



City of Madison

Proposed Demolition

Location
3533 Furey Avenue

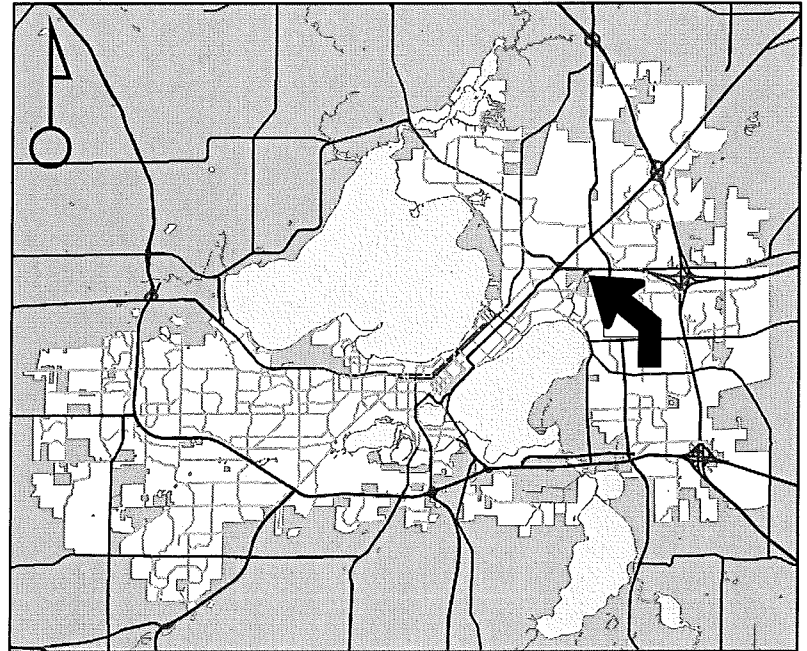
Project Name
Wiesner Auto Repair Demolition

Applicant
Randy Wiesner / City of
Madison Engineering

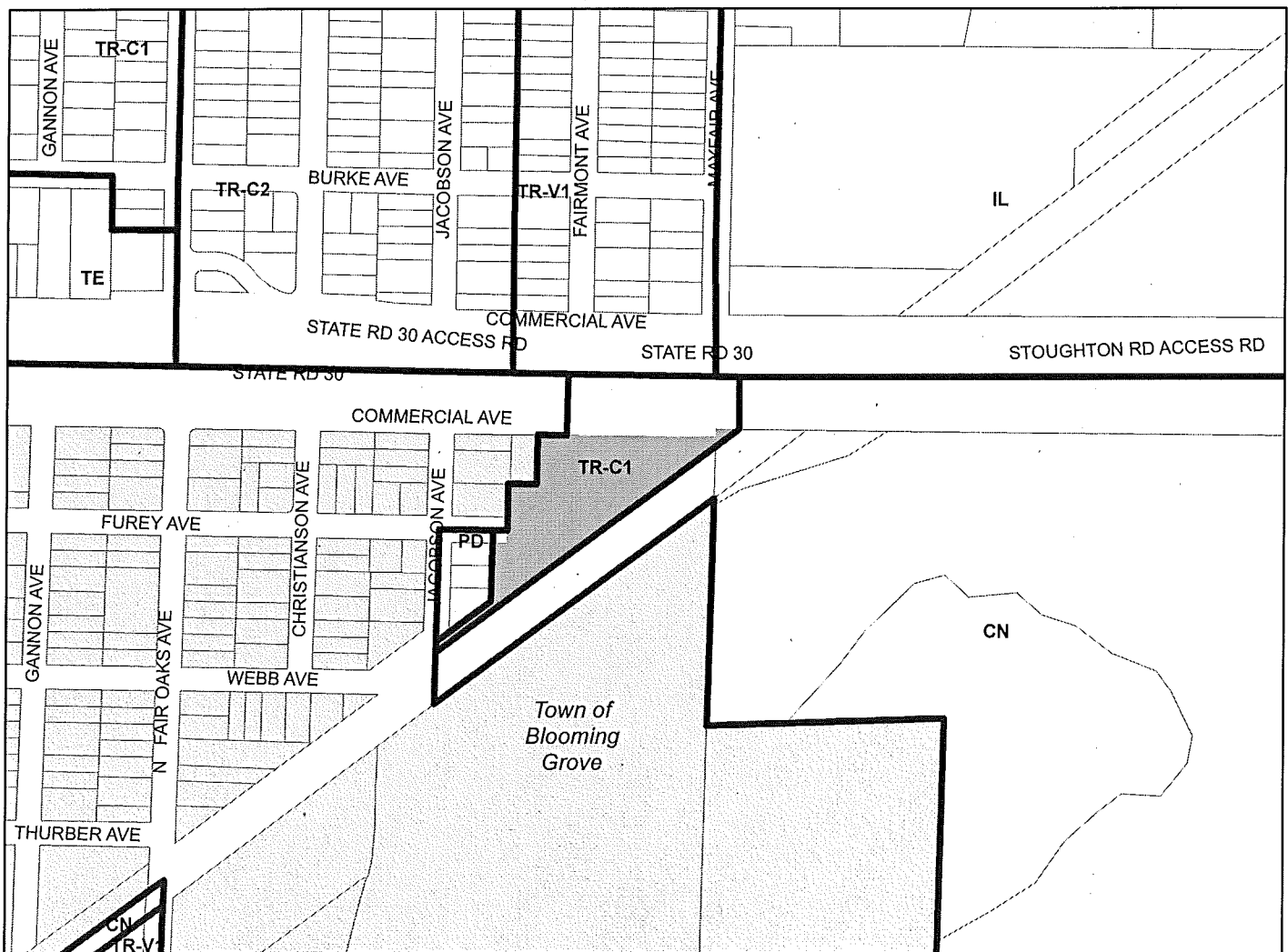
Existing Use
Auto Repair Facility

Proposed Use
Demolish auto repair facility to
construct stormwater mgmt.
facility and ped-bike path

Public Hearing Date
Plan Commission
05 June 2017



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



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 30 May 2017



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Parcel # _____
Aldermanic district 15
Zoning district TR-C1
Special requirements _____
Review required by _____
☐ UDC ☐ PC
☐ Common Council ☐ Other _____
Reviewed By _____

1. Project Information

Address: 3533 Furey Avenue
Title: Starkweather Ponds and Goodman Path Demolition

2. This is an application for (check all that apply)

- ☐ Zoning Map Amendment (rezoning) from _____ to _____
- ☐ Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- ☐ Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- ☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
- ☐ Conditional Use or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Randy Wiesner **Company** City of Madison Engineering Division
Street address Room 115, City-County Building **City/State/Zip** Madison, WI 53703
Telephone 608.267-8679 **Email** rwiesner@cityofmadison.com
Project contact person _____ **Company** _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____
Property owner (if not applicant) _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Demolish vacant auto repair garage as part of the construction of a regional stormwater management pond
and regional multi-purpose path

Scheduled start date As soon as approved Planned completion date Fall 2017 for demolition

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- | | | |
|---|--|---|
| <input type="checkbox"/> Filing fee | <input type="checkbox"/> Pre-application notification | <input type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Vicinity map | <input type="checkbox"/> Supplemental Requirements |
| <input type="checkbox"/> Letter of intent | <input type="checkbox"/> Survey or existing conditions site plan | <input type="checkbox"/> Electronic Submittal* |
| <input type="checkbox"/> Legal description | <input type="checkbox"/> Development plans | |

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- ☒ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Tim Parks Date March 2016
Zoning staff _____ Date _____

- ☒ **Demolition Listserv**

- ☐ Public subsidy is being requested (indicate in letter of intent)

- ☒ **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), business association(s), AND the dates you sent the notices:
Ald. Ahrens, 9 April 2017

No Neighborhood Association

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

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

Name of applicant Randy Wiesner Relationship to property Agent
Authorizing signature of property owner _____ Date 10 May 2017



Department of Public Works

Engineering Division

Robert F. Phillips, P.E., City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Assistant City Engineer
Michael R. Dailey, P.E.

Principal Engineer 2
Gregory T. Fries, P.E.
Christopher J. Petykowski, P.E.

Principal Engineer 1
Christina M. Bachmann, P.E.
Eric L. Dundee, P.E.
John S. Fahrney, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager

Operations Manager
Kathleen M. Cryan

Mapping Section Manager
Eric T. Pederson, P.S.

Financial Manager
Steven B. Danner-Rivers

April 10, 2017

Plan Commission
c/o of the Planning Division,
Department of Planning, Community & Economic Development
126 S. Hamilton St.
Madison, Wisconsin 53703

RE: Demolition of 3533 Furey Ave.
Letter of Intent

Dear Members of the Plan Commission:

The property located at 3533 Furey Ave. has been vacant for many years and been involved in several responses by the Madison Police Department regarding neighborhood complaints. The City of Madison purchased this vacant property in December of 2014. Authorization to purchase this property and the adjacent 513 Jacobson Ave. for the Irwin A. and Robert D Goodman Path and Storm Water Pond was approved by RES-14-00626, File # 34941 on September 2, 2014. The entire proposed system when complete will improve the Starkweather Creek water quality by removing an estimated 45,000 pounds of sediment each year as well as phosphorous.

The structure is a single story 3-4 bay repair garage formally in the Town of Blooming Grove. The age of the structure is unknown, contains a partial office loft and a basement utility room and is constructed of concrete masonry block and wood trusses. There are no under floor maintenance areas or service lifts. The structure is approximately 2,000 square feet, the parcel contains approximately 116,000 square feet of which 11,000 square feet will need to be cleaned up as part of the demolition plan. Demolition needs to occur to accommodate the planned redevelopment as a Storm Water Management site. Photos of the structure are included with the application for demolition.

Demolition of the structure will commence as soon following the Plan Commission approval as possible and will be completed by City crews. If City crews are unable to perform the demolition or any part of the demolition a qualified contractor shall be retained for this work. Our goal is to complete the demolition by fall of 2017 to accommodate the start of the future Public Works contract for this development.

As part of the demolition the existing structure, driveway, and other related features including a large debris pile shall be removed entirely and backfilled as needed. All utilities shall be properly removed, capped and abandoned as needed.

City Engineering already has an approved Reuse and Recycling Plan by the City's Recycling Coordinator as required by Ordinance 28.185 of the Zoning Code.

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After issuance of the demolition plan but before demolition of the structures City Engineering shall have a full Asbestos and Hazardous Material analysis completed of the structures. Any HAZMAT materials so identified will be properly removed by a State of Wisconsin licensed removal contractor. Immediately following, as part of the Reuse and Recycling Plan, Habitat for Humanity and other related organizations will be permitted to salvage items from the building before the start of demolition.

Finally upon completion of the demolition the site shall be re-graded according to the attached proposed plan.

If you have any questions regarding this project please feel free to contact Randy Wiesner of my staff at (608) 267-8679 or RWiesner@cityofmadison.com.

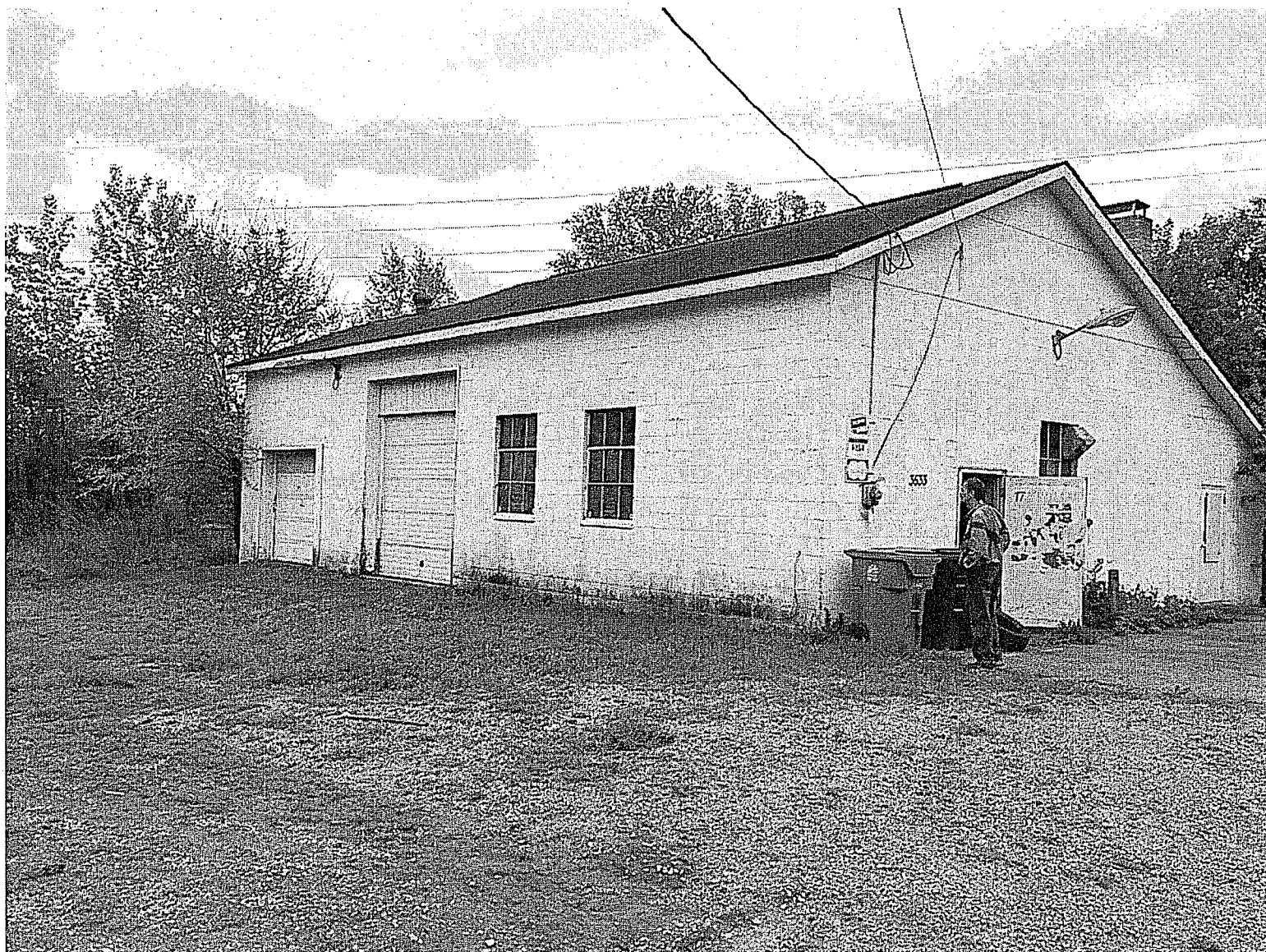
Sincerely,

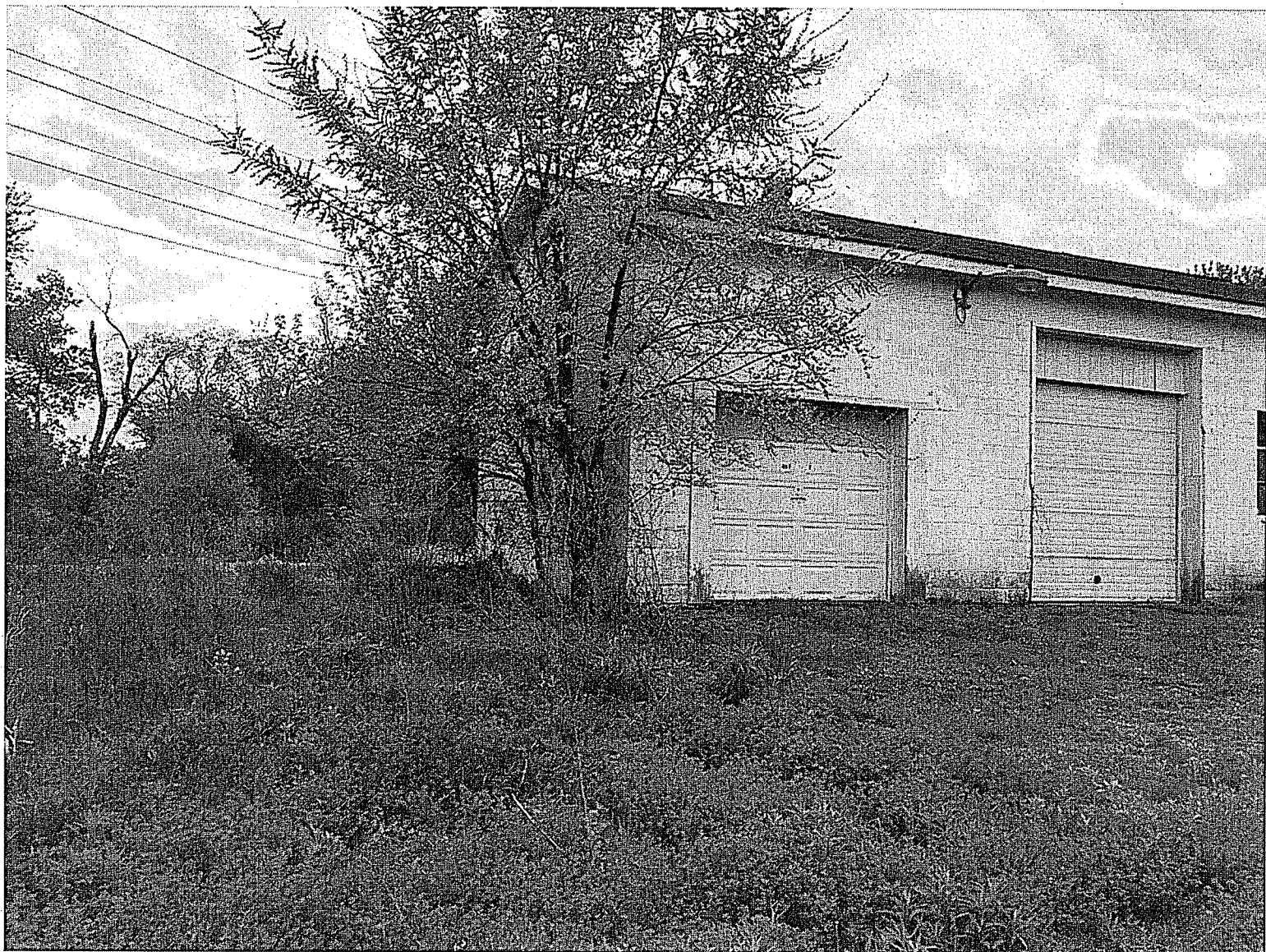
A handwritten signature in black ink, appearing to read 'R. Phillips', written over a horizontal line.

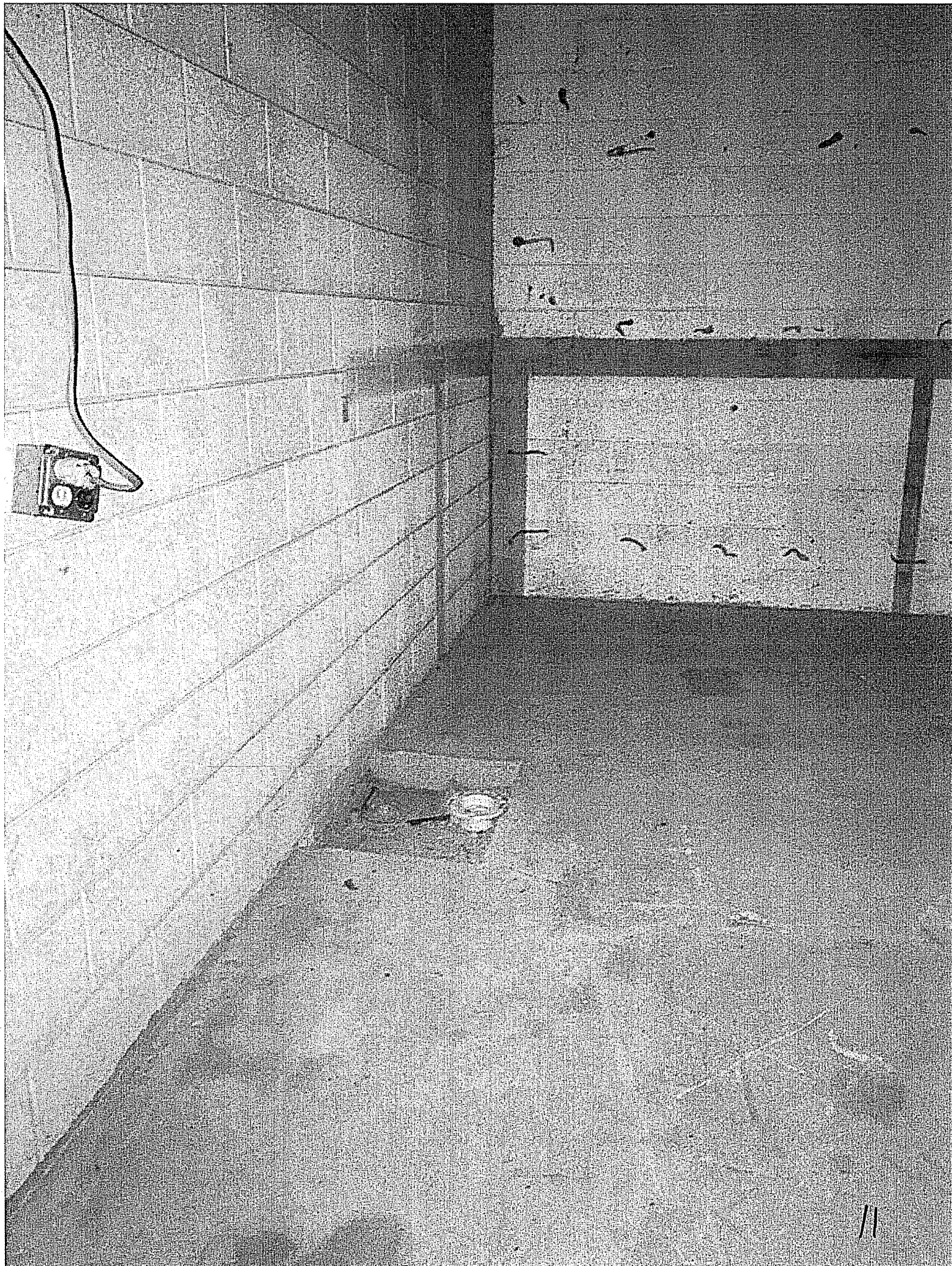
Robert F. Phillips, P.E.
City Engineer

RFP:rsww

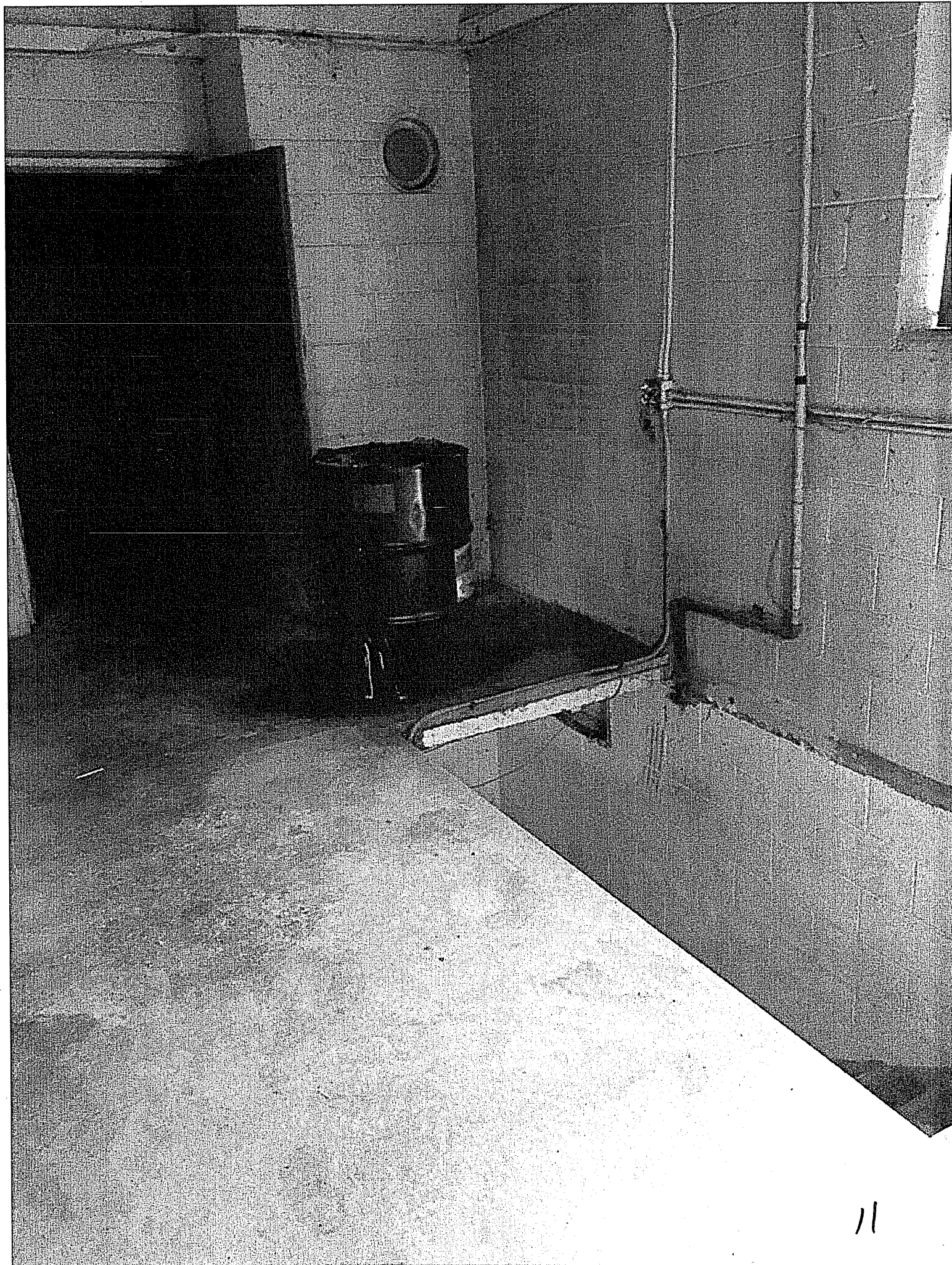
cc: Randy Wiesner, City Engineering Division
Sally Swenson, City Engineering Division

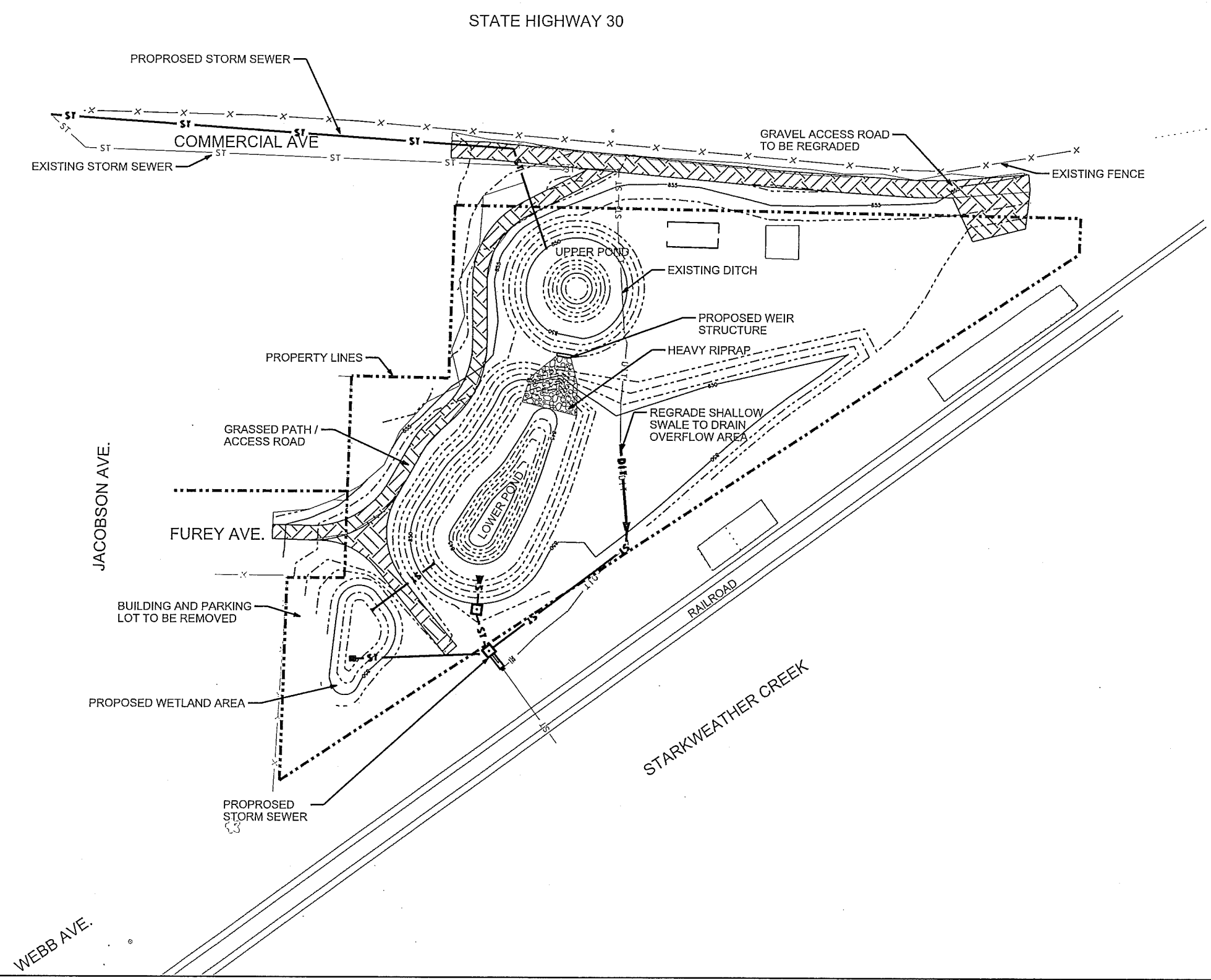












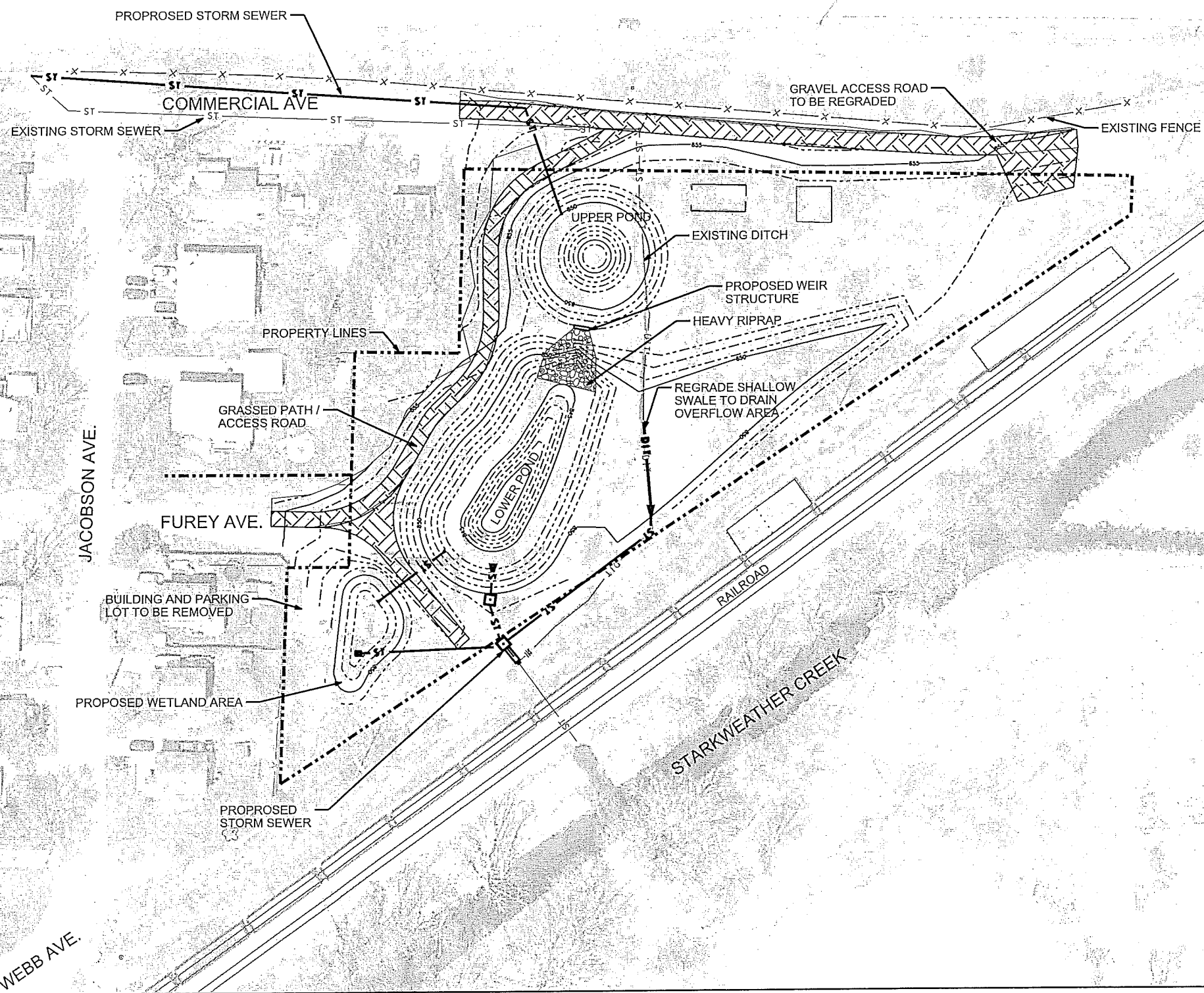
PLOT SCALE: _____

PLOT NAME: _____

REV. DATE: _____

ORIGINATOR: CITY OF MADISON, STREETS DIVISION

STATE HIGHWAY 30



PLOT SCALE:

PLOT NAME:

REV. DATE:

ORIGINATOR: CITY OF MADISON, STREETS DIVISION