



Location

6002 Cottage Grove Road

Project Name

Veridian Building Demolition

Applicant

Don Esposito - Veridian Homes/
Daniel Day - D'Onofrio Kotke & Associates

Existing Use

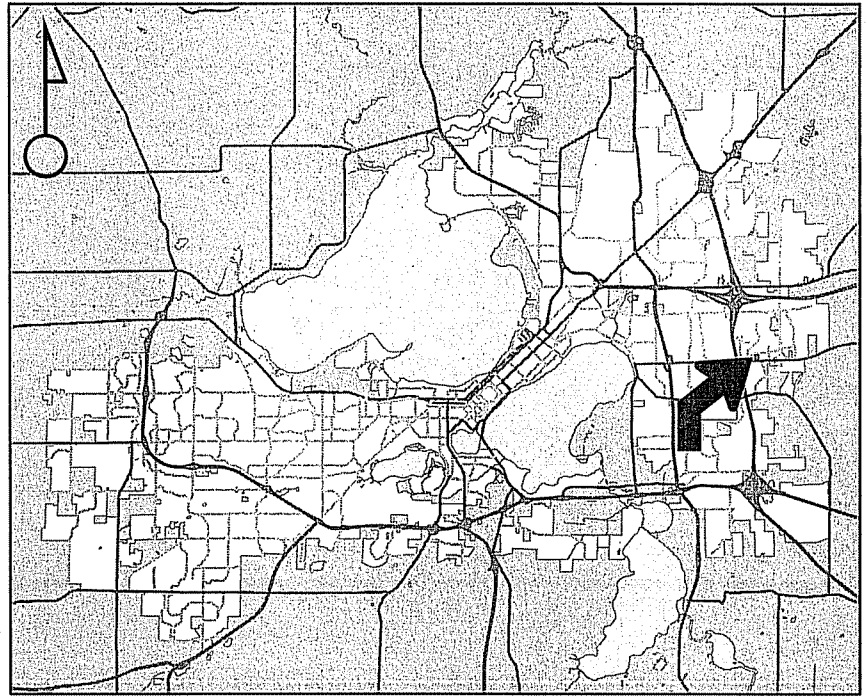
Vacant Building

Proposed Use

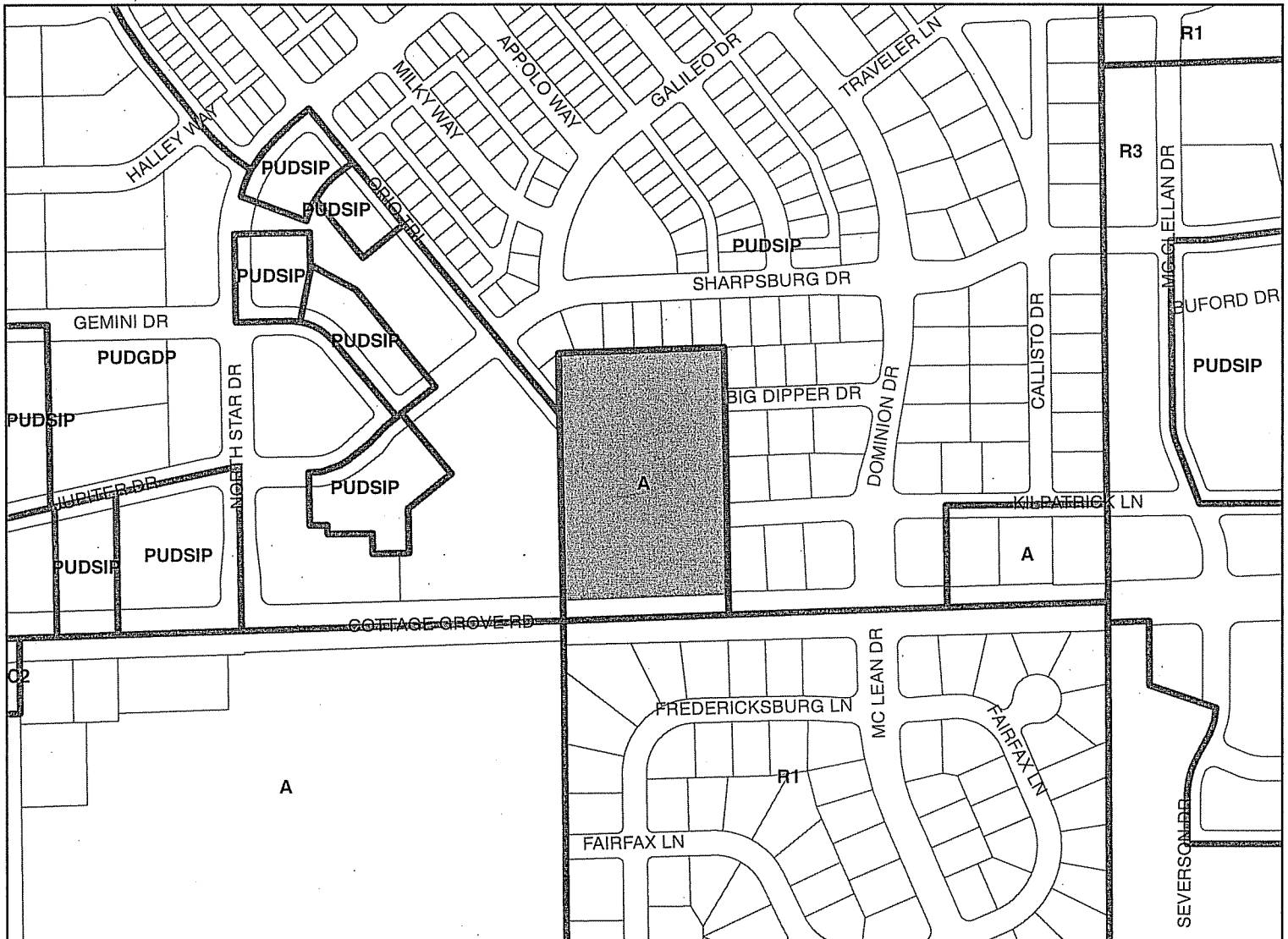
Demolish Building for Future
Site Development

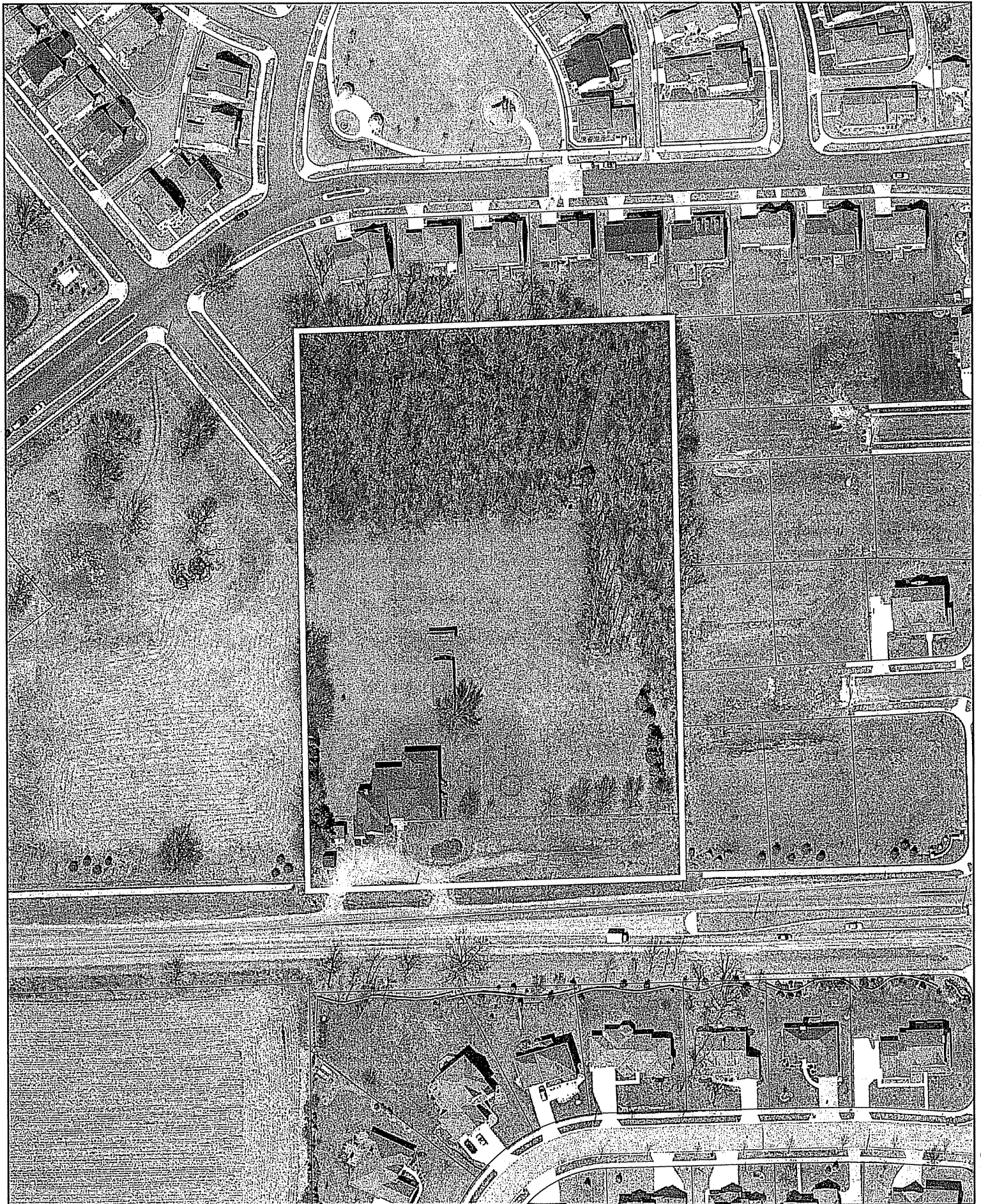
Public Hearing Date

Plan Commission
16 October 2006



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





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August 23, 2006

Brad Murphy
City of Madison – Planning & Development
215 Martin Luther King Jr. Blvd.
Madison, WI 53710

RE: Grandview Commons Demolition Permit
Letter of Intent

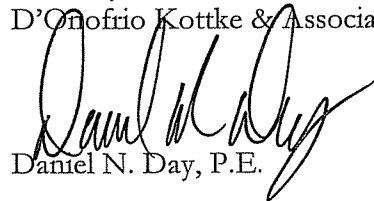
Dear Brad:

On behalf of Veridian Homes we are submitting an application for a demolition permit for 6002 Cottage Grove Road. This property is adjacent to Grandview Commons along Cottage Grove Road. Enclosed for your review is the Land Use Application Form, check in the amount of \$500 and 15 copies of the Reuse and Recycling Plan.

We would appreciate being schedule on the next appropriate Plan Commission agenda and look forward to working with you on this project.

Please call if you have any questions.

Sincerely,
D'Onofrio Kottke & Associates



Daniel N. Day, P.E.

FN: 06-05-133

cc: Don Esposito

Grandview Commons

Demolition Permit

Recycling and Reuse Plan

6002 Cottage Grove Road

OWNER
Grandview Land, LLC
c/o Veridian Homes, Don Esposito
6801 South Towne Drive
Madison, WI 53713

PREPARED BY
D'Onofrio, Kottke & Associates, Inc.
Daniel N. Day, P.E.
7530 Westward Way
Madison, WI 53717

August 22, 2006

FN: 06-05-133
Doricdemo.doc

Project

Demolition, reuse and recycling of existing buildings

Location

6002 Cottage Grove Road, Madison, WI

Owner

Grandview Land, LLC
c/o Veridian Homes, LLC
Don Esposito
6801 South Towne Drive
Madison, WI 53713
(608) 226-3140

Project Manager

Daniel N. Day, P.E.
D'Onofrio, Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717
(608) 833-7530

Project Scope

Veridian Homes is seeking to remove the building located at 6002 Cottage Grove Road adjacent to the Grandview Commons Neighborhood. This building is located in the recently purchased land that will be used to link the Town Center to other residential lands within Grandview Commons. The building has been evaluated and will not meet the needs for the future of the site. Veridian has not submitted a land use proposal for this site at this time but is seeking to remove the building for safety and vandalism reasons.

Process for Removal

The scope of work will entail every reasonable effort to reduce the amount of construction waste entering landfills along with providing opportunities for other entities to benefit from the proposed demolition. The following steps will be followed in the process to remove the building.

- Survey the building for hazardous materials especially asbestos
- Legal removal of all hazardous materials. Any asbestos from the building will be removed per Wisconsin Department of Natural Resources Standards
- Offering the building to Habitat for Humanity of Dane County Restore for their removal of usable items. Items of potential reuse include wood flooring, carpet, light fixtures, cabinets, windows, doors etc.
- Offering the building for fire training to the Madison Fire Department
- Separation of recyclable materials
- Final clean up site

Hazardous Materials

Veridian Homes will be required to evaluate the site for potential hazardous materials. Any hazardous materials to be found on the site will be required to be disposed properly by law. The house will be evaluated by a asbestos-testing firm to determine if there is any asbestos in the building. The firm will provide a report on the findings of its on site survey. If asbestos is found a competent asbestos removal company will be hired to remove all necessary material.

Reuse

It is anticipated that some material will be reused from this building. The items of potential reuse include but are not limited to wood flooring, carpet, light fixtures, cabinets, doors and wood trim.

Contact will be made with Habitat for Humanity Dane County Restore to allow them access to the site to remove all items listed above along with other items they may find reusable. Habitat has trained volunteers that will spend several days going through the house to remove items will be of benefit to there operation.

It will be required that any items not removed by Habitat that has a second market value shall be pursued to be reused including if possible the reuse of landscaping.

It will be required of the contractor to remove the stone inset into the brick in the southwest corner of the building above the white door. This element will then salvaged to the previous owner per there request.

Fire Department Training

Veridian Homes has partnered with the Madison Fire Department on many occasions to allow access to the site for Fire Department Training. The Fire Department will be contacted to evaluate the structure to see if it fits their training needs. If training schedules can be arranged the Fire Department will be allowed access to the site for training purposes. Veridian Homes feels this is a very key element in the training of Fire Department personnel and believes it provides a huge public safety benefit.

Recycling

It is the intent of this project to minimize the amount of waste being delivered to the landfill. No materials that are banned from landfills per state statute will be sent there. The contractor will be required to recycle fluorescent and incandescent light bulbs, thermostats containing mercury, coolants and refrigerants, appliances, metal, cardboard, paper, cans and bottles. The contractor will be required to reuse clean concrete and bituminous on site or have it hauled to a facility for processing. Clean concrete and bituminous will not be allowed to hauled to the landfill.

Project Pictures



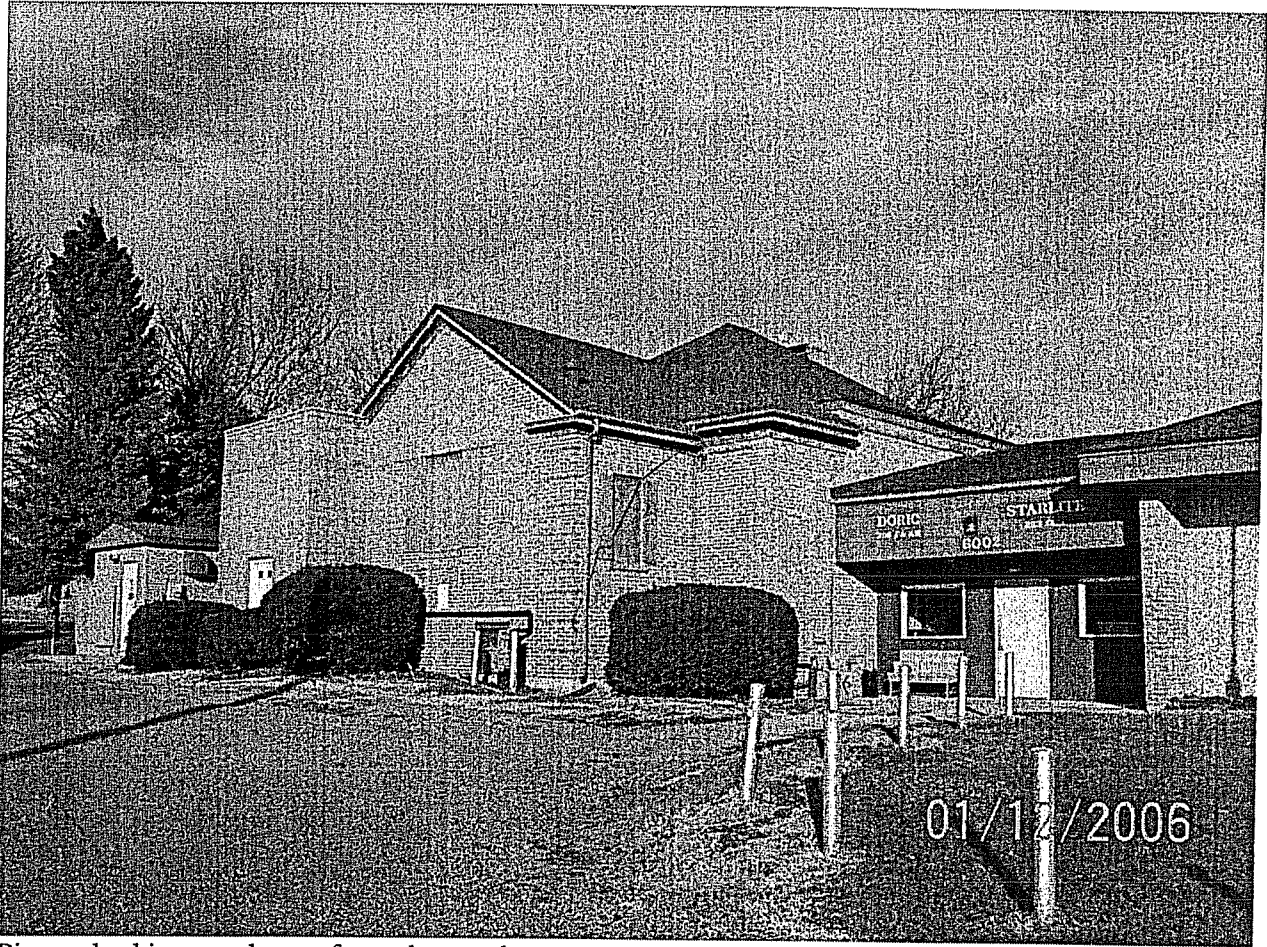
Picture looking northeast from the southwest

Project Pictures Continued



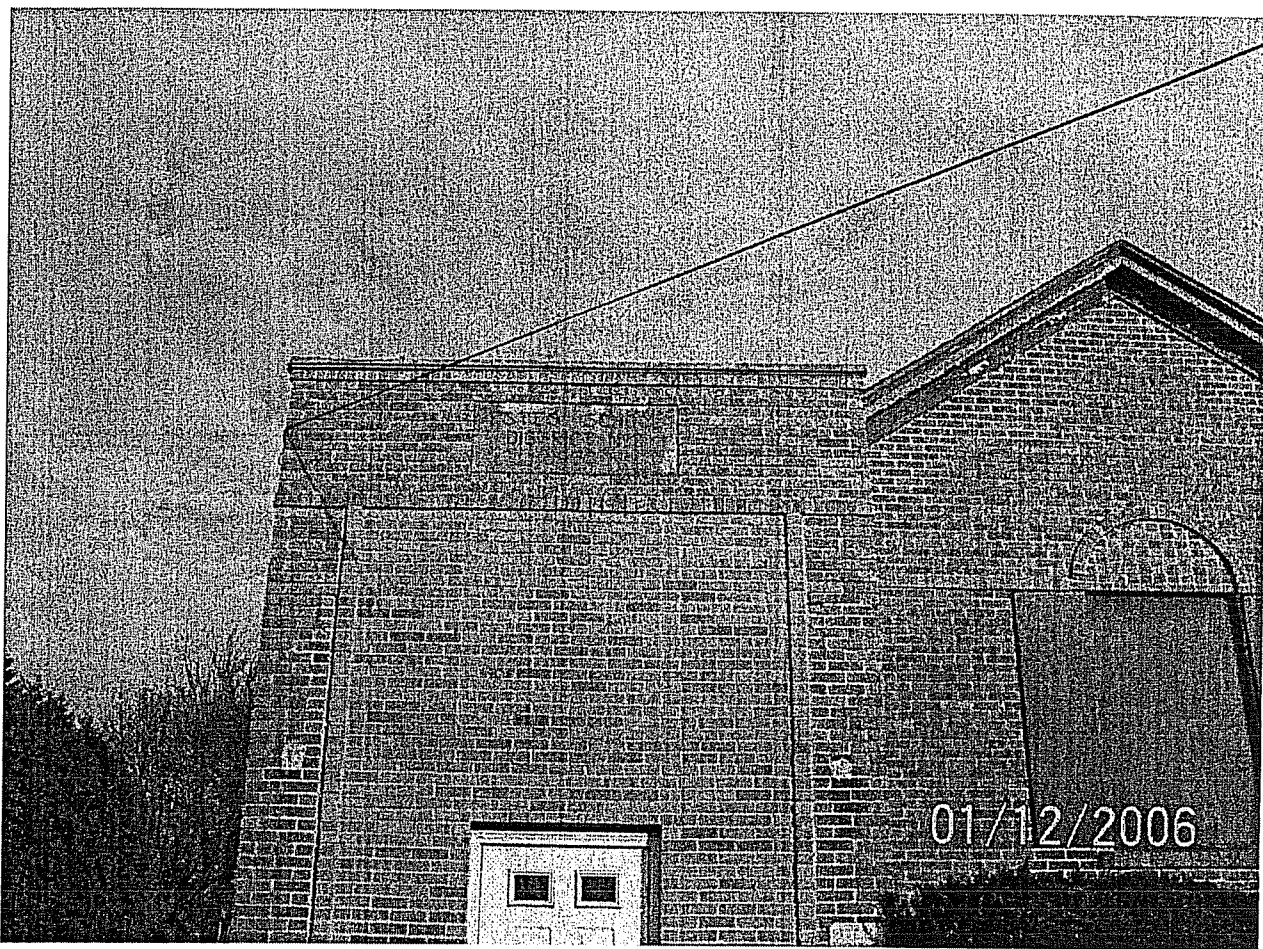
Picture looking to the west from the east

Project Pictures Continued



Picture looking northwest from the southeast

Project Pictures Continued



Picture looking north detailing stone tablet to be salvaged for previous owners

Daniel Day

From: Lauren Cnare [district3@cityofmadison.com]
Sent: Tuesday, August 22, 2006 3:38 PM
To: dday@donofrio.cc
Subject: FW: Doric lodge demo

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

From: Lauren Cnare
Sent: Tue 8/22/2006 3:01 PM
To: d.day@donofrio.cc
Subject: Doric lodge demo

Dan Day
D'Onfrio Kottke

Dan:

Per our discussions, I am waiving the 30 day notice to facilitate your demolition permit application for the Doric Lodge on Cottage Grove Rd. I look forward to seeing the full application and the recycling plan.

Lauren Cnare
Alder
District 3

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.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 500.⁰⁰ Receipt No. 73912
 Date Received 8-23-06
 Received By KAV
 Parcel No. 0710-111-0101-2
 Aldermanic District 03-Lauren Charc
 GQ OK
 Zoning District Aq
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification Waiver
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued 8-23-06

1. Project Address: 6002 Cottage Grove Road **Project Area in Acres:** 5.71

Project Title (if any): _____

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

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Don Esposito Company: Veridian Homes, LLC
 Street Address: 6801 South Towne Drive City/State: Madison, WI Zip: 53713
 Telephone: (608) 226-3140 Fax: (608) 223-0439 Email: desposito@veridianhomes.com

Project Contact Person: Daniel Day Company: D'Onofrio, Kottke & Associates
 Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717
 Telephone: (608) 833-7530 Fax: (608) 833-1089 Email: dday@donofrio.cc

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: _____

Development Schedule: Commencement November 2006 Completion November 2006

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 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:** \$ 500 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 buildings, **photos** of the interior and exterior 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 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 shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: _____ 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:
SEE ATTACHED LETTER FROM ALDER

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 Counter and Planning Unit staff; note staff persons and date.
 Planner _____ Date _____ | Zoning Staff KATHY VOECK Date 7/24/06

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

Printed Name DANIEL DAY Date 8/23/06
 Signature [Handwritten Signature] Relation to Property Owner AGENT
 Authorizing Signature of Property Owner [Handwritten Signature] Date 8-23-06