



City of Madison

Proposed Demolition

Location
3629 Marsh Road

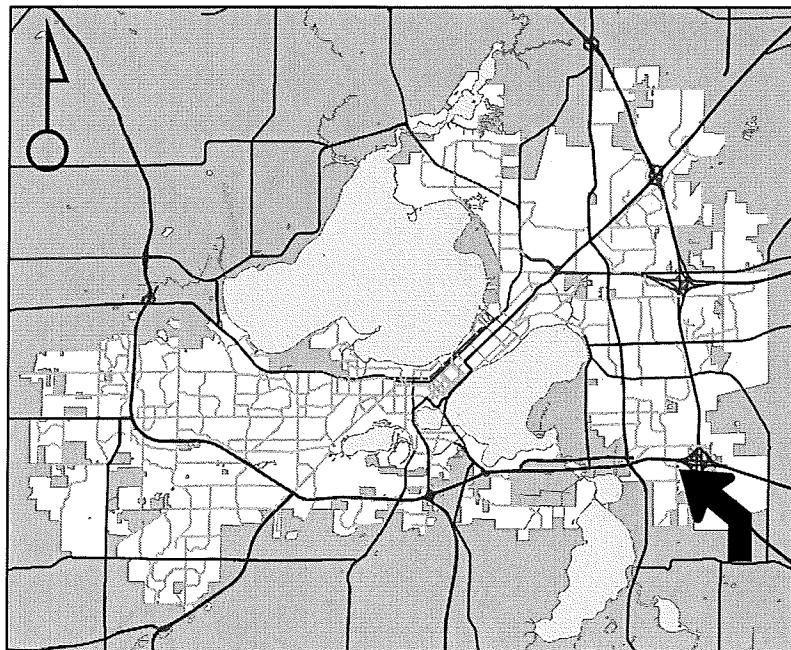
Project Name
Wiesner Single Family Demolition

Applicant
Randy Wiesner / City of
Madison Engineering

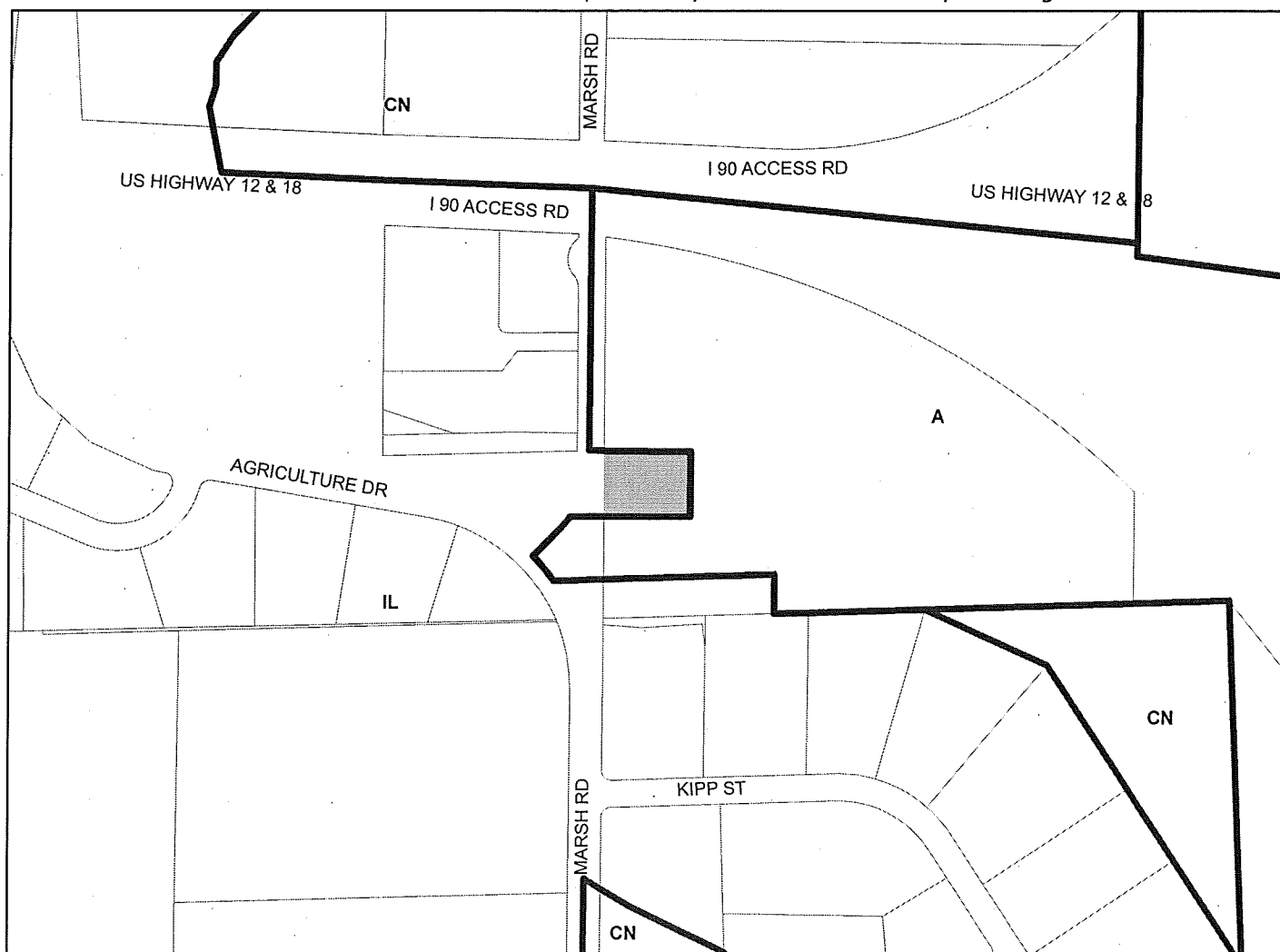
Existing Use
Single Family Home

Proposed Use
Demolish single-family residence
to enlarge Penito Creek Greenway

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

12



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 _____

Zoning district _____

Special requirements _____

Review required by _____

☐ UDC ☐ PC

☐ Common Council ☐ Other _____

Reviewed By _____

1. Project Information

Address: 3629 Marsh Road

Title: Penito Creek Greenway expansion

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 single-family home in floodplain to allow expansion of Penito Creek Greenway

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

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 20 March 2017

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. Denise Demarb, Dist. 16; 9 April 2017

No neighborhood association for this area

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 for City

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 3629 Marsh Road
Letter of Intent

Dear Members of the Plan Commission:

The property located at 3629 Marsh Road has been prone to the periodic flooding of Penito Creek since the development of the Beltline Highway and other surrounding developments. City Engineering was awarded a Municipal Flood Control Grant funded by the Wisconsin Department of Natural Resources (WDNR). A 2016 Capital Budget Amendment (Resolution RES-16-00570, File # 43731) was approved for this project on August 2, 2016. Resolution RES-16-00853, File # 44917 authorized the purchase of the property. City Engineering purchased the property on January 20, 2017 with the intent of razing the structures and turning the existing lot into a dedicated wetland area.

The house was originally constructed in 1919. It is a 1.5 story house consisting of 3 bedrooms and 1 bath having a total living space of 1,864 square feet. The basement is approximately 432 square feet with an additional 144 square feet of crawl space. There is also a large detached garage/tool shed of approximately 750 square feet. The total square footage of the lot is approximately 35,000 square feet. Demolition needs to occur to accommodate the planned redevelopment of the site as a wetland. Photos of the house and shed are included with the application for demolition.

Demolition of the structures 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 and re-grading of this site prior to winter 2017 as required by the WDNR Grant application.

As part of the demolition the existing structures, temporary structure, driveway, and other related residential features shall be removed entirely and backfilled as needed. The well serving the property will be properly abandoned. City Engineering shall obtain all required permits from Public Health and the Water Utility. All other utilities including city sewer shall be properly removed, capped and abandoned as needed.

Prior to the issuance of razing permits and commencement of demolition activities a Reuse and Recycling Plan shall be submitted and approved by the City's Recycling Coordinator as required by Ordinance

April 10, 2017
Page 2

28.185 of the Zoning Code.

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, and seeded as a dedicated wetland area to be managed by the Storm Water Utility.

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:rsw

cc: Randy Wiesner, City Engineering Division
Daniel Olivares, City Engineering Division







UTION
KEEP OFF!
Do not climb on, or
stand on this
equipment. It is
not designed for
any purpose.
Injury or death could
result from misuse.

WARNING
LOAD EVERY!
Customer must be
trained and
certified to use
this equipment.
Failure to follow
instructions could
result in injury or
death.



12





812



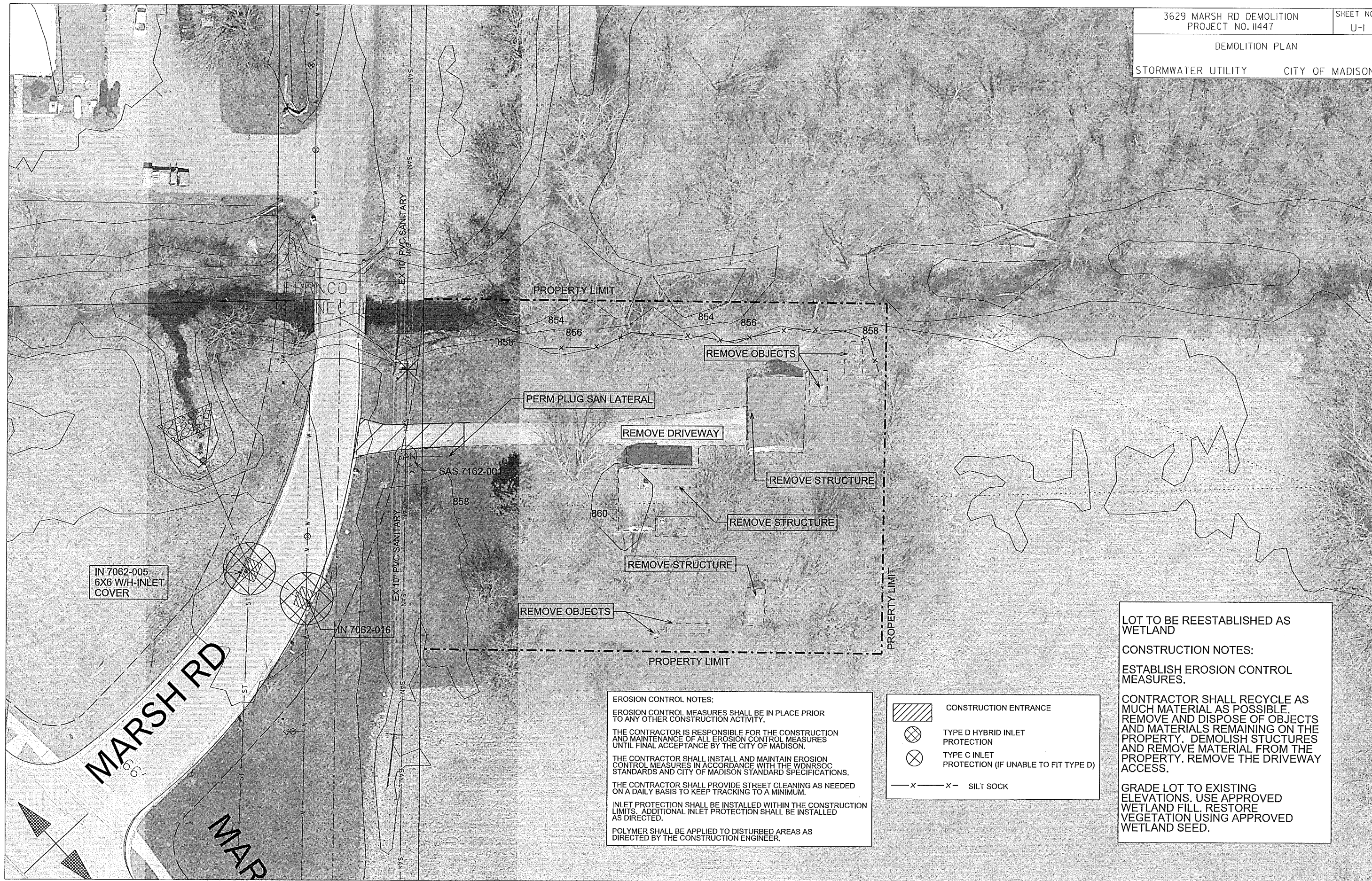
12











EROSION CONTROL NOTES:
 EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY.
 THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL FINAL ACCEPTANCE BY THE CITY OF MADISON.
 THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE WDNR SOC STANDARDS AND CITY OF MADISON STANDARD SPECIFICATIONS.
 THE CONTRACTOR SHALL PROVIDE STREET CLEANING AS NEEDED ON A DAILY BASIS TO KEEP TRACKING TO A MINIMUM.
 INLET PROTECTION SHALL BE INSTALLED WITHIN THE CONSTRUCTION LIMITS. ADDITIONAL INLET PROTECTION SHALL BE INSTALLED AS DIRECTED.
 POLYMER SHALL BE APPLIED TO DISTURBED AREAS AS DIRECTED BY THE CONSTRUCTION ENGINEER.

| | |
|--|---|
| | CONSTRUCTION ENTRANCE |
| | TYPE D HYBRID INLET PROTECTION |
| | TYPE C INLET PROTECTION (IF UNABLE TO FIT TYPE D) |
| | SILT SOCK |

LOT TO BE REESTABLISHED AS WETLAND
CONSTRUCTION NOTES:
 ESTABLISH EROSION CONTROL MEASURES.
 CONTRACTOR SHALL RECYCLE AS MUCH MATERIAL AS POSSIBLE. REMOVE AND DISPOSE OF OBJECTS AND MATERIALS REMAINING ON THE PROPERTY. DEMOLISH STRUCTURES AND REMOVE MATERIAL FROM THE PROPERTY. REMOVE THE DRIVEWAY ACCESS.
 GRADE LOT TO EXISTING ELEVATIONS. USE APPROVED WETLAND FILL. RESTORE VEGETATION USING APPROVED WETLAND SEED.