

# CITY OF MADISON Proposed Demolition & Conditional Use

Location: 6600 Watts Road

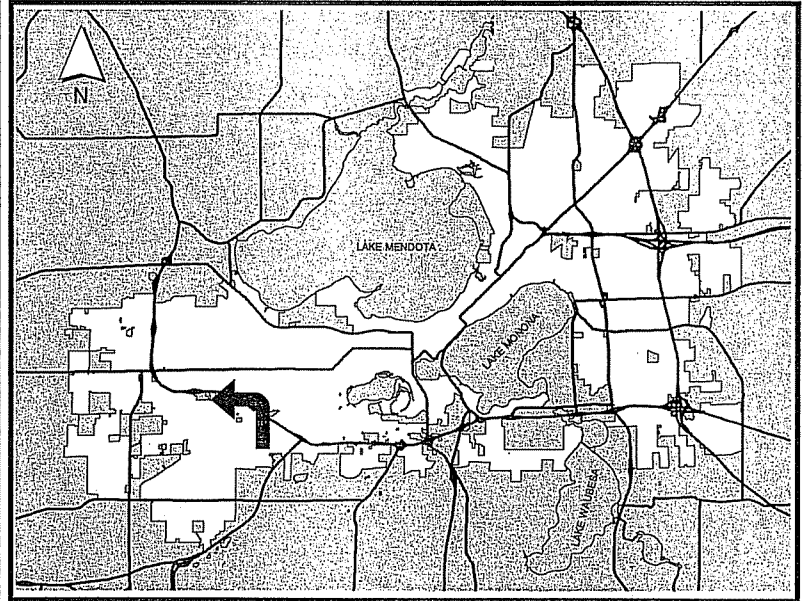
Project Name: Struck Street Shop & Office

Applicant: Joe Piess - Struck Street, LLC/  
Tom McCoy - McCoy Engineering

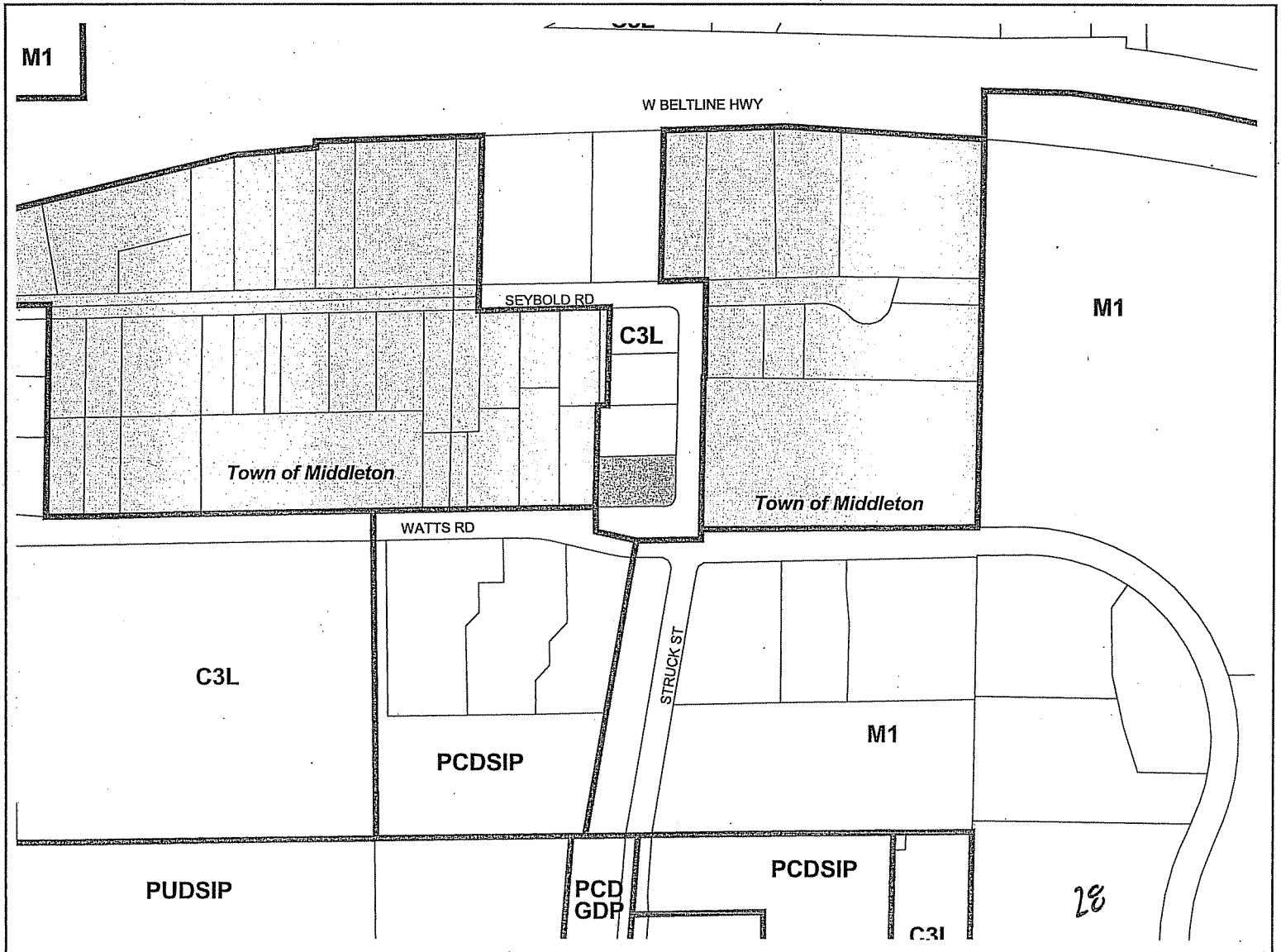
Existing Use: Garage and Offices

Proposed Use: Demolish Existing Structures  
and Build 2 Contractor's Office Buildings

Public Hearing Date:  
Plan Commission 19 September 2005

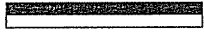


For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

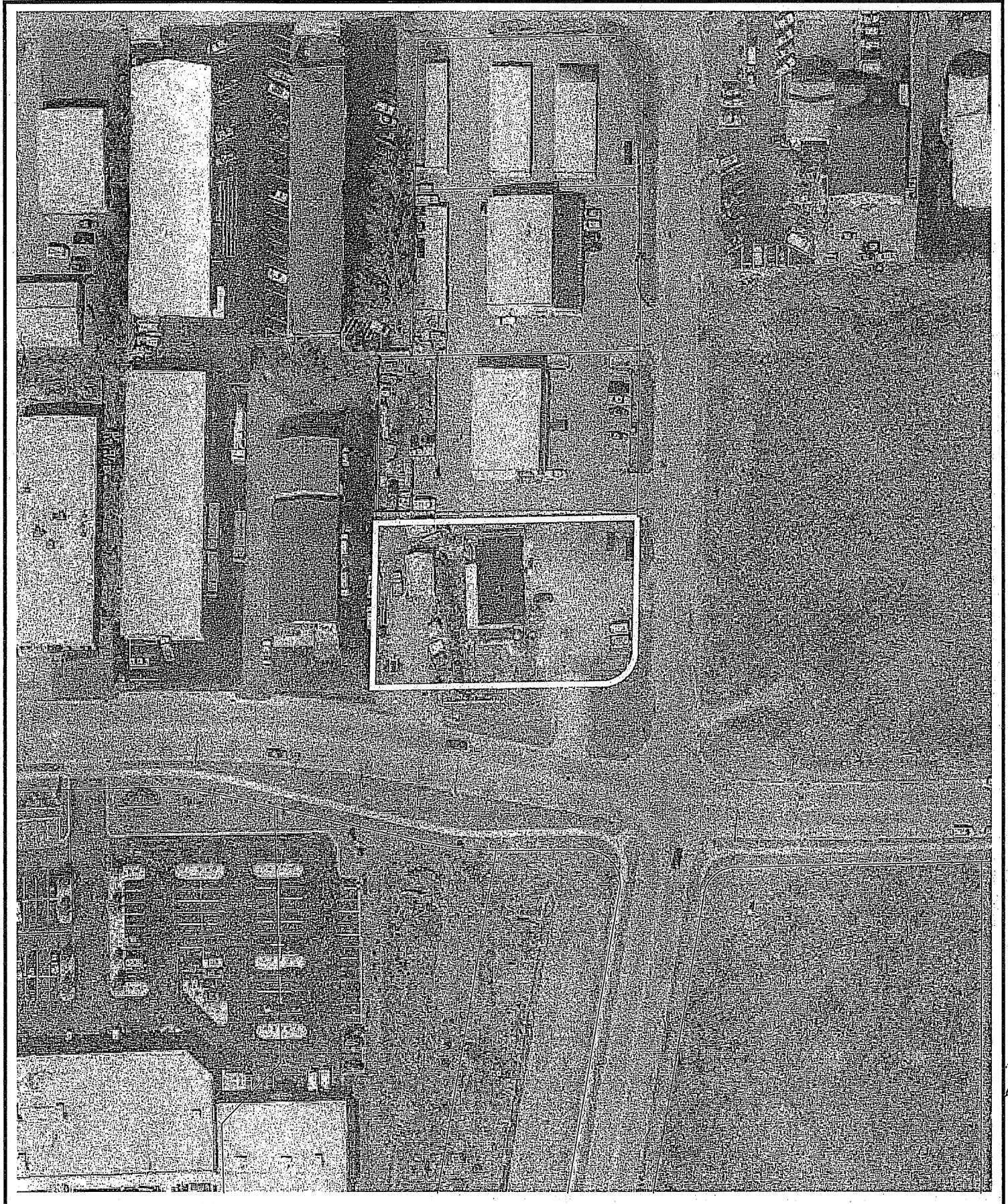


# 6600 Watts Road

0 100 Feet



*Date of Aerial Photography - April 2000*



28

# 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](http://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 \$550 Receipt No. 63095  
Date Received 7-27-05  
Received By KW  
Parcel No. 0708-253-0401-0  
Aldermanic District 01-Jed Sanborn  
GQ ok  
Zoning District C3L  
**For Complete Submittal**  
Application  Letter of Intent   
IDUP  Legal Descript.   
Plan Sets  Zoning Text MA  
Alder Notification May 05 Waiver   
Ngrhd. Assn Not.  Waiver   
Date Sign Issued

1. Project Address: 6600 Watts Road Project Area in Acres: 0.74

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 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: Joe Peiss Company: Struck Street LLC

Street Address: P.O.Box 44705 City/State: Madison, WI Zip: 53744

Telephone: (608) 271-1171 Fax: (608) 274-6155 Email: \_\_\_\_\_

Project Contact Person: Tom McCoy Company: McCoy Engineering

Street Address: 5440 Willow Rd. STE-115 City/State: Waunakee, WI Zip: 53597

Telephone: (608) 441-0715 Fax: (608) 441-0732 Email: mccoyengineering@charter.net

Property Owner (if not applicant): (applicant)

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: Demolish two small buildings and construct two buildings with up to six small commercial tenant suites

Development Schedule: Commencement fall 2005 Completion spring 2006

CONTINUE →

**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 1/2 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:** \$ 500.00 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](mailto: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* General Madison Land Use *Plan, which recommends:*

General Commercial *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:*

Jed Sanborn (by phone & meeting in May of 2005)

*If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

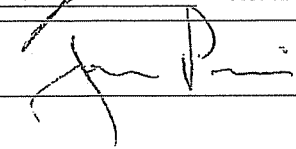
**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Bill ROBERTS Date 7-26-05 | Zoning Staff KASSI VOECK Date 7-26-05

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

Printed Name Thomas W. McCoy Date 7-26-05

Signature  Relation to Property Owner Consultant

Authorizing Signature of Property Owner  Date 7-26-05



July 25, 2005

City of Madison  
Planning Commission

**LETTER OF INTENT**

RE: Demolition Permit  
6600 Watts Road

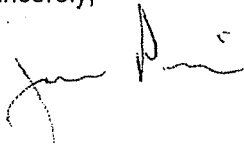
Dear Commissioners:

It is our intent to demolish two buildings on this site. One is a small wood framed garage/shop building and the other is an old small office/shop building that is falling apart. Both have exceeded their commercial usefulness. In 2001 we applied for a demo permit but withdrew the submittal for a number of reasons. Since then we acquired from the City the land between the old property and Watts Road and redesigned the proposal to the one now.

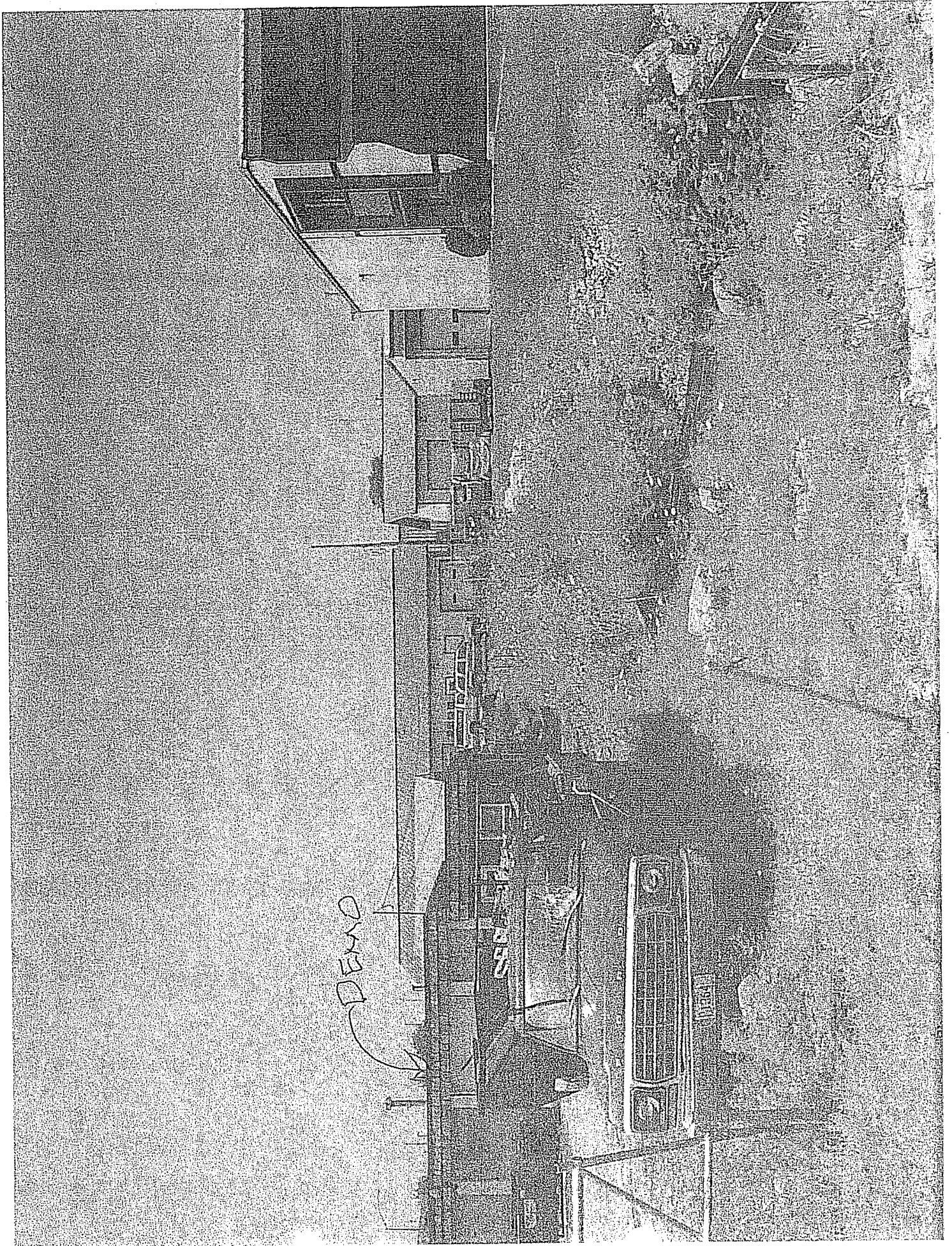
We are proposing two buildings on the site because of a sanitary sewer easement running thru the property. The buildings are set up to include six small tenant suites. The target tenants are small start-up companies such as building contractors, insurance agents and the like. We have designed four 1000sf suites with the potential for a partial second floor, or mezzanine and two 500sf suites with the same potential of a second floor level. Each suite's interior will be designed for the tenants' particular needs. The buildings footprint is a total of approximately 5000sf with a potential of an additional 2200sf of second levels. Based upon the office/retail parking requirement of 300sf of tenant space per stall we are providing the required 24 stall parking lot. Because of the nature of the target tenants, front parking is preferred to access front offices/retail space with garage doors to the rear for access to a contractors' back shop area.

The project is designed by Tom McCoy of McCoy Engineering and Peiss Construction Inc. will be the general contractor. The various sub-contractors required have yet to be determined. I wish to commence construction as soon as all approvals are obtained and anticipate that it will take six months to complete.

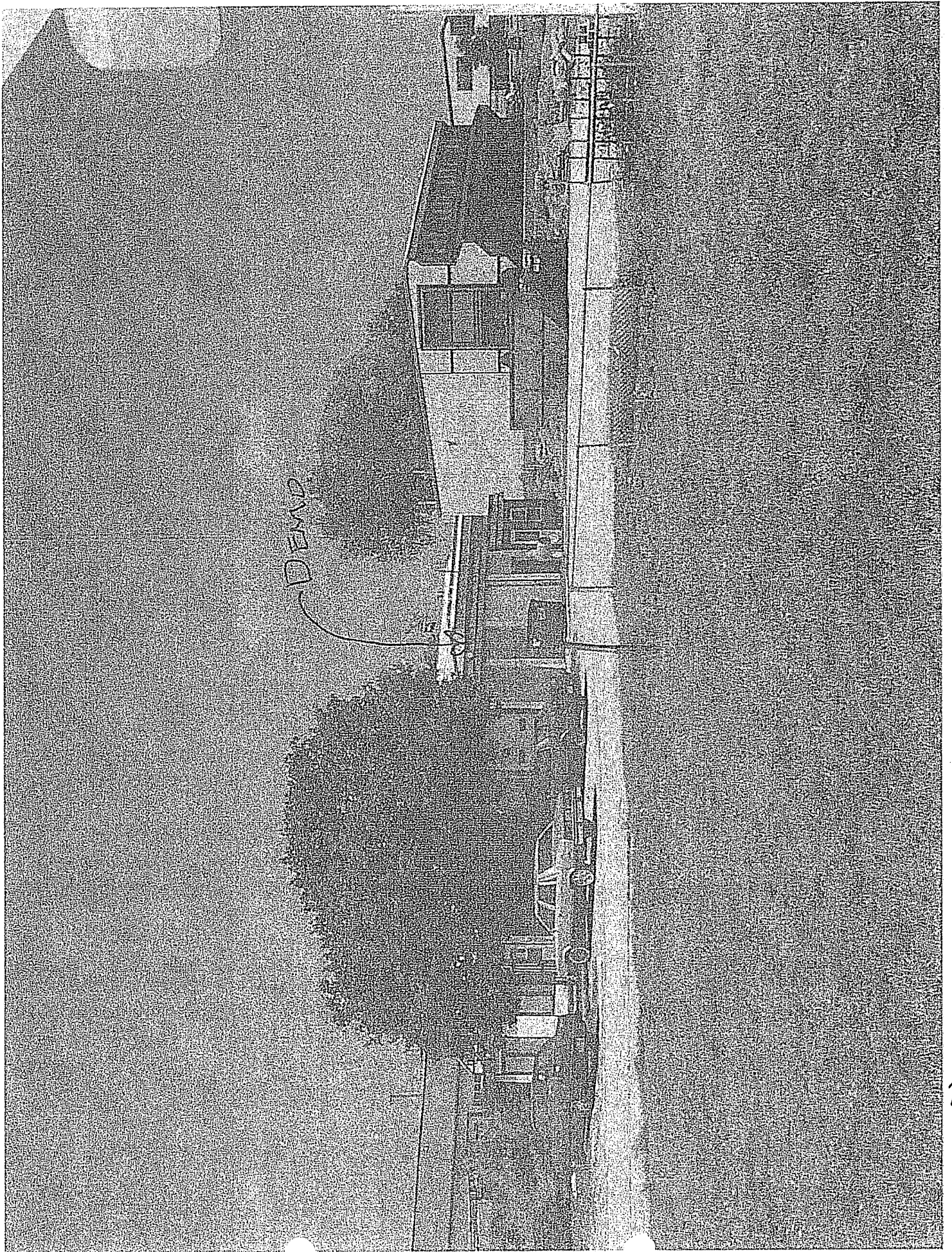
Sincerely,



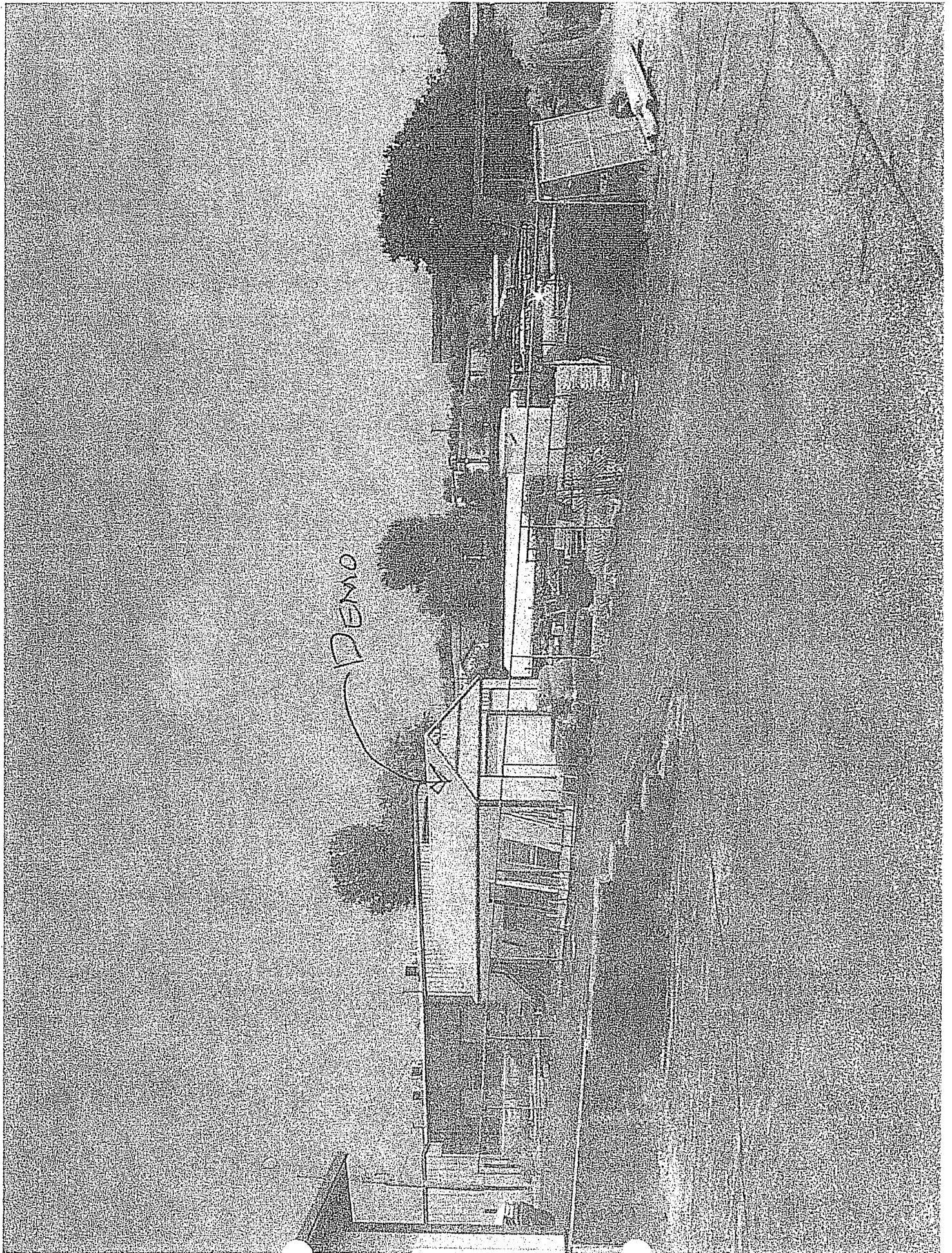
Joe Peiss  
Partner  
Struck Street LLC











DEMO



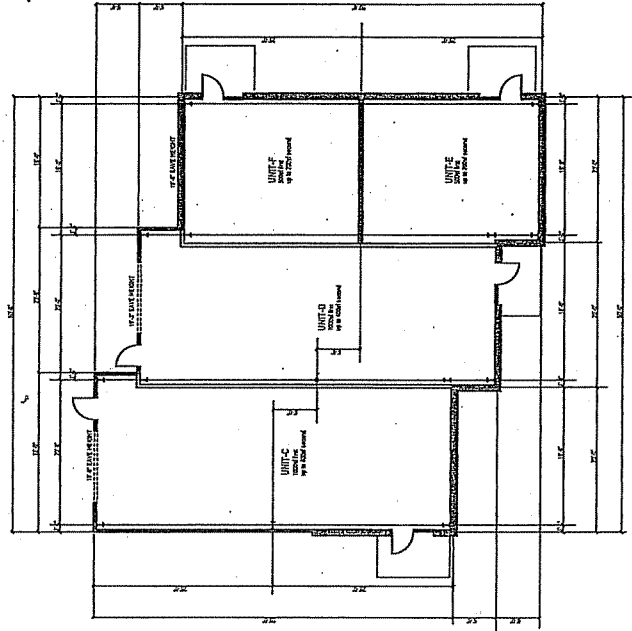




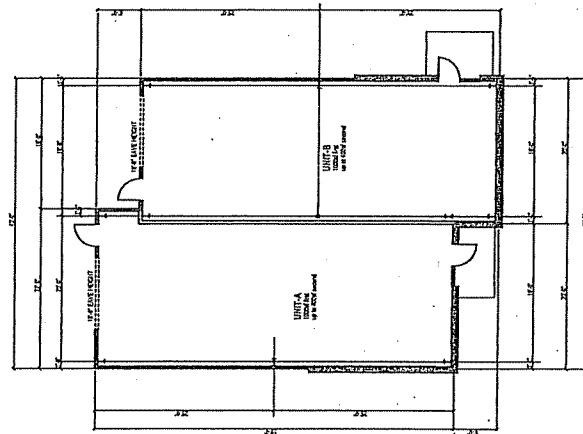




DATE	DATE
APPROVED	DATE
<b>McCoy ENGINEERING</b>	
PEISS OFFICE CENTER	
PROJECT	LOCATION
6600 WATTS RD	6600 WATTS RD
MADISON, WI	MADISON, WI
PROJECT NO.	SHEET NO.
T0812	A-2
FLOOR PLANS	



6600  
FIRST FLOOR PLAN



6602  
FIRST FLOOR PLAN

McCoy Engineering, Inc. is a registered professional engineering firm. The design and construction of this project is the responsibility of the registered professional engineer. The design and construction of this project is the responsibility of the registered professional engineer. The design and construction of this project is the responsibility of the registered professional engineer.



