



City of Madison

Proposed Demolition & Conditional Use

Location
2919 University Avenue

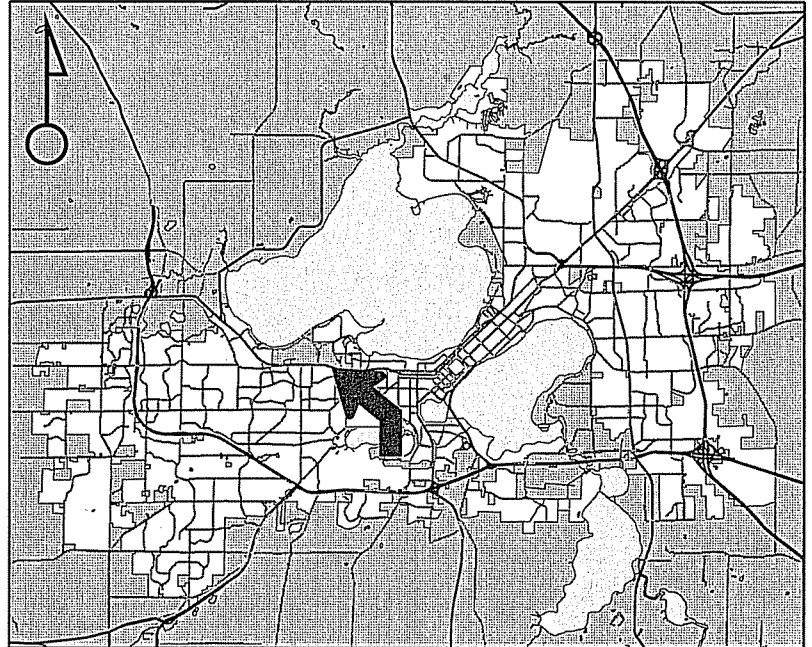
Project Name
Bagels Forever Remote Parking Lot

Applicant
Barry Berman – Bagels Forever/
Robert Mangas – Potter Lawson

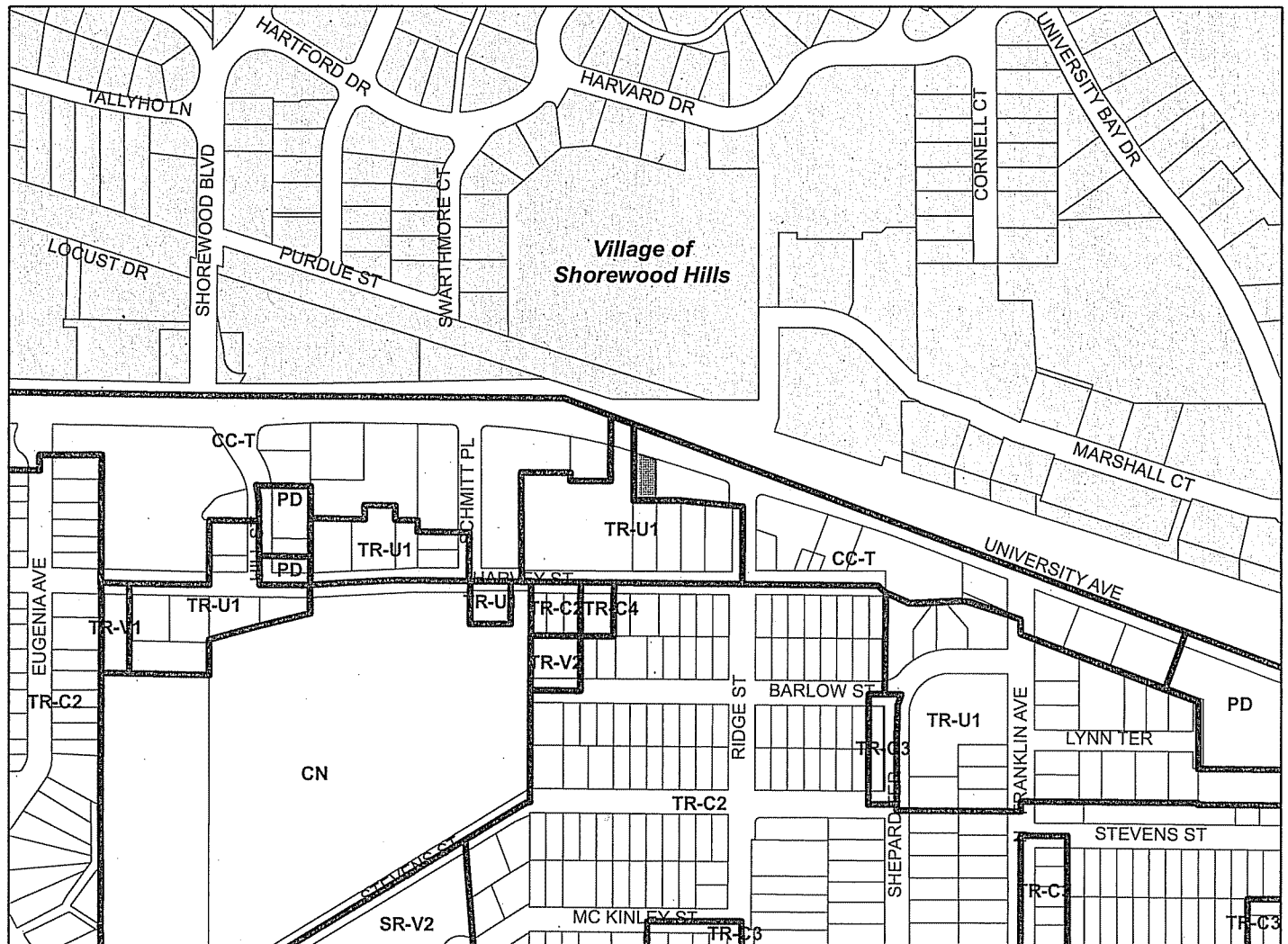
Existing Use
Office building

Proposed Use
Demolish office building to construct
private parking facility for an off-site
bakery

Public Hearing Date
Plan Commission
03 June 2013

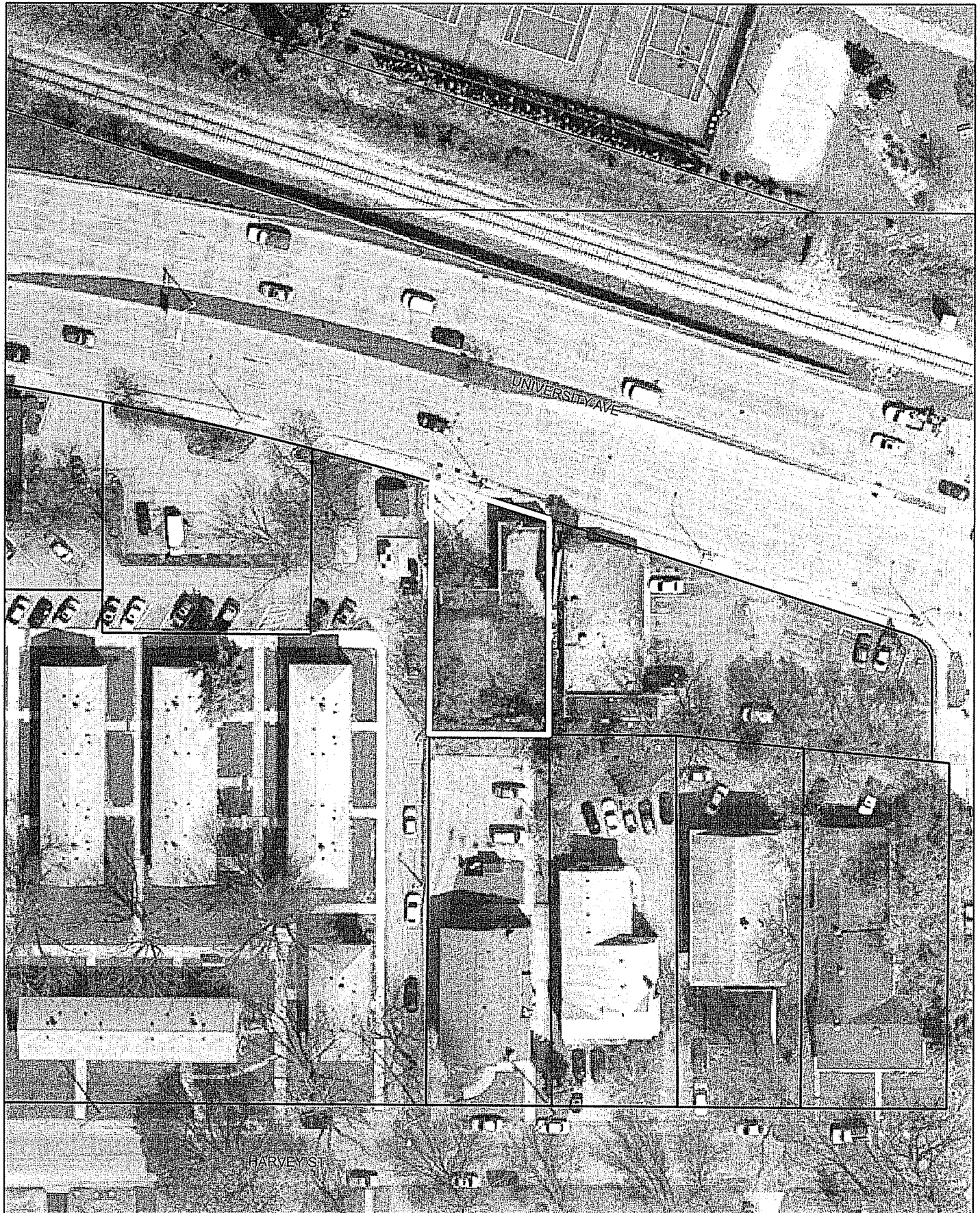


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 May 2013





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- 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.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

| FOR OFFICE USE ONLY: | |
|---|---|
| Amt. Paid | <u>\$600 -</u> Receipt No. <u>141469</u> |
| Date Received | <u>4/3/2013</u> |
| Received By | <u>ESK</u> |
| Parcel No. | <u>6709-212-0203-5</u> |
| Aldermanic District | <u>5</u> |
| Zoning District | <u>CC-T (WP-06)</u> |
| Special Requirements | <u>ZBA, UDC #6</u> |
| Review Required By: | |
| <input checked="" type="checkbox"/> Urban Design Commission | <input checked="" type="checkbox"/> Plan Commission |
| <input type="checkbox"/> Common Council | <input type="checkbox"/> Other: _____ |

Form Effective: February 21, 2013

1. **Project Address:** 2919 University Avenue
Project Title (if any): Bagels Forever Remote Parking Lot

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
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Barry Berman **Company:** Bagels Forever
Street Address: 2974 University Avenue **City/State:** Madison WI **Zip:** 53705
Telephone: (608) 231-2427 **Fax:** () **Email:** barry.berman@bagelsforever.com

Project Contact Person: Robert Mangas **Company:** Potter Lawson
Street Address: 15 Ellis Potter Court **City/State:** Madison WI **Zip:** 53711
Telephone: (608) 274-2741 **Fax:** () NA **Email:** robertm@potterlawson.com

Property Owner (if not applicant): same as applicant
Street Address: _____ **City/State:** _____ **Zip:** _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Demolition of existing building to construct parking lot

Development Schedule: Commencement Spring 2013 Completion Fall 2013

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

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 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. *will email to pc@cityofmadison.com*

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations See attached page

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 alder/person, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Shive Bidar contacted 11/12/12, Rocky Bluff Neighborhood Assn notified 11/12

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form. *11/12*

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: DAT Team Date: 3/19/13 Zoning Staff: _____ Date: _____

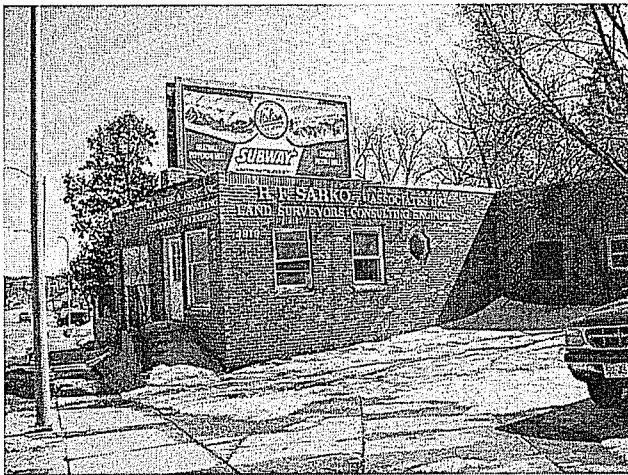
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Barry Berman Relationship to Property: Owner
Authorizing Signature of Property Owner *Barry Berman* Date 4/02/13 **7**

2012.18
Bagels Forever
Remote Parking Lot Plan
Land Use Application to
Urban Design Commission
Plan Commission
April 3, 2013

Existing Building Demolition

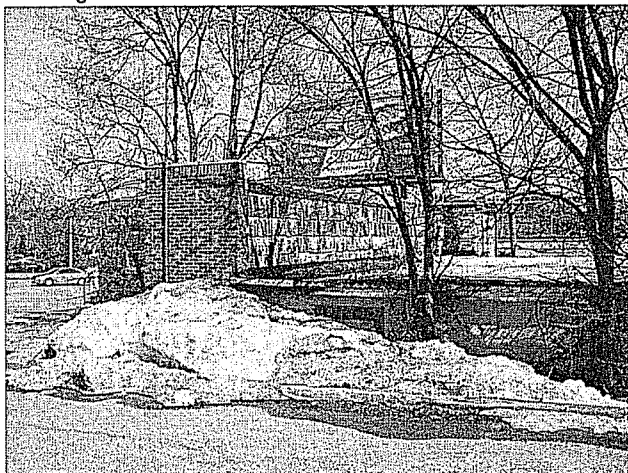
Images of the site and exterior of the existing building to be demolished are provided below. The Contractor retained to complete the work of the building demolition shall prepare and submit a Demolition Recycling and Reuse Plan at the time a permit is pulled.



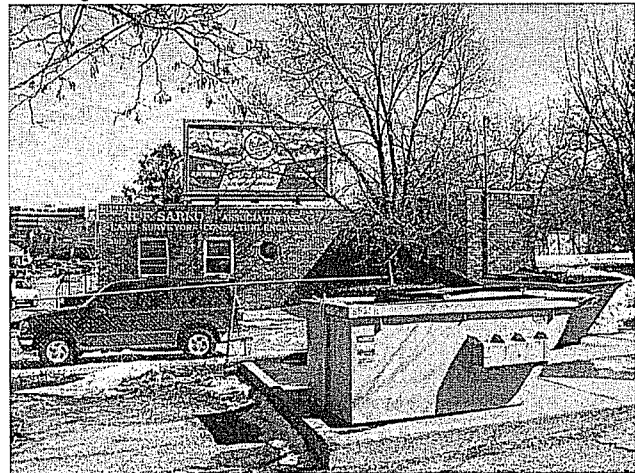
Looking southeast



Looking southwest



Looking northeast



Looking east