



Location  
12 North Webster Street

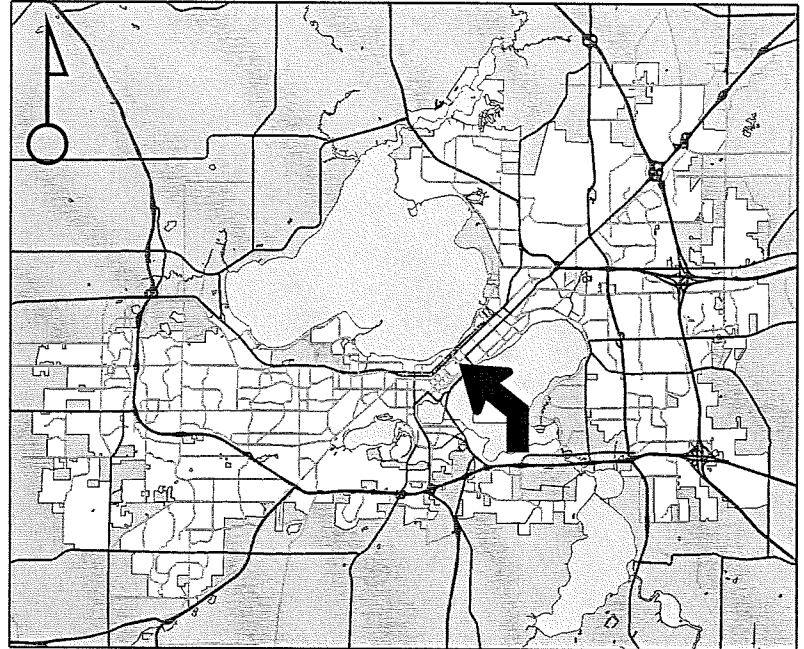
Project Name  
Blind Printing Warehouse Removal

Applicant  
Julie Wiedmeyer – Urban Land Interests

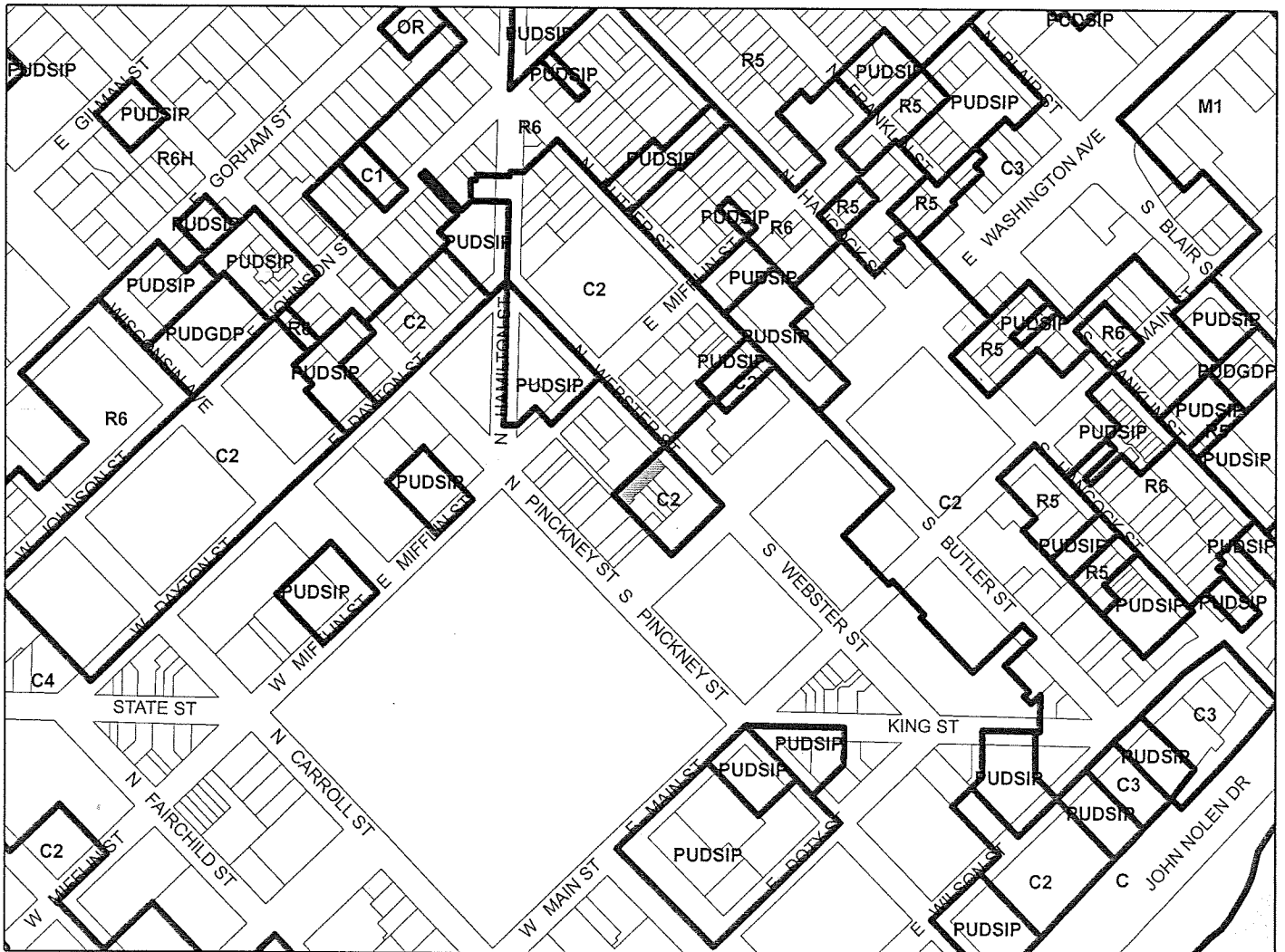
Existing Use  
Warehouse

Proposed Use  
Demolish warehouse to allow construction of 6 non-accessory parking stalls

Public Hearing Date  
Plan Commission  
23 April 2012



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 April 2012



Date of Aerial Photography : Spring 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](http://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>\$500<sup>00</sup></u> Receipt No. <u>129146</u>
Date Received	<u>2/22/12</u>
Received By	<u>JJK</u>
Parcel No.	<u>0709-133-3014-1</u>
Aldermanic District	<u>4 Michael Verjeev</u>
GQ	<u>CU/UBD4/Cap Fire Dist</u>
Zoning District	<u>C2</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>NA</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>NA</u>
Alder Notification	<u>12/15/11</u> Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<u>2/22/12</u>

1. **Project Address:** 12 North Webster Street **Project Area in Acres:** 0.05

**Project Title (if any):** Blind Printing Warehouse Removal

### 2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b>	<b>Rezoning to or Amendment of a PUD or PCD District:</b>	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev.	<input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Julie Wiedmeyer Company: Urban Land Interests

Street Address: 10 East Doty Street, Suite 300 City/State: Madison/WI Zip: 53703

Telephone: (608) 251-0706 Fax: (608) 251-5572 Email: jwiedmeyer@uli.com

Project Contact Person: same as above 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: \_\_\_\_\_

ULI intends to raze the empty warehouse structure and create 6 parking stalls contiguous to the existing parking lot.

Development Schedule: Commencement April, 2012 Completion May, 2012



**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 1/2 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](mailto: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 Plan, which recommends: Downtown core uses 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: Alder Verveer 12/15/11, Capitol Neighborhoods, Inc. - Davy Mayer - 1/17/12
  - 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: Heather Stouder Date: 1/25/12 Zoning Staff: Matt Tucker Date: 1/25/12
- 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 Julie Wiedmeyer Date 2/22/12  
 Signature [Signature] Relation to Property Owner Project Mgr.  
 Authorizing Signature of Property Owner [Signature] Date 2/22/12



February 22, 2012

Madison Plan Commission  
215 Martin Luther King Jr. Blvd; Room LL-100  
City-County Building  
Madison WI 53703-3345

Re: Demolition Permit for 12 North Webster Street

Urban Land Interests ("ULI") would like to raze the former Blied Printing warehouse structure at 12 North Webster Street. The two-story, 6,732 square foot warehouse building was purchased by Brad Binkowski and Tom Neujahr in 1993 as part of a larger parcel that included the historic American Exchange Bank building. The Blied warehouse occupies a central portion of the site of a major future mixed use project and is not intended to be incorporated into the redevelopment. For many years, the building was used only for occasional storage. It no longer functions as a storage facility due to its physical condition. Since the warehouse is not part of the long term plan for this site, and since the cost to make repairs would far exceed its value as a storage facility, ULI wishes to remove the structure. This warehouse was built in 1929 but does not reside in a historic overlay district. Neither is it separately listed as a landmark. The Landmarks Commission concluded at its January 9 meeting that there is "no known historic interest in the building."

The warehouse parcel is currently zoned as C2 Commercial. The structure sits at the back corner of a 36-stall surface parking lot, owned by One North Pinckney Associates Limited Partnership, owner of the American Exchange Bank building. ULI is seeking the approval to demolish the existing Blied warehouse structure in order to expand the surface parking lot by six stalls (to 42) to better serve its growing tenant base in neighboring buildings. One North Pinckney Associates purchased the building at 7 North Pinckney Street on February 15, 2012. The number one complaint of tenants in 7 North Pinckney is that they have no parking. The six additional parking spaces that can be created on the Blied warehouse footprint (2,244 square feet) would be directly accessible through the back door of 7 North Pinckney. In addition, Urban Land Interests has entered into a contract to purchase the Capitol Hill Apartments property located at 24 North Webster Street, which recently suffered a catastrophic fire. ULI intends to restore the building to contain 23 rental apartments and approximately 4,000 square feet of ground floor retail space. This building likewise has no parking to support its tenants. Increasing the surface parking available in the American Exchange parking lot will have an important and positive impact on the redevelopment potential of 24 North Webster and on leasing the space that is currently available in 7 North Pinckney.

An asbestos inspection of the Blied warehouse was completed by A & A Environmental, Inc. on January 27, 2012. Contingent upon city approval, ULI intends to contract with Robinson Brothers to demolish the structure following asbestos abatement and to backfill the basement prior to the installation of parking



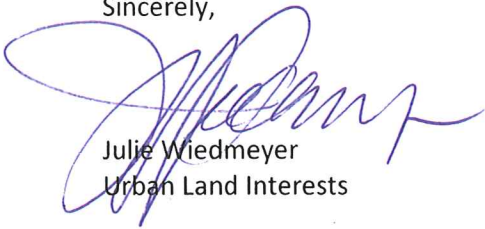
## Urban Land Interests

by others. Robinson Brothers estimates project completion five weeks after permit issuance. Ken Saiki Design has been hired to design the new parking layout and landscape plan. Pending final approval, ULI estimates project completion by the end of May, 2012, weather permitting.

Included in this submittal are site and aerial photos of the building and parking lot. These photos demonstrate how heavily screened the parking lot is with mature trees and other landscaping. ULI has carefully considered the Department of Planning suggestion that it add a small green space in place of the warehouse. ULI's tenants already enjoy the abundant green space of the Capitol Square. Any landscaping of the Blied site would scarcely be noticeable from either North Webster Street or East Washington Avenue. Ken Saiki's proposed site plan incorporates a bio-swale to manage storm water and provides additional screening along the alley. There is a real and compelling need for additional parking in this block. The proposed bio-swale will dramatically improve the storm water management at the west corner of the lot.

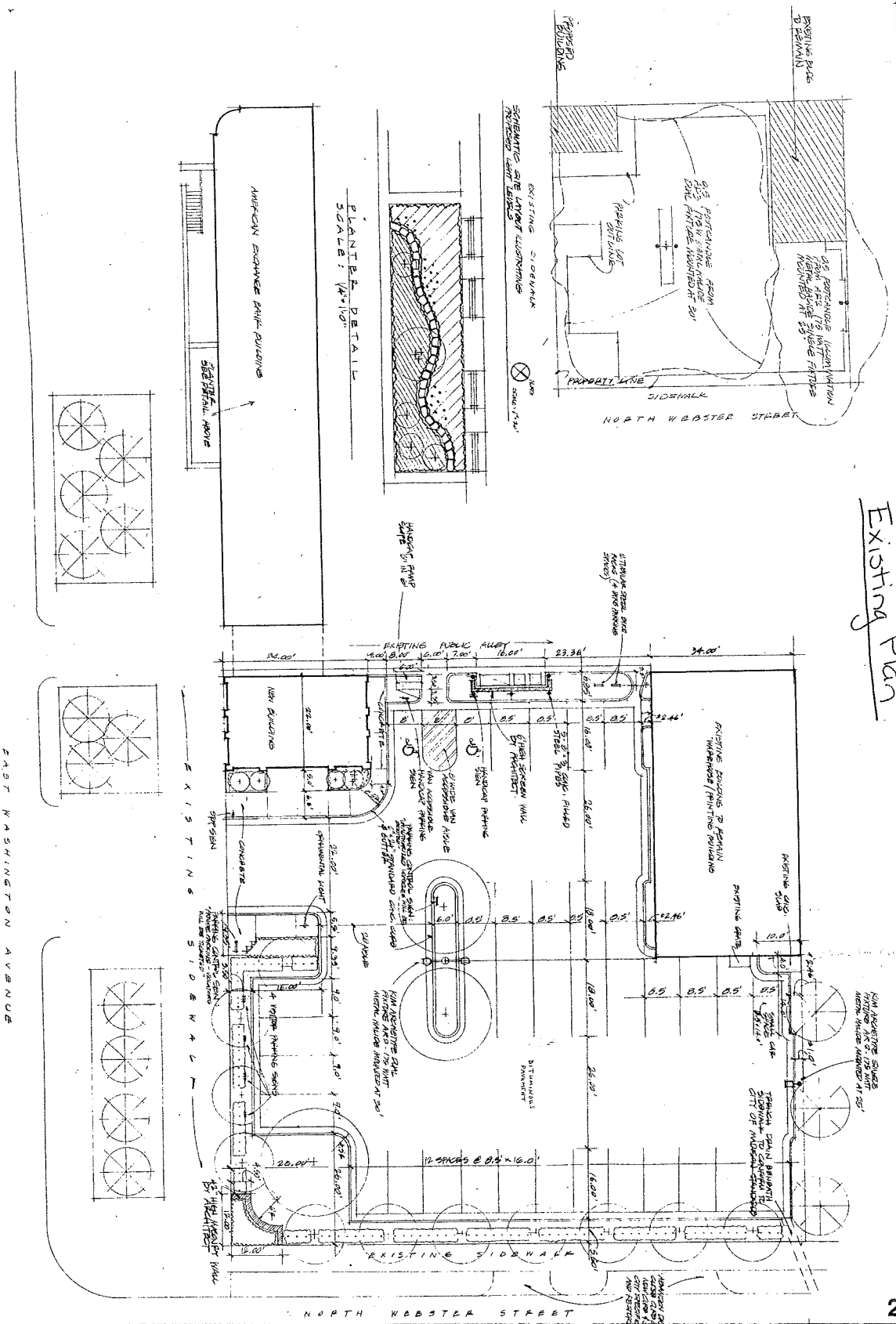
The current surface parking lot and the proposed additional six spaces created by this demolition would be an important short term parking accommodation until a comprehensive redevelopment plan for the southeast end of this block becomes feasible. Removing this vacant structure and providing more parking, as proposed by this application, would have an immediate positive effect on neighboring businesses and residents.

Sincerely,



Julie Wiedmeyer  
Urban Land Interests

Existing Plan

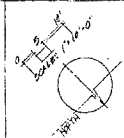


LAYOUT PLAN

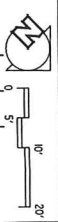
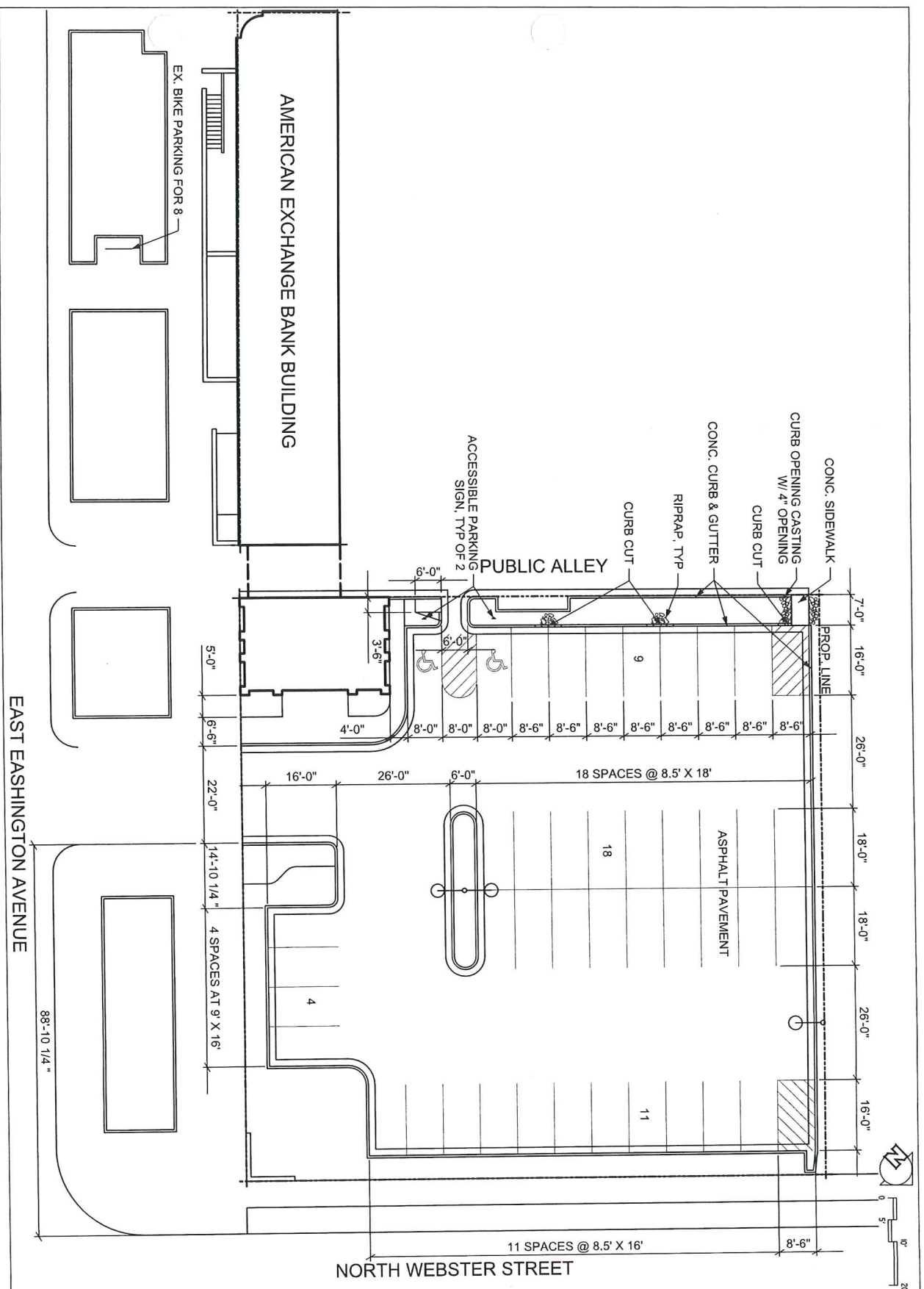
ONE NORTH PINCKNEY AND CONTIGUOUS PARCELS  
 FORMERLY THE AMERICAN EXCHANGE BANK  
 ON 1/4 SECTION 10 'N', R9E, MADISON, WISCONSIN

**JJR**  
 JOHNSON, JOHNSON & POE, INC.  
 261 N. BRIDGEM STREET  
 MADISON, WISCONSIN

DATE: 6/22/93  
 REV: 7/20/93



2.0095.10



Urban Land Interests



**KEN SAKI**  
LANDMARKS  
ARCHITECTS  
SUI, L.P.A., ARCHITECTS  
1000 EAST WASHINGTON AVENUE  
MADISON, WI 53703  
TEL: 608.261.1000  
FAX: 608.261.1001

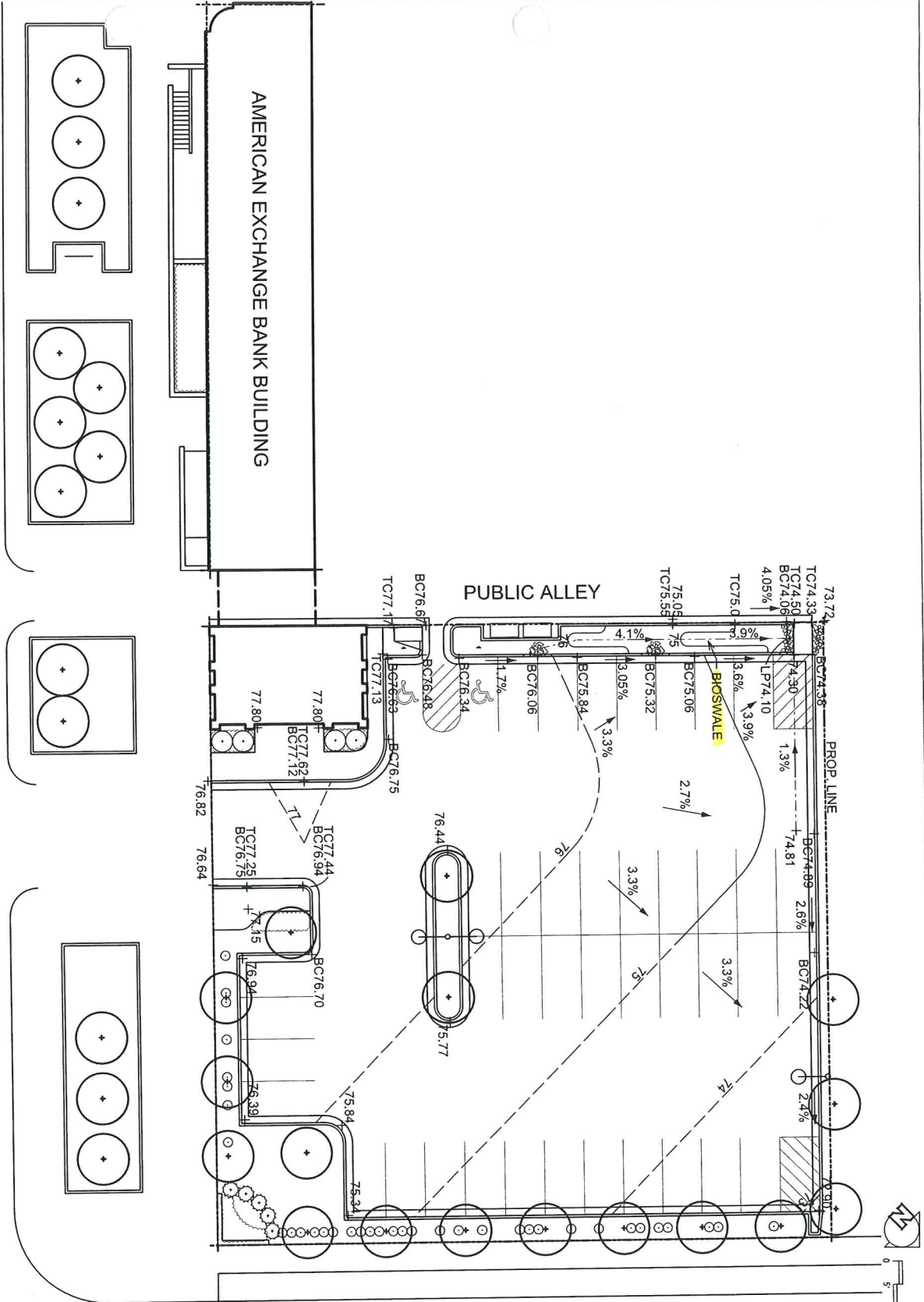
# 12 N. WEBSTER

## MADISON, WI

Revisions	
Number	Date
00	XX-XX-20XX

Sheet Title	LAYOUT PLAN
KSD Project No.	2012-003
Drawn By	ARM
Date Issued	02-22-2012
Sheet No.	<b>L-1</b>





EAST EASHINGTON AVENUE

AMERICAN EXCHANGE BANK BUILDING

PUBLIC ALLEY

NORTH WEBSTER STREET

12 N. WEBSTER  
MADISON, WI

Urban Land Interests



KEN SALKI  
DESIGN INC  
1455 W. WASHINGTON  
MADISON, WI 53704  
TEL: 608.261.1111  
WWW.KENSALKIDESIGN.COM

Revisions	
Number	Date
00	XX-XX-20XX

Sheet Title

**GRADING PLAN**

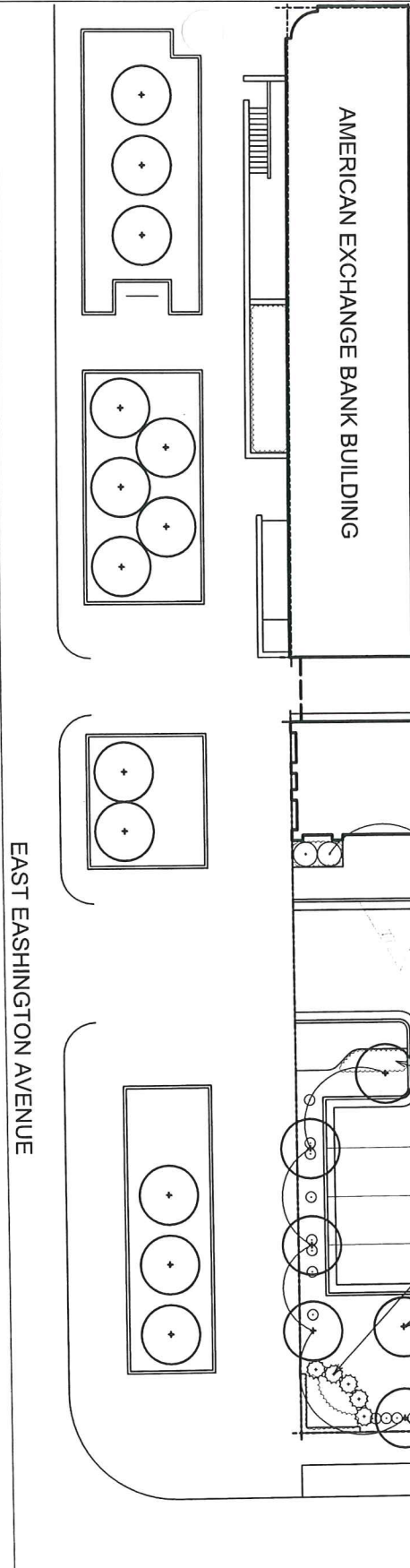
KSD Project No. 2012-003  
 Drawn By ARM  
 Date Issued 02-22-2012  
 Sheet No. **L-2**

Plant List	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
Key	Deciduous Shrubs	Black Chokeberry	8	5 gal.	Cont.	Space 4'-0" o.c.	4'6" ht x 4'-6" sp
Am	<i>Amelanchier alnifolia</i>						
ce	Perennial Grasses	Iron Sedge	29	4"	Cont.	Space 12" o.c.	0.5'-1' ht x 0.5'-1' sp
cv	<i>Carex pensylvanica</i>						
cv	<i>Carex vulpinoidea</i>	Brown Fox Sedge	44	4"	Cont.	Space 18" o.c.	8-12" ht x 1'-2" sp
			23	4"	Cont.	Space 18" o.c.	1-3' ht x 1'-2" sp

**City of Madison - Landscape Worksheet**

Number of Parking Stalls	42
Total Sq. Footage of Storage Area	-
Number of Canopy Shade Trees	3
Required - 2" - 2 1/2" cal.	
No. of Landscape Points Required	201
Points for Loading Area Required	0
Number of Points Required	201

Element	Point Value	Quantity	Points Achieved	Quantity	Points	Credits
Canopy Tree: 2" - 2 1/2"	35	0	0	11	385	
Medium Shrub	2	8	16	40	80	
Large Shrub	3	0	0	5	15	
Decorative Wall or Fence (per 10 L.F.)	5	0	0	0	0	
Earth Berm (per 10 L.F.)	5	0	0	0	0	
Avg. Height 30"	2	0	0	0	0	
Avg. Height 15"	15	0	0	0	0	
Evergreen Trees	3	0	0	0	0	
3' height minimum						
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	0	0	0	0	
Sub-Totals		16			480	
Total Points					496	



NORTH WEBSTER STREET

EAST EASHINGTON AVENUE

Urban Land Interests

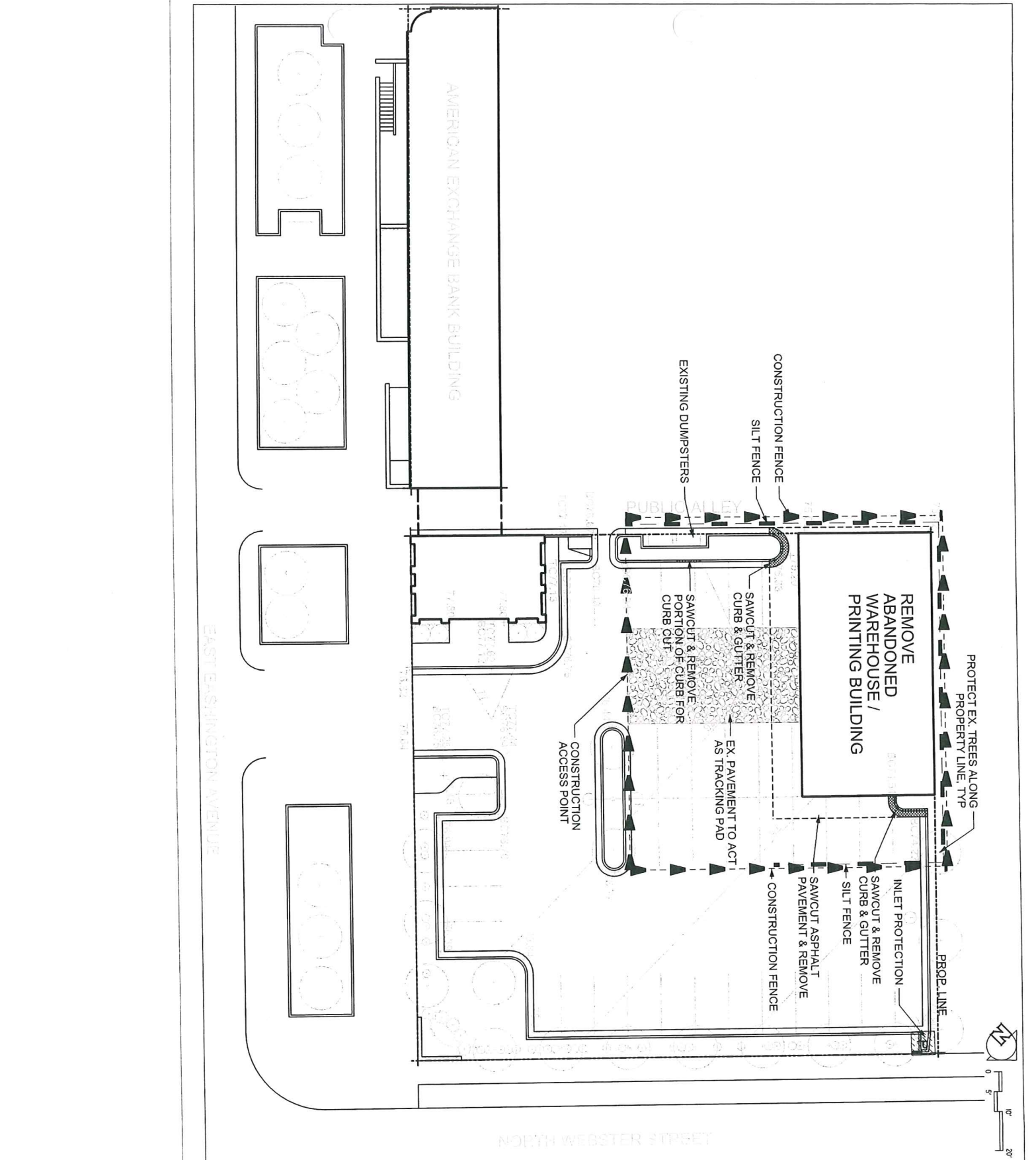
KEN SALKI  
LANDSCAPE ARCHITECT  
DESIGN INC.  
1000 W. WASHINGTON AVE.  
MADISON, WI 53706  
TEL: 608.261.1234  
WWW.KENSALKI.COM

12 N. WEBSTER  
MADISON, WI

Revisions	Number	Date
	00	XX-XX-20XX

Sheet Title  
**PLANTING PLAN**

KSD Project No. 2012-003  
Drawn By ARM  
Date Issued 02-22-2012  
Sheet No. **L-3**



EAST EASTINGTON AVENUE

AMERICAN EXCHANGE BANK BUILDING

PUBLIC ALLEY

REMOVE ABANDONED WAREHOUSE / PRINTING BUILDING

PROTECT EX. TREES ALONG PROPERTY LINE, TYP

CONSTRUCTION ACCESS POINT

EXISTING DUMPSTERS

CONSTRUCTION FENCE

SILT FENCE

SAWCUT & REMOVE CURB & GUTTER

SAWCUT & REMOVE PORTION OF CURB FOR CURB CUT

EX. PAVEMENT TO ACT AS TRACKING PAD

CONSTRUCTION ASPHALT PAVEMENT & REMOVE

SAWCUT ASPHALT PAVEMENT & REMOVE

INLET PROTECTION

SAWCUT & REMOVE CURB & GUTTER

SILT FENCE

PROP. LINE

NORTH WEBSTER STREET



# 12 N. WEBSTER MADISON, WI

Urban Land Interests

**KEN SAKI**  
DESIGN INC.  
LANDSCAPE ARCHITECTS  
2015 S. MONROE  
MADISON, WI 53704  
TEL: 608.261.1234  
WWW.KENSAKIDESIGN.COM

Revisions	
Number	Date
00	XX-XX-20XX

Sheet Title  
**SITE PREP & EROSION CONTROL**

KSD Project No. 2012-003  
 Drawn By ARM  
 Date Issued 02-22-2012  
 Sheet No. **L-0**



# Block 101 Aerial View



*Blind Warehouse Outlined in Orange*



# 12 North Webster Street Blued Warehouse Building



*View from E. Washington Parking Lot Entrance*



**Building Interior**



*Stairwell from 1<sup>st</sup> to 2<sup>nd</sup> Floor*



*View from Stairwell – Exposed Roof*



# Building Interior



*First Floor Views*





# Building Interior

Second Floor Views



Basement



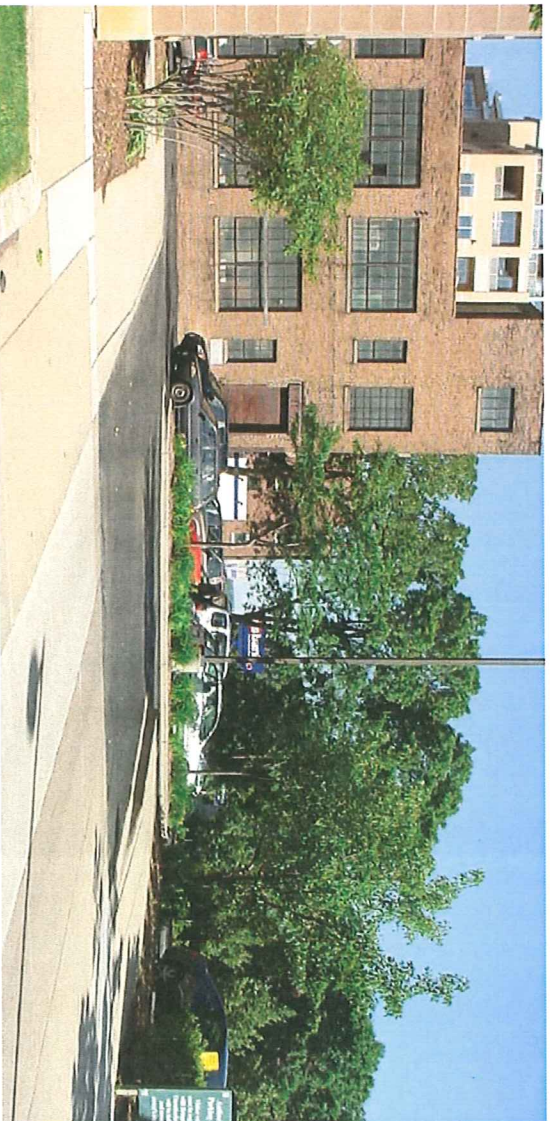


## Current Parking Lot Screening

*View from E. Wash and Webster*



*View from E. Wash  
Southeastern side of Warehouse*





# Current Parking Lot Screening

*View from US Bank Drive Thru  
(North Side of Warehouse)*



**Proposed Bio-swale**



*Alley to the Southwest of Warehouse*



# Views of Neighboring Buildings

*NW Exposure of Warehouse and Alley*



**Exterior of 7 N. Pinckney**



**NE and SE Exposure of Warehouse**