



# City of Madison

## Proposed Demolition

Location  
1439 Wright Street

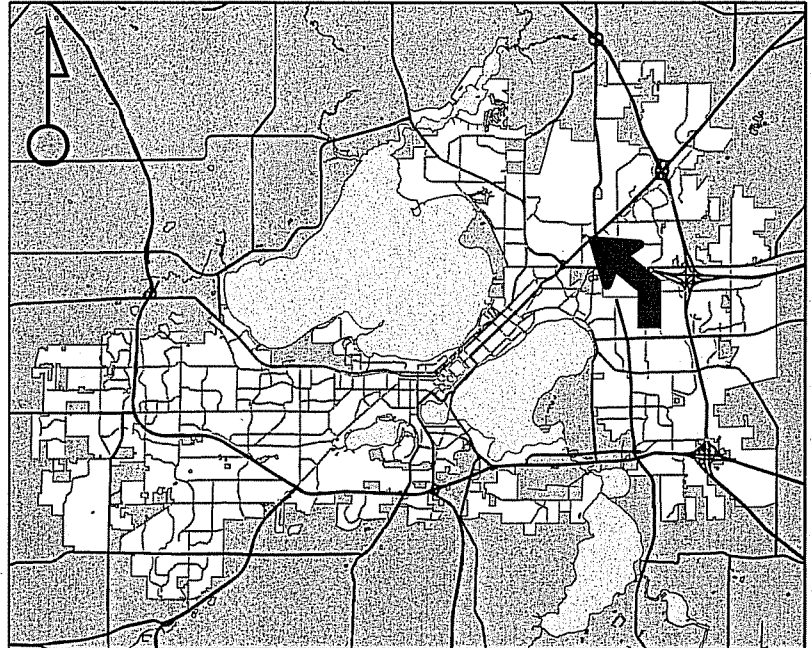
Project Name  
Army Reserve Center and Garage

Applicant  
Dane County Regional Airport/  
William LeGore-Dane County Regional Airport

Existing Use  
Army Reserve Center and Garage

Proposed Use  
Demolish military reserve facility  
with no proposed use

Public Hearing Date  
Plan Commission  
23 May 2016

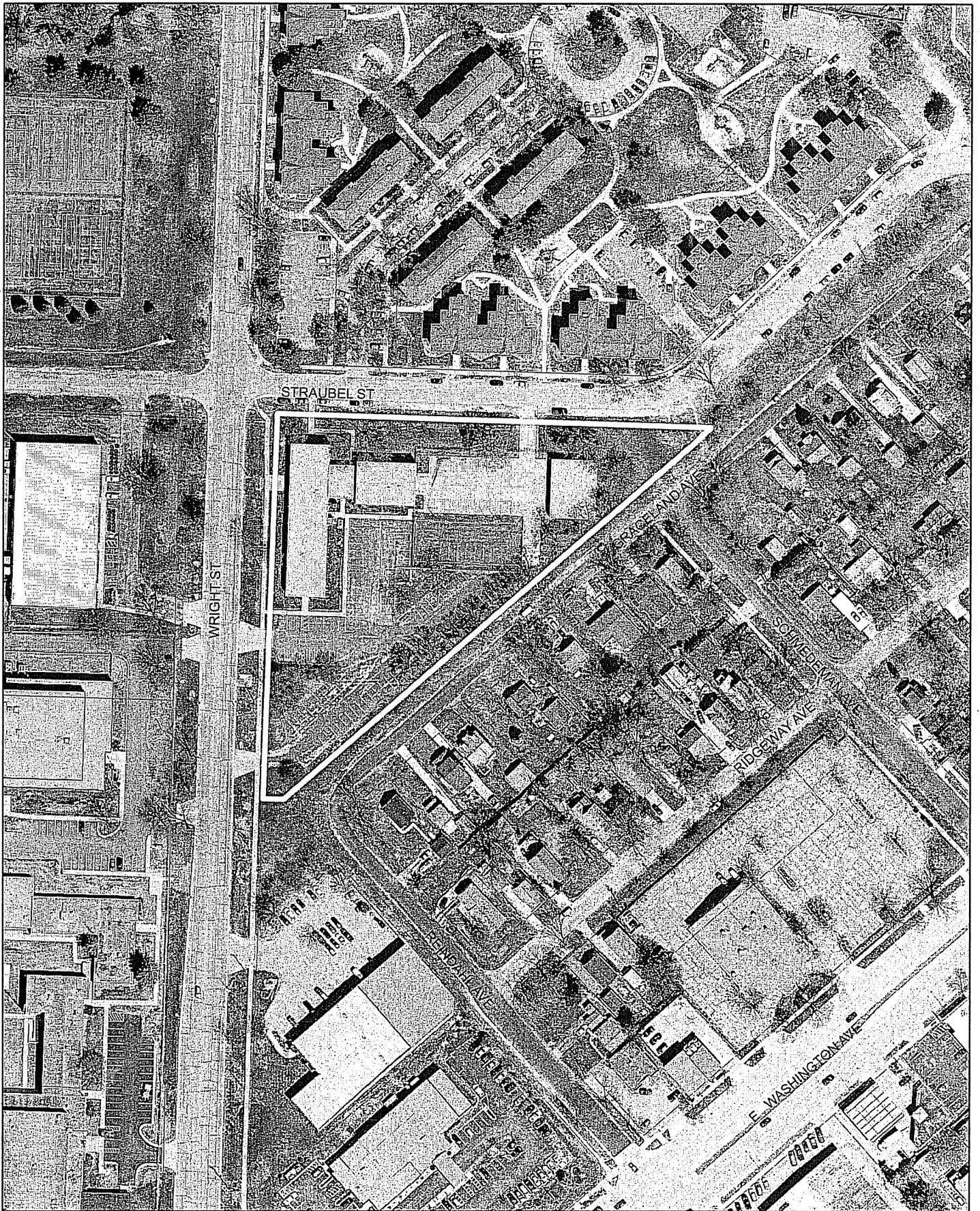


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 May 2016





# 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	<u>\$600</u> Receipt No. _____
Date Received	<u>4/4/16</u>
Received By	<u>[Signature]</u>
Parcel No.	<u>0810-321-0092-7</u>
Aldermanic District	<u>#8 - Ahrens</u>
Zoning District	<u>TR-V2</u>
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:** 1439 Wright Street  
**Project Title (if any):** Demolition of former Army Reserve Center and Garage

### 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:** William LeGore      **Company:** Dane County Regional Airport  
**Street Address:** 4000 International Lane      **City/State:** Madison, WI      **Zip:** 53704  
**Telephone:** (608) 246-3389      **Fax:** (608) 243-6480      **Email:** legore@msnairport.com

**Project Contact Person:** \_\_\_\_\_      **Company:** \_\_\_\_\_  
**Street Address:** \_\_\_\_\_      **City/State:** \_\_\_\_\_      **Zip:** \_\_\_\_\_  
**Telephone:** ( ) \_\_\_\_\_      **Fax:** ( ) \_\_\_\_\_      **Email:** \_\_\_\_\_

**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: Demolish 14,000 sf main building footprint and 4,000 sf accessory garage; remove parking lots; block vehicle access to site from Wright and Straubel streets; restore site to mowed turf.

**Development Schedule:** Commencement Spring 2016      Completion Summer 2016

## 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/altered 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)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- 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 ½ X 11-inch paper

\* 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:  
Ald. Ahrens, Carpenter-Ridgeway, Truax and Hawthorne Assns. 3/14/16; Listserv 3/15/16.

→ 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: Tim Parks Date: 3/9/16 Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

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

Name of Applicant William LeGore Relationship to Property: Director of Facilities and Maintenance, DCRA

Authorizing Signature of Property Owner  Date 3/25/2016



March 25, 2016

Plan Commission  
c/o Planning Division,  
Department of Planning and Community & Economic Development  
City of Madison  
215 Martin Luther King Jr. Blvd., Room LL-100  
Madison, WI 53701

SUBJECT: Demolition of 1439 Wright Street  
Letter of Intent

Dear Members of the Plan Commission:

On March 1, 2016, the Dane County Public Works Engineering Division opened sealed bids for a project to demolish the former U.S. Army Reserve Center building at 1439 Wright Street, along with a rear accessory garage. Funding for this project are included within the adopted Dane County Regional Airport operating budget. This site includes an approximate 14,000 sf main building footprint, plus a 4,000 sf garage.

These buildings were constructed in 1961 and were in use until 2011, when the Army terminated its land lease with Dane County Regional Airport and relocated operations to the Armed Forces Reserve Center on Manufacturers Drive. Ownership of the structures on this site transferred to the Airport. Certain aspects of the original design have constrained efforts by the Airport to find suitable uses for the main building. The interior partitioning walls are constructed of concrete block, making remodeling projects difficult and expensive. Ceiling heights are low by current standards, and no elevator is present to serve the second level of the building. The main building has remained vacant since 2011.

The Airport has discussed potential development of this site with two parties for housing projects. Neither party has committed to any development and have simply expressed interest in the parcel for their potential clients. The Airport has concluded that demolition of the buildings is necessary to facilitate redevelopment of this site.

If approved, demolition of both buildings and their associated parking lots will commence in the spring of 2016 and will be completed this summer. Consistent with Dane County's Green Building Policy, the demolition contractor will be required to maximize the salvage, reuse or recycling of building materials. The site will be converted to turf, all viable trees will be retained, and grounds will be maintained by the Airport.

If you have questions about this project, please contact me at 246-3389.

Sincerely,

A handwritten signature in black ink, appearing to read "William LeGore".

William LeGore  
Director of Facilities and Maintenance

Attachments

cc: Tim Parks, DPCED

**From:** [David Ahrens](#)  
**To:** [LeGore, William](#); [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com)  
**Subject:** Re: FW: Request to Waive 30-Day Waiting Period - Demolition of 1439 Wright Street  
**Date:** Friday, March 25, 2016 10:33:47 AM

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Mr. LeGore:

Please consider this letter as my communication for the approval for the waiver of the 30- day waiting period for demolition of this site. Let me know if anything else is needed to move this process forward.

Best,  
David

On Fri, Mar 25, 2016 at 10:11 AM, LeGore, William <[legore@msnairport.com](mailto:legore@msnairport.com)> wrote:

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**From:** LeGore, William  
**Sent:** Friday, March 18, 2016 2:59 PM  
**To:** '[district15@cityofmadison.com](mailto:district15@cityofmadison.com)'  
**Subject:** Request to Waive 30-Day Waiting Period - Demolition of 1439 Wright Street

Dear Alder Ahrens:

I recently contacted you to advise you of the intent of the Dane County Regional Airport to demolish the former Army Reserve Center building at 1439 Wright Street. On that same date (March 14, 2016), I notified the Carpenter-Ridgeway, Truax and Hawthorne Neighborhood Associations, and submitted the Listserv notification for other interested parties, as required under the City's demolition permit application process. Since those notifications were made, the Airport has not received any phone calls or email messages related to the proposed demolition project, except for one inquiry concerning the disposition of two portable basketball hoops that had been left behind by the Army Reserve. As I mentioned in my March 14 letter of intent, the main building has remained vacant since the Army moved out of this facility in 2011.

We therefore request your approval to waive the 30-day waiting period that is required prior to the submission of the demolition permit application to the Planning, Community & Economic Development Department and Plan Commission.

Thank you for your consideration of this request. If you have questions or need more information, please contact me at 246-3389.

Sincerely,

**Bill LeGore**  
Director of Facilities & Maintenance  
Dane County Regional Airport  
4000 International Lane  
Madison, WI 53704  
[www.msnairport.com](http://www.msnairport.com)  
[legore@msnairport.com](mailto:legore@msnairport.com)

## LeGore, William

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**From:** LeGore, William  
**Sent:** Monday, March 14, 2016 4:36 PM  
**To:** 'district15@cityofmadison.com'  
**Cc:** 'CarpenterRidgeway@gmail.com'; 'jeffan90@yahoo.com'; 'diane43@tds.net'  
**Subject:** Demolition of 1439 Wright Street - Letter of Intent

David Ahrens  
Alder, District 15

Dear Alder Ahrens:

On March 1, 2016, the Dane County Public Works Engineering Division opened sealed bids for a project to demolish the former U.S. Army Reserve Center building at 1439 Wright Street, along with a rear accessory garage. Funding for this project are included within the adopted Dane County Regional Airport operating budget. This site includes an approximate 14,000 sf main building footprint, plus a 4,000 sf garage.

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If you have questions about this project, please contact me at 246-3389.

Sincerely,

**William LeGore**

Director of Facilities & Maintenance  
Dane County Regional Airport  
4000 International Lane  
Madison, WI 53704  
[www.msnairport.com](http://www.msnairport.com)

[legore@msnairport.com](mailto:legore@msnairport.com)  
(608) 246-3389 Phone  
(608) 243-6480 Fax

cc: Bonnie Melahn, Carpenter-Ridgeway Neighborhood Association  
Pat Hadden and Chris Hadden, Truax Neighborhood Association  
Diane Calhoun, Hawthorne Neighborhood Association

## LeGore, William

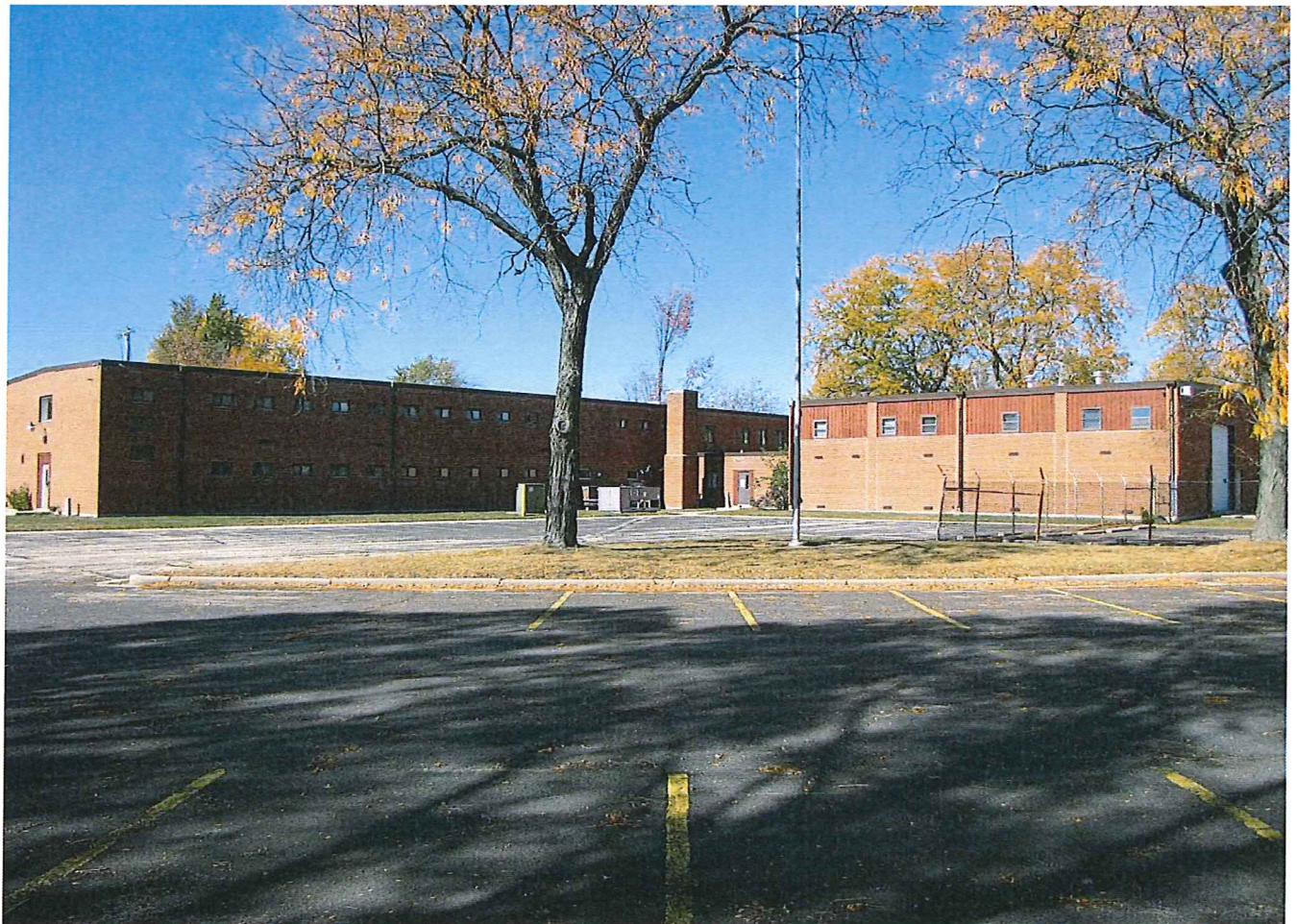
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**From:** noreply@cityofmadison.com  
**Sent:** Tuesday, March 15, 2016 9:26 AM  
**To:** LeGore, William  
**Subject:** City of Madison Demolition Notification Approved

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on March 15, 2016 at 9:25 AM. Your demolition permit application can be filed with the Zoning Office, Room LL-100 of the Madison Municipal Building, 215 Martin Luther King Jr. Blvd. on the next business day following 30 or 60 days of the posting of this notification message based on the year the building or buildings were constructed. Please consult the annual Plan Commission schedule for application deadline days and the corresponding Plan Commission hearing dates. For more information on filing your Plan Commission application for a demolition permit, please contact the City of Madison Planning Division at (608) 266-4635.

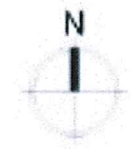












DANE COUNTY REGIONAL AIRPORT  
 FORMER ARMY RESERVE CENTER  
 1439 WRIGHT ST., MADISON, WI

FIGURE 1 – AERIAL VIEW / SITE PLAN  
 CURRENT CONDITION

BID NO.: 316004	
DRAWN BY: SG	CKD BY: SC
DATE: 03/14/16	SCALE: N/A

DANE COUNTY  
 PUBLIC WORKS,  
 HIGHWAY &  
 TRANSPORTATION





KEY	
	Concrete parking barriers located at each driveway apron

1439 Wright St

DANE COUNTY REGIONAL AIRPORT  
 FORMER ARMY RESERVE CENTER  
 1439 WRIGHT ST., MADISON, WI

FIGURE 2 – AERIAL VIEW / SITE PLAN  
 PLANNED FUTURE CONDITION

BID NO: 316004	
DRAWN BY: SG	C'KD BY: SC
DATE: 03/14/16	SCALE: N/A

DANE COUNTY  
 PUBLIC WORKS,  
 HIGHWAY &  
 TRANSPORTATION

