

CITY OF MADISON Proposed Demolition & Conditional Use

Location: 3862 Johns Street

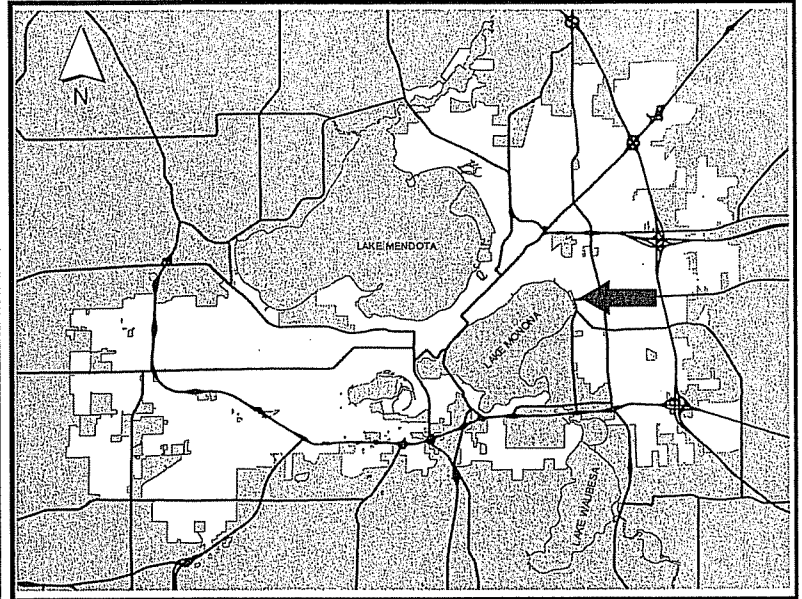
Project Name: Oasen Plumbing

Applicant: Jim Oasen - Oasen Plumbing/
Steve Meier - Joe Daniels Construction Co

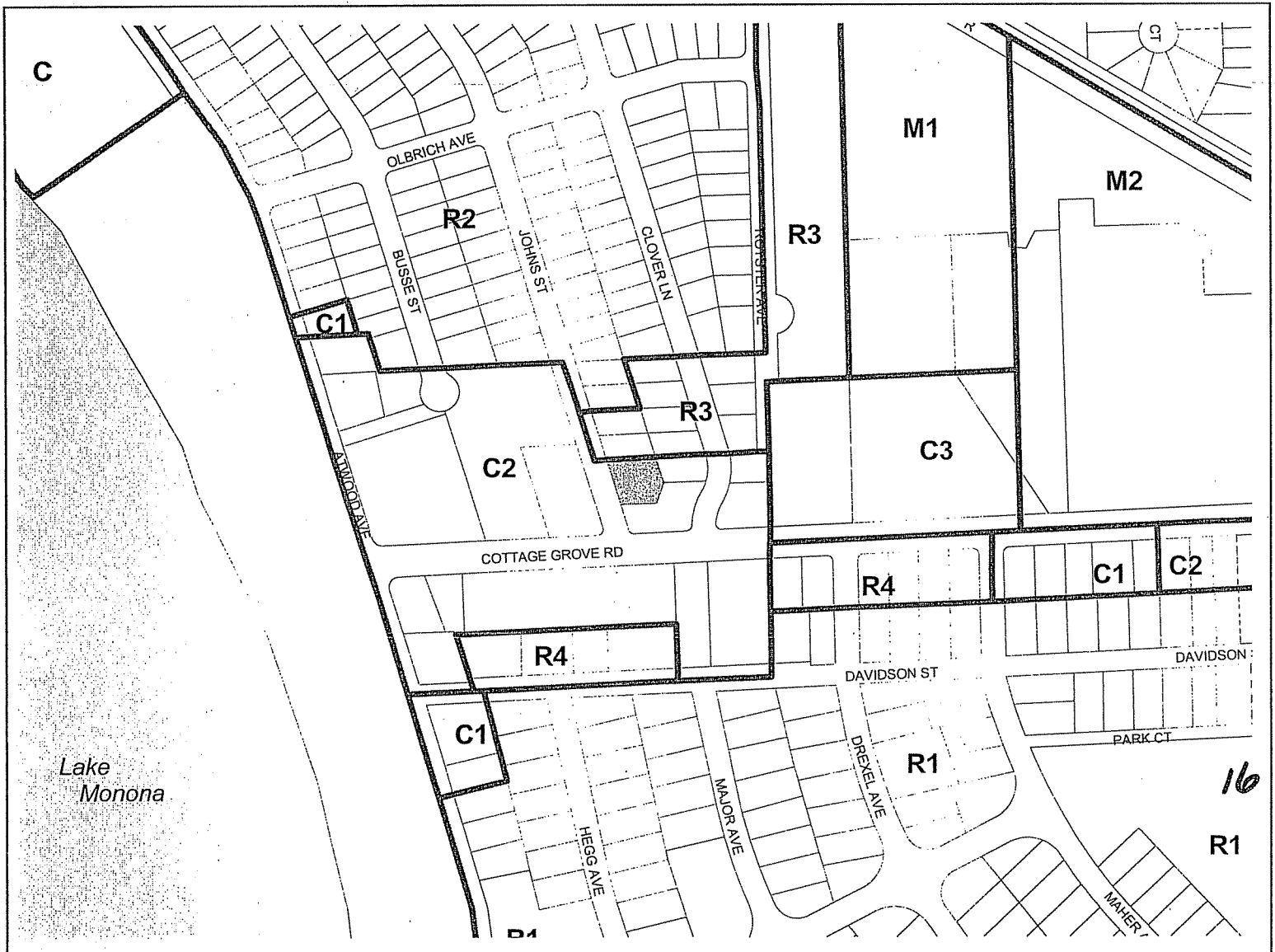
Existing Use: Commercial Building

Proposed Use: Demolish Commercial
Building & Build New Contractor's Office & Shop

Public Hearing Date:
Plan Commission 20 June 2005



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



3862 Johns Street

400 0 400 Feet



Date of Aerial Photography - April 2000



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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.
- 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

FOR OFFICE USE ONLY:

Amt. Paid \$550⁰⁰ Receipt No. 60724
 Date Received 5-11-05
 Received By R. Toewle
 Parcel No. 0710-092-18.33-2
 Aldermanic District 15, Larry Palm
 GQ OK!
 Zoning District C2
For Complete Submittal
 Application ✓ Letter of Intent ✓
 IDUP N/A Legal Descript. ✓
 Plan Sets ✓ Zoning Text N/A
 Alder Notification 4-7-05 Waiver _____
 Ngrbrhd. Assn Not. 4-7-05 Waiver _____
 Date Sign Issued 5-11-05

1. Project Address: 3862 Johns Street **Project Area in Acres:** 0.33

Project Title (if any): Oasen Plumbing Shop

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 checked="" 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 Oasen Company: Oasen Plumbing
 Street Address: 523 Cottage Grove Road City/State: Madison, WI Zip: 53716
 Telephone: (608) 222-3656 Fax: (608) 222-3960 Email: n/a

Project Contact Person: Steve Meier Company: Joe Daniels Construction Co., Inc.
 Street Address: 919 Applegate Road City/State: Madison, WI Zip: 53713
 Telephone: (608) 271-4800 Fax: (608) 271-4570 Email: smeier@danielsconstruction.net

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: Demolish the existing building, fences, and pavements and construct a new 3,000 s.f. metal building for use as a plumbing shop and tenant rental.

Development Schedule: Commencement July 11, 2005 Completion September 30, 2005

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 ½ 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: \$ _____ 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:

Letter sent to Alderperson and Eastmorland Community Association on 4/7/05

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 _____ Date _____ | Zoning Staff _____ Date _____

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

Printed Name Kenneth A. Oasen Date 5-10-05

Signature Kenneth a. Oasen Relation to Property Owner owner 16

Authorizing Signature of Property Owner Kenneth a. Oasen Date 5-10-05

DANIELS

General Contractors

May 11, 2005

Plan Commission
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

RE: Oasen Plumbing Letter of Intent

To Whom It May Concern:

It is the intent of Oasen Plumbing to demolish the existing building at 3862 Johns St., Madison, WI and replace the existing building with a new 3,000s.f. plumbing contractor shop. Oasen Plumbing proposes to occupy approximately ½ of the 3,000s.f. and rent the remaining 1,500s.f. Submission to the Plan Commission is required since a contractor shop is listed as a conditional use in a C-2 district, and for the demolition permit.

General project information is as follows:

Project Name:	Oasen Plumbing Shop
Owner:	Oasen Plumbing 523 Cottage Grove Road Madison, WI 53716
General Contractor/ Project Coordinator:	Joe Daniels Construction Steve Meier 919 Applegate Road Madison, WI 53713
Designing Engineer:	4 th Dimension Design John Rave 2825 N. Mayfair Road Wauwatosa, WI 53222
Site Engineer/Surveyor:	Quam Engineering 6621 Meredith Way McFarland, WI 53558
Landscaper:	Mckay Nursery Company Waterloo, WI

The existing site is part of O.L. 26 and O.L. 27, assessor's plat #7 in the Township of Blooming Grove, in the City of Madison. The entire lot is .33 acres. The site has an existing 781s.f., 2-story, wood framed building with multiple fences and screens of varying construction. The entire site is currently paved with asphalt, brick pavers, and concrete.

It is anticipated there will be a total of 3 employees in the plumbing shop. There are currently 2 employees who are also the Owners of Oasen Plumbing. During the busy season, it is anticipated that a third employee will be added. The use of the proposed rental space is not currently known.

The hours of operation will be from 6a.m. to 5p.m. Monday through Friday.

There are a total of 13 proposed parking spaces and 1 loading space. Only 3 parking spaces will be needed for the plumbing shop. The remaining spaces will be reserved for the rental space use.

A dumpster will be located on the east end of the building and be screened by the building on the west, the cedar fence on the north, a chain link fence with slating on the east, and a chain link slatted gate on the south. Snow will be plowed and shoveled to the proposed green space on the west end of the building.

A construction schedule is attached.

Please call me if you have any questions. Thank you.

Sincerely,



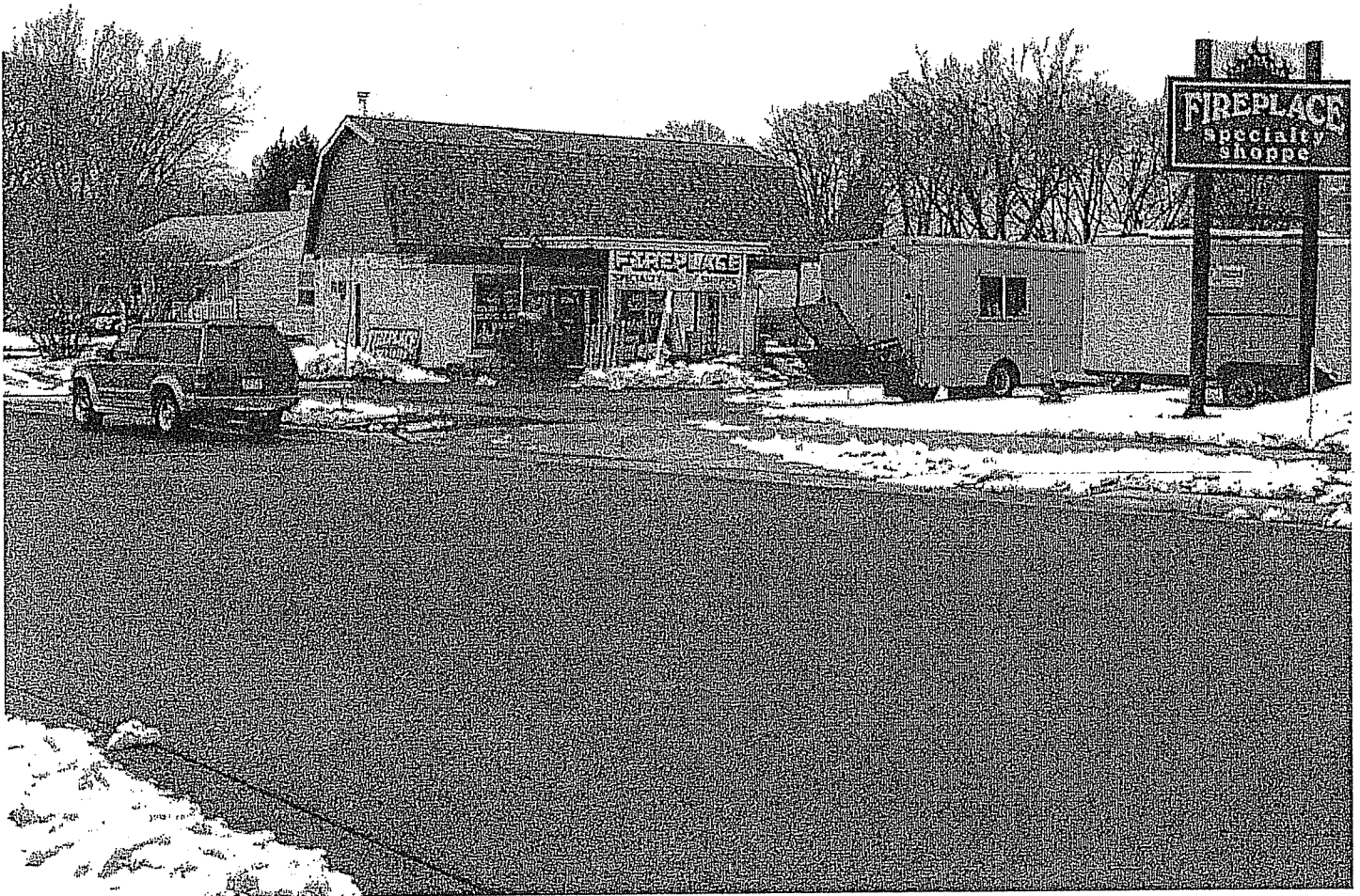
Steve Meier
Project Manager

OASEN PLUMBING SHOP

Description	2005																										
	MAY	JUN			JUL			AUG			SEP			OCT	NOV												
	16	23	30	06	13	20	27	04	11	18	25	01	08	15	22	29	05	12	19	26	03	10	17	24	31	07	
Engineering & Plan Development																											
Hazardous Material Testing																											
DNR Notification																											
State Review																											
Demolition																											
Sitework																											
Concrete Work																											
Metal Building Erection																											
Masonry																											
Steel Studs & Drywall																											
Mechanical & Electrical Rough																											
Painting																											
Suspended Ceilings																											
Asphalt																											
Flooring																											
Landscaping																											
Mechanical & Electrical Finish																											

Oasen Plumbing Site Demolition Picture

2/25/05



Demolish the existing building, seen here as "Fireplace Specialty Shoppe".
Also, demolish the existing fences, brick pavers, and asphalt.

DANIELS

General Contractors

April 7, 2005

Common Council Office
Attn: Gregory Markle
210 Martin Luther King, Jr. Blvd
Room 417, City County Building
Madison, WI 53703-0001

RE: 3862 Johns Street

Dear Mr. Markle,

Daniels Construction is preparing plans for work at the old Fireplace shop on the corner of Cottage Grove Rd. and Johns Street. Oasen Plumbing would like to demolish the existing building and construct a new plumbing shop on the site. A plumbing shop is listed as conditional use in a C-2 district. Therefore, we will be applying to the Planning Commission for a conditional use and a raising permit. Submittal for the April 27th deadline is desirable, so we are requesting a waiver to the 30-day notice requirement.

Please let me know if you would like a meeting to discuss the project. We are also planning to attend the next Eastmorland Neighborhood Association Meeting for a brief presentation on Wednesday, April 13th.

Please call me if you have any questions. Thank you.

Sincerely,



Steve Meier
Project Manager

DANIELS

General Contractors

April 7, 2005

Eastmorland Community Association
Attn: Kathy Soukup
P.O. Box 14584
Madison, WI 53714-0584

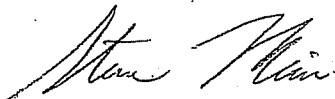
RE: 3862 Johns Street

Dear Ms. Soukup,

Daniels Construction is preparing plans for work at the old Fireplace shop on the corner of Cottage Grove Rd. and Johns Street. Oasen Plumbing would like to demolish the existing building and construct a new plumbing shop on the site. We would like to attend the next Neighborhood Association Meeting for a brief presentation.

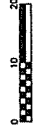
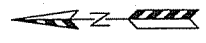
Please call me if you have any questions. Thank you.

Sincerely,



Steve Meier
Project Manager

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OASEN PLUMBING SITE
 EXISTING SITE PLAN
 EXHIBIT #1
 DATED: APRIL 30, 2005

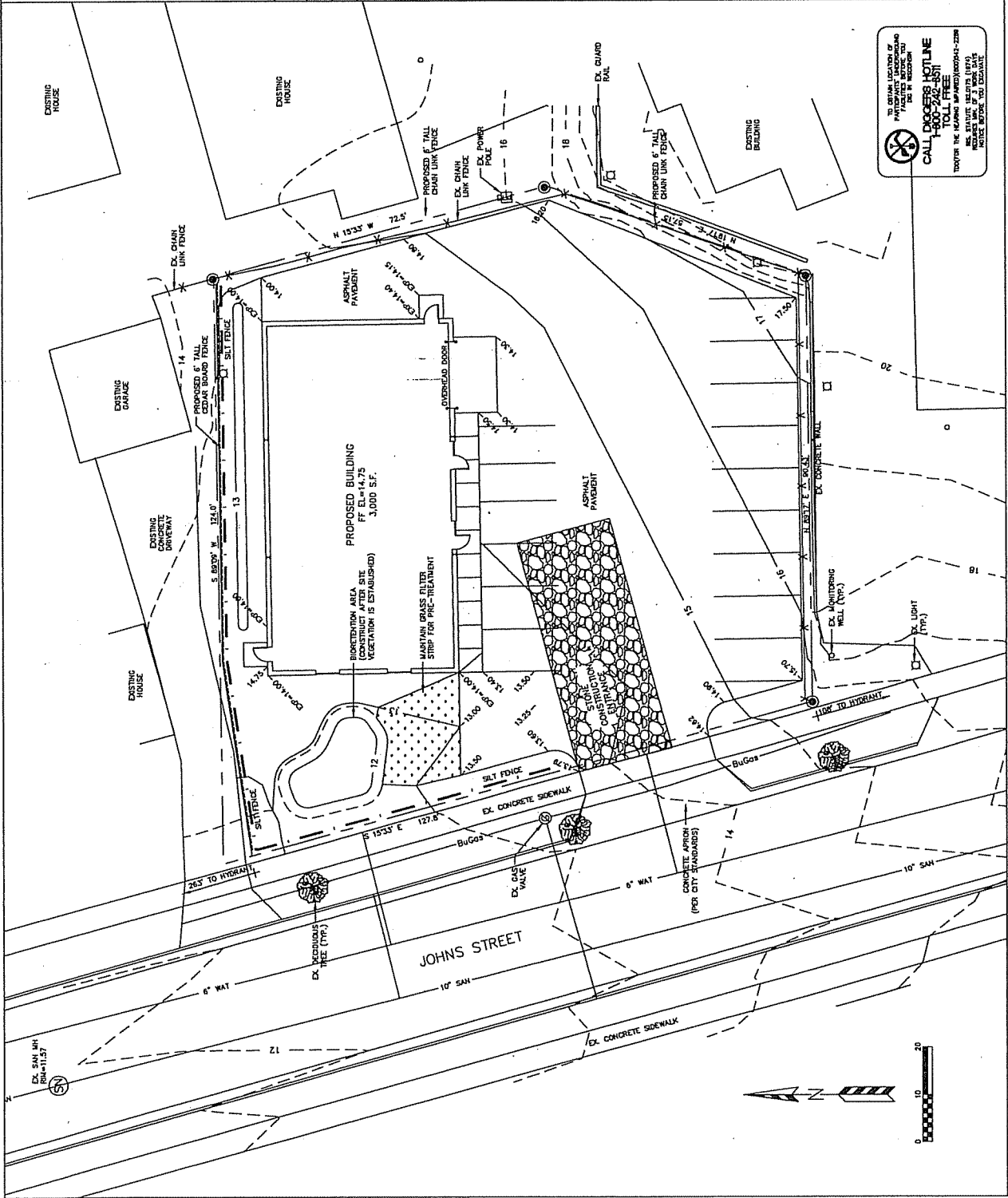
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 6621 Meredith Way, McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7152

EROSION NOTES:
 1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
 2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE MAINTENANCE PERIOD. VEGETATION IS ESTABLISHED.
 3. SILT FENCE AND STOCKPILE SHALL BE FIELD LOCATED BY THE ENGINEER.
 4. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 5. ANTI-CORROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED.
 6. ANTI-CORROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED.
 7. ANTI-CORROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED.
 8. ANTI-CORROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED.
 9. ANTI-CORROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED.
 10. ANTI-CORROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED.

RESTORATION NOTES:
 1. ALL RESTORED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALKS, SHALL RECEIVE A MINIMUM OF TWO (2) INCHES OF TOP SOIL OVERLAYS. TOP SOIL SHALL BE OBTAINED FROM THE SAME SOURCE AS THE ORIGINAL SOIL. TOP SOIL SHALL BE APPLIED AT THE RATE OF SEVEN (7) CUBIC FEET PER 1,000 SQUARE FEET. TOP SOIL SHALL BE APPLIED AT THE RATE OF SEVEN (7) CUBIC FEET PER 1,000 SQUARE FEET.
 2. ALL RESTORED AREAS SHALL BE MAINTAINED FOR A PERIOD OF SIX (6) MONTHS AFTER COMPLETION OF CONSTRUCTION. VEGETATION SHALL BE ESTABLISHED WITHIN THE PERIOD OF SIX (6) MONTHS AFTER COMPLETION OF CONSTRUCTION.
 3. ALL RESTORED AREAS SHALL BE MAINTAINED FOR A PERIOD OF SIX (6) MONTHS AFTER COMPLETION OF CONSTRUCTION. VEGETATION SHALL BE ESTABLISHED WITHIN THE PERIOD OF SIX (6) MONTHS AFTER COMPLETION OF CONSTRUCTION.

OWNER:
 OASEN PLUMBING, LLC
 3862 JOHN'S STREET
 WISCONSIN, WI 53558

ENGINEER:
 QUAM ENGINEERING, LLC
 6621 MEREDITH WAY
 MC FORDLAND, WI 53558



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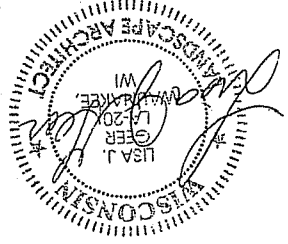
3882 JOHNS STREET, MADISON, WI
OASEN PLUMBING
 LANDSCAPE PLAN



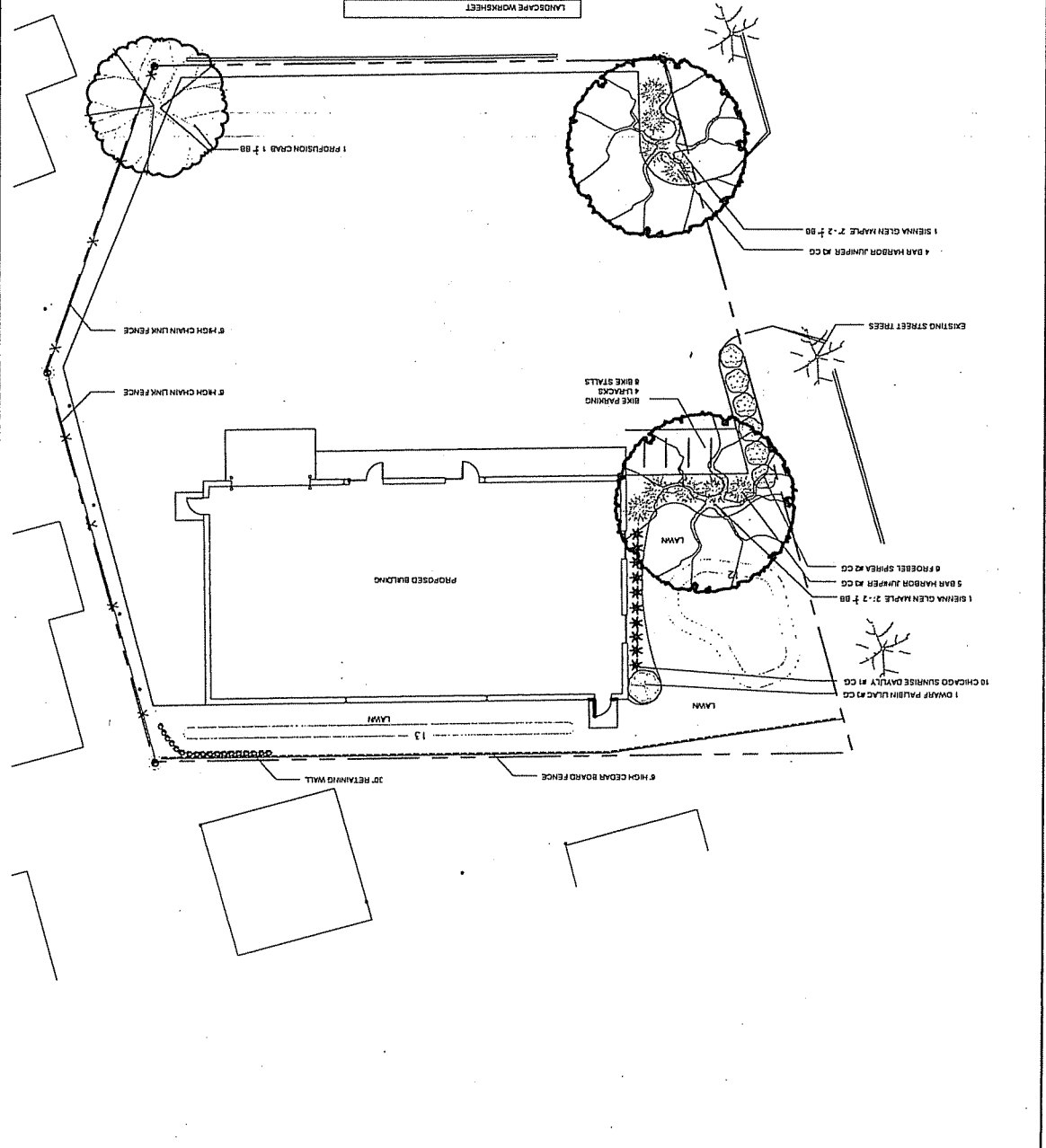
McKAY NURSERY COMPANY
 1200 W. MONROE ST. MADISON, WI 53704
 608-271-1111
 WWW.MCKAYNURSERY.COM

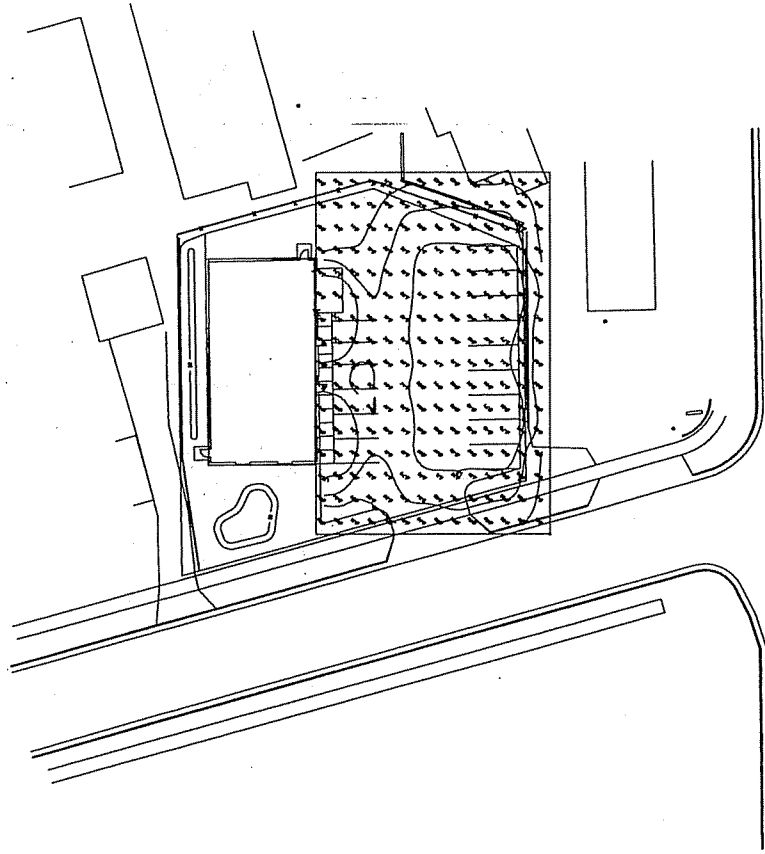
3882 JOHNS STREET, MADISON, WI
OASEN PLUMBING
 LANDSCAPE PLAN

DATE	
SCALE	
PROJECT	
CLIENT	
LOCATION	
DESIGNER	
CHECKED	
DATE	



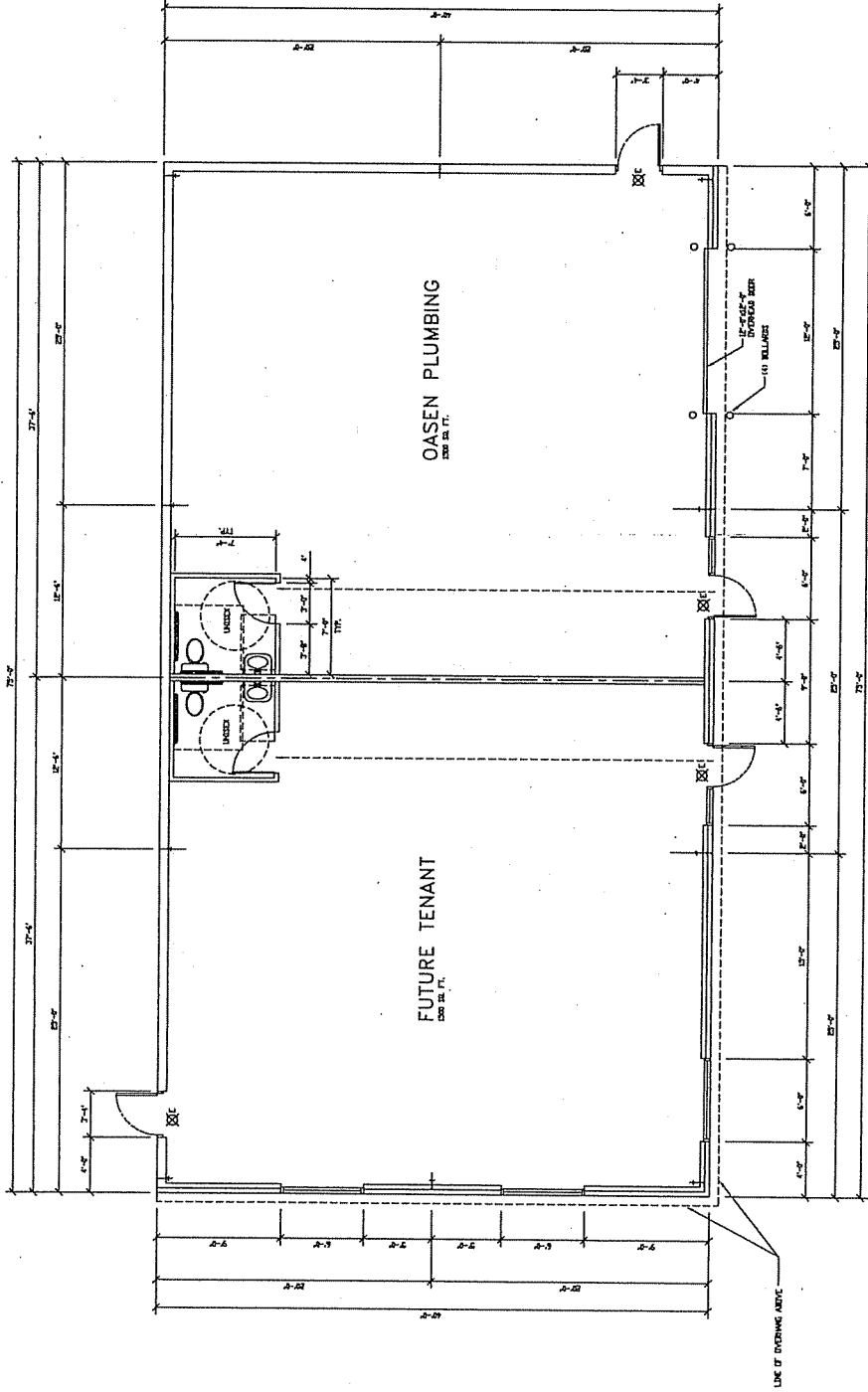
LANDSCAPE WORKSHEET	
17 STALLS - 1 SHADE TREE REQUIRED	1 SIENNA GLEN MAPLE 2" - 2" BB PROVIDED
17 STALLS - 64 POINTS REQUIRED	1 SIENNA GLEN MAPLE 2" - 2" BB
1 SIENNA GLEN MAPLE 2" - 2" BB	15 POINTS
1 PROPOSITION CRAB 1" - 1" BB	12 POINTS
1 BAR HARBOR JUNPER #3 CC	27 POINTS
8 BAR HARBOR JUNPER #3 CC	216 POINTS PROVIDED





LIGHTING PLAN
SCALE 1/8" = 1'-0"

JOE DANIELS CONSTRUCTION 910 W. STATE ST. MADISON, WI 53703 (608) 271-6000/7424 (608) 271-4870		OASEN PLUMBING 3862 JOHNS STREET MADISON, WISCONSIN	
DATE 04-28-08	DRAWN BY J. DANIELS	DRAWING NO. LIGHTING PLAN	



SHELL
 INDICATES LOCATIONS OF SHELL
 FOR PRELIMINARY REVIEW

FLOOR PLAN
 SCALE: 1/4" = 1'-0"



REV.	DATE	DESCRIPTION
1	5-10-06	PLUMBING COMMISSION ESSENTIAL
2	5-9-06	FOR PRELIMINARY REVIEW

JOE DANIELS CONSTRUCTION 910 APPLEGATE ROAD MADISON, WI 53718 (608) 271-4600/FAX (608) 271-4870	OASEN PLUMBING 3862 JOHNS STREET MADISON, WISCONSIN	DRAWING NO. A-1
4A 4A DIMENSION DESIGN, INC. 2525 N. KAPLAN ROAD, FERRISVILLE, WISCONSIN 53522 (608) 477-8111	FLOOR PLAN	DRAWING NO. A-1

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