof Area

12 parking

Phase 1
60 units
3 flrs

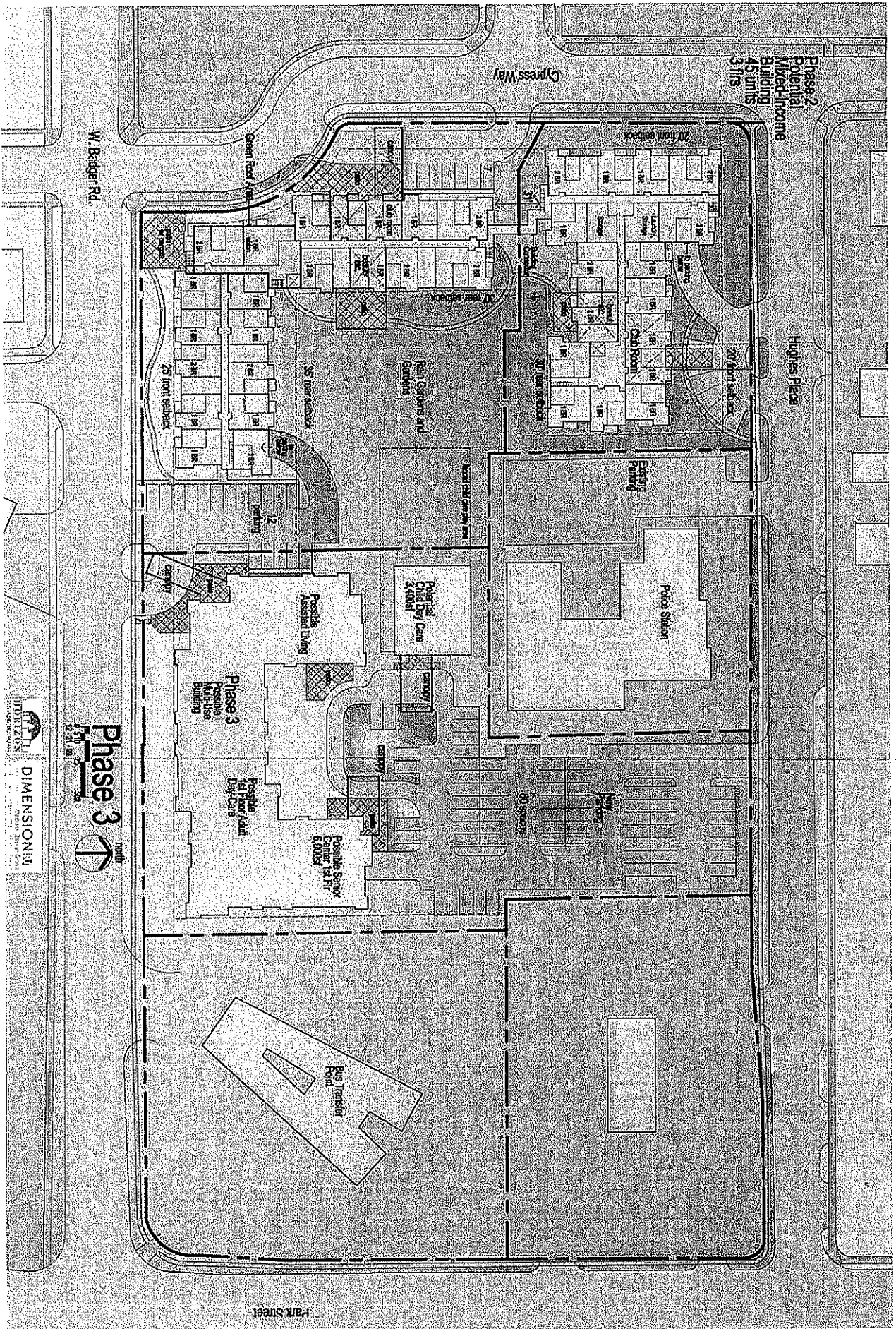
25' front setback


W. Badger Rd.

105 units total **Phase 2** north
0 5 10 25 50ft
12-21-09



6





 FTI CONSULTANTS INCORPORATED

 DIMENSION 17

 1700 W. BROADWAY, SUITE 200

 DENVER, CO 80202

Phase 3

 NORTH



Rolfs, Daniel

From: dalecox28@aol.com
Sent: Tuesday, April 27, 2010 4:12 PM
To: Rolfs, Daniel
Subject: Re: FW: Burr Oaks Demolition Application

Mr. Rolfs,

Thank you for the notification. We in the Burr Oaks community welcome the upcoming changes forthcoming. The sooner these building come down and start seeing new development on our Senior Housing the better.

Dale Cox

In a message dated 4/27/2010 1:52:05 P.M. Pacific Daylight Time, DRolfs@cityofmadison.com writes:

Mr. Cox,

This notice is being sent to you as the contact person for the Burr Oaks Neighborhood Association. If you are not the correct person to receive this notice, please notify me and I will ensure that it reaches the appropriate party.

The Community Development Authority of the City of Madison (CDA) intends to demolish seven apartment buildings as part of its plan to construct affordable senior housing in the Burr Oaks neighborhood. The properties that the CDA intends to demolish are:

- 2405 Cypress Way (6 unit apartment building – 4 x 2 bdr, 2 x 3 bdr)
- 2409 Cypress Way (8 unit apartment building – 8 x 2 bdr)
- 2413 Cypress Way (8 unit apartment building – 8 x 2 bdr)
- 826 West Badger Road (4 unit apartment building – 4 x 1 bdr)
- 830 West Badger Road (4 unit apartment building – 2 x 1 bdr, 2 x 2 bdr)
- 834 West Badger Road (4 unit apartment building – 4 x 2 bdr)
- 838 West Badger Road (4 unit apartment building – 4 x 2 bdr)

These seven parcels contain approximately 73,883 square feet, or 1.70 acres. The CDA intends to demolish the apartment buildings, a total of 38 residential units as detailed above, on these seven