



Location  
3051 East Washington Avenue

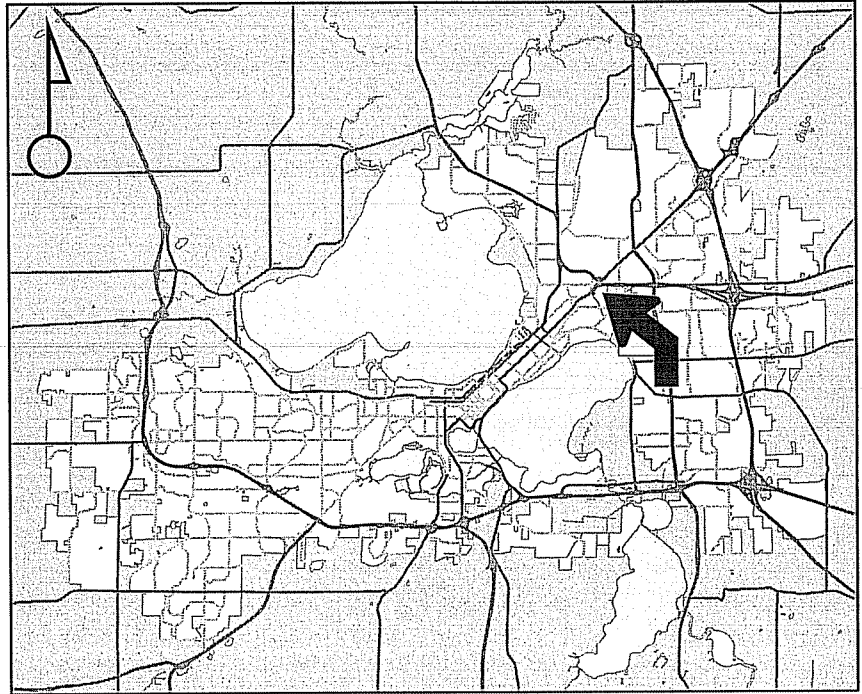
Project Name  
McDonald's Restaurant

Applicant  
Michael Mead - McDonald's

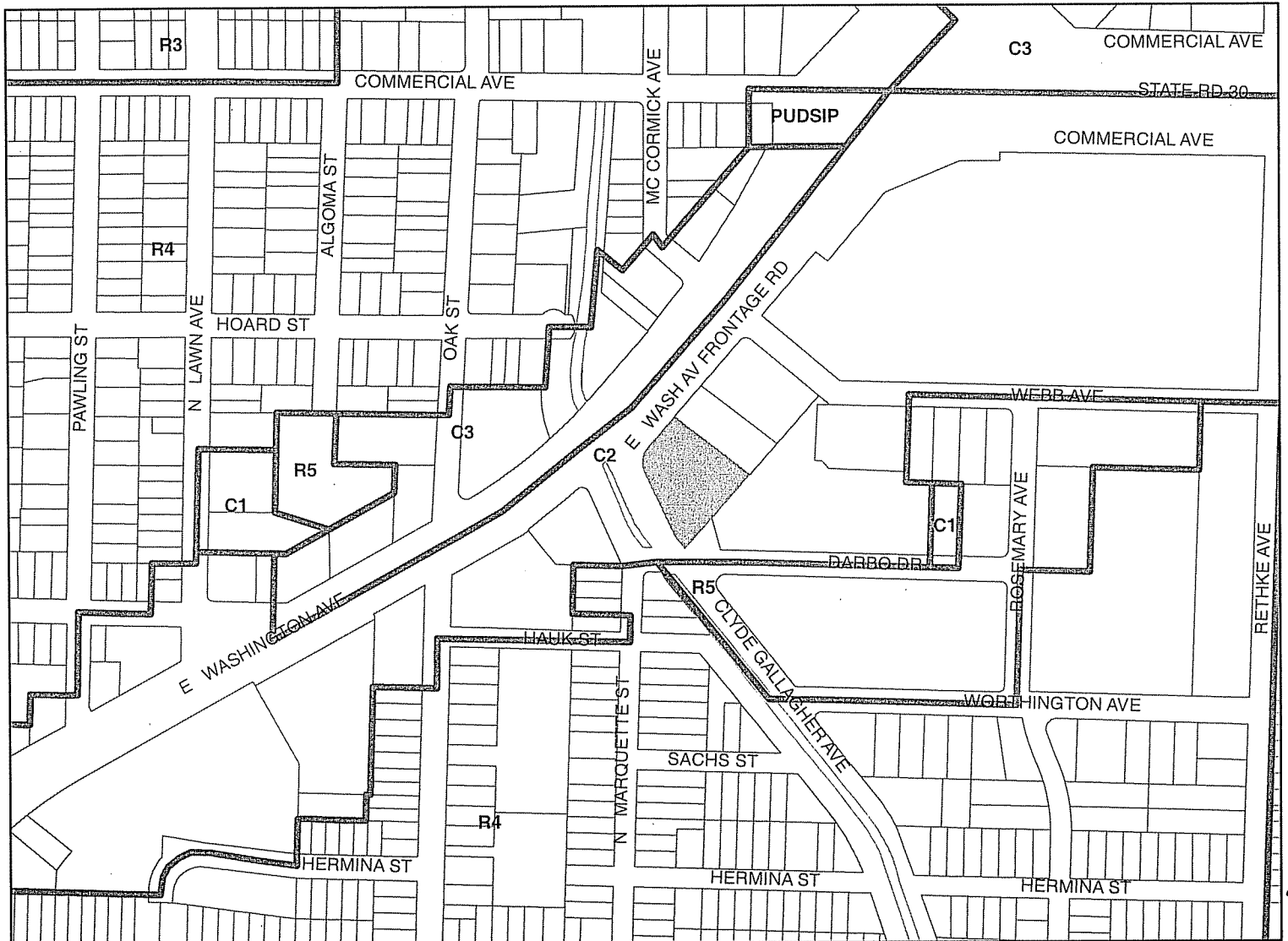
Existing Use  
McDonald's Restaurant

Proposed Use  
Demolish and Reconstruct  
McDonald's with Drive-up Window

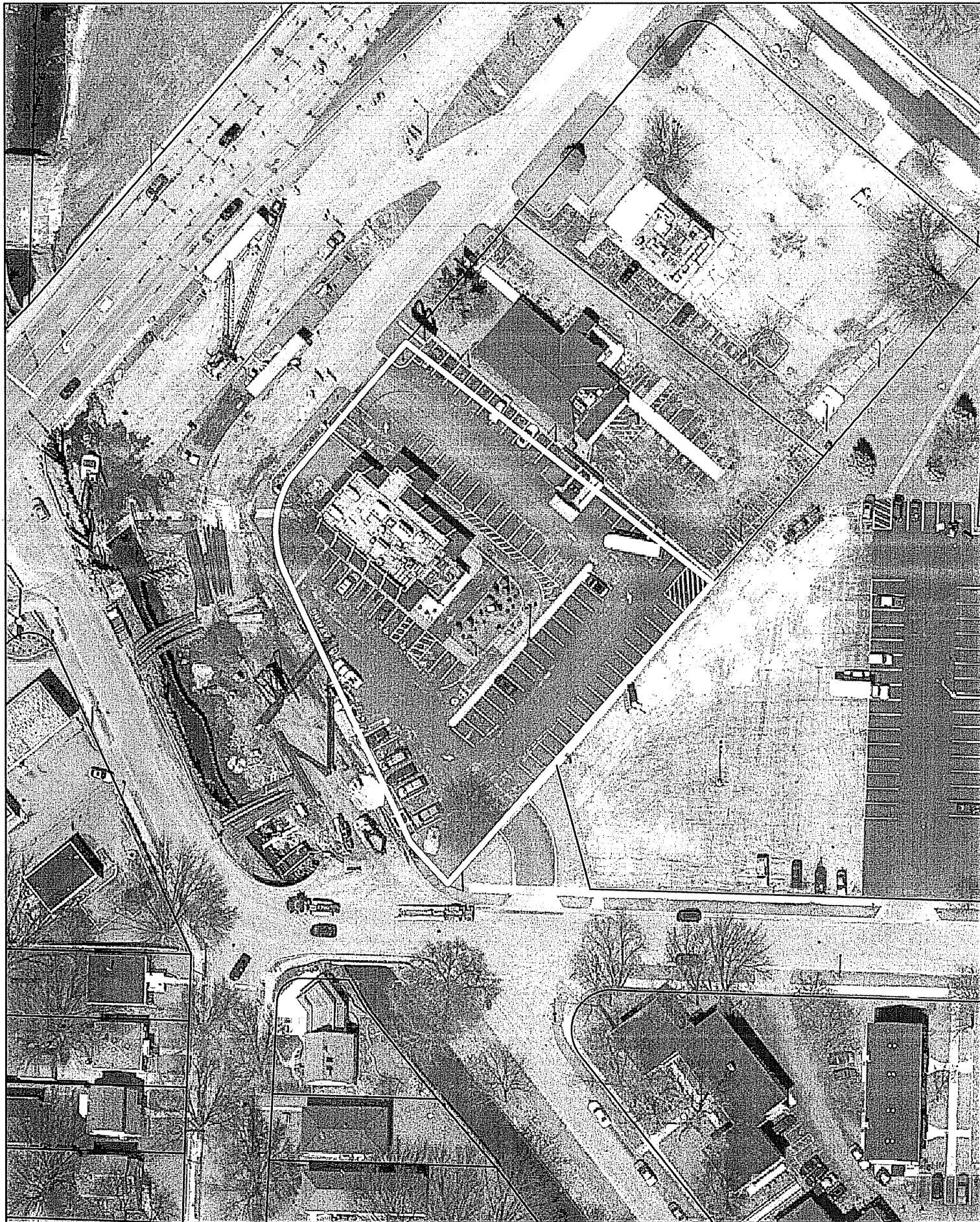
Public Hearing Date  
Plan Commission  
05 November 2007



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'





# 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 with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid <u>\$ 550<sup>00</sup></u>	Receipt No. <u>83545</u>
Date Received <u>09-25-07</u>	
Received By <u>RJT</u>	
Parcel No. <u>070-052-3401-9</u>	
Aldermanic District <u>15, Larry Palm</u>	
GQ <u>UDC</u>	
Zoning District <u>C2</u>	
<b>For Complete Submittal</b>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>N/A</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>N/A</u>
Alder Notification <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Ngrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>7-18-07</u>	

1. Project Address: 3051 LEWIS AND CLARK BLVD Project Area in Acres: \_\_\_\_\_  
Project Title (if any): MCDONALD'S RESTAURANT

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

<input 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 type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: MICHAEL MIEHO Company: MCDONALD'S  
Street Address: 5003 N. COMMERCE AVE State: WISCONSIN Zip: 53217  
Telephone: 608-324-1462 Fax: 608-324-5111 Email: \_\_\_\_\_  
Project Contact Person: SAMUEL ASHBY Company: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_  
Property Owner (if not applicant): SAMUEL ASHBY  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a general description of the project and all proposed uses of the site:  
REBUILD OF EXISTING RESTAURANT

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

CONTINUE →

**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 1/2 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ \_\_\_\_\_ 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 buildings, **photos** of the interior and exterior 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 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](mailto: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 the: \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ 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:  
*Larry Palan June 21, 07 7-20-07 Alder Palan Waives (initials)*

NOTE: 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 \_\_\_\_\_ Date \_\_\_\_\_ | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

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

Printed Name: Michael McLyman Date: 7/18/07  
 Signature: [Signature] Relation to Property Owner: Contractor  
 Authorizing Signature of Property Owner: [Signature] Date: 7/18/07



Mike Mead  
Project Manager

5003 N. Cumberland  
Whitefish Bay, WI 53217

Direct Dial: 414-324-1462  
Facsimile: 414-964-5111

**LETTER OF INTENT TO REBUILD MCDONALD'S LOCATED @ 3051 E. WASHINGTON AVE.**  
**September 03, 2007**

Please accept this letter of intent and enclosed material in consideration of McDonald's proposal to rebuild facility located at 3051 E. Washington Ave., Madison, WI. It should be noted that this proposal is due to encumbrances created by bike bridge construction and it's various impacts related to existing access and traffic circulation. Specific details related to this project include:

- *Due to uncertain future accessibility to existing frontage road, proposed design indicates abandonment of access to same.*
- *Anticipated schedule: late fall 07 or early spring 08 / +/- 100 day constructions.*
- *The proposed building will be approximately 4500 SF, including approximately 75 seats.*
- *The total area of this site is 48,646 square feet or 1.1167 acres.*
- *Proposed site plan includes 36 parking stalls*
- *Hours of operation: Inside - 6am to midnight / Drive through – 24 hours.*
- *All trash containers will be stored inside enclosure at rear of building and disposed of as needed by Waste Management, Inc.*
- *Snow management / removal by Earthscapes, Inc.*
- *Total number of employees anticipated to be approximately 45 / 16 maximum during peak business hours.*

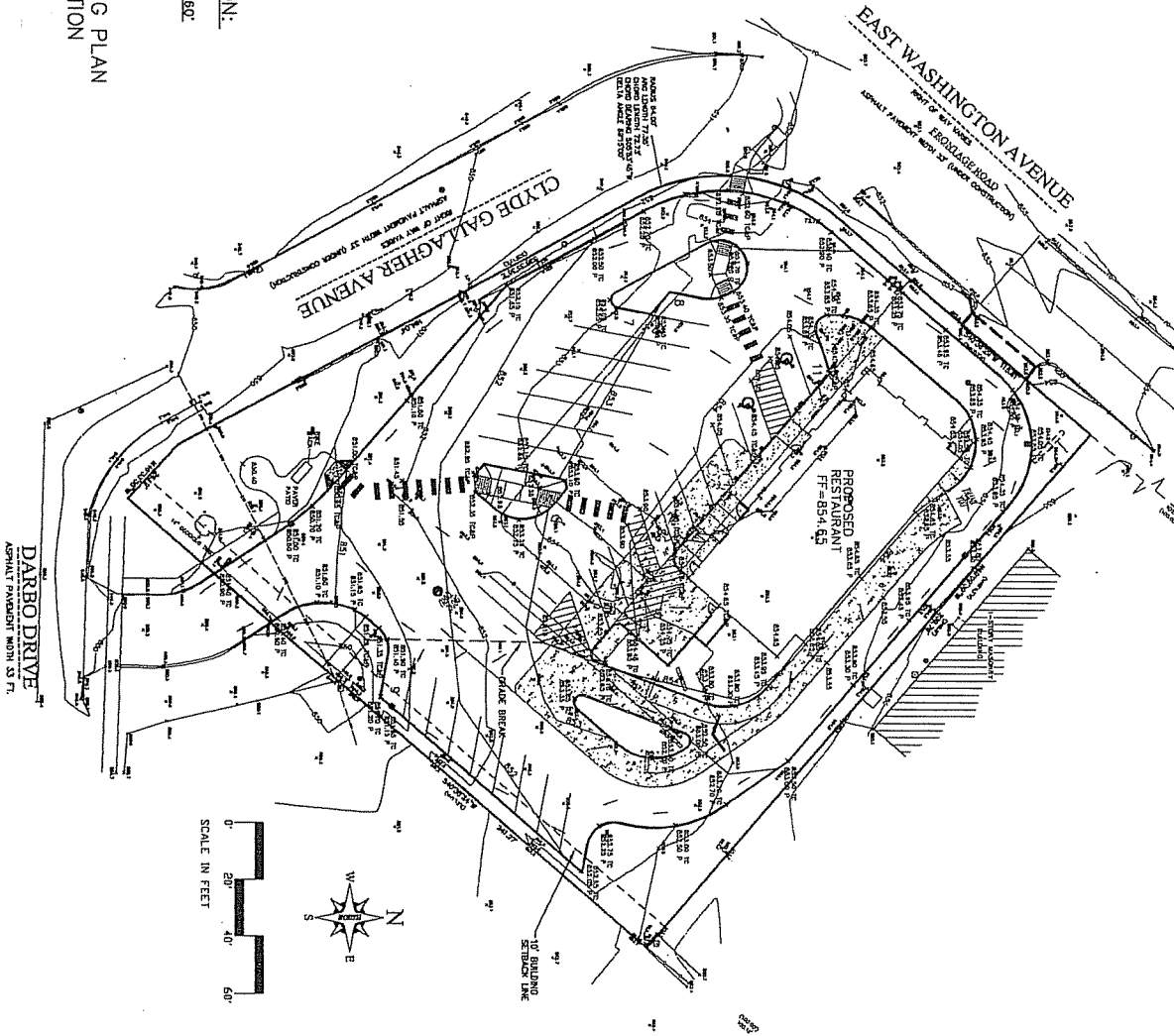
If there is any additional information required, please contact me directly @ 414-324-1462. We would appreciate it if this proposal can be include on agenda for upcoming Plan Commission meeting, October 15, 2007

Sincerely,

Mike Mead  
Project Manager

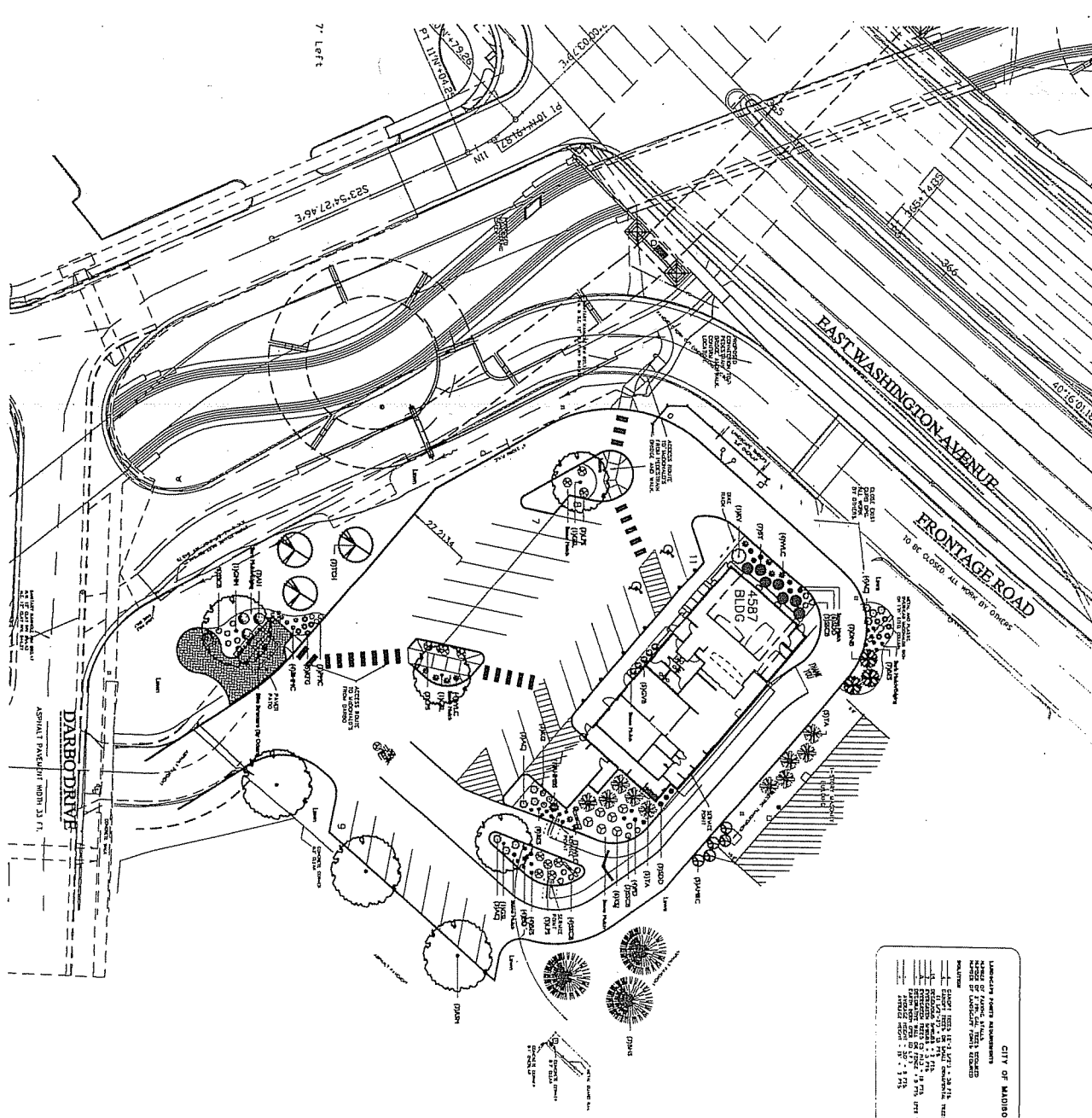
**PARKING INFORMATION:**  
 33 9'x18' SPACES @ 60'  
 2 9'x18' ACCESSIBLE SPACES @ 60'  
 35 TOTAL SPACES

**CONCEPTUAL GRADING PLAN  
 NOT FOR CONSTRUCTION**



<p><b>C3.1</b></p>	<p>CITY: MADISON WISCONSIN</p>		<p>DRAWN BY: MDS</p>		<p><b>McDONALDS USA, LLC.</b></p> <p><small>THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONNECTION WITH THE ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF McDONALD'S CORPORATION IS STRICTLY PROHIBITED. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR USE ON ANY OTHER PROJECT IS NOT AUTHORIZED.</small></p>
	<p>STREET ADDRESS: 3051 EAST WASHINGTON AVE.</p>		<p>DATE ISSUED: 7-17-07</p>		
	<p>PRELIMINARY GRADING PLAN</p>		<p>DATE REVISED BY: -</p>		
	<p>NATIONAL NUMBER: 473</p>		<p>STATE NUMBER: D48-0026</p>		
<p>PROJECT ADDRESS: 1650 W. 82ND STREET #900 BLOOMINGTON, MINNESOTA 55431-9888 (612)-884-4355</p>		<p>DATE ISSUED: 7-17-07</p>		<p>DATE ISSUED: 7-17-07</p>	

REV	DATE	REVISION HISTORY
1	9-11-07	SITE GRADING REVISIONS



**CITY OF MADISON**  
 LANDSCAPE PLANTING SPECIFICATIONS  
 PREPARED BY: L. J. VAN DER WOUDE  
 DATE: 10/15/88  
 PROJECT: 305 EAST WASHINGTON AVENUE  
 SHEET: 1 OF 2  
 SCALE: AS SHOWN  
 DRAWN BY: L. J. VAN DER WOUDE  
 CHECKED BY: L. J. VAN DER WOUDE  
 DATE: 10/15/88

**Plant Material List**

Quantity	Code Name	Common Name	Planting Size
1	GHF1	Green Heartleaf Sage Hedge	2 1/2" B&B
3	CSL	Grassleaf Umbrella Tree	2 1/2" B&B
3	NSH	Red Starburst Holly	2 1/2" B&B
3	TOH	Thin Cordular Hemlock	6" B&B
Quantity	Code Name	Scientific Name	Planting Size
10	AQJ	Aquilegia Scilla	10" CONT.
7	BT	Burrhead Yew	12" B&B
3	BHS	Buck Hill Spruce	6" B&B
1	RHSIS	Redwing Star Spruce	7" B&B
10	TA	Taxodium Arborescens	6" B&B
Quantity	Code Name	Scientific Name	Planting Size
4	BRPC	Big Sky Harvest Moon Camellia	10" CONT.
10	BGS	Blackguard Sycamore	10" CONT.
10	KFG	Karl Foerster's Feather-fine Grass	10" CONT.
2	KC	Kobold Cypripedium	10" CONT.
3	PHC	Purple Hosta	10" CONT.
8	PH	Purple Hosta	10" CONT.
9	SDD	South Sea Orchid Begonia (1/2" fl)	10" CONT.
16	SCS	Sunny Star Cord Sals	10" CONT.
11	WLC	Walker's Low Camellia	10" CONT.
Quantity	Code Name	Scientific Name	Planting Size
3	AH	Azalea Hybrid	10" CONT.
3	ANBC	Autumn Nectar Black Chuberry	10" CONT.
3	DNB	Delicious Nectar	6" B&B
5	GVB	Green Vine Broomrape	10" CONT.
6	KV	Kalm's Viburnum	10" CONT.
4	KV	Kalm's Viburnum	2 1/2" B&B
11	US	Ulmus Physocarpus	10" CONT.

**GENERAL NOTES**

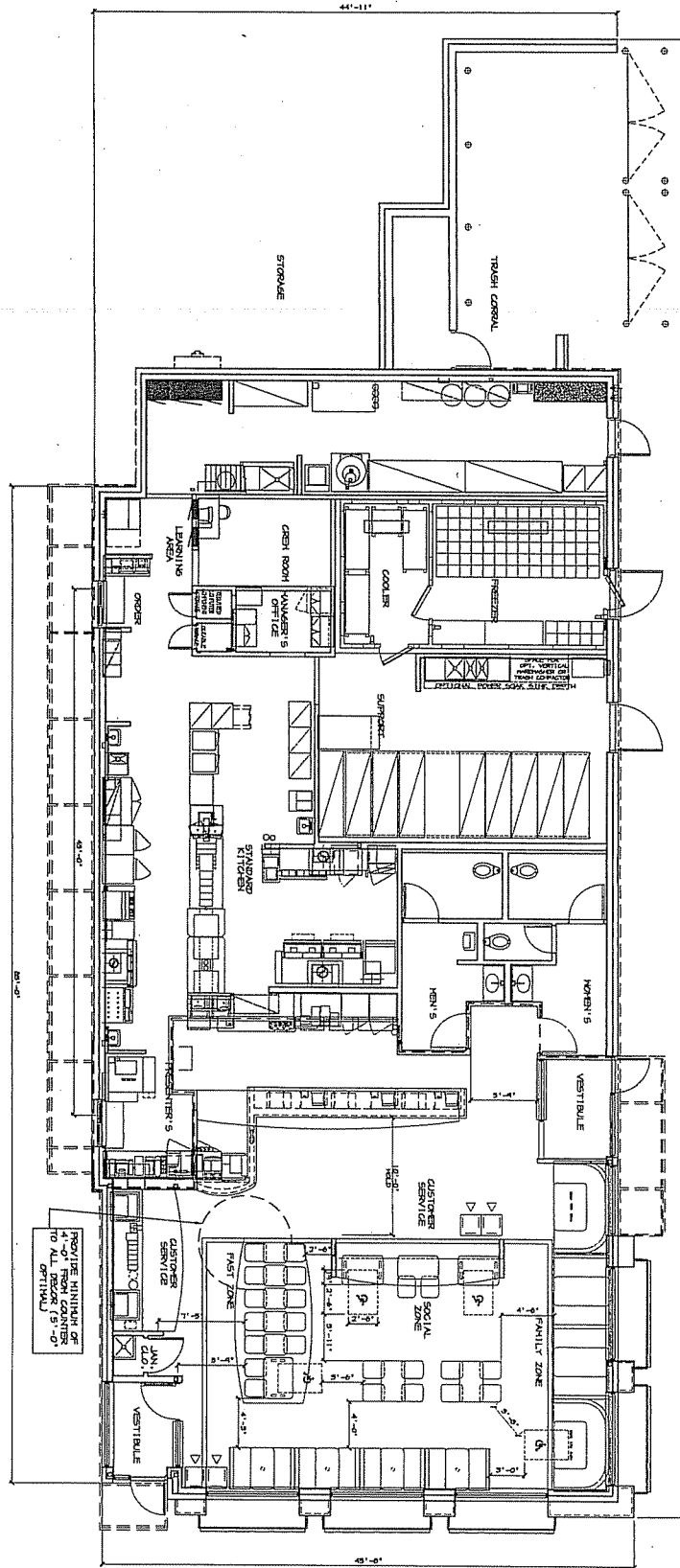
- A) All plant material to be installed in a minimum of 12" diameter spread to a 3" depth over polypropylene.
- B) Individual trees (and shrubs) to be installed in a minimum of 12" diameter spread to a 3" depth over polypropylene.
- C) "Planting Edge" to be 1/2" thick, 1/2" wide, 1/2" high.
- D) All trees to be installed in a minimum of 12" diameter spread to a 3" depth over polypropylene.
- E) Plant beds adjacent to building foundation to be finished with 1/2" diameter washed gravel spread to a 3" depth over 1/2" thick concrete.

Checked By: DC  
 Date: 11/17/87  
 Project: 305 East Washington Avenue  
 Sheet: 03/07 D

**McDONALD'S RESTAURANT**  
 305 EAST WASHINGTON AVENUE  
 MADISON, WISCONSIN

LANDSCAPE ARCHITECTS  
 1000 UNIVERSITY AVENUE  
 MADISON, WISCONSIN 53706  
 PHONE: 263-1111

4587-WW BUILDING PLAN (VESTIBULES)  
 4,561 GROSS SQ. FT./4,323 NET SQ. FT.  
 74 SEATS (4 ACCESSIBLE SEATS)



THIS DRAWING IS FOR  
 REFERENCE ONLY.  
 SEATING LAYOUT IS SCHEMATIC. THE FINAL  
 SEATING LAYOUT TO BE PROVIDED BY OTHERS.

SHEET NO. A1.6 SEATING PLAN	TITLE 2007 STANDARD BUILDING 4587-WOOD/WOOD	DRAWN BY S. ILLIUSA	PREPARED FOR McDonald's USA, LLC	PREPARED BY
	DATE APRIL 2007	REVISED BY LINDA TRAMER	DATE ISSUED APRIL 2007	
DESCRIPTION WOOD BRANDING WALLS 1/4" BRUCE EXTERIOR FINISH WOOD ROOF TRUSS FRAMING S.I.T.S., EXTERIOR FINISH AREA/ENTRY		These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from all applicable authorities. The contractor shall be responsible for obtaining all necessary approvals from all applicable authorities. The contractor shall be responsible for obtaining all necessary approvals from all applicable authorities.		
SITE ID 248-0028		SITE ADDRESS 3031 East Washington Avenue - Madison, WI		
		REV	DATE	DESCRIPTION





