



City of Madison

Proposed Demolition

Location
2635 University Avenue

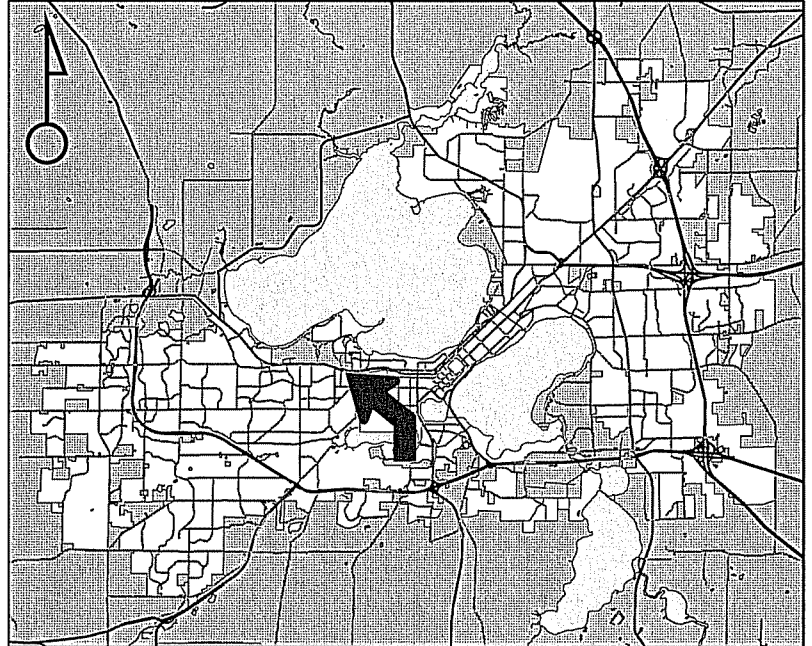
Project Name
Steinhauer Building

Applicant
Tom Steinhauer/
William Simpson – FCM Corporation

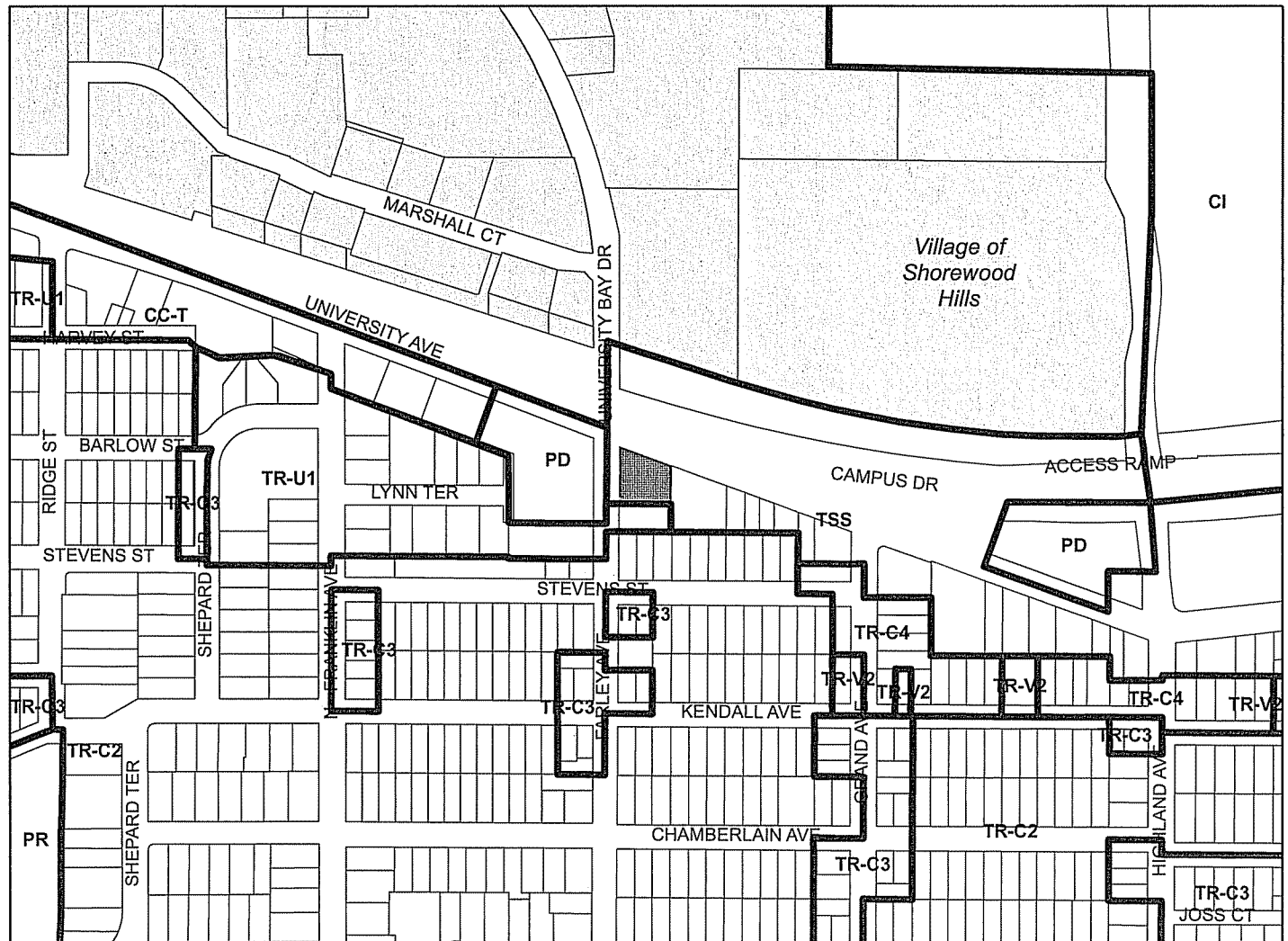
Existing Use
Retail building

Proposed Use
Demolish retail building to allow
construction of a medical office building

Public Hearing Date
Plan Commission
06 May 2013

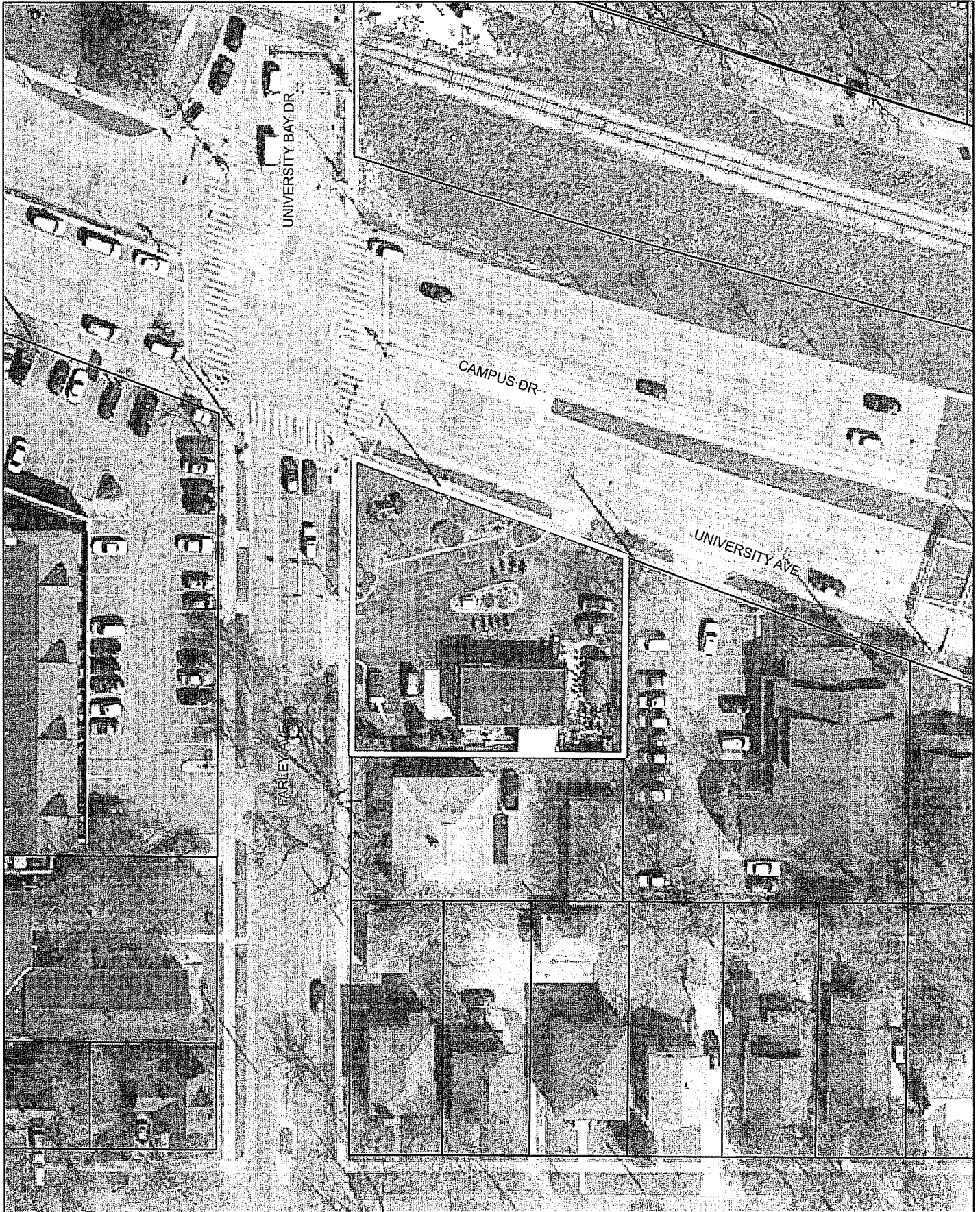


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 April 2013





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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
GQ _____
Zoning District _____

For Complete Submittal

Application _____ Letter of Intent _____
Photos _____ Legal Descript. _____
Plan Sets _____ Zoning Text _____
Alder Notification _____ Waiver _____
Ngbhrd. Assn Not. _____ Waiver _____
Date Sign Issued _____

1. **Project Address:** 2635 University Avenue

Project Area in Acres: 0.345

Project Title (if any): Steinhauer Building

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from _____ to _____
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Tom Steinhauer Company: _____
Street Address: 2725 Marshall Ct City/State: Madison, WI Zip: 53705
Telephone: (608) 255-6407 Fax: () Email: tsteinh464@aol.com

Project Contact Person: William Simpson Company: FCM Corporation
Street Address: 133 S Butler St City/State: Madison, WI Zip: 53703
Telephone: (608) 273-1069 Fax: (608) 273-9522 Email: bsimpson@fcmcorp.com

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: Demolish existing building and construct new 9,100 S.F., two story office building.

Development Schedule: Commencement May 15, 2013 Completion November 15, 2013

Effective August 31, 2012

CONTINUE →

5. Required Submittals:

- ☒ **Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the Urban Design Commission, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- ☒ **REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- ☒ **Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

In Addition, The Following Items May Also Be Required With Your Application:

- ☐ **Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- ☒ 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.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- ☐ A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- ☒ **Conformance with adopted City plans:** The site is located within the limits of the Comprehensive _____ Plan, which recommends Mixed Use (TSS Zoning) _____ 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 and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alderperson: Shiva Bidar-Sielaff, 9/19/2012; Neighborhood Assoc., 9/19/2012
- If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: 9/11/12 & 2/19/13 Zoning Staff: Matt Tucker Date: 9/11/12

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

Name of Applicant Tom Steinhauer Relation to Property Owner (Owner)
Authorizing Signature of Property Owner _____ Date 2/20/2013

**LETTER OF INTENT
2635 UNIVERSITY AVENUE
PROPOSED STEINHAEUER FAMILY EYE CARE
OWNER: DR. TOM STEINHAEUER**

The existing 15,048 S.F. (.345 acre) site has an old service station located off the south lot line, built in the 1950's. The site had an environmental study and the DNR issued a closure letter for the site.

The existing site has an entrance of Farley Avenue, as well as the northeast corner onto University Avenue. The proposed plan will include vacating the ingress/egress at University Avenue and installing a new approach from Farley Avenue. The building will be located toward University Avenue (north lot line) approximately 4' from the lot line at the closest point.

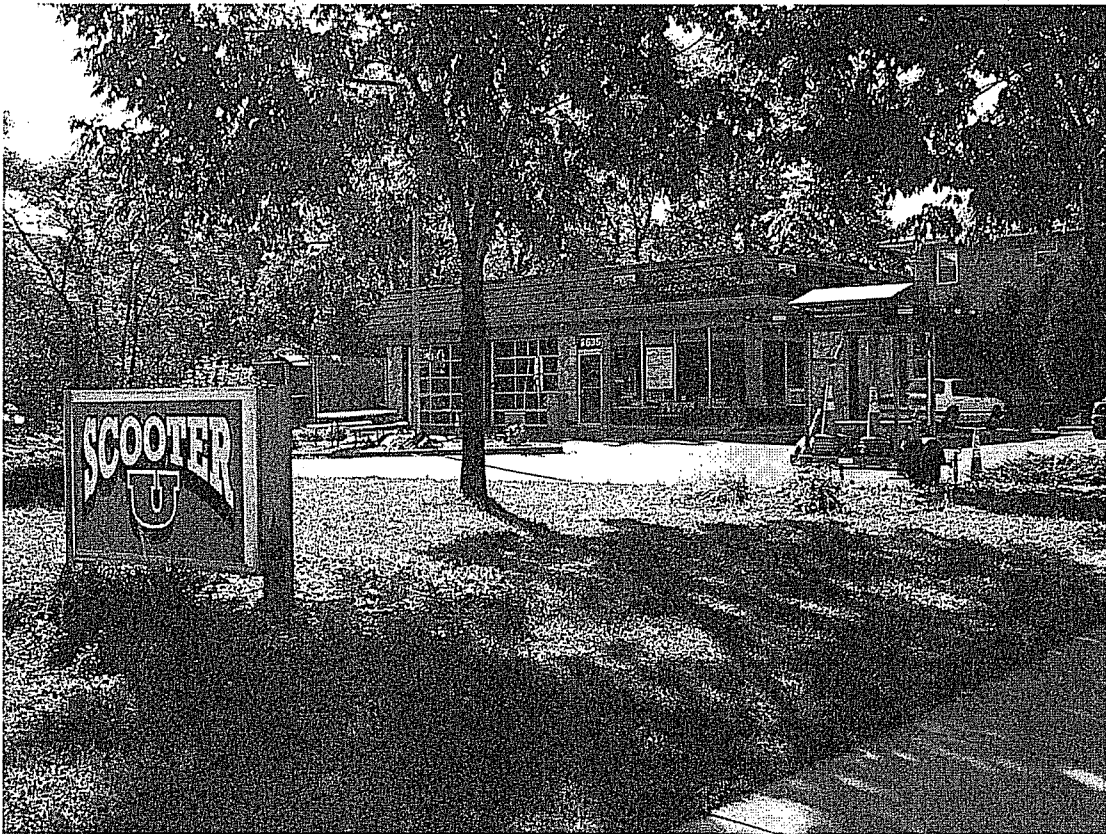
The proposed project is a 2-story, slab-on-grade building with an optometry clinic on the first floor and a dental clinic occupying the second floor. The gross area of the building is 9,100 square feet. There are 24 proposed parking spaces and 2 bike stalls on the proposed site. The anticipated schedule is to commence with construction in May with a at the end of November.

Project Owner: Dr. Tom Steinhauer
Construction Manager: FCM Corporation, Contact: Jeff Gillis
Architect: William Simpson, AIA, FCM Corporation
Surveyor: Paulson and Associates

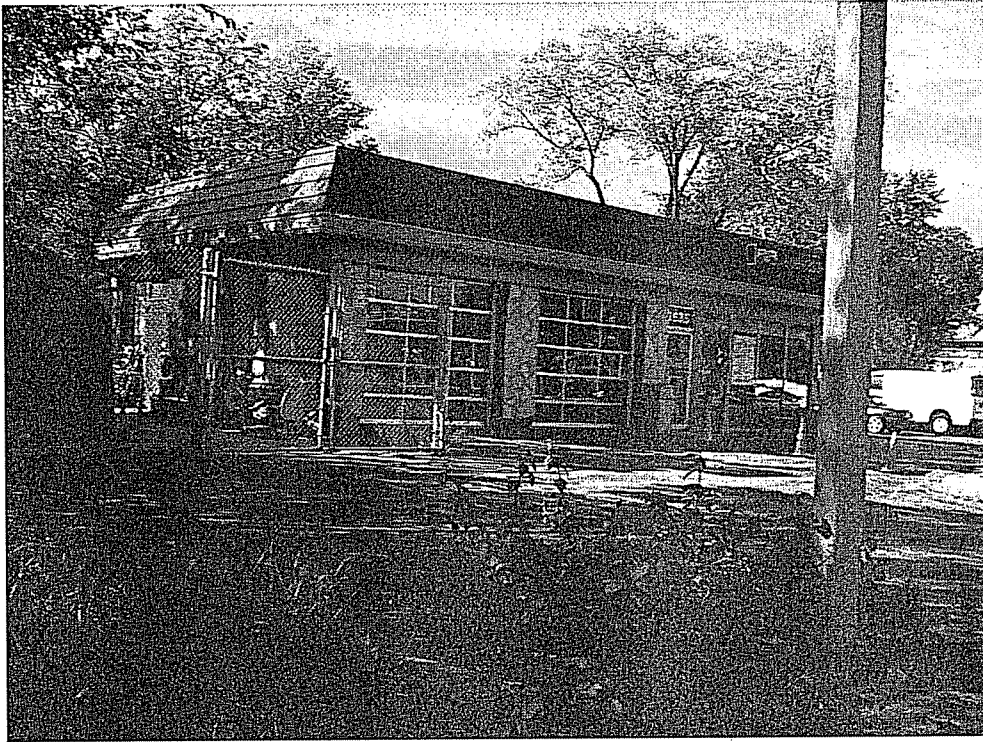
The project value is approximately \$1,300,000. The land value is \$500,000. There will be approximately 25 full time equivalent jobs created for this project (10 business and 15 construction). The hours of operation are anticipated to be 8:00 a.m. to 6:00 p.m., Monday through Friday.

2635 University Avenue Demolition of Existing Building Photos and Assessment

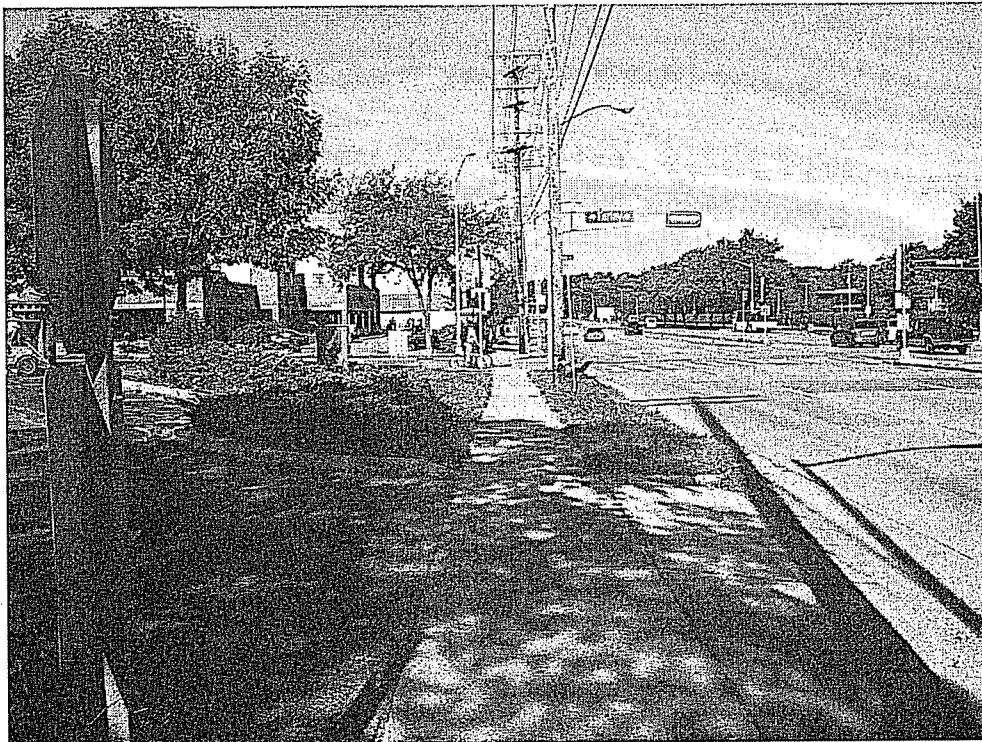
The following photos document the existing building and site area to be demolished. The building is a one story, approximately 1,300 square foot building. It is constructed out of concrete block units for walls and bar joists for the roof structure. The age of the building is approximately 50 years old.



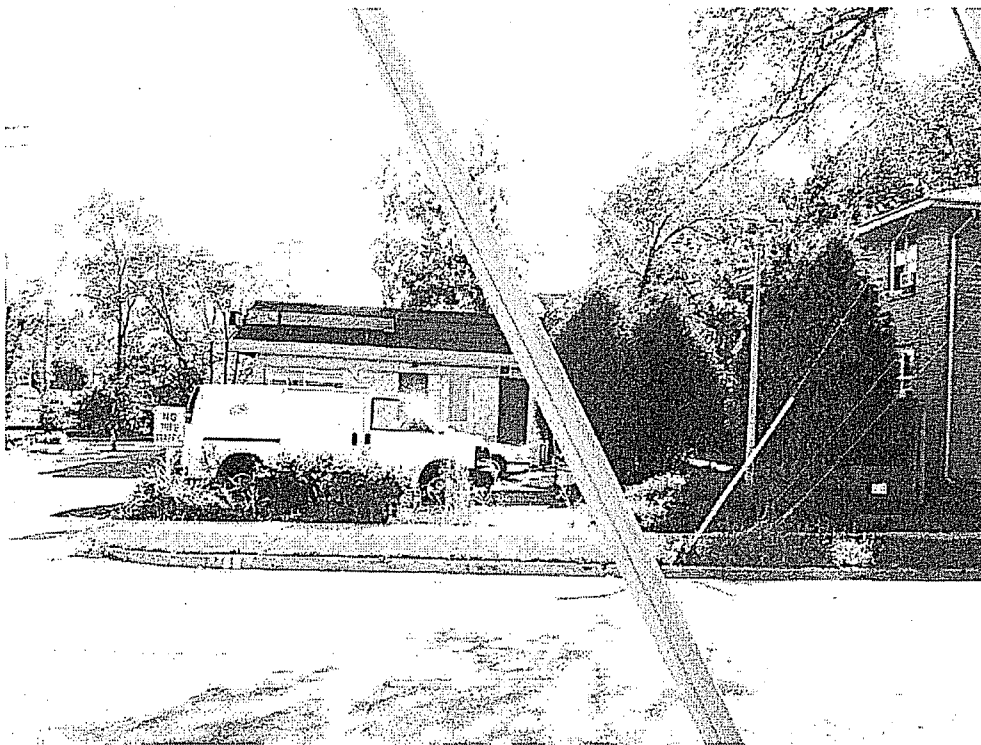
NW Corner of Site to Building



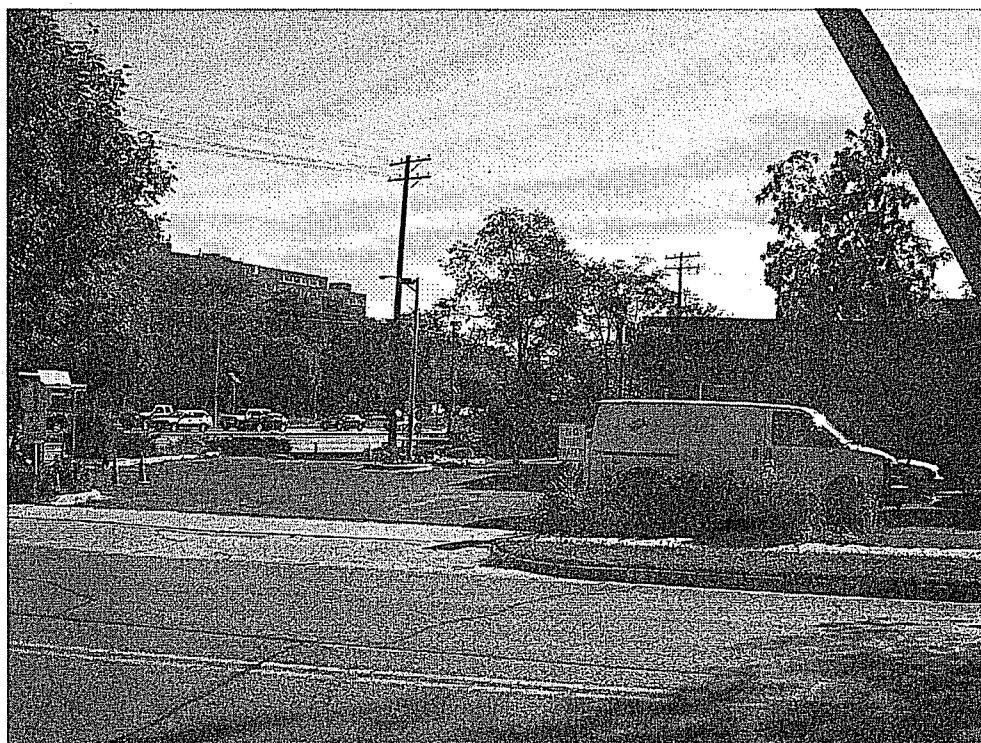
NE Corner of Site to Building



NE Corner of Site to the West



W Side of Site to Building



W Side of Site to the NE



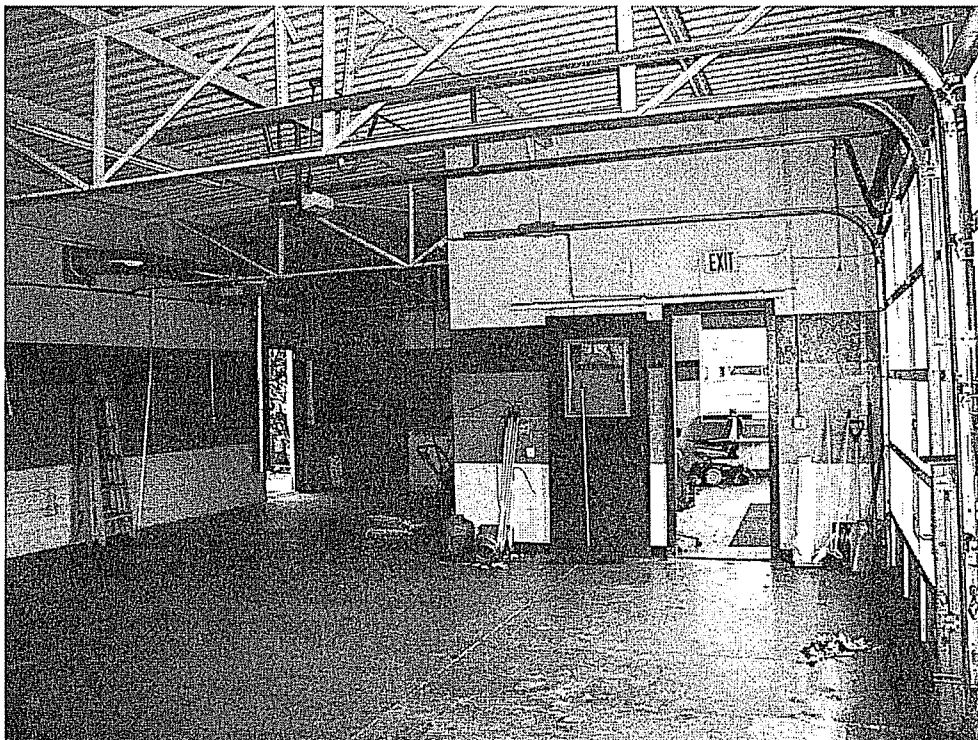
East Side of Building



South Backside of Building



Office Area Interior of Building



Shop Area Interior of Building