



Location  
1020 John Nolen Drive

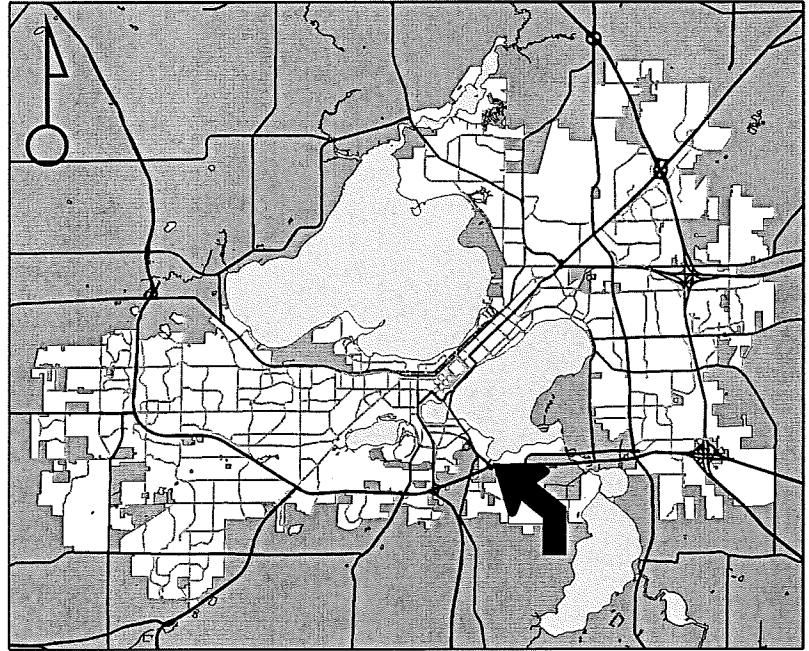
Project Name  
Thiermann Demolition

Applicant  
Barb Thiermann-Shared Magnetic Imaging Facility/William Simpson - FCM Corporation

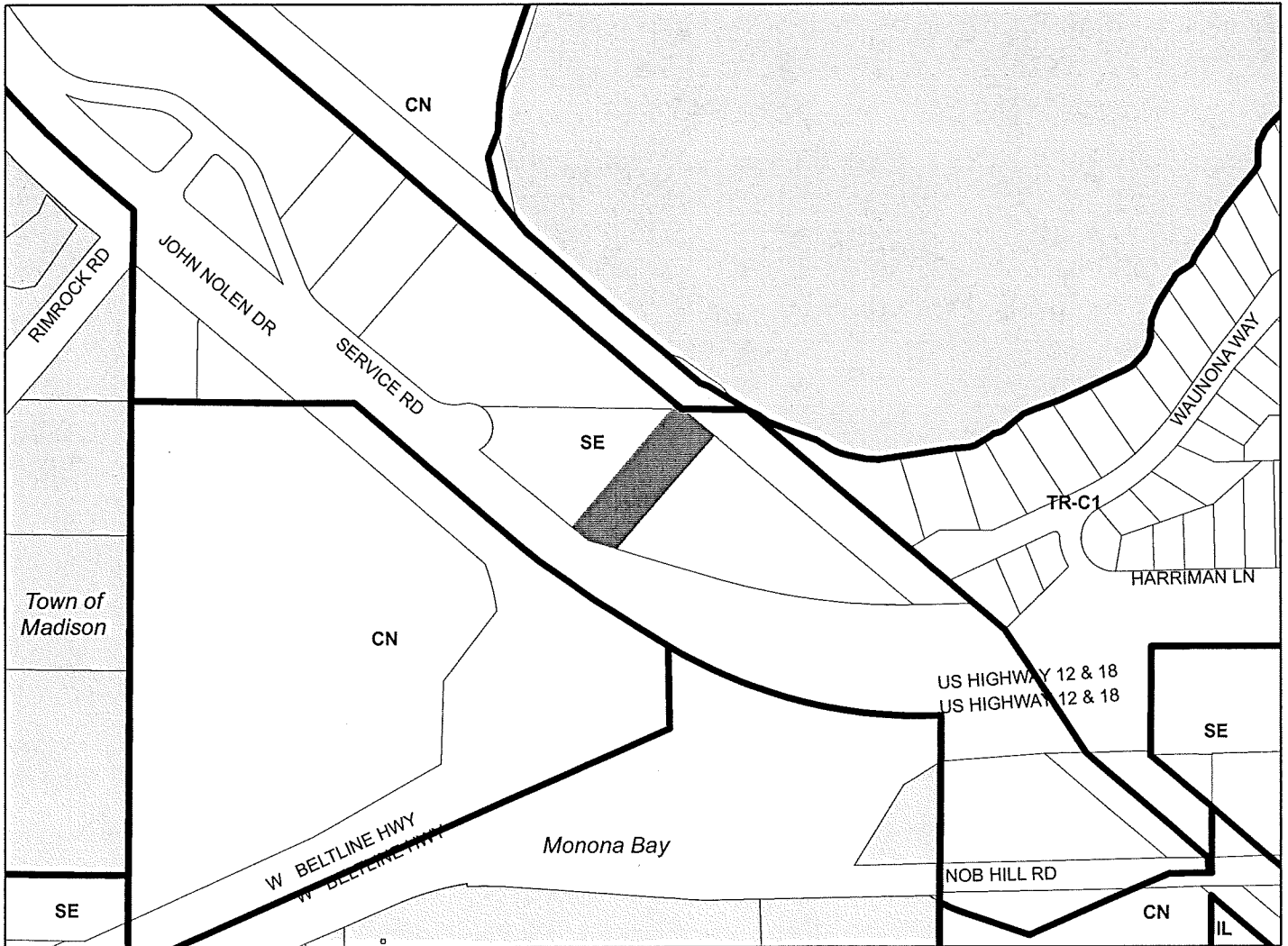
Existing Use  
Commercial building

Proposed Use  
Demolish commercial building with no proposed future use

Public Hearing Date  
Plan Commission  
16 November 2015



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 November 2015





# 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](http://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: 1020 JOHN NOLEN DRIVE  
 Project Title (if any): BUILDING DEMO TO GREEN SPACE

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: BARB THIERMANN Company: SHARED MAGNETIC IMAGING FACILITY, INC  
 Street Address: 1104 JOHN NOLEN DR City/State: MADISON, WI Zip: 53713  
 Telephone: (608) 258-7820 Fax: ( ) Email: bthiermann@turvillebay.com

Project Contact Person: WILLIAM SIMPSON Company: FEM CORPORATION  
 Street Address: 133 S. BUTLER ST City/State: MADISON, WI Zip: 53703  
 Telephone: (608) 273-1069 Fax: (608) 273-9522 Email: wsimpson@femcorp.com

Property Owner (if not applicant): SAME AS APPLICANT  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: REMOVE EXIST BUILDING & PARKING, ADD CURB ALONG SHARED DRIVE & GREEN SPACE  
 Development Schedule: Commencement 11/23/15 Completion 5/27/16

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)

- N/A • Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- N/A • 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 1/2 X 11-inch paper

N/A \* 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 <sup>2</sup> 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:

ALDER SHERI CARTER - 9/4/15 EMAIL ATTACHED

→ 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 STONDER Date: 9/10/15 Zoning Staff: MATT TUCKER Date: 9/10/15

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

Name of Applicant BARB THIERMANN Relationship to Property: EXECUTIVE DIRECTOR

Authorizing Signature of Property Owner Barbara Thierrmann Date 10/7/15

**Letter of Intent:**                   **1020 John Nolen Drive**  
   **Demolition of Building and Parking**

**Owner:**                               **Shared Magnetic Imaging Facility, Inc**  
   **1104 John Nolen Drive**  
   **Madison, WI 53713**

**Design/Build Contractor:**   **FCM Corporation**  
   **133 S Butler St.**  
   **Madison, WI 53703**

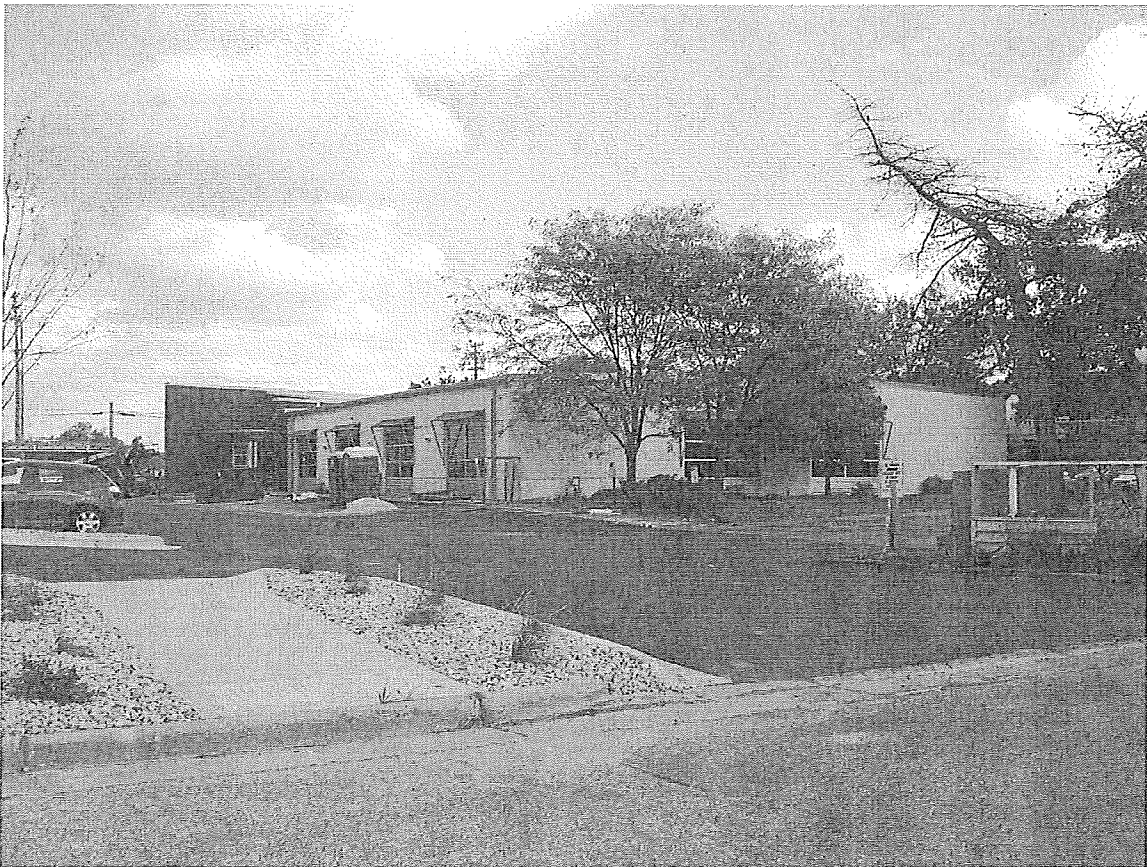
The site is 1.06 Acres with a 16,000 one story, slab on grade office building and parking on it. The area of demolition will be the building, parking and associated slabs and walks. The large trees and some other landscaping shall remain. The area to be disturbed will be 36,500 sq. ft..

The proposed site will be green space with an added curb along the shared driveway and some new planting to protect the grass area. This property is now owned by the same owners as the adjacent property to the east. This green space will eventually be used for future growth.

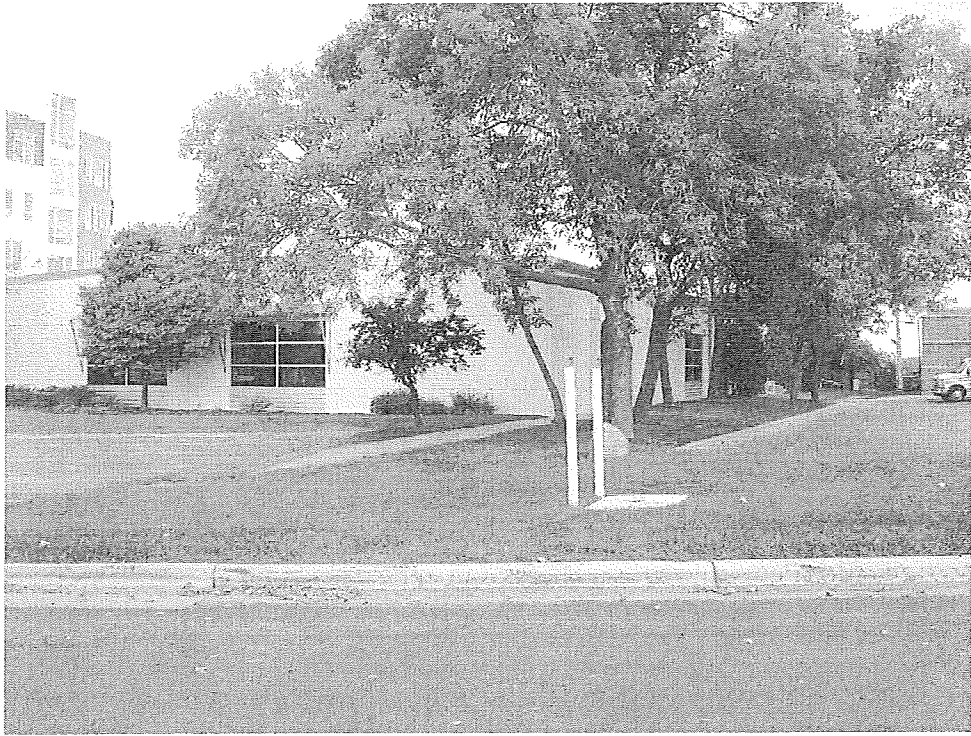
I am estimating to commence with demolition as soon as approvals are met and landscaping will be completed in the spring, by the end of May.

# 1020 John Nolen Drive Demolition of Existing Building Photos and Assessment

The following photos document the existing building and site area to be demolished. The existing building has a one story, slab on grade office that is approximately 16,000 square feet. The area of demolition will be the building, parking and associated slabs and walks. The large trees and some other landscaping shall remain. The building is constructed as a pre-engineered metal building. The original building was built in 1977. The building had an addition put on and renovated in 1998.



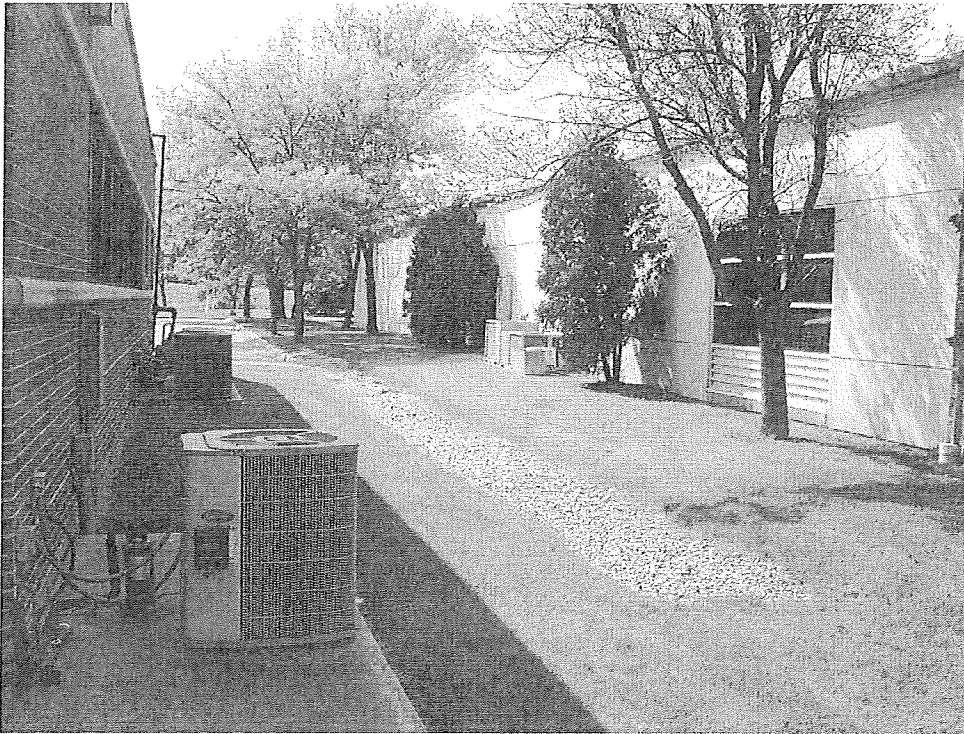
SW Corner of Site to Building



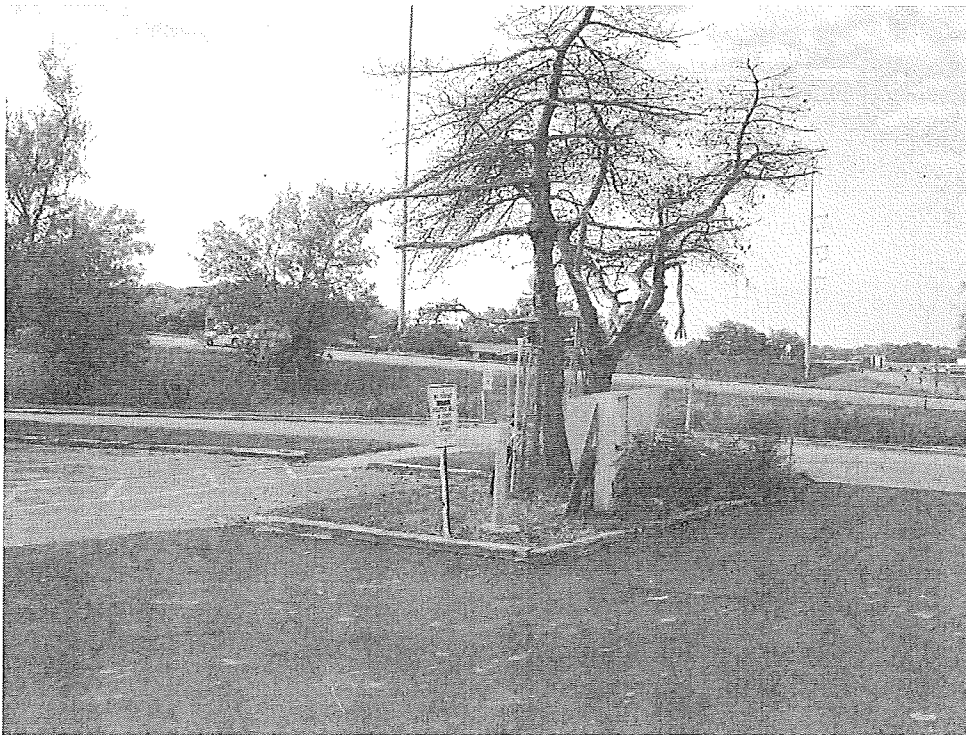
SE Corner of Site to Building



NW Site to the Building



NE Site to Building

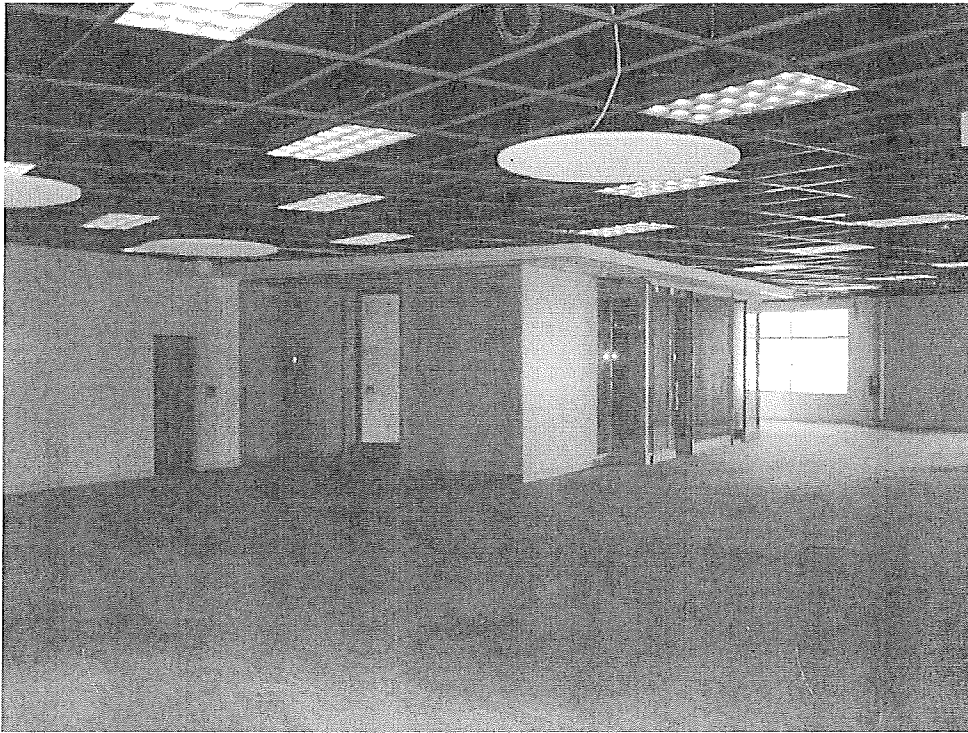


SW Site Sign Area

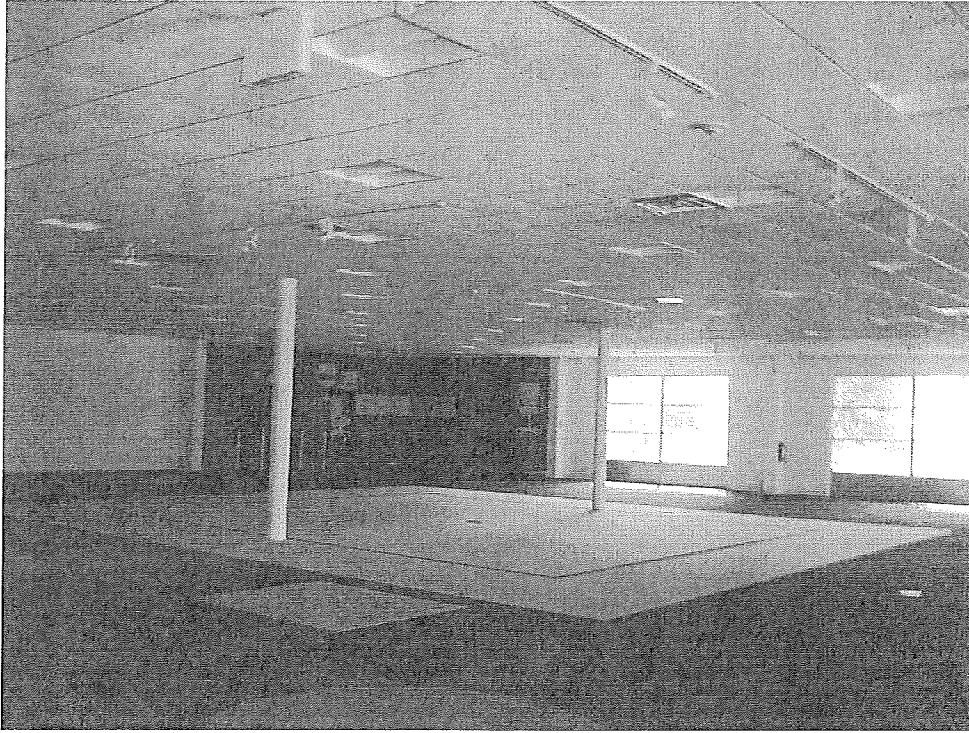




NW Trash Enclosure Area



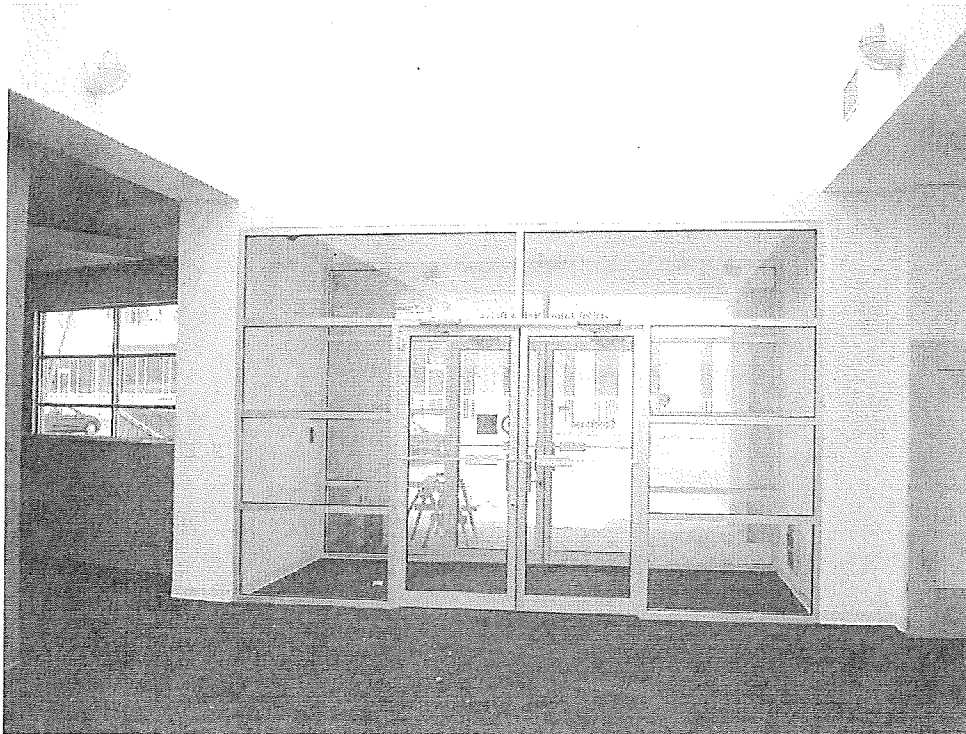
Office Area Interior of Building



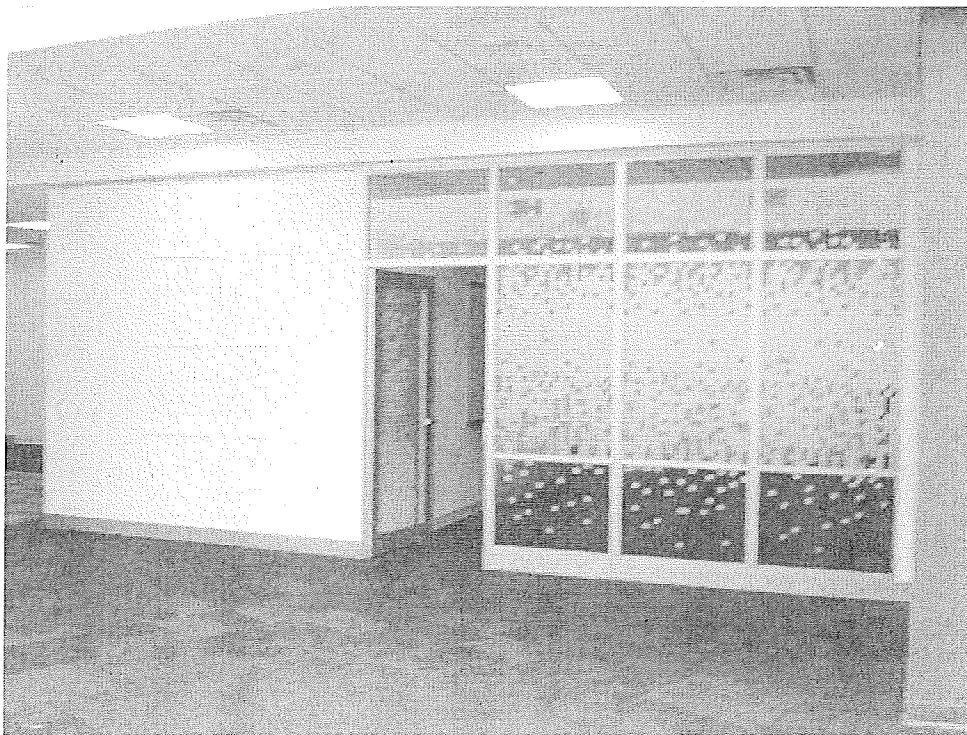
Office Area Interior of Building



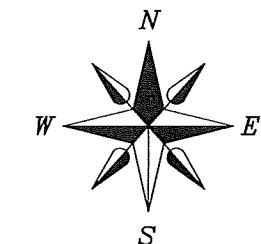
Toilet Room Interior of Building



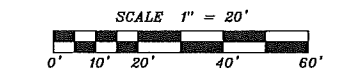
Entry Area Interior of Building



Conference Room Area Interior of Building



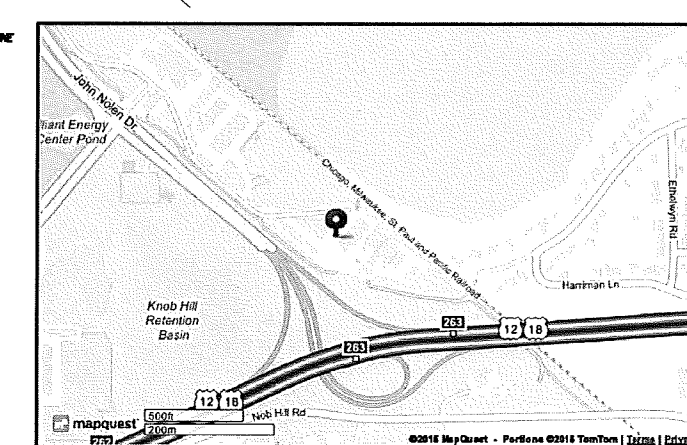
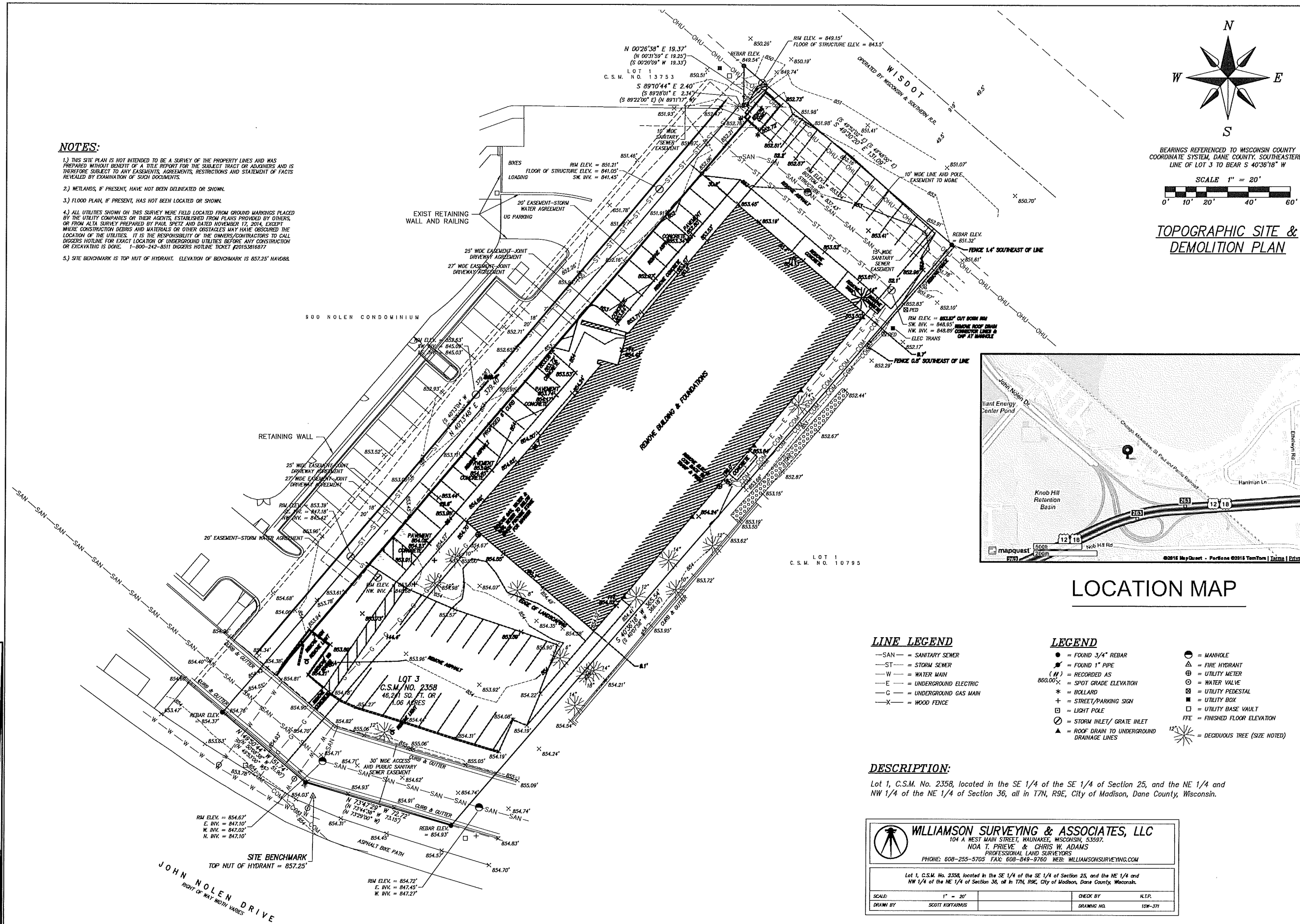
BEARINGS REFERENCED TO WISCONSIN COUNTY  
COORDINATE SYSTEM, DANE COUNTY, SOUTHEASTERLY  
LINE OF LOT 3 TO BEAR S 40°36'18" W



**TOPOGRAPHIC SITE &  
DEMOLITION PLAN**

**NOTES:**

- 1.) THIS SITE PLAN IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES AND WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJACENTS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS, ESTABLISHED FROM PLANS PROVIDED BY OTHERS, OR FROM ALTA SURVEY PREPARED BY PAUL SPETZ AND DATED NOVEMBER 17, 2014, EXCEPT WHERE CONSTRUCTION DEBRIS AND MATERIALS OR OTHER OBSTACLES MAY HAVE OBTSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. 1-800-242-8511 DIGGERS HOTLINE TICKET #20153816877
- 5.) SITE BENCHMARK IS TOP NUT OF HYDRANT. ELEVATION OF BENCHMARK IS 857.25' NAVD83.



**LOCATION MAP**

**LINE LEGEND**

- SAN- = SANITARY SEWER
- ST- = STORM SEWER
- W- = WATER MAIN
- E- = UNDERGROUND ELECTRIC
- G- = UNDERGROUND GAS MAIN
- X- = WOOD FENCE

**LEGEND**

- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- (#) = RECORDED AS
- 860.00'± = SPOT GRADE ELEVATION
- \* = BOLLARD
- + = STREET/PARKING SIGN
- = LIGHT POLE
- ⊙ = STORM INLET/ GRATE INLET
- ▲ = ROOF DRAIN TO UNDERGROUND DRAINAGE LINES
- ⊙ = MANHOLE
- △ = FIRE HYDRANT
- ⊕ = UTILITY METER
- ⊗ = WATER VALVE
- ⊞ = UTILITY PEDESTAL
- ⊠ = UTILITY BOX
- ⊞ = UTILITY BASE VAULT
- FFE = FINISHED FLOOR ELEVATION
- ⊙ = DECIDUOUS TREE (SIZE NOTED)

**DESCRIPTION:**

Lot 1, C.S.M. No. 2358, located in the SE 1/4 of the SE 1/4 of Section 25, and the NE 1/4 and NW 1/4 of the NE 1/4 of Section 36, all in T7N, R9E, City of Madison, Dane County, Wisconsin.

**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
NOA T. PRIEVE & CHRIS W. ADAMS  
PROFESSIONAL LAND SURVEYORS  
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

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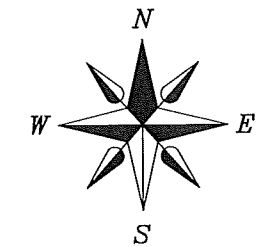
SCALE:	1" = 20'	CHECK BY:	H.T.P.
DRAWN BY:	SCOTT KOFFARUS	DRAWING NO.:	15W-371

BUILDING DEMOLITION AND PROPOSED GREEN SPACE FOR:  
**SHARED MAGNETIC RESONANCE  
IMAGING FACILITY INC**  
2010 JOHN NOLEN DRIVE  
MADISON, WISCONSIN 53713

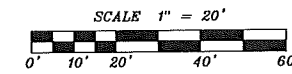
PKG/REV NO.	DATE
CITY	10/6/15

PROJECT NO: 15-17  
DRAWN BY: WAS  
CHECKED BY:

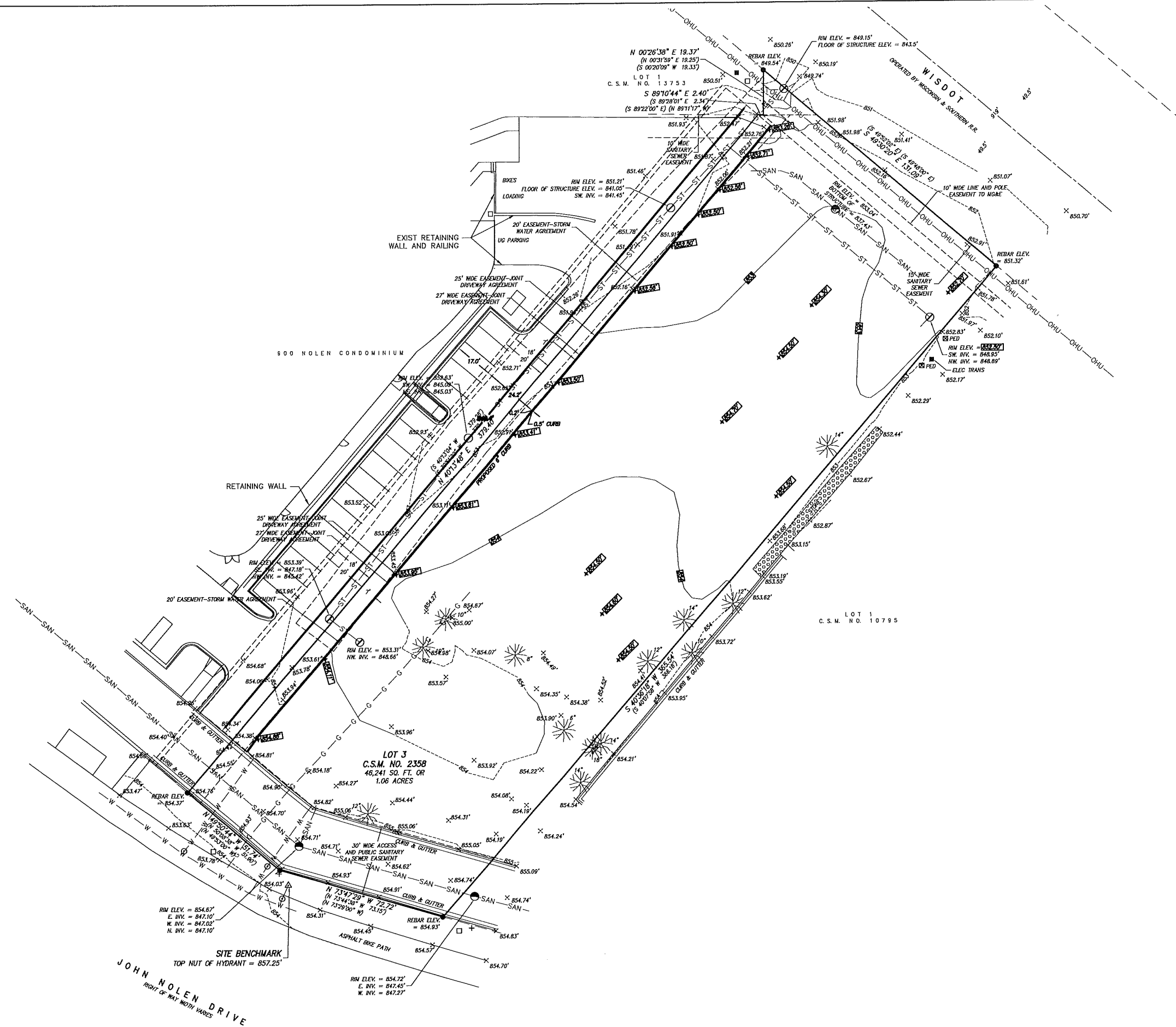
SHEET:  
**C1.1**



BEARINGS REFERENCED TO WISCONSIN COUNTY  
COORDINATE SYSTEM, DANE COUNTY, SOUTHEASTERLY  
LINE OF LOT 3 TO BEAR S 40°36'18" W



**PROPOSED SITE &  
GRADING PLAN**



BUILDING DEMOLITION AND PROPOSED GREEN SPACE FOR:  
**SHARED MAGNETIC RESONANCE  
IMAGING FACILITY INC**  
2010 JOHN NOLEN DRIVE  
MADISON, WISCONSIN 53713

PKG/REV NO.	DATE
CITY	10/6/15

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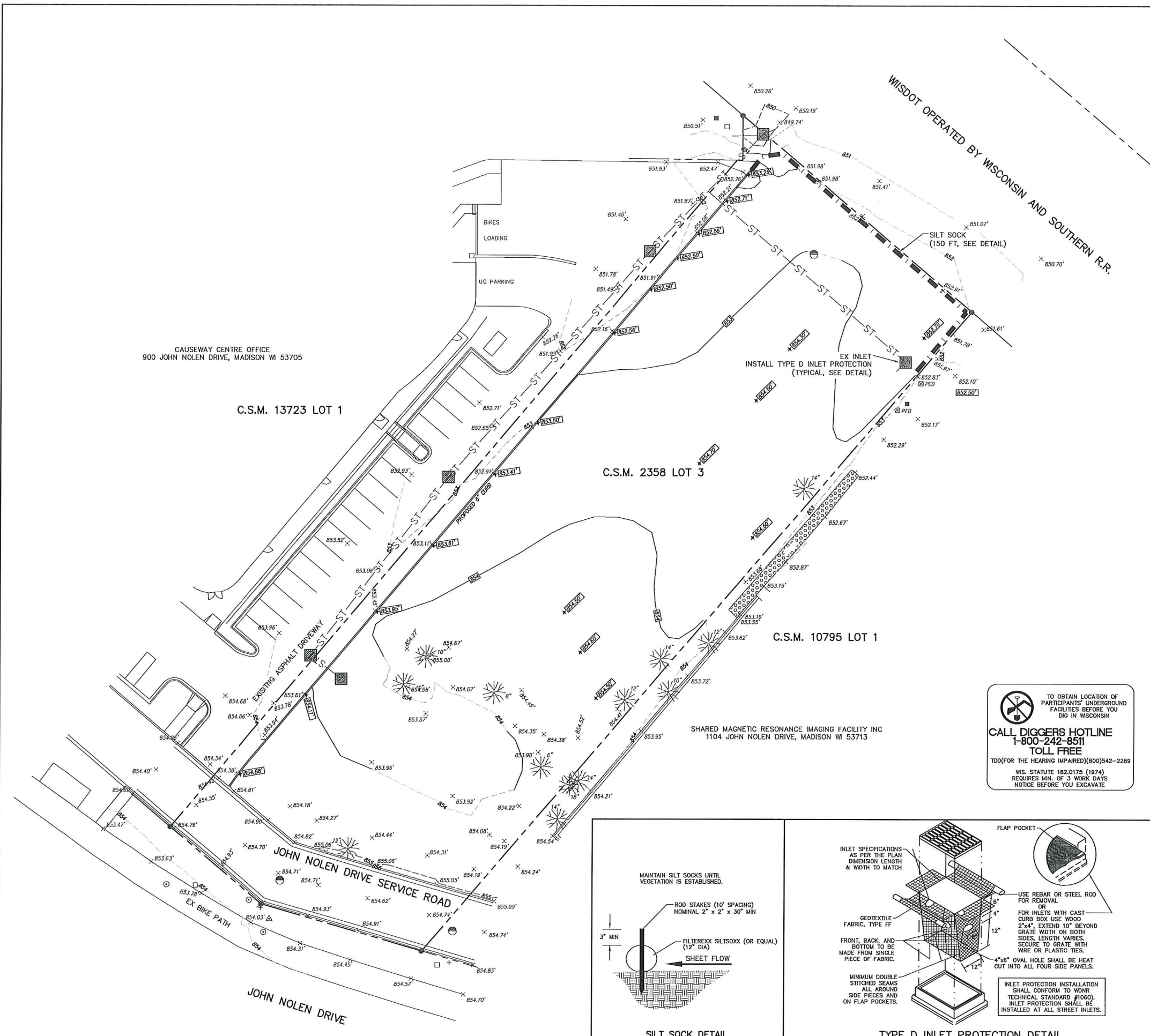
SHEET:  
**C2.1**



■ = TYPE D INLET PROTECTION

**EROSION CONTROL PLAN**

EXISTING AND PROPOSED CONTOURS AND SPOT ELEVATIONS PROVIDED BY FCM CORPORATION.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE**  
TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

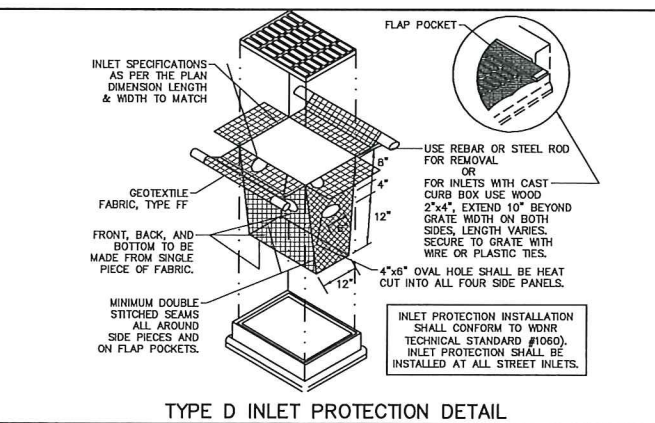
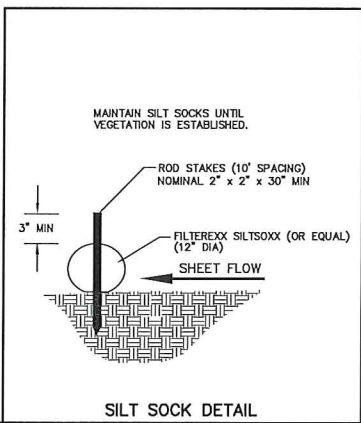
**EROSION NOTES:**  
THE EXISTING ASPHALT DRIVEWAY IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.  
EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.  
CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**  
NOVEMBER 23, 2015 INSTALL INITIAL EROSION CONTROL DEVICES.  
NOVEMBER 23, 2015 - JULY 1, 2016 DEMOLISH EXISTING BUILDING AND PARKING LOT. RESTORE PERVIOUS DISTURBED AREAS.

**RESTORATION NOTES:**  
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.  
SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.  
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

**OWNER:**  
SHARED MAGNETIC RESONANCE IMAGING FACILITY, INC  
ATTN: JIM OTT  
1104 JOHN NOLEN DRIVE  
MADISON, WI 53713

**ENGINEER:**  
QUAM ENGINEERING, LLC  
ATTN: RYAN QUAM  
4604 SIGGELKOW ROAD, SUITE A  
MCFARLAND, WI 53558



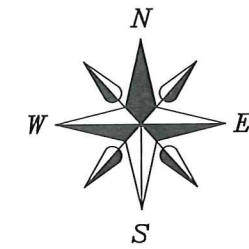
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2010 JOHN NOLEN DRIVE  
MADISON, WISCONSIN 53713

PKG/ REV NO. DATE  
106/15

PROJECT NO: 15-17  
DRAWN BY: M.S.E.  
CHECKED BY: A.F.F.

SHEET:  
**C3.1**

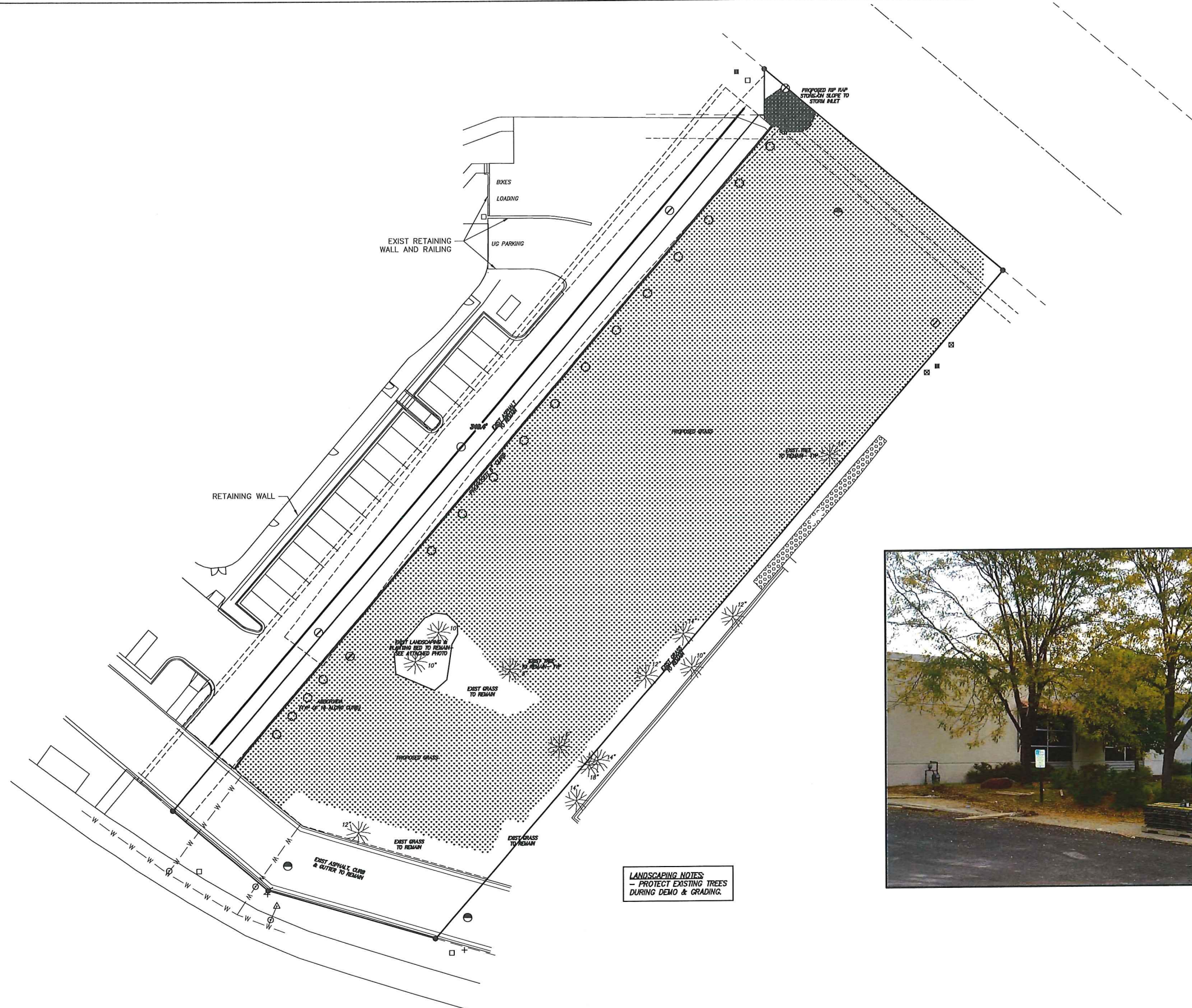
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



BEARINGS REFERENCED TO WISCONSIN COUNTY  
COORDINATE SYSTEM, DANE COUNTY. SOUTHEASTERLY  
LINE OF LOT 3 TO BEAR S 40°36'18" W



LANDSCAPING PLAN



**LANDSCAPING NOTES**  
- PROTECT EXISTING TREES  
DURING DEMO & GRADING.



BUILDING DEMOLITION AND PROPOSED GREEN SPACE FOR:  
**SHARED MAGNETIC RESONANCE  
IMAGING FACILITY INC**  
2010 JOHN NOLEN DRIVE  
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PROJECT NO: 15-17  
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CHECKED BY:

SHEET:  
**L2.1**