

CITY OF MADISON

Proposed Demolition & Conditional Use

Location: 4402 & 4420 East Buckeye Road

Project Name: PDQ Food Store & Car Wash

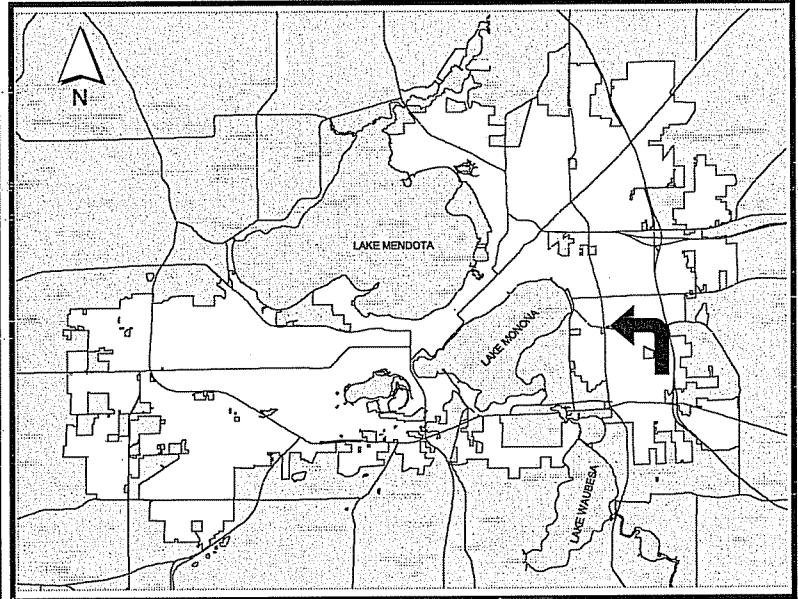
Applicant: PDQ Good Stores, Inc/
Thomas W McCoy - McCoy Engineering

Existing Use: Tavern and House

Proposed Use: Demolish Tavern and House - Expand
Convenience Store with Gas Sales & Build Car Wash

Public Hearing Date:

Plan Commission 24 July 2006



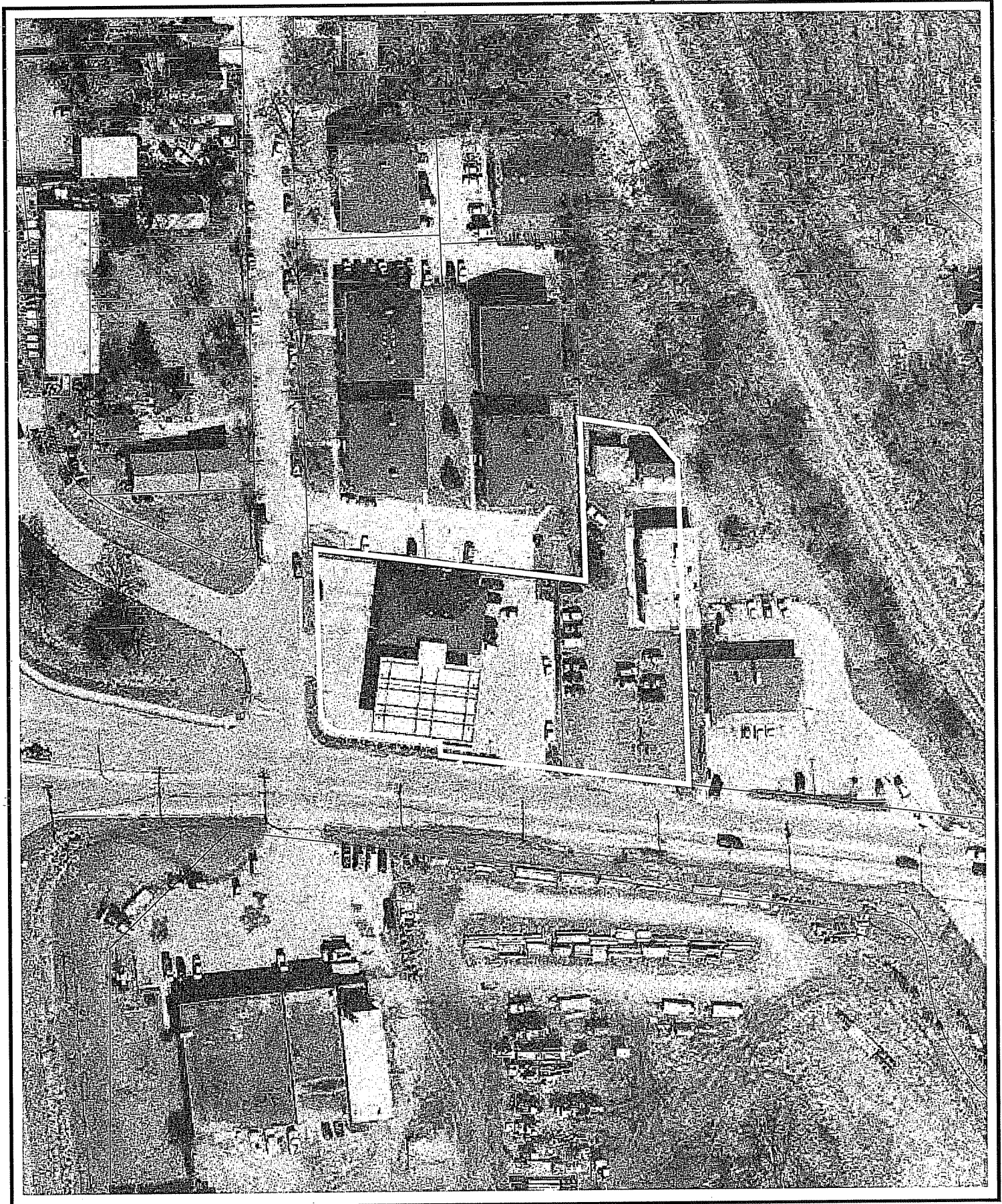
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



4402 & 4420 East Buckeye Road

100 0 100 Feet

Date of Aerial Photography - April 2000



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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$650 Receipt No. 71446
 Date Received 6-7-06
 Received By KAW
 Parcel No. 0710-161-0109-1410-8
 Aldermanic District 16-Judy Compton
 GQ OK
 Zoning District C-3
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text _____
 Alder Notification Waiver _____
 Ngrhhd. Assn Not. Waiver _____
 Date Sign Issued _____

1. Project Address: 4402 & 4420 E BUCKEYE RD Project Area in Acres: 1.22 ACRES
 Project Title (if any): PDQ FOOD STORE & CAR WASH

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" 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: THOMAS W. MCLOY Company: MCLOY ENGINEERING
 Street Address: 5440 WILLOW RD-115 City/State: WAUNAKEE, WI Zip: 53597
 Telephone: (608) 441-0715 Fax: () 441-0732 Email: MCLOYENGINEERING@CHARTER
 Project Contact Person: (ABOVE) Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____
 Property Owner (if not applicant): PDQ FOOD STORES, LLC
 Street Address: 8383 GREENWAY BLVD City/State: MIDDLETON, WI Zip: 53562

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEMOL EXISTING BUCKEYE TAVERN AND SMALL HOUSE; EXPAND & REMOVE EXISTING PDQ STORE, ADD TWO FUELING STATIONS; ADD A TWO BAY CAR WASH FACILITY
 Development Schedule: Commencement SUMMER 2006 Completion WINTER 2006

5. Required Submittals:

Site 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:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: 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.

Filing Fee: \$ 1050 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 ELVEHJEM NEIGHBORHOOD Plan, which recommends:

COMMERCIAL USES for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

JUDY COMPTON, APR 24, 2006

If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner BILL ROBERTS Date 5-9-06 | Zoning Staff RON THULE Date 5-9-06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name THOMAS W. McCloy Date 6-7-06
 Signature Thomas W. McCloy Relation to Property Owner AGENT, ENGINEER
 Authorizing Signature of Property Owner Jeremy Archer Date 6-7-06
JEREMY ARCHER, V.P.R.E.



June 7, 2006

City of Madison Plan Commission
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
P.O. Box 2984
Madison WI 53701-2984

RE: Expansion proposal for PDQ store #115, 4402 E. Buckeye Road, Madison, WI

Dear Commissioners:

PDQ Food Stores, Inc. proposes to expand its current store operations at 4402 E. Buckeye Road, Madison, WI. To accomplish this, PDQ is purchasing the adjacent parcel to the east located at 4420 E. Buckeye Road, currently The Buckeye Inn. The expansion will include a 2300 sq. ft. addition to the store, two additional gasoline dispensers and a 2-bay car wash including soft touch and touchless washes.

The general contractor for the project will be Supreme Structures and the architect is Tom McCoy. We anticipate construction to begin in August of 2006 with a completion date of November 2006.

PDQ has been in operation at this location since September of 1994. The building is currently 3229 sq. ft. and with the proposed addition the building will be a total of 5529 sq. ft. The car wash building will be a total of 2500 sq. ft.

The store operation will remain basically the same. It will be open 24-hours, offer the same fresh quality products and coffee program, be monitored by security cameras inside and outside and will have an appealing appearance. The HVAC equipment will be located behind the building and the dumpster area will remain enclosed but will be expanded.

The addition to the building will allow PDQ to offer a full service deli allowing customers to get made-to-order sandwiches or purchase a freshly prepared sandwich from the deli case, vegetable salads, fruit salads, hot soups, pastas, potato and macaroni salads, hot dogs, hamburgers, cheeseburgers and take home rotisserie chicken and beef. The restrooms will also be enlarged and upgraded.

The proposed expansion will allow PDQ to offer additional products and services to better meet the needs of the surrounding neighborhood and area businesses. It will also allow PDQ to upgrade the existing building and property making its appearance more appealing.

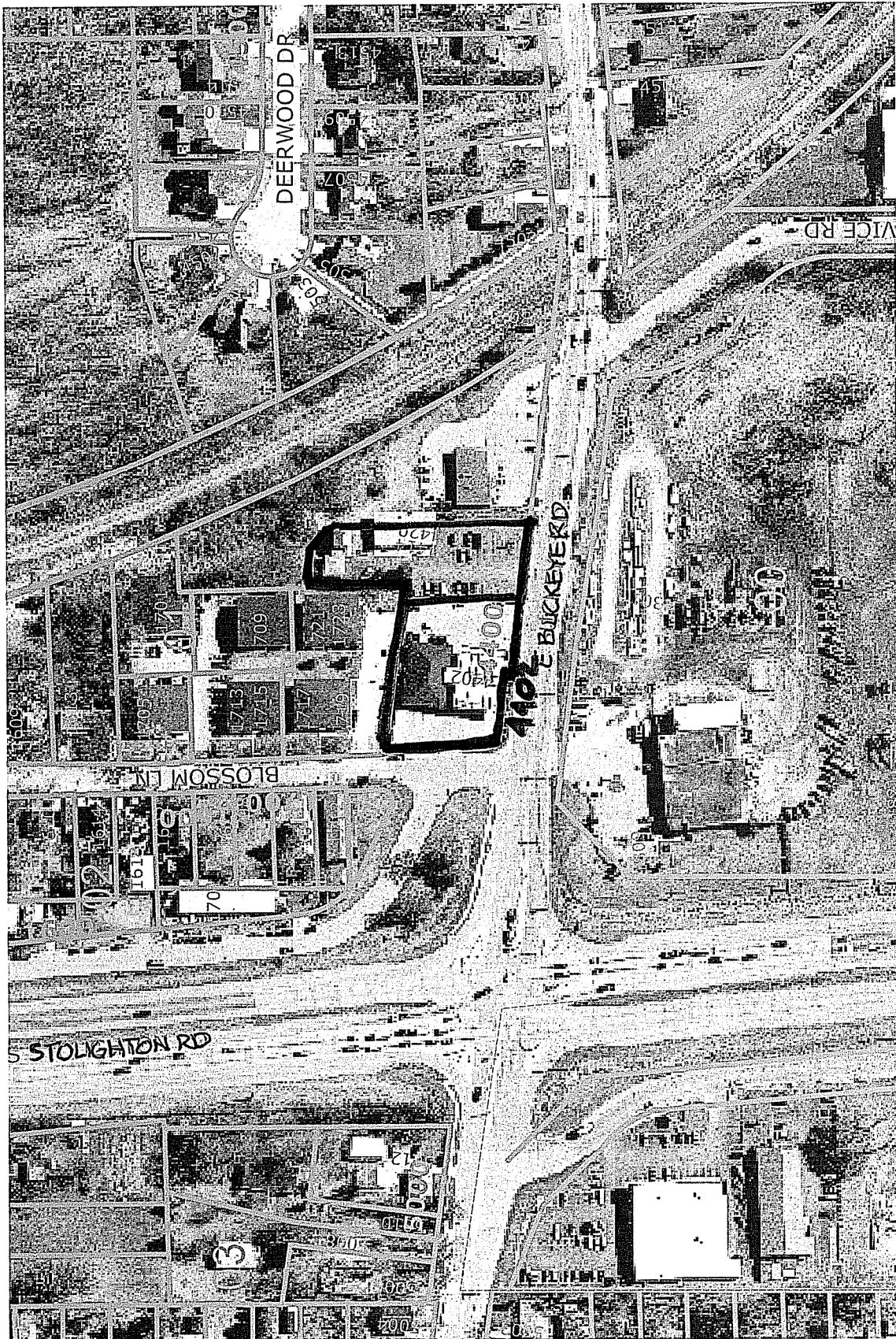
Thank you for your time and consideration of this proposal. Please contact me at 608/828-2176 if you have any questions.

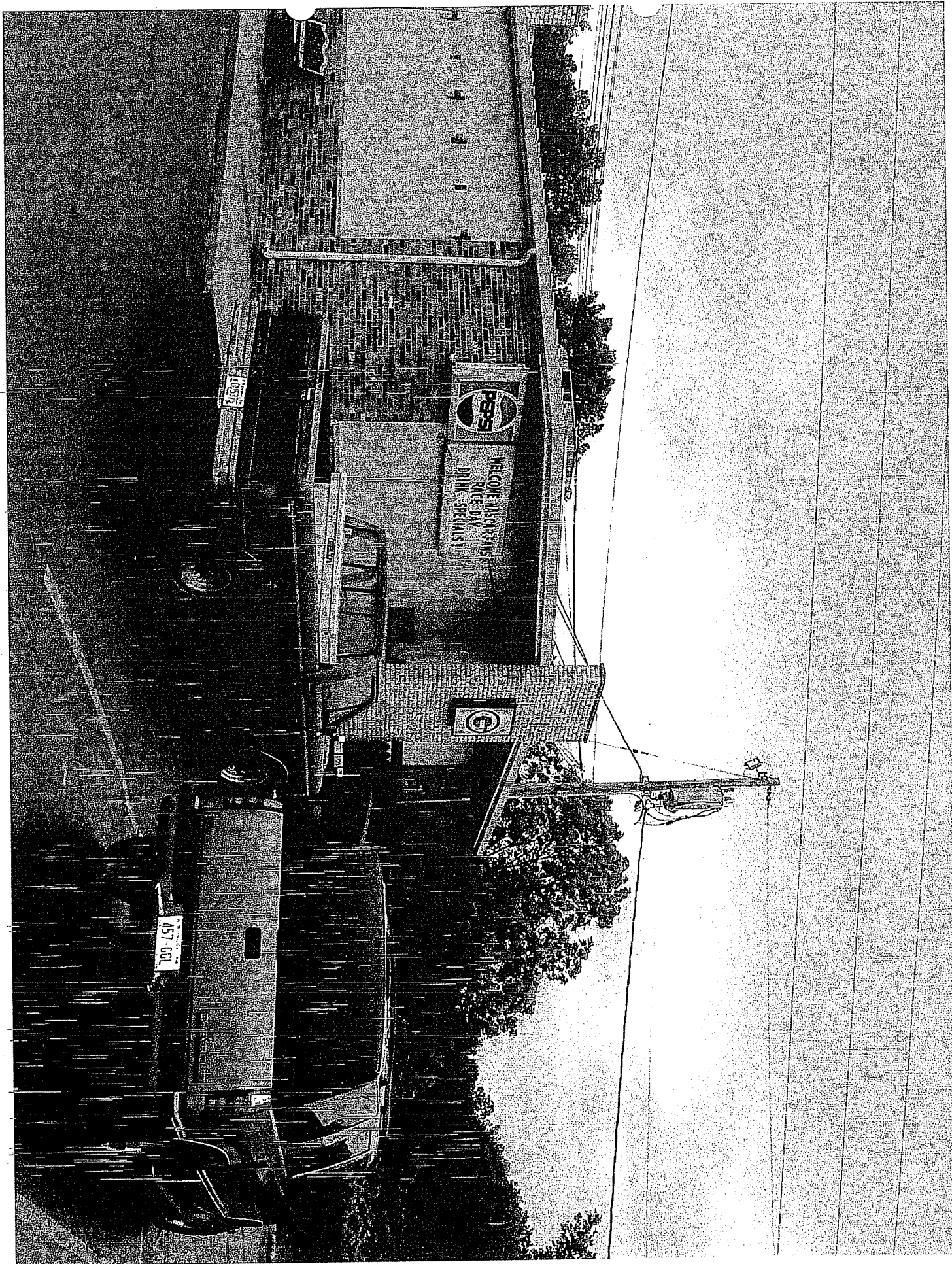
Sincerely,

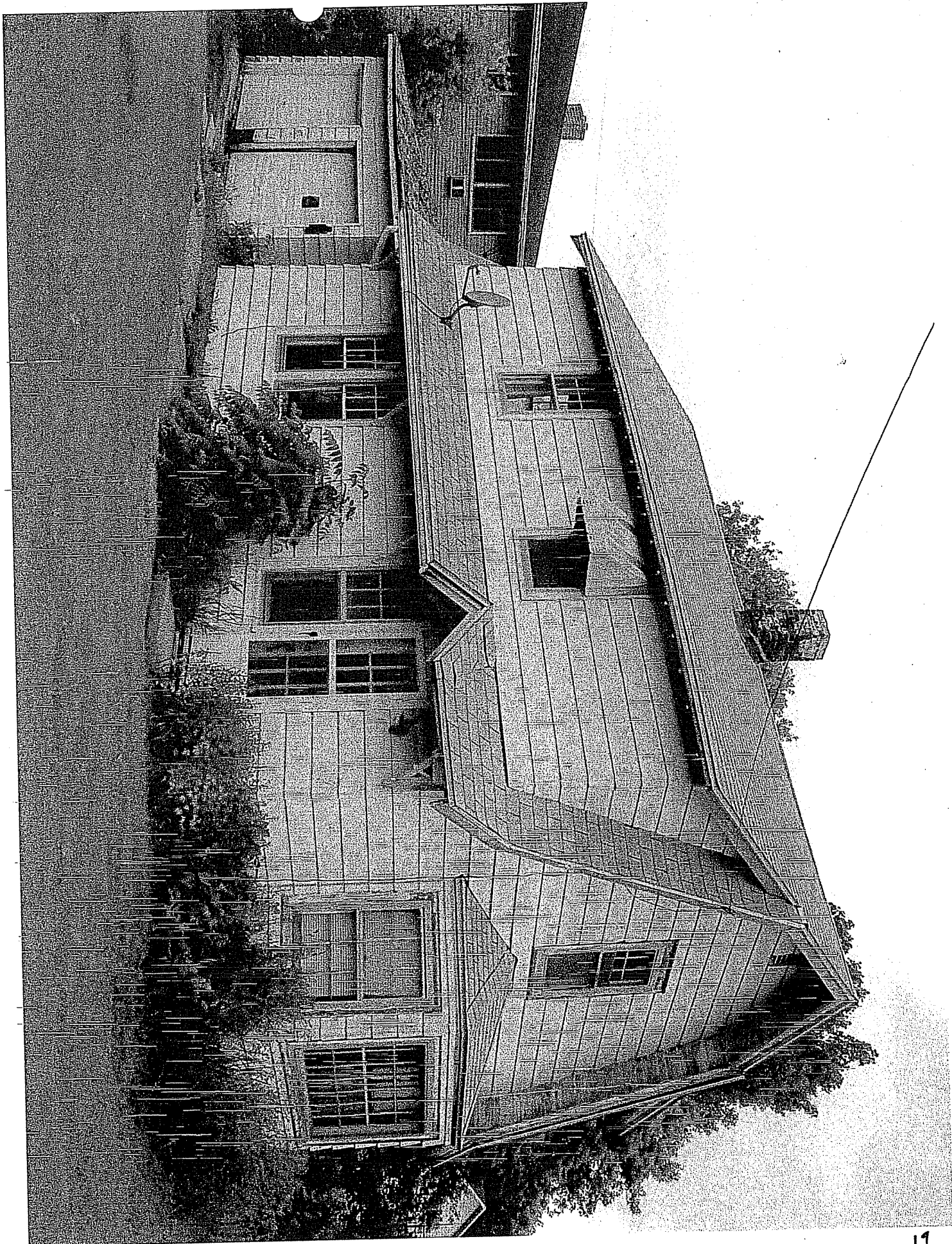
A handwritten signature in black ink that reads "Jerry Archer".

Jerry Archer
VP of Real Estate

WZ







McCOY ENGINEERING
 1000 W. MOUNTAIN DRIVE
 MADISON, WI 53716
 PHONE 608-443-0212 FAX 608-443-0772

General Contractor:
SUPREME STRUCTURES
 4487 TILBURN RD., MADISON, WI 53714

Site Consultant:
HOMBURG CONTRACTORS, INC.
 2280 MADISON DRIVE
 MADISON, WI 53716
 (608) 244-3118 FAX

PROJECT:
FOOD STUDIES
 4402 BUCKEYE ROAD
 MADISON, WI

USED:
 5/2/2008 - FOR CONSTRUCTION SUBMITTAL
 REVISIONS:
 © 2008, Homburg Contractors, Inc.
 SCALE: 1" = 20'

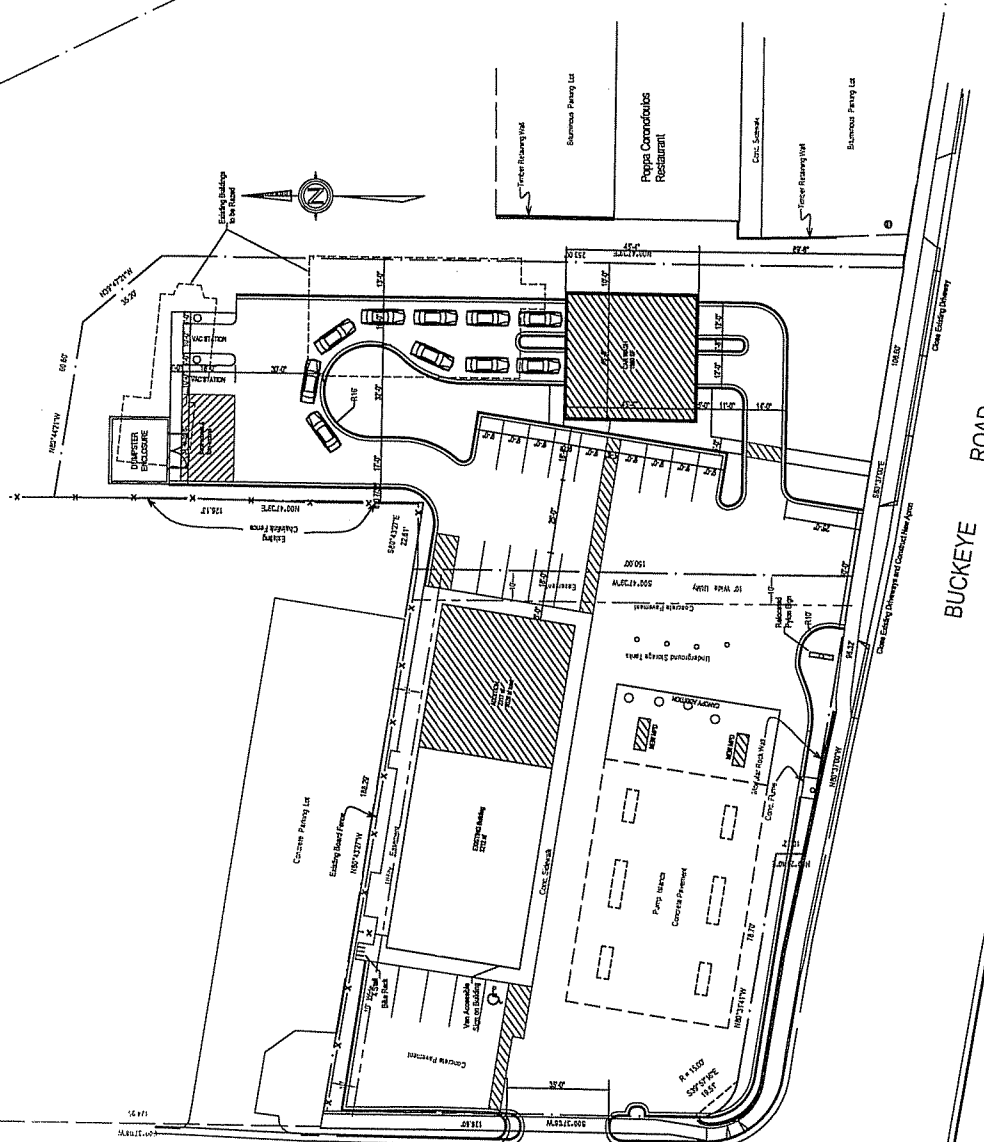
SITE PLAN

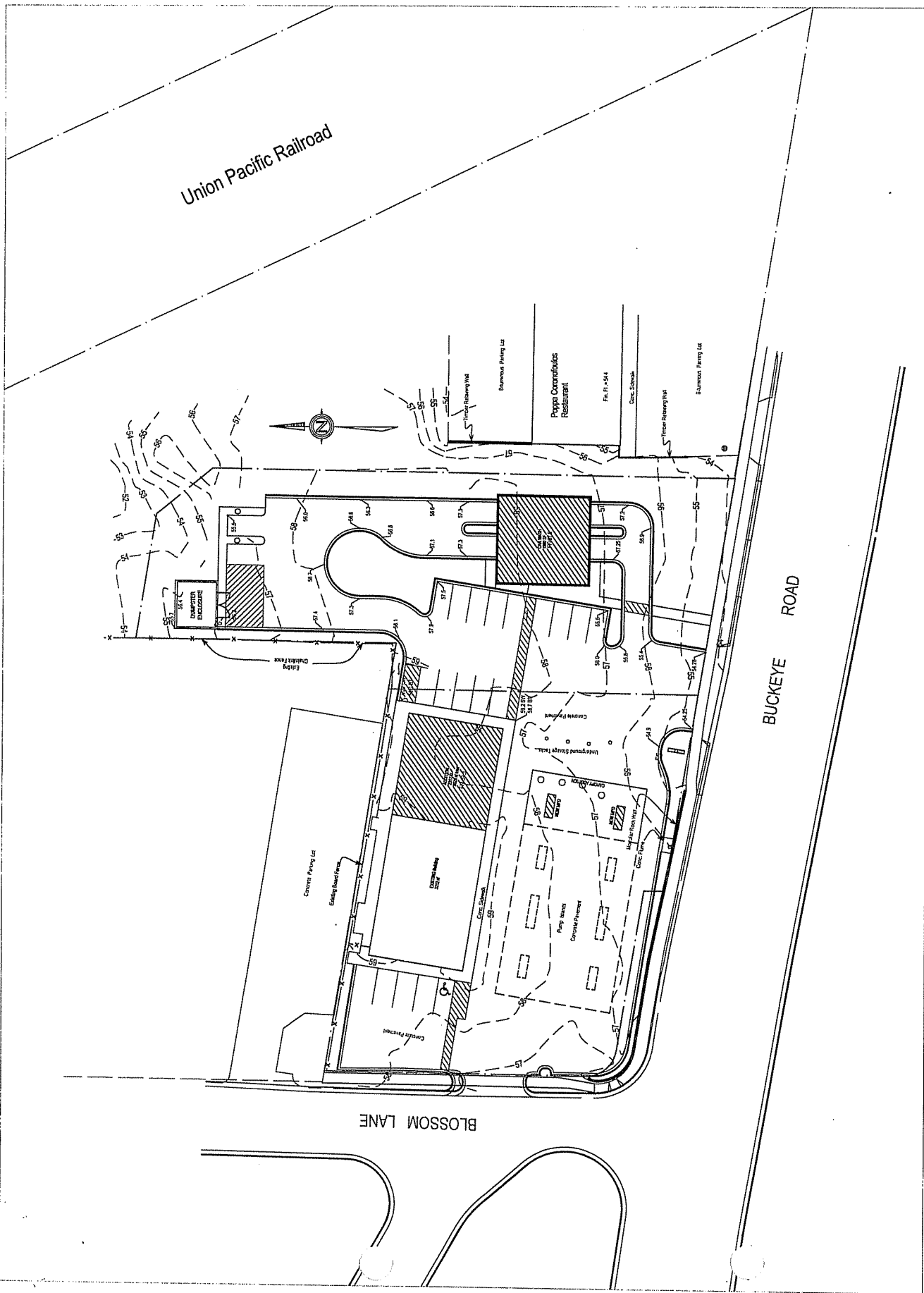
C.I.O.

Union Pacific Railroad

BUCKEYE ROAD

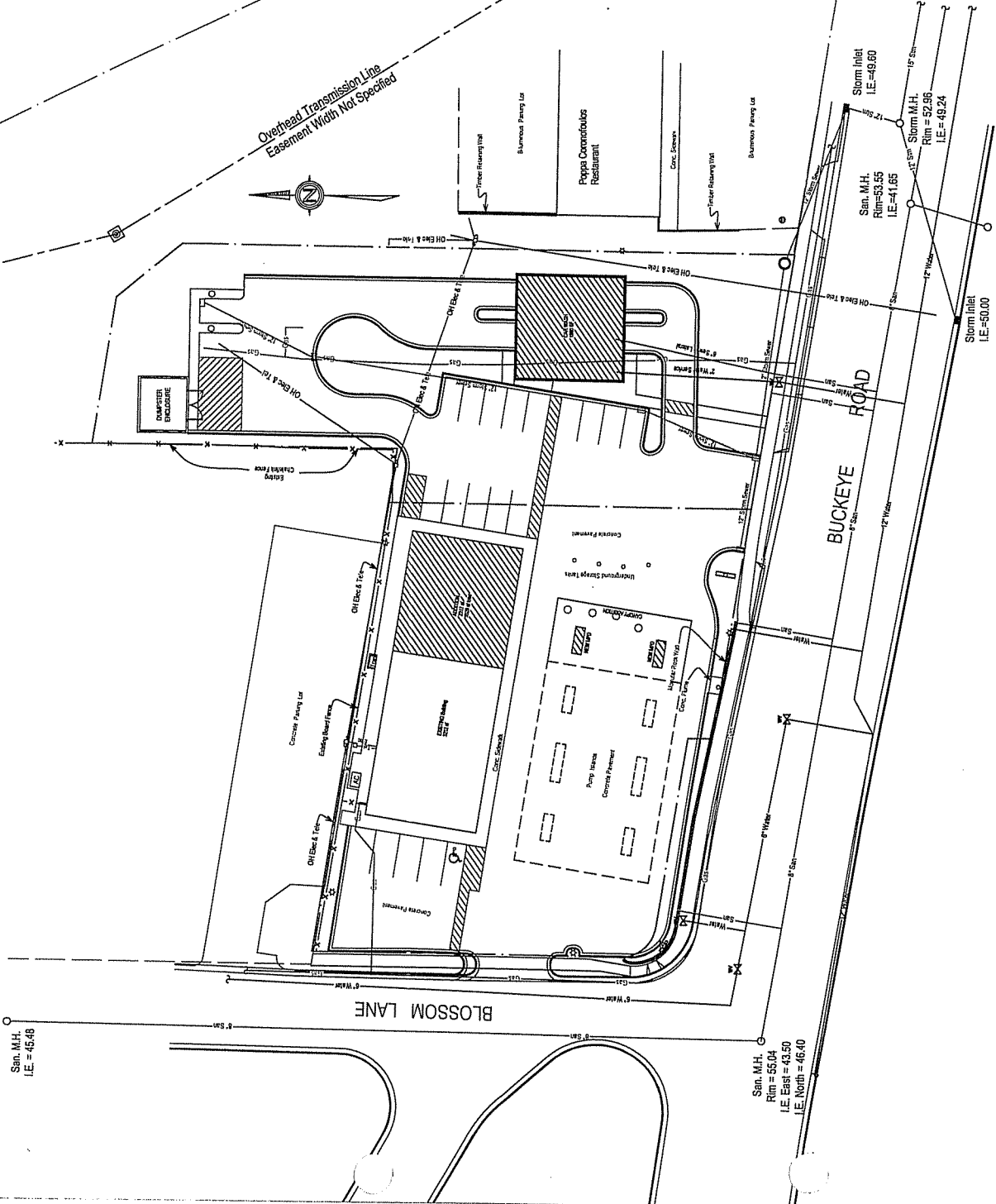
BLOSSOM LANE





Union Pacific Railroad

Overhead Transmission Line
Easement Width Not Specified



San. M.H.
Rim = 45.48
I.E. = 45.48

San. M.H.
Rim = 55.04
I.E. East = 43.50
I.E. North = 46.40

San. M.H.
Rim = 53.55
I.E. = 41.65

Storm M.H.
Rim = 52.96
I.E. = 48.24

Storm Inlet
I.E. = 49.60

Storm Inlet
I.E. = 50.00

Architect/Engineer

McCOY ENGINEERING
1000 Wisconsin Street, West Allis, WI 53227
Phone: 414-441-0713 Fax: 414-441-0722

General Contractor

SUPREME STRUCTURES
4487 Robinson Rd., Madison, WI 53714

Lighting Consultant

Lyons Electric

PROJECT



4402 BUCKEYE ROAD
MADISON, WI

ISSUED: 02-2006 - FINAL CONSTRUCTION SUBMITTAL

REVISIONS

© 2006, Lighting Consultants, Inc.

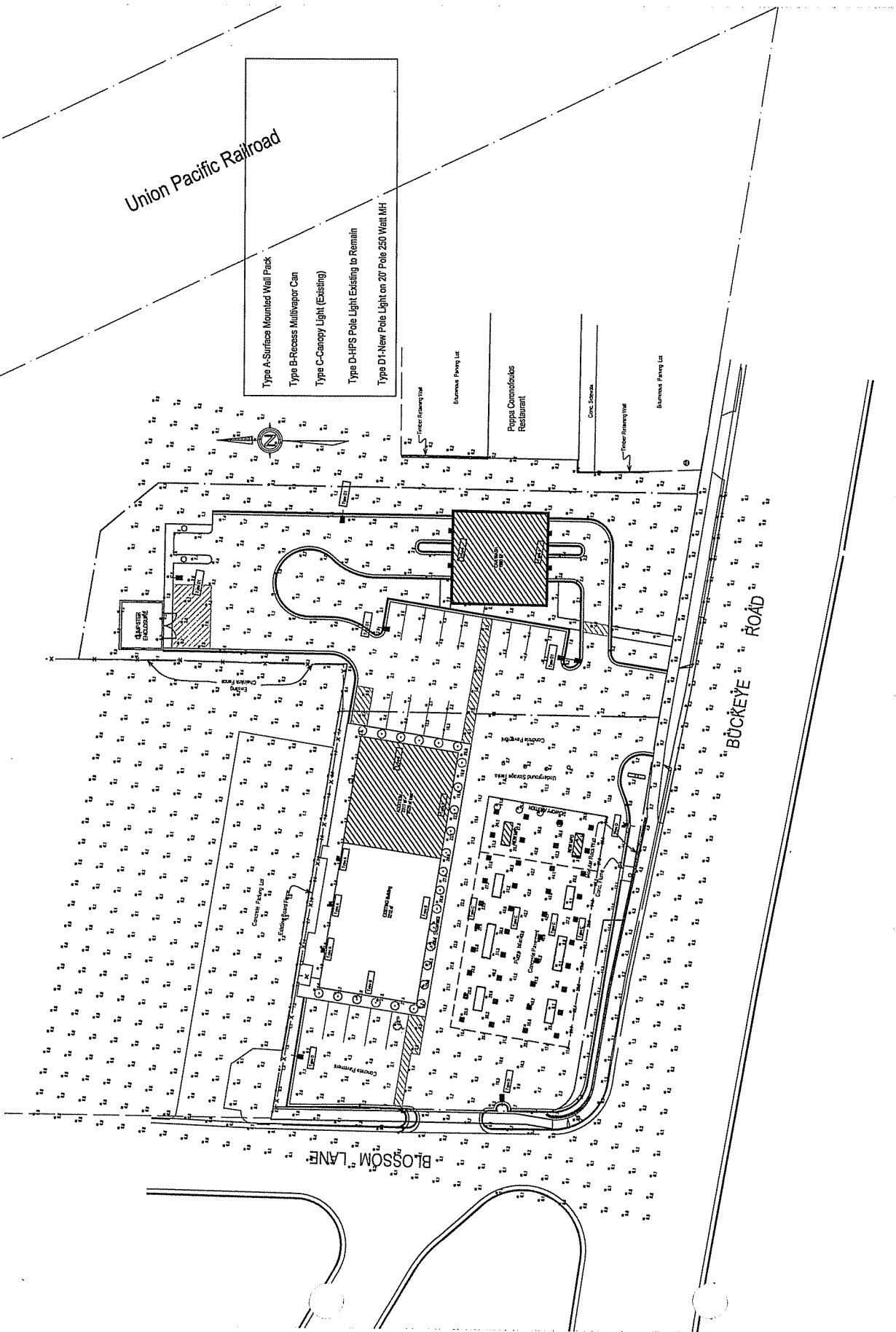
LIGHTING PLAN

SCALE: 1" = 20'



Union Pacific Railroad

- Type A-Surface Mounted Wall Pack
- Type B-Recess Multivapor Can
- Type C-Canopy Light (Existing)
- Type D-HFS Pole Light Existing to Remain
- Type D1-New Pole Light on 20' Pole 250 Watt MH



CALL YOUR LOCAL UTILITY
 BEFORE ANY EXCAVATION OR
 CONSTRUCTION WORK IS DONE
 TO AVOID DAMAGE TO
 UNDERGROUND UTILITIES
 AND TO SAFEGUARD THE
 HEALTH AND SAFETY OF
 ALL PERSONNEL INVOLVED
 IN THE PROJECT

MR. JAMES H. HANCOCK
 PROJECT MANAGER
 1000 W. 100th St., Suite 100
 Overland Park, KS 66204
 (913) 241-1111
 MR. JAMES H. HANCOCK
 PROJECT MANAGER
 1000 W. 100th St., Suite 100
 Overland Park, KS 66204
 (913) 241-1111



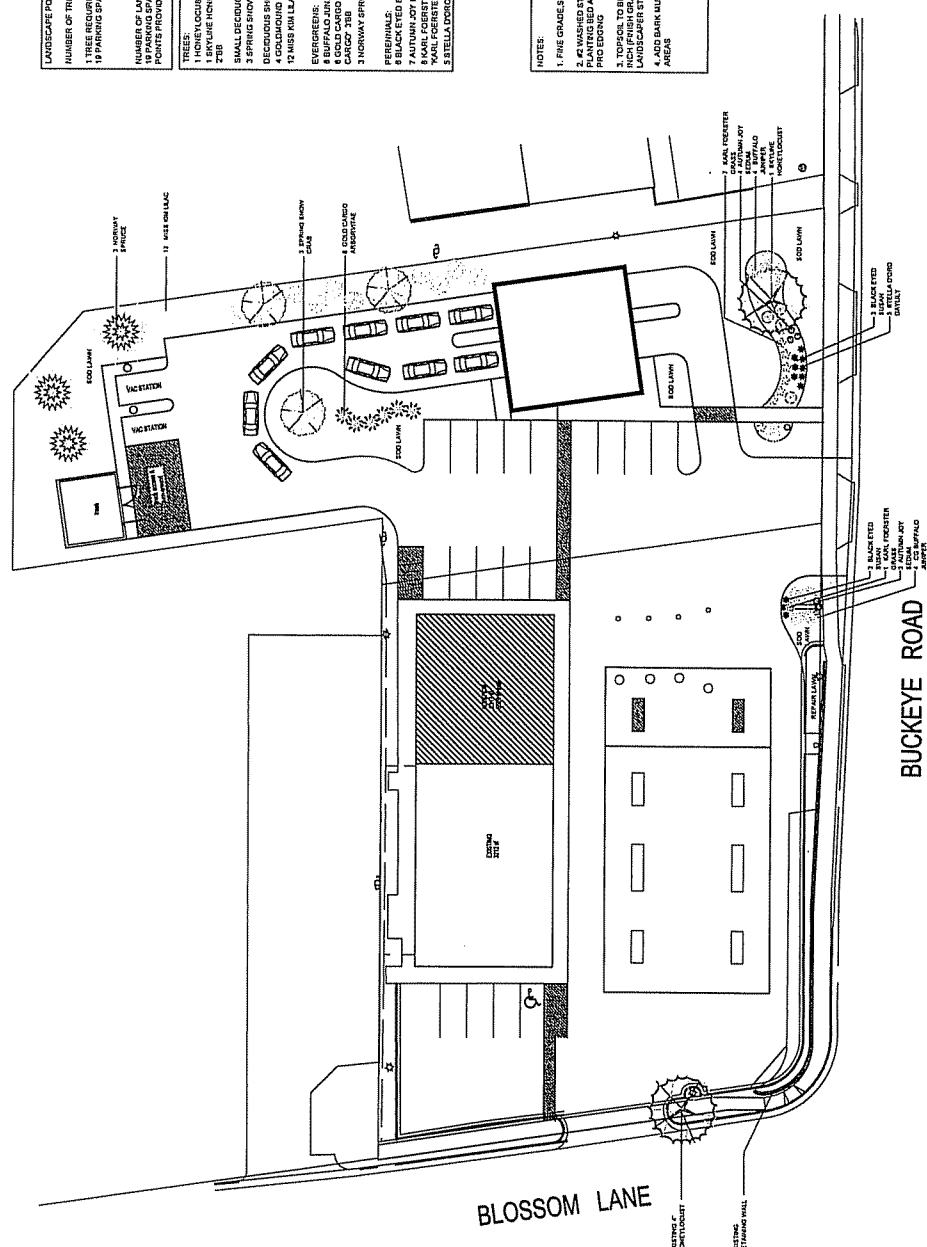
PO - Buckeye Road, Madison

DATE: 11/11/11
 DRAWN BY: JPH
 CHECKED BY: JPH
 PROJECT NO: 11-001
 SHEET NO: 11-001-01

LANDSCAPE POINTS:
 NUMBER OF TREES REQUIRED
 1 TREE REQUIRED PER 10 PARKING SPACES
 19 PARKING SPACES = 1.9 TREE EXISTING
 1.4" TREE EXISTING
 NUMBER OF LANDSCAPE POINTS REQUIRED
 19 PARKING SPACES = 1.9 LANDSCAPE POINTS
 POINTS PROVIDED: 2.8

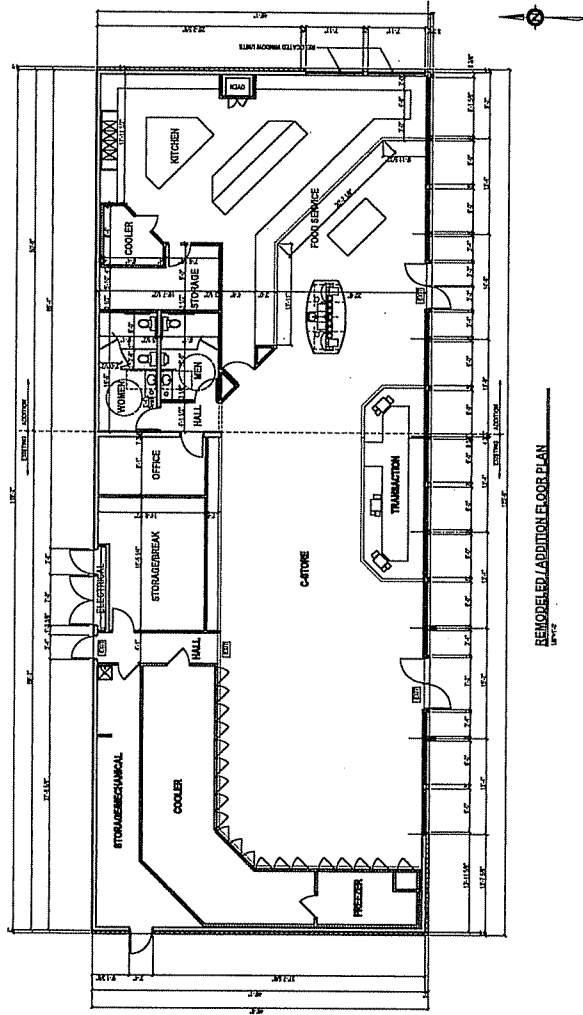
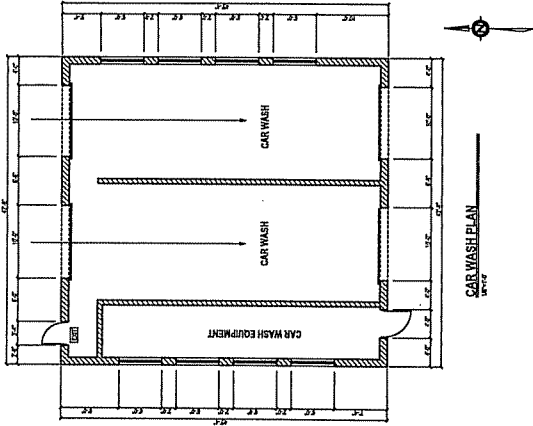
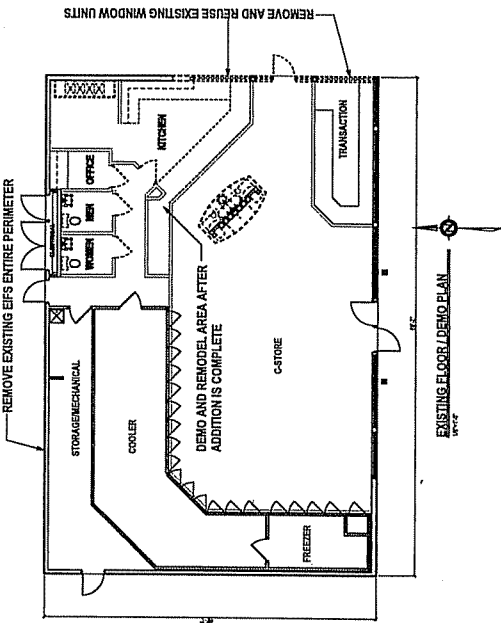
TREES:
 1 HONEYLOCUST (EXISTING) 4"
 2 BIRCH (EXISTING) 4"
 3 AMERICAN BIRCH 4"
 4 RED BIRCH 4"
 5 NORWAY SPRUCE 4"
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NOTE:
 1. FINE GRADE 300 LAM
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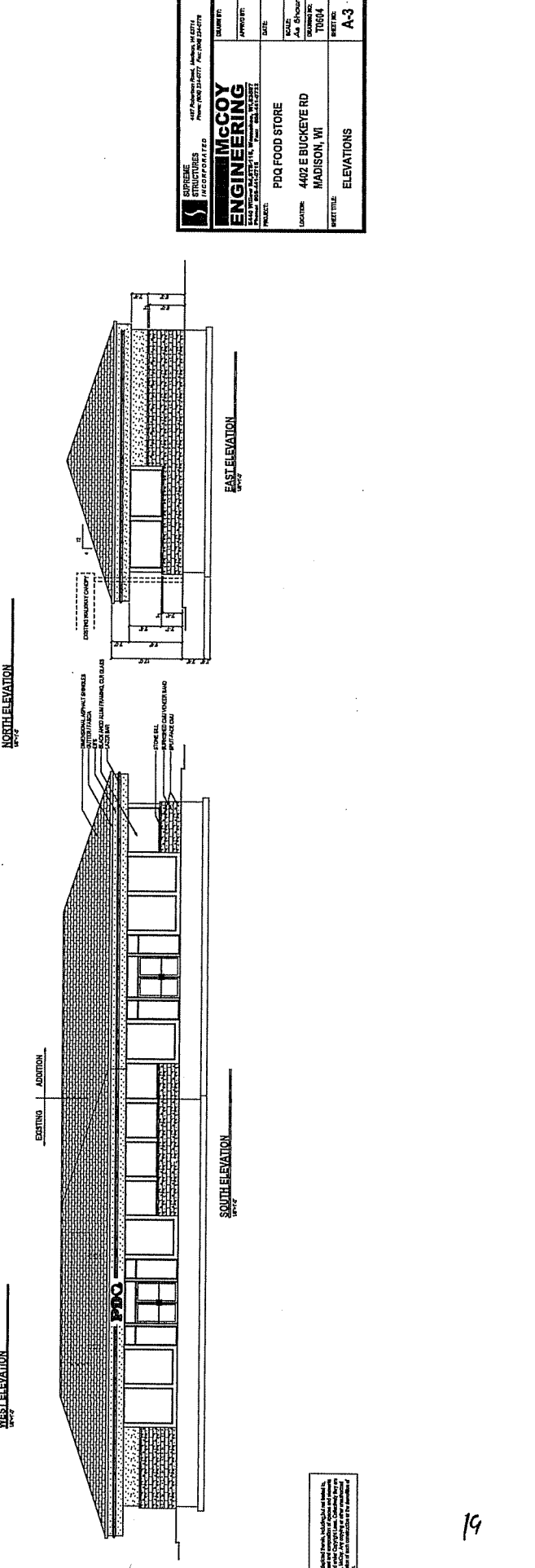
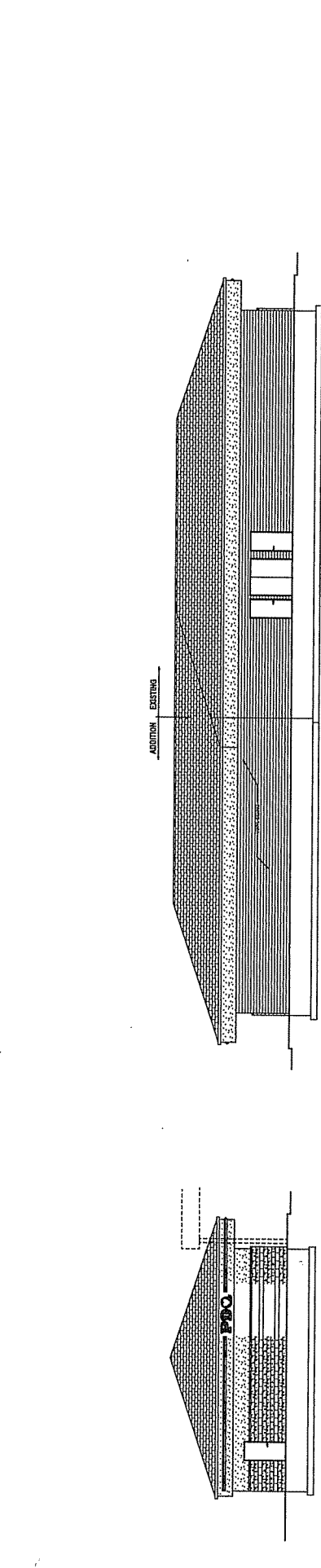
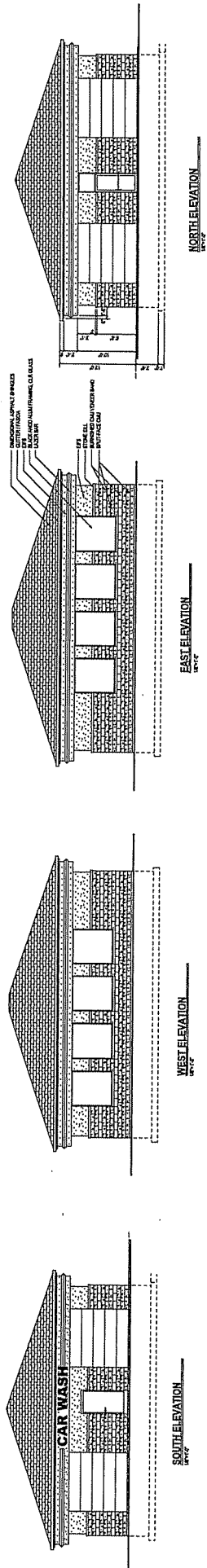
BLOSSOM LANE

BUCKEYE ROAD



SUPREME CONTRACTORS 427 Madison Road, Madison, WI 53711 Phone: (608) 241-7777 Fax: (608) 241-6271		DRAWN BY: TJK
McCOY ENGINEERING 2400 Wilson Road, Suite 116, Fitch, WI 53517 Phone: (608) 785-8222 Fax: (608) 785-8222		PROJECT: PDQ FOOD STORE
DATE: 6-7-06		SCALE: As Shown
LOCATION: 4402 E BUCKEYE RD MADISON, WI		TITLE: FLOOR PLANS
SHEET NO.: A-2		

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SUPREME STRUCTURES 2410 WISCONSIN AVENUE, SUITE 100 MADISON, WI 53704	PROJECT NO: 18-001 DATE: 10/24/18
	PROJECT: PDC FOOD STORE LOCATION: 4402 E BUCKEYE RD MADISON, WI 53704
McCOY ENGINEERING 2410 WISCONSIN AVENUE, SUITE 100 MADISON, WI 53704	DRAWING NO: 18004 SHEET TITLE: ELEVATIONS SCALE: As Shown SHEET NO: A-3

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