



Location
1229 Applegate Road

Project Name
Monroe Beauty Supply Demolition

Applicant
John J. Hogerty, II – Bergstrom
Cadillac-HUMMER, Inc

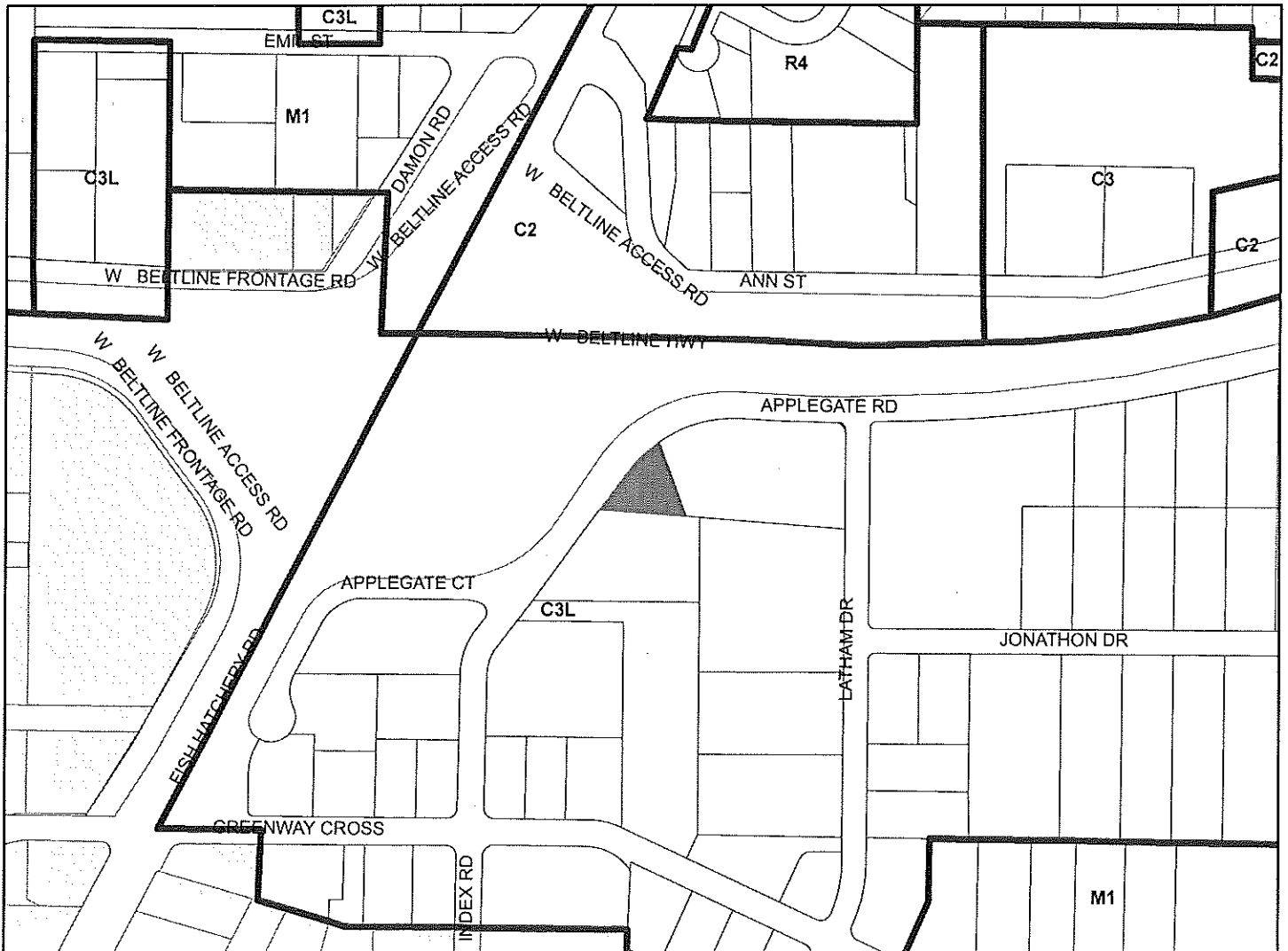
Existing Use
Vacant Commercial Building

Proposed Use
Demolish Commercial Building with
No Proposed Future Use

Public Hearing Date
Plan Commission
26 April 2010



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 April 2010



Date of Aerial Photography : April 2007



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>500</u> - Receipt No. <u>107962</u>
Date Received	<u>3/08/2010</u>
Received By	<u>GSP</u>
Parcel No.	<u>0709-344-0091-5</u>
Aldermanic District	<u>14- BRUER</u>
GQ	<u>OR</u>
Zoning District	<u>C3L</u>
For Complete Submittal	
Application	Letter of Intent <u>✓</u>
IDUP	Legal Descript. <u>✓</u>
Plan Sets	Zoning Text <u>—</u>
Alder Notification	<u>2/9/10</u> Waiver <u>—</u>
Ngrhd. Assn Not.	<u>—</u> Waiver <u>—</u>
Date Sign Issued	<u> </u>

1. **Project Address:** 1229 Applegate Road **Project Area in Acres:** 1
Project Title (if any): Monroe Beauty Supply Demolition

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 <u>Non</u>-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 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: John J. Hogerty, II Company: Bergstrom Cadillac-HUMMER, Inc.
 Street Address: 1 Neenah Center, Suite 700 City/State: Neenah, WI Zip: 54956-3053
 Telephone: (920) 725-4444 Fax: (920) 729-4034 Email: jhogerty@bergstromauto.com
 Project Contact Person: Same as above Company: _____
 Street Address: _____ City/State: _____ Zip: 9
 Telephone: () Fax: () Email: _____
 Property Owner (if not applicant): Bergstrom Cadillac-HUMMER, Inc.
 Street Address: 1200 Applegate Road City/State: Madison, WI Zip: 53713

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
Demolish building and develop green space; eventually develop as a part of the automotive complex in this lot.
 Development Schedule: Commencement _____ Completion _____

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:** \$ 500 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 City Comprehensive Plan, which recommends: Industrial 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:
Alderman Tim Bruer, February 9, 2010
- 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: G. Hank/K. Firchow Date: 2/26/10 Zoning Staff: P. Andersen/M. Tucker Date: 3/2/10
- 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 John J. Hogerty, II Date 3/5/10
 Signature [Signature] Relation to Property Owner Officer
 Authorizing Signature of Property Owner [Signature] Date 3/5/10



Appleton
Green Bay
Kaukauna
Madison
Milwaukee
Neenah
Oshkosh

March 2, 2010

Planning Commission
Madison Municipal Building
215 Martin Luther King Jr. Blvd., Rm. LL 100
Madison, WI 53703

Re: Letter of Intent
Razing of Monroe Beauty Supply, 1229 Applegate Road, Madison, Wisconsin

Dear Planning Commission:

A little over one year ago, our company, Bergstrom Cadillac-HUMMER, Inc., an automotive sales and service dealership, purchased the property and building identified above. The building had been used as a beauty supply store. We own all the property completely surrounding this piece of land (except for the public road). This building is in significant disrepair and structurally unstable. As proof of this statement, enclosed please find a letter from a certified architect finding the building to be in a structurally unsound condition. In addition to the architect's comments, the building has had leaks in its roof and water in its foundation for at least the past ten years. There is also significant mold and asbestos in the building. In summary, it is not safe, stable, or fit for continued use. It is our desire to raze the building at this time.

Our use of the property will be as follows: Immediately after razing the building, we will seed the lot. Our interim use will be as a one (1) acre green space. In the future, we will develop the property as a part of our surrounding automotive complex (either as parking or for another sales and service building). We plan to contract with Statewide Razing out of Combined Locks, Wisconsin for the demolition and asbestos removal. Glen Martin from that company has submitted his recycling plan to George Dreckmann, City of Madison Recycling Coordinator, and the plan has been approved (see enclosed). As soon as the building is demolished, we plan to contract with Lakeshore Cleaners out of Appleton, Wisconsin to seed the lot. We plan to have this conversion completed by the beginning of June. Thank you for your consideration.

Very truly yours,

John J. Hogerty, II
Executive Vice President
& General Counsel

JJH:cah
Enclosures

Acura • Audi • BMW • Buick • Cadillac • Chevrolet • Chrysler • Dodge
Ford • GMC • Honda • HUMMER • Hyundai • Jaguar • Jeep • Land Rover • Lexus • Mazda
Mercedes-Benz • Mitsubishi • Nissan • Pontiac • Porsche • Saab • Saturn • Scion • smart • Subaru • Toyota • Volkswagen • Volvo

One Neenah Center • P.O. Box 549 • Neenah, WI 54957-0549 • phone: (920) 725-4444 fax: (920) 729-5145 bergstromauto.com

Equal Opportunity Employer

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Gries
Architectural Group Inc.

December 4, 2009

Bergstrom Corporation
One Neenah Center
P.O. Box 549
Neenah, WI 54957-0549

Attn: John Hogerty

RE: Proposal for

Dear John:

At your request, on November 25, 2009 I made a site observation visit of the former Beauty Supply Building at 1229 Applegate Road, Madison adjacent to the Cadillac Dealership. The purpose of the site observation was to verify the structural integrity and general condition of the building. Below are my observations and opinions. Supporting photo's of the building are also attached.

Existing Structure:

1. The building is comprised of a main retail building of precast vertical wall bearing panels. The roof structure is comprised of steel joists and metal deck supported on a steel angle bolted to imbedded anchors in the precast panels. It is assumed that the foundation is a poured concrete frost wall/footing and a concrete on grade slab.
2. The warehouse/loading dock is of masonry and prefabricated metal panel construction. This portion of the building was potentially an addition, possibly two additions. There is a partial basement, approximately 20x20. The roof structure is steel joists and metal deck supported on steel beams at the interior and individual columns supports at the exterior panel system. The supporting structural columns for the roof joists were not visible to confirm the size or configuration.

Mr. John Hogerty
Bergstrom Corporation
December 4, 2009
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Observations and Opinions:

- A. The building is currently vacant. Utilities appear to be removed or disconnected.
- B. The day of my visit, it was raining. There was significant moisture and leaking at the perimeter of the roof as well as at the window openings.
- C. The windows are comprised of a metal angle which appear to be integral to the precast panel. The single pane glass is direct set into the metal angle frame with metal stops. There is evidence of severe moisture from condensation around the window frame angle because of no thermal break from exterior to interior. This has caused substantial damage to the integrity of the window frame as well as the floor structure and walls in close proximity to window openings. There is substantial mold growth at the drywall adjacent to the windows and carpeting.
- D. In both the retail and warehouse building, the metal roof deck has deteriorated/rusted to a point where there are significant holes or areas where the deck has collapsed. It appears that due to the metal deck condition, plywood was installed over the entire structure with a membrane roofing application. The plywood thickness, roofing material and general condition was not verified. The vertical flashing at the exterior windows was observed and leaking. There appears to be a space between the plywood and the metal deck indicating the existing, original roofing was left in place. The plywood and replacement roof may have been added over the existing roofing. The plywood would appear to be spanning over or between the metal joist 4' to 5', far exceeding the materials structural capabilities.
- E. At the retail precast structure, the roof structural supports at the precast panels are extremely rusted. The steel angle roof support anchor bolts appeared to be compromised by rust due to water infiltration thru the roof or condensation from the lack of any visible insulation in the precast panel exterior walls.

Mr. John Hogerty
Bergstrom Corporation
December 4, 2009
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- F. The base plates on the prefabricated exterior wall portion of the warehouse areas are extremely rusted. There were visible cracks at the above grade concrete wall indicating water moisture intrusion at the column anchor bolts causing frost expansion in these areas.
- G. Differential settlement and shifting was observed at numerous areas of the masonry CMU walls of the warehouse portion of the building.
- H. Exposed reinforcing bars were visible on the precast panels due to moisture intrusion causing spalling of the precast concrete.
- I. The finish surfaces of the precast panels have separated from the concrete in several areas. This is more of an aesthetic issue than structural although without an exterior finish of the precast panels water or moisture absorption is more susceptible.

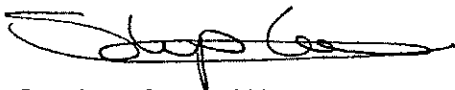
In my opinion, the condition of this building is very poor. The structural system has been compromised, deteriorated due to moisture intrusion. The reroofing method using plywood to replace the missing or deteriorated metal deck is substandard and inferior to provide proper support and water-tightness.

Based on the above observations, I would recommend demolition of this structure. I would encourage you as a precaution to prohibit or limit any occupancy inside or on the roof. There is the potential that the roof could collapse under even normal snow conditions this winter. I highly recommend that the property be fenced around the perimeter to restrict access to the premises.

If you have any questions concerning this report, please do not hesitate to contact me.

Sincerely,

GRIES ARCHITECTURAL GROUP, INC.



Stephen Gries, AIA
Principal/Architect

Cathy Howard

From: swrazing@earthlink.net
Sent: Friday, February 19, 2010 8:32 PM
To: Cathy Howard
Subject: RE: recycling at Monroe Beauty Supply

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

>From: "Dreckmann, George" <GDreckmann@cityofmadison.com>
>Sent: Feb 19, 2010 10:22 AM
>To: "'swrazing@earthlink.net'" <swrazing@earthlink.net>
>Cc: "Tucker, Matthew" <MTucker@cityofmadison.com>
>Subject: RE: recycling at Monroe Beauty Supply

>
>
>Glen,
>
>Good talking to you the other day.
>
>Your plan is good and has my approval.

>
>George

>
>George P. Dreckmann
>Recycling Coordinator
>1501 W. Badger Rd
>Madison, WI 53713
>608-267-2626
>FAX 608-267-1120

>
>"People ask me what I do in the winter when there is no baseball. I'll tell you what I do. I stare out the window and wait for spring.."

> Rogers Hornsby

>
>-----Original Message-----

>From: swrazing@earthlink.net [mailto:swrazing@earthlink.net]
>Sent: Thursday, February 18, 2010 4:08 PM
>To: Dreckmann, George
>Subject: recycling at Monroe Beauty Supply

>
>Dear Mr. Drechmann,

>
>My company Statewide Razing Inc, will be performing the demolition services for the former Monroe Beauty Supply Shop located at 1229 Applegate Rd. Our recycling and disposal plan for this project is as follows:

>
>Mercury light switches, florescent tubes and ballast will be removed and disposed of by Advanced Asbestos.

>
>Metals will be taken to Samuel's Recycling.

>
>Concrete will be recycled on site.

>
>Wood waste and other waste will be disposed of at local landfill.

>
>Specialty salvage items will be look at by Urban Evolution Artifacts of Menasha.

>
>Sincerely,
>Glen Martin

>

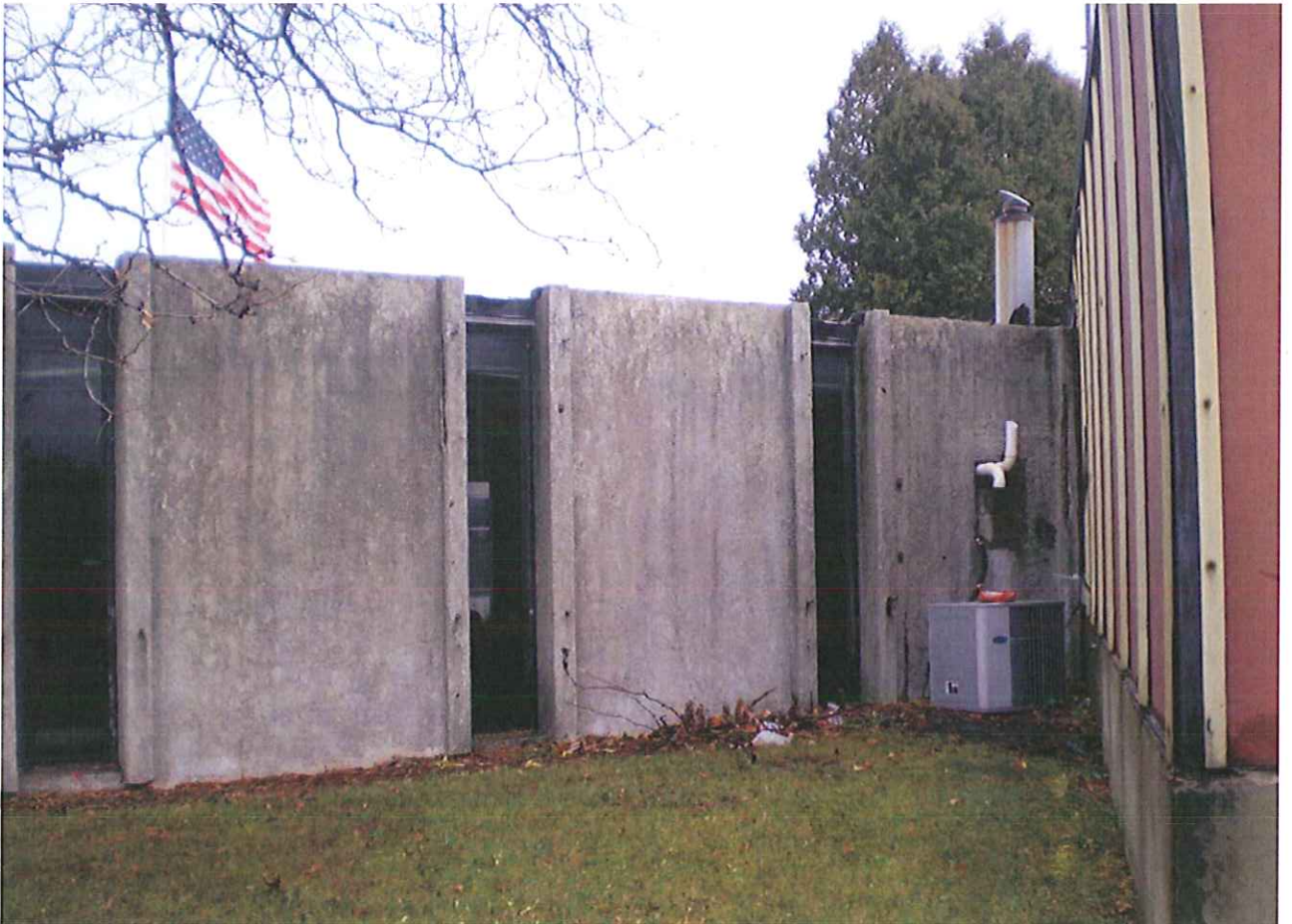
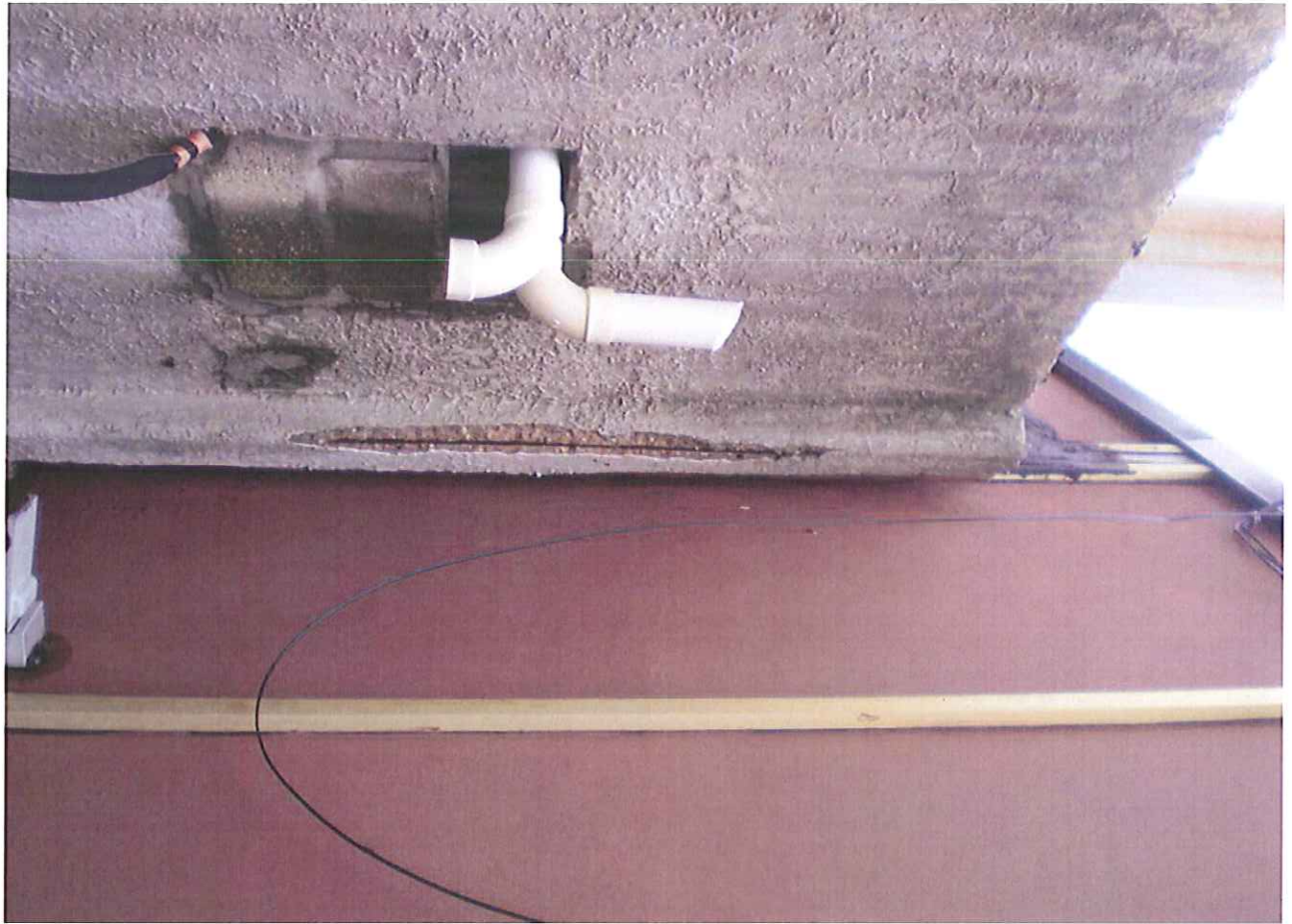


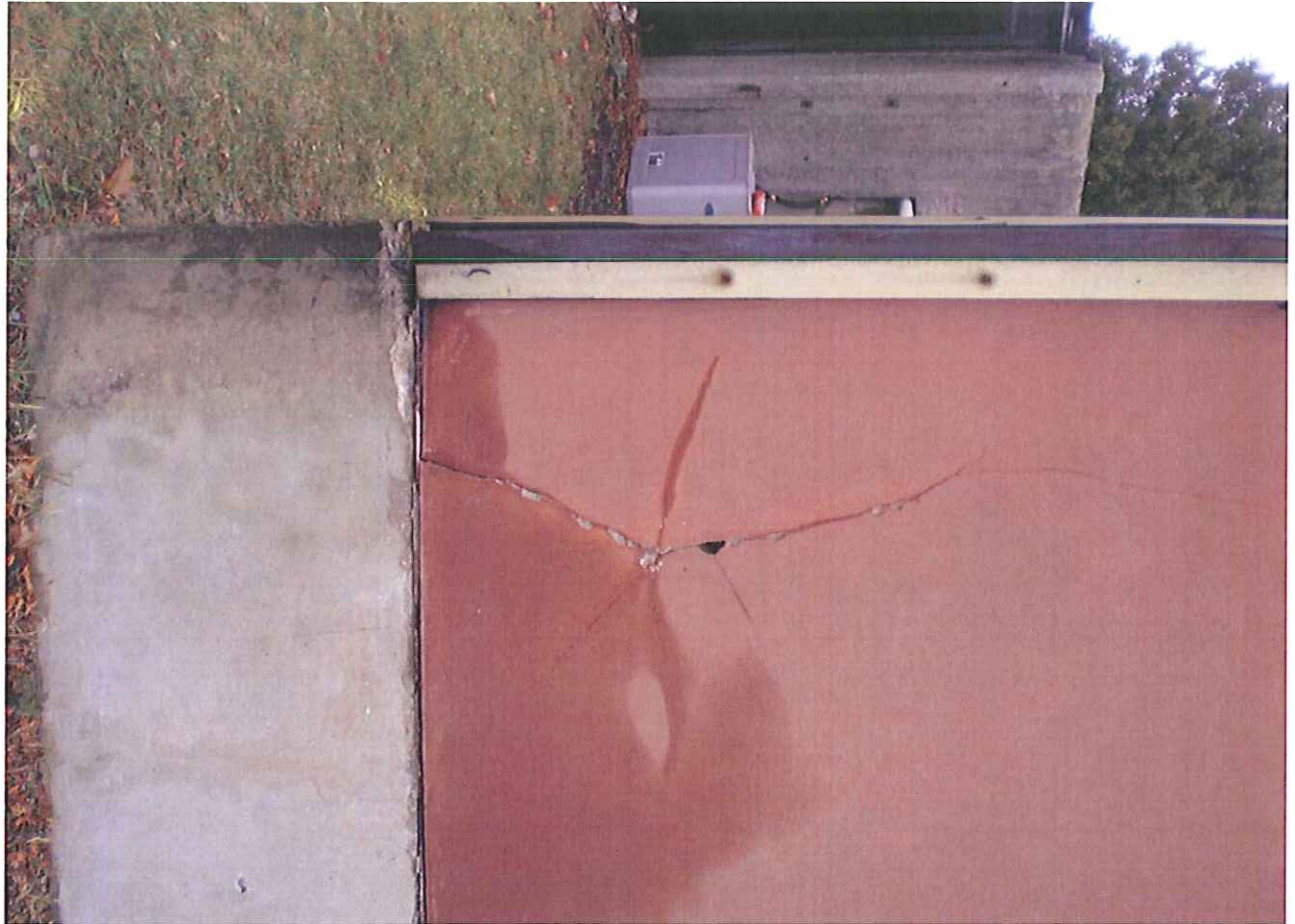


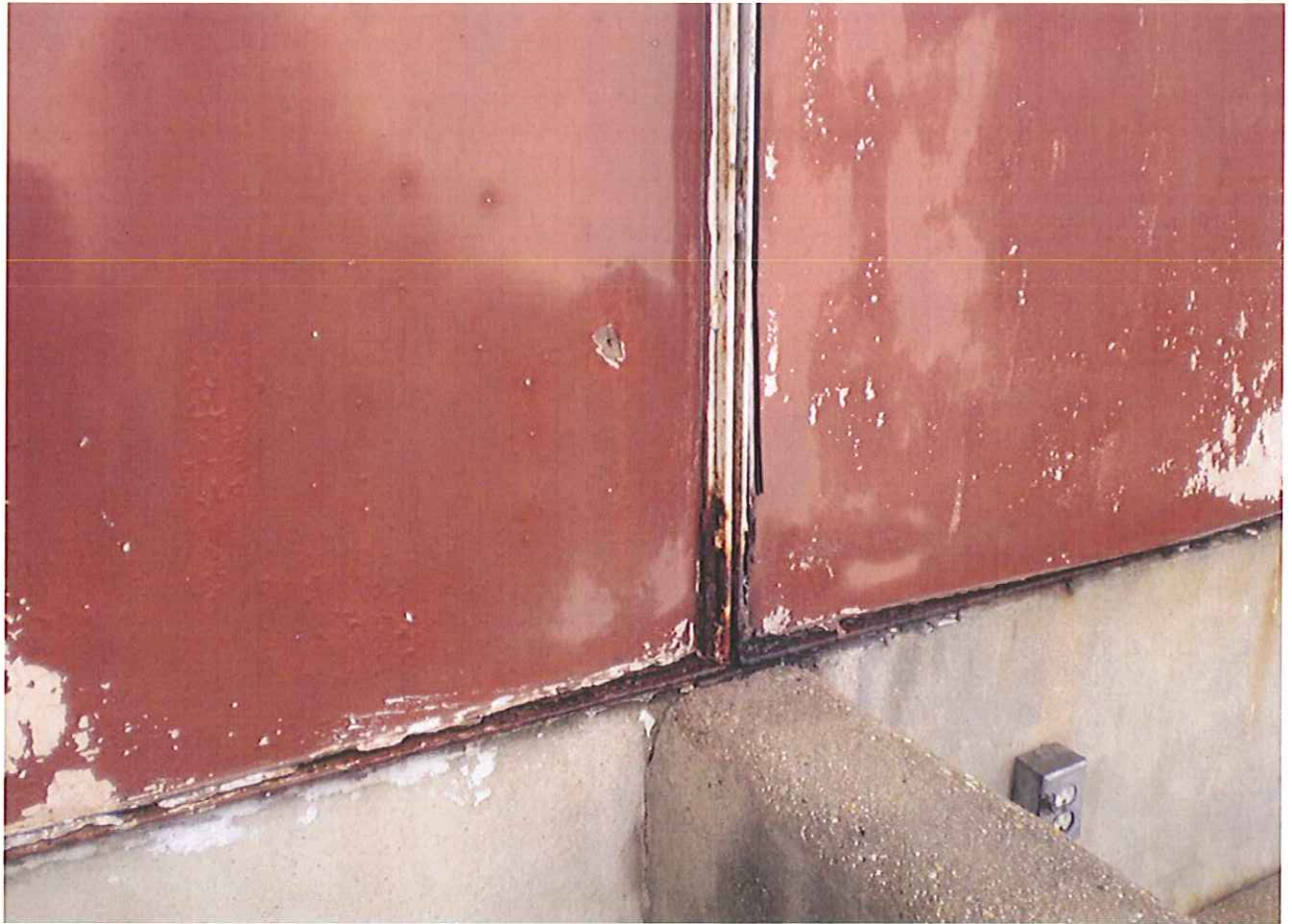


























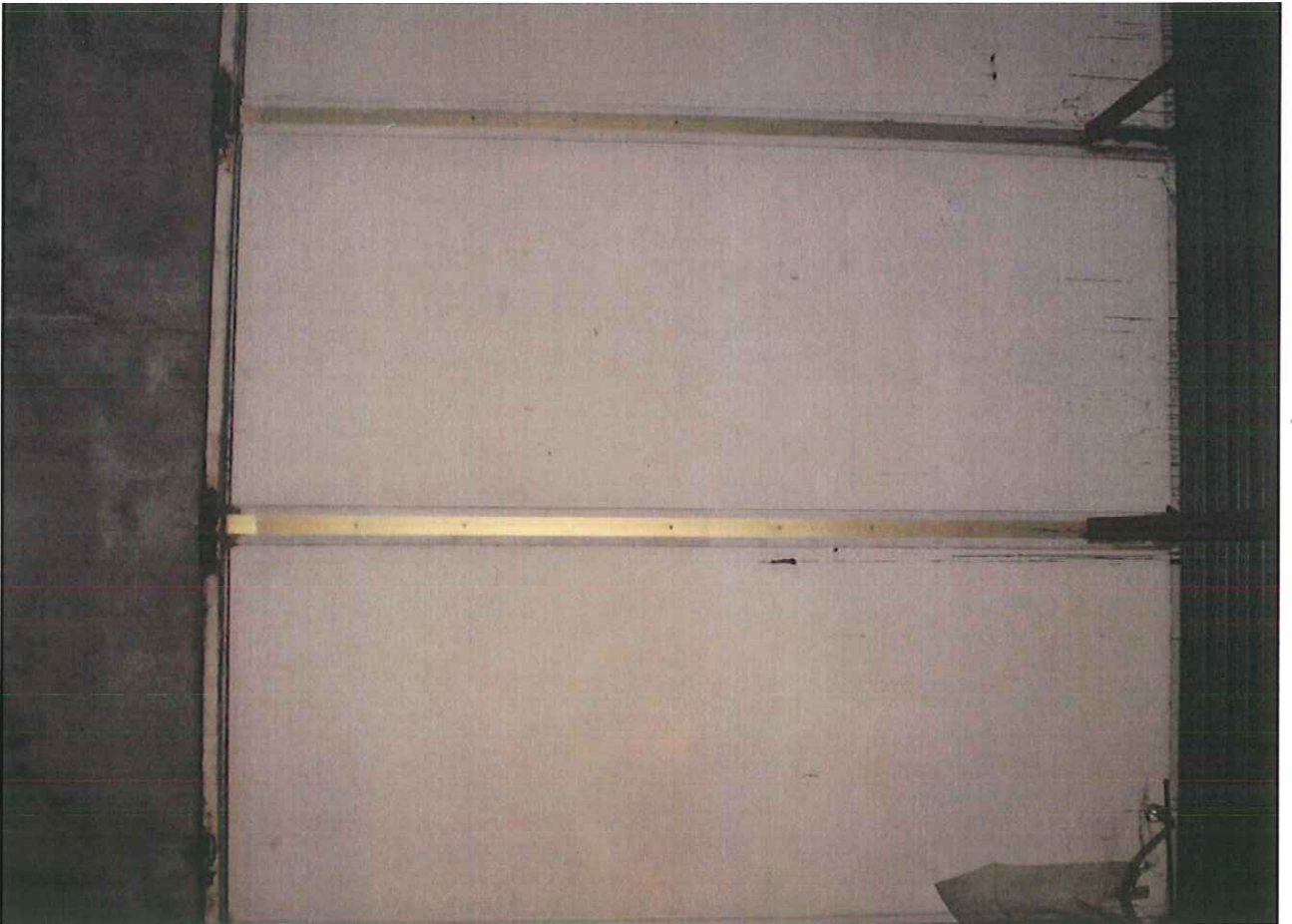


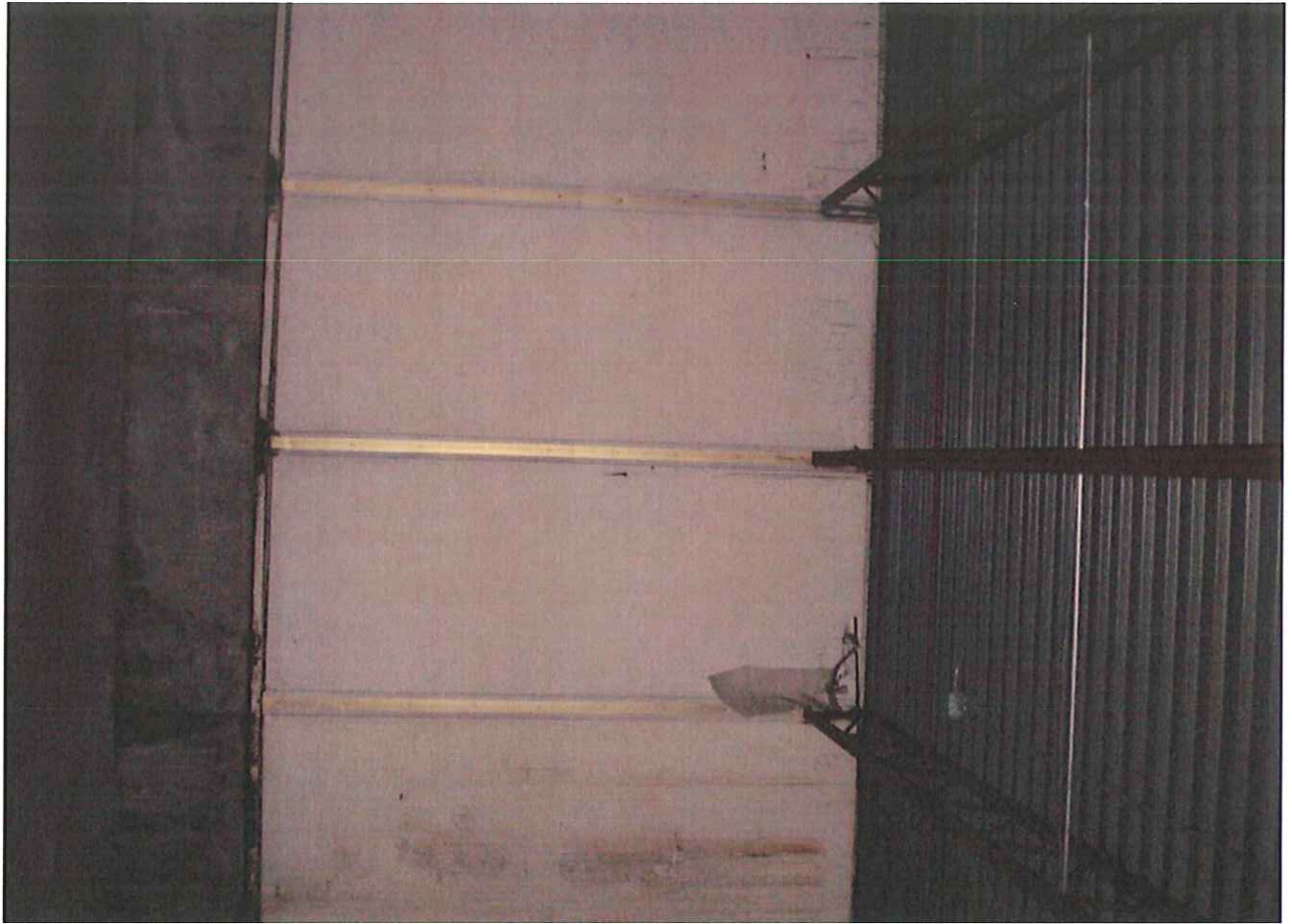












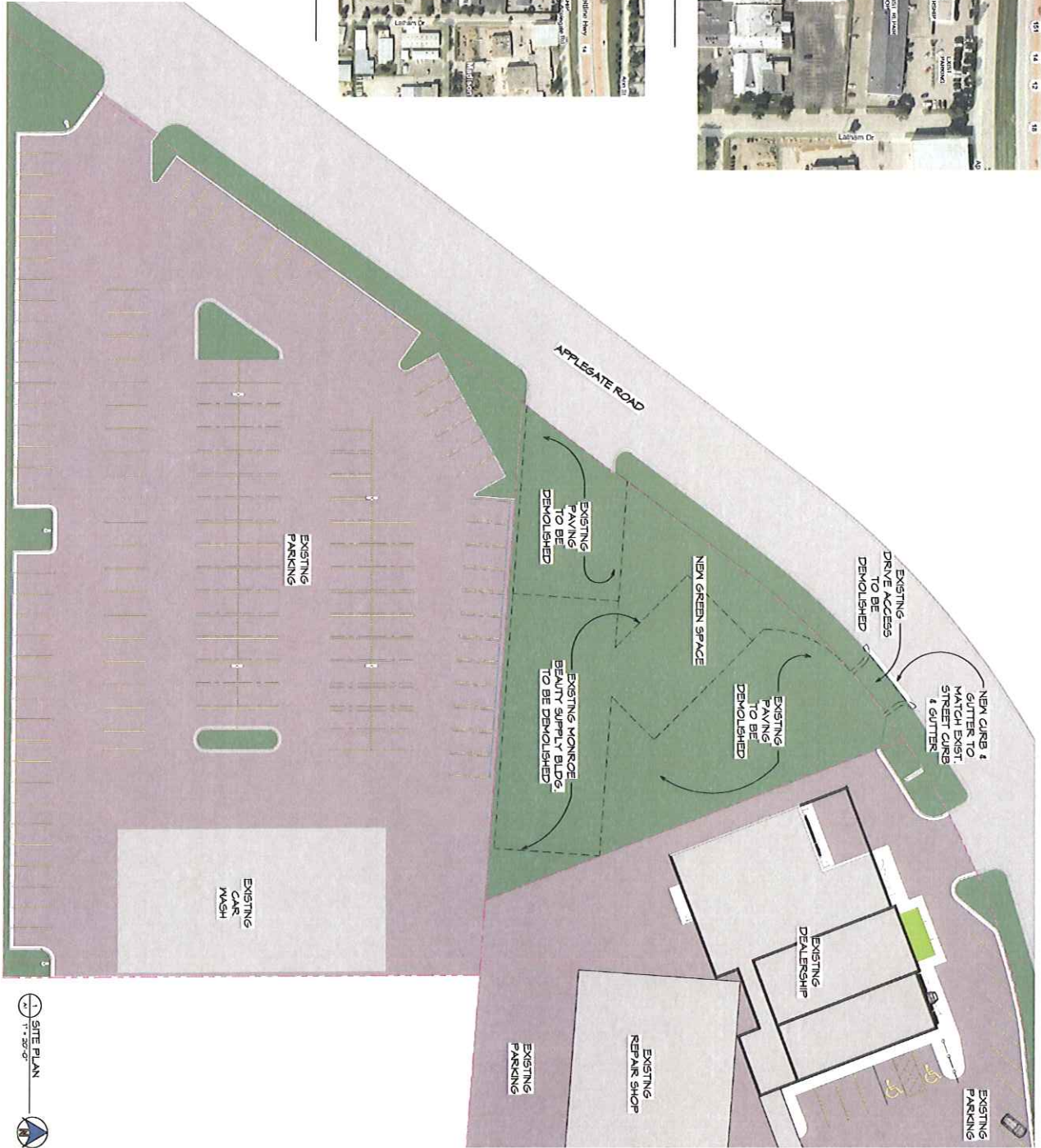




2 SITE AERIAL - NORTH
NOT TO SCALE



2 SITE AERIAL - OVERALL
NOT TO SCALE



1 SITE PLAN
1" = 50'



<p>A1</p>	<p>A NEW SITE LAYOUT FOR: BERGSTROM- FORMER MONROE BEAUTY SUPPLY MADISON, WISCONSIN</p>	<p>© 2014 Gries Architectural Group Inc. 1000 W. Johnson Hwy, Madison, WI 53704 Phone: 608.224.2444 Fax: 608.224.4418 www.griesarchitect.com</p>	<p>Gries Architectural Group Inc.</p> <p style="font-size: 8px;">200 North Commercial Road Madison, WI 53704 Phone: 608.224.2444 Fax: 608.224.4418 www.griesarchitect.com</p>
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