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5 August 2014

Planning Department
City of Madison

RE: CONDITIONAL USE APPLICATION
 HELLER EQUIPMENT REMOVAL & DISPOSAL
 3620 MARSH ROAD, MADISON, WI

Intent

It is the intent of Jay and Timothy Heller, owner of Hellers' Equipment Removal & Disposal, to develop a recycling center for processing salvaged materials. This has been determined by City staff to be a Conditional Use due to the processing of salvaged materials once they have been brought to the site. They want to convert the front office space into a caretakers apartment, which is a permitted use.

Applicant

The Hellers are the applicants for the Conditional Use and are leasing the property with an option to purchase. The property is currently owned by Robert Niehaus, Stoughton, WI. The buildings housed the former Westside Cabinet Company.

Building and site

The Hellers will continue to use the existing building, site and parking lot and hard surfaced areas as they are currently configured. The trees, shrubs and other landscaping is the same as noted on the 2002 approved site plan, only twelve years more mature. The rear portion of the building, approximately 3750 SF, is being used by another tenant for storage only. That tenant has access to the space during regular business hours.

Operation

The business at the site is in operation Monday through Friday from 8:00 AM to 5:00 PM. As the firm name implies, they remove equipment, such as HVAC rooftop units and other mechanical equipment, disassemble and separate the materials, copper, aluminum and steel, into bins to be shipped to another company for further processing. The work is done within the building. Equipment waiting to be disassembled can be stored in the building or in the outdoor storage area. There will be 1 to 10 employees on the site. That number depends on the workload at the site and location of the building where they are removing the equipment.

Current practice for recycling can involve hazardous materials. The company is certified as a "Lead Safe Company". They contract with Eco Labs, which is a certified firm for removal of refrigerants. Asbestos removal is handled by the General Contractor for the remodeling or demolition of a specific building and is not done at this site.

Security

A new fence with a gate will be installed along the Southern property line to enclose the outdoor storage area to provide security and visual screening. This will need to be reviewed and approved by the Urban Design Commission.

The former office area will be converted to the caretakers apartment. It is advantageously located to provide observation of the facility.

Schedule

The project will commence immediately upon approval and be completed by the Fall of 2014.

If you have any questions, please do not hesitate to call or email.

Arlan Kay, AIA
Architect

DIRECTORY

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