



City of Madison

Proposed Demolition

Location
1384 Williamson Street

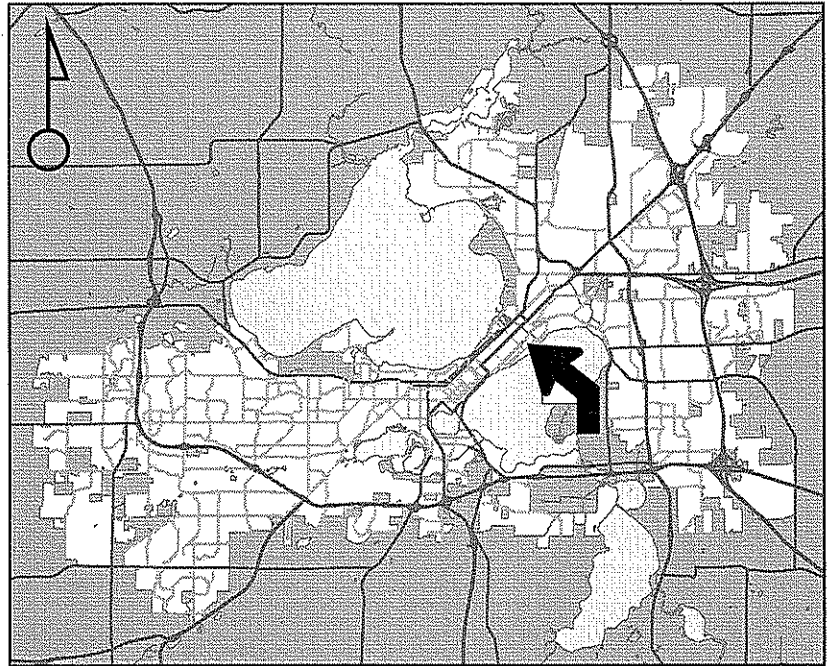
Project Name
Ace Hardware Demo

Applicant
Robert Shepherd – S&K Investments/
Steve Shepherd – Ace Hardware Center

Existing Use
Single-Family Residence

Proposed Use
Demolish single-family home
to create storage/display yard
for adjacent hardware store

Public Hearing Date
Plan Commission
18 October 2010



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 04 October 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 filing 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:	
Amt. Paid	<u>\$550.00</u> Receipt No. <u>113466</u>
Date Received	<u>9/8/10</u>
Received By	<u>JLK</u>
Parcel No.	<u>0710-072-2532-1</u>
Aldermanic District	<u>6 Marsha Runnel</u>
GQ	<u>HIS TL ZPA</u>
Zoning District	<u>C2 HIS TL</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <u>NA</u>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Nbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	<u>9/8/10</u>

1. **Project Address:** 1384 Williamson St. Madison, WI 53703 **Project Area in Acres:** .1
Project Title (if any): _____

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 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: Steve Shepherd Company: Ace Hardware Center
 Street Address: 1398 Williamson St. City/State: Madison, WI Zip: 53703
 Telephone: (608) 257-1630 Fax: (608) 257-3998 Email: acewilly@tds.net

Project Contact Person: Steve Shepherd Company: Ace Hardware Center
 Street Address: 1398 Williamson St City/State: Madison, WI Zip: 53703
 Telephone: (608) 257-1630 Fax: (608) 257-3998 Email: acewilly@tds.net

Property Owner (if not applicant): S&K Investments c/o Robert Shepherd
 Street Address: 5590 Mary Lake Rd City/State: Wauunakee, WI Zip: 53597

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
Demolition of single family residence, fencing & landscaping for use as display, storage & materials movement

Development Schedule: Commencement fall 2010 Completion spring 2011

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:** \$ 550 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 Comprehensive Plan, which recommends: Neighborhood Mixed Use 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:
M. Rummel, Ald on 5/11/10 MNA on 5/11/10 GWABA on 5/11/10 - see attached -
 - 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: Firelow/Chare Date: 6/2/10 Zoning Staff: Pat Anderson Date: 6/2/10
- 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 Steve Shepherd Date 9/6/10
 Signature Steve Shepherd Relation to Property Owner Lessee's Son

Authorizing Signature of Property Owner Robert C Shepherd Date 9-6-10

Letter of Intent

We, as co-owners of Ace Hardware Center, a business located at 1398 Williamson St., and also as a representative of Robert Shepherd & Richard Karls, owners of 1384 Williamson St, are seeking a demolition permit for the building located at 1384 Williamson St.

Although a single family residence by past use, we have been using the building as storage for the past several years. The property is zoned C2-HIS-TL and we do not intend to return the existing building to residential use. The effort required to correct this building's deficiencies would be better spent transforming the site in a way that improves Ace Hardware Center's retail operation.

If the permit is issued, Ace Hardware Center would like to remove the building, perform some minor grade work, and install landscaping. The improved approximately 2800 square foot site would provide for more efficient material handling to & from Williamson St and our current storage garage. We also intend to use the site as a seasonal outdoor sales area, particularly next summer during the scheduled reconstruction of Williamson St. Some additional, secure, covered storage may have to be constructed of an appropriate design.

Our preferred timetable for this project would start with a fall 2010 demolition and rough grading. Weather permitting, we would continue with the planned site improvements in an effort to have all work completed and be ready for the spring 2011 outdoor sales season.

We feel that proceeding in this direction is necessary to ensure and enhance Ace Hardware Center's continued strong, family owned retail presence on Madison's near eastside. As it has been since 1923.

Sincerely,

Steve Shepherd & Tom Shepherd

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Contractors

At present we have contacted and plan to use the following:

- Initial material removal: Habitat Restore, Madison
- Demolition & Rough Grading: Gausmann Trenching, Madison
- Concrete Flatwork: Fisher Concrete, Verona
- Masonry Fence Pillars: TMH Masonry, Waunakee
- Fencing: Struck & Irwin Fence, Madison
- Landscaping: Ganshert Nursery & Landscapes, Madison

Legal Description of Property

1384 Williamson St: Original Plot, AKA Farwell's Re-plot, Block 212, Northeasterly 36.9' of Lot 11.

1394-1398 Williamson St: Original Plot, AKA Farwell's Re-plot, Block 212, Lot 10

Required Notifications

We have notified the following on the listed dates.

Marquette Neighborhood Assoc: 6/11/10

Greater Williamson Area Business Assoc: 6/11/10

Ald. Marsha Rummel: 6/11/10

City of Madison Online Interested Parties Notification: 7/1/10

Assessment of Building Condition

As the attached pictures show, the exterior of the building shows some effects from age mostly in terms paint and a deteriorating front porch. An exterior rear chimney has previously been reinforced and might require additional work.

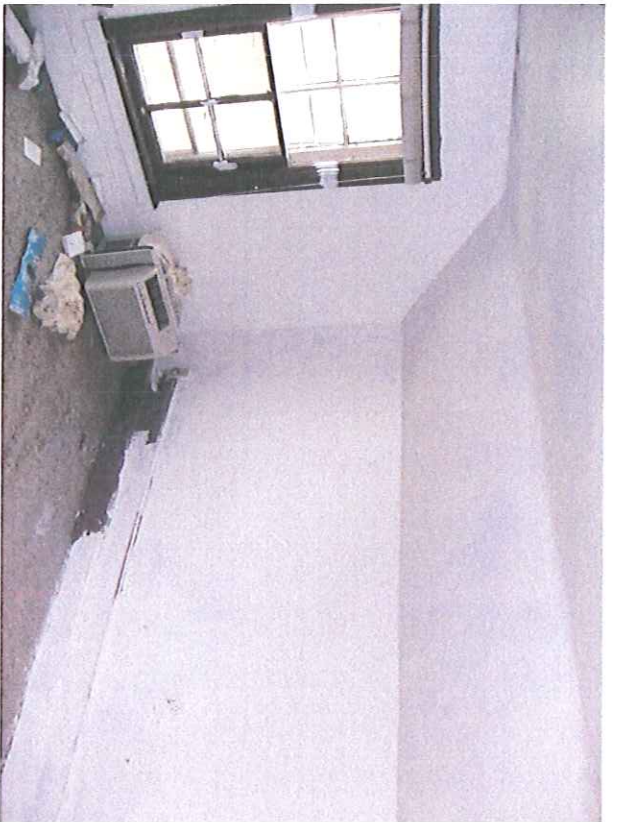
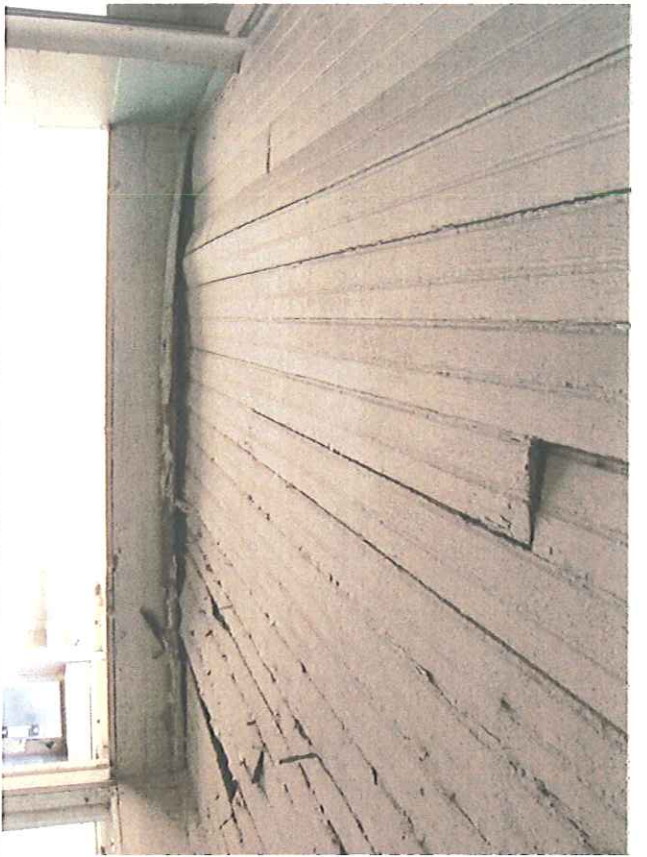
Structurally, since the entire building does sit on a basement foundation, there is noticeable settling, particularly on the northeast corner under the kitchen.

This building's main deficiency lies in its floor plan and failure to meet modern standards. Room sizes are small and not laid out well. The narrow and steep stairwell that services the second story is a safety hazard. An estimate on the cost of renovation as a functional space was \$150/sq ft with an additional \$8000 if an ADA restroom is required.

Finally, any attempt to create a more direct path from Williamson St to our garage requires a lowering and flattening of the grade. This might compromise the structure and would impact the building's exits



Exterior of House to be Removed (1384 Williamson St)



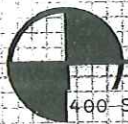
Interior of House to be Removed (1384 Williamson St)



**Pictures of Ace Hardware Center
(1398 Williamson St)**

THOM R. GRENLIE

SITE PLAN SURVEY MAP



REGISTERED LAND SURVEYOR S-1051
 400 S. NINE MOUND RD. Verona, Wisc. 53593 (845-6882)

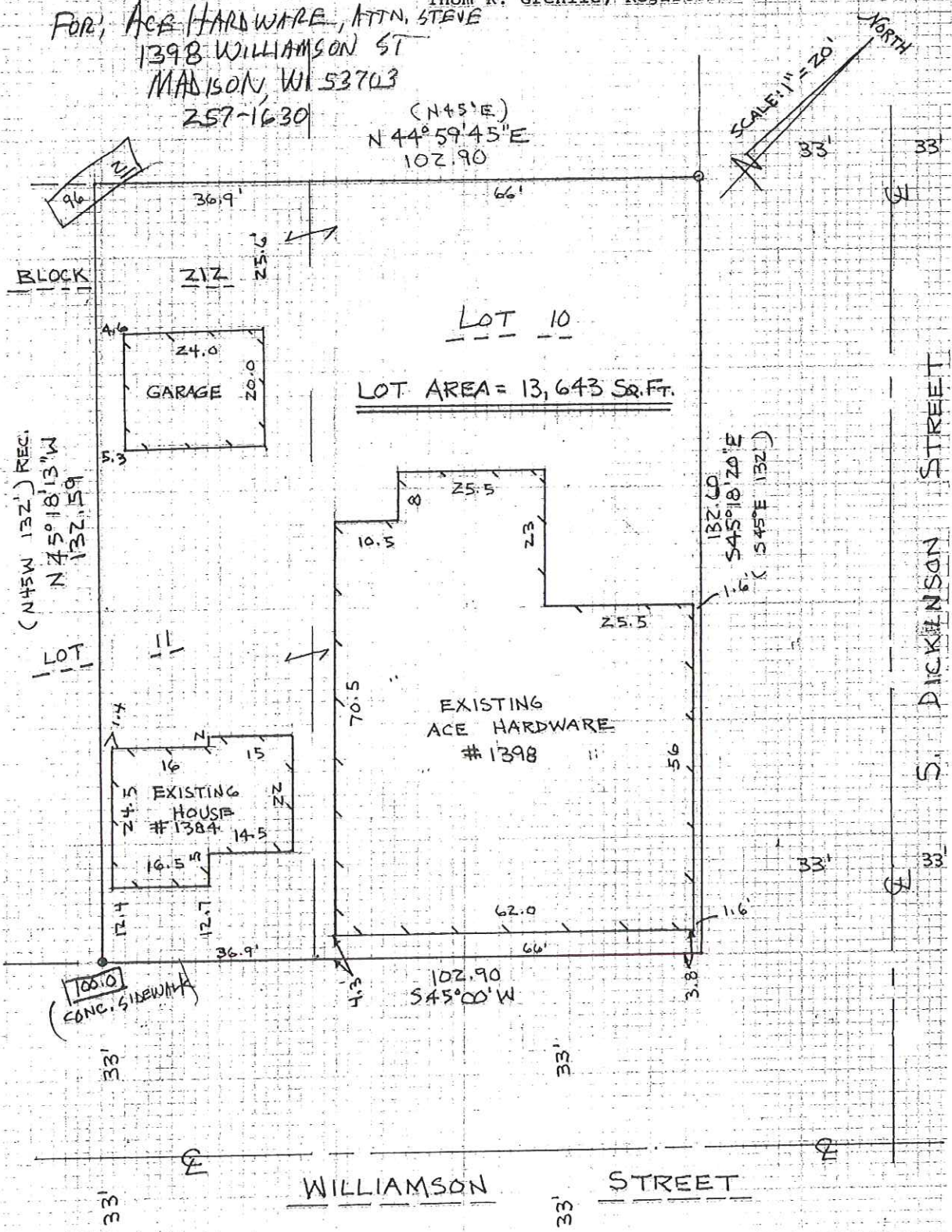
SURVEYOR'S CERTIFICATE

State of Wisconsin)
 County of Dane) SS.

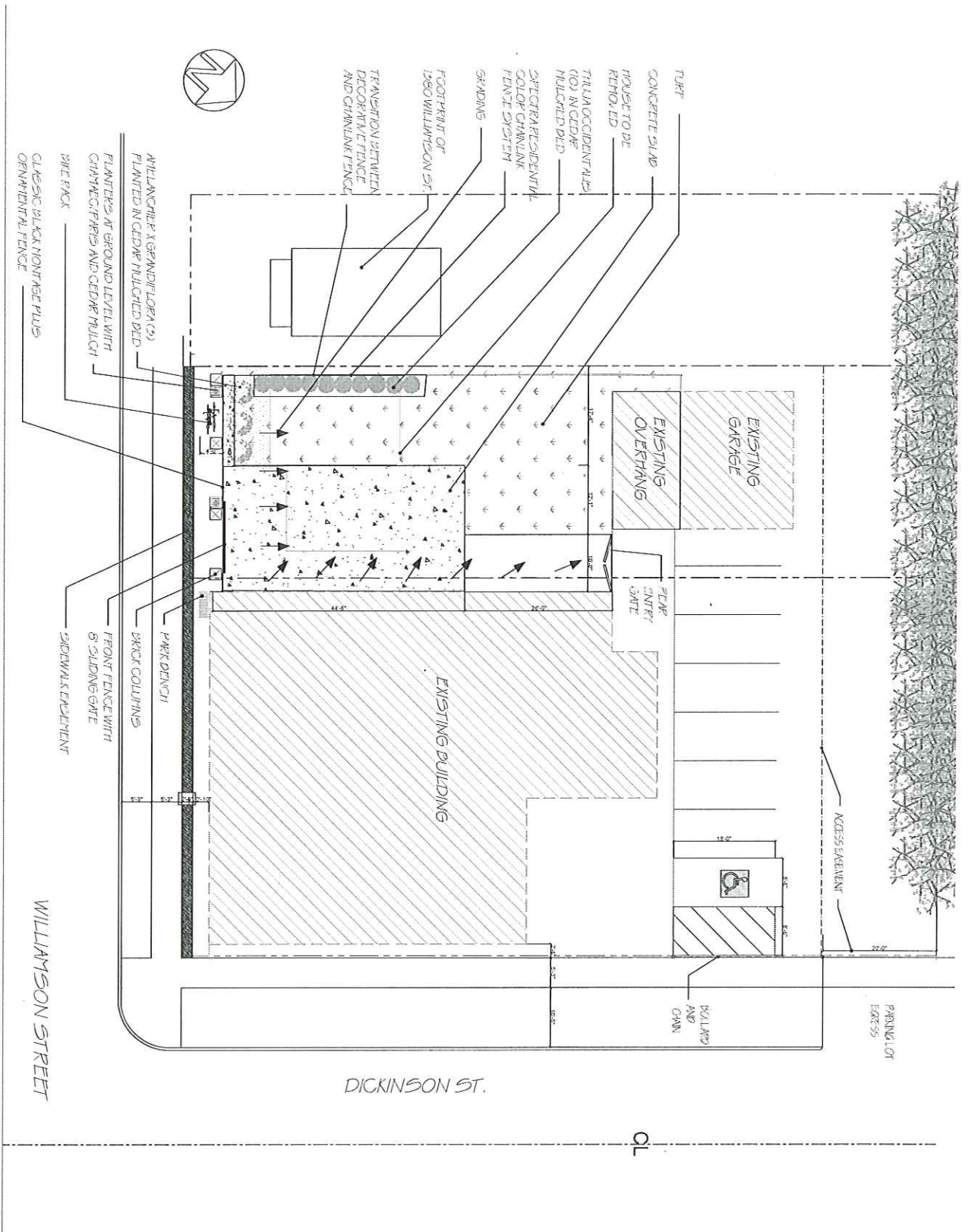
I, Thom R. Grenlie, hereby certify that this ~~survey~~ **SITE PLAN** is in compliance with Wisconsin Statutes.
 I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Thom R. Grenlie
 Thom R. Grenlie, Registered Land Surveyor

FOR: ACE HARDWARE, ATTN: STEVE
 1398 WILLIAMSON ST
 MADISON, WI 53703
 257-1630



EXISTING SITE

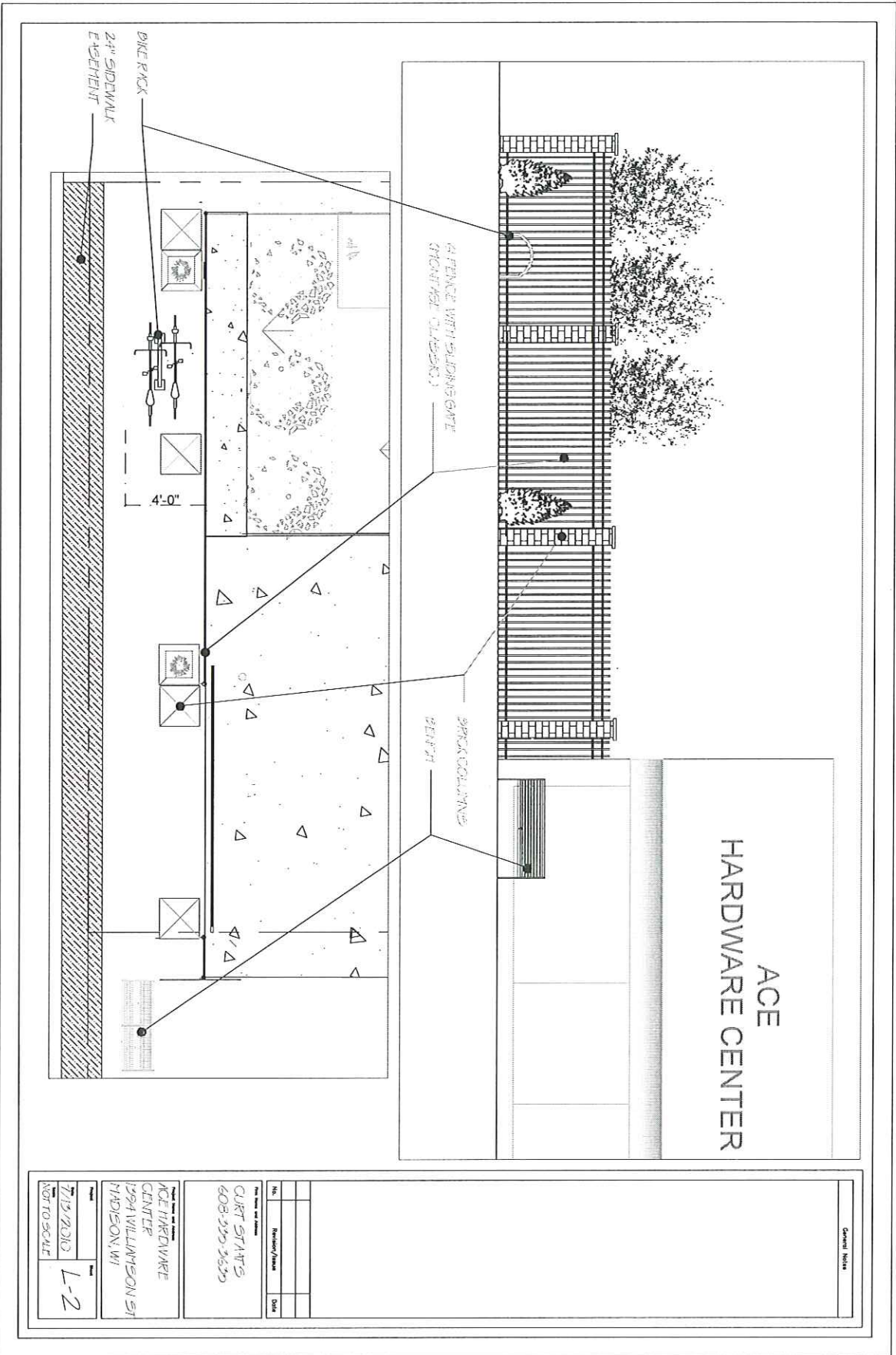


WILLIAMSON STREET

DICKINSON ST.

PROPOSED
SITE PLAN

No.	Revision/Issue	Date
Project Name and Address CURT STAMTS 608-395-3635		
Project Name and Address ACE HARDWARE CENTER 1294 WILLIAMSON ST. MADISON, WI		
Date 7/19/2010 Scale 1/16" = 1'-0"	Sheet L-1	





Montage Plus Classic Ornamental
Fronting Williamson St.