



Location
2202 East Johnson Street

Project Name
Milio's Sandwich Shop

Applicant
Brian Roberts/Steve Spilde –
Landmark Builders, Inc

Existing Use
Vacant commercial building

Proposed Use
Demolish former machine shop to allow
construction of multi-tenant retail
building adjacent to Demetral Field

Public Hearing Date
Plan Commission
11 April 2011

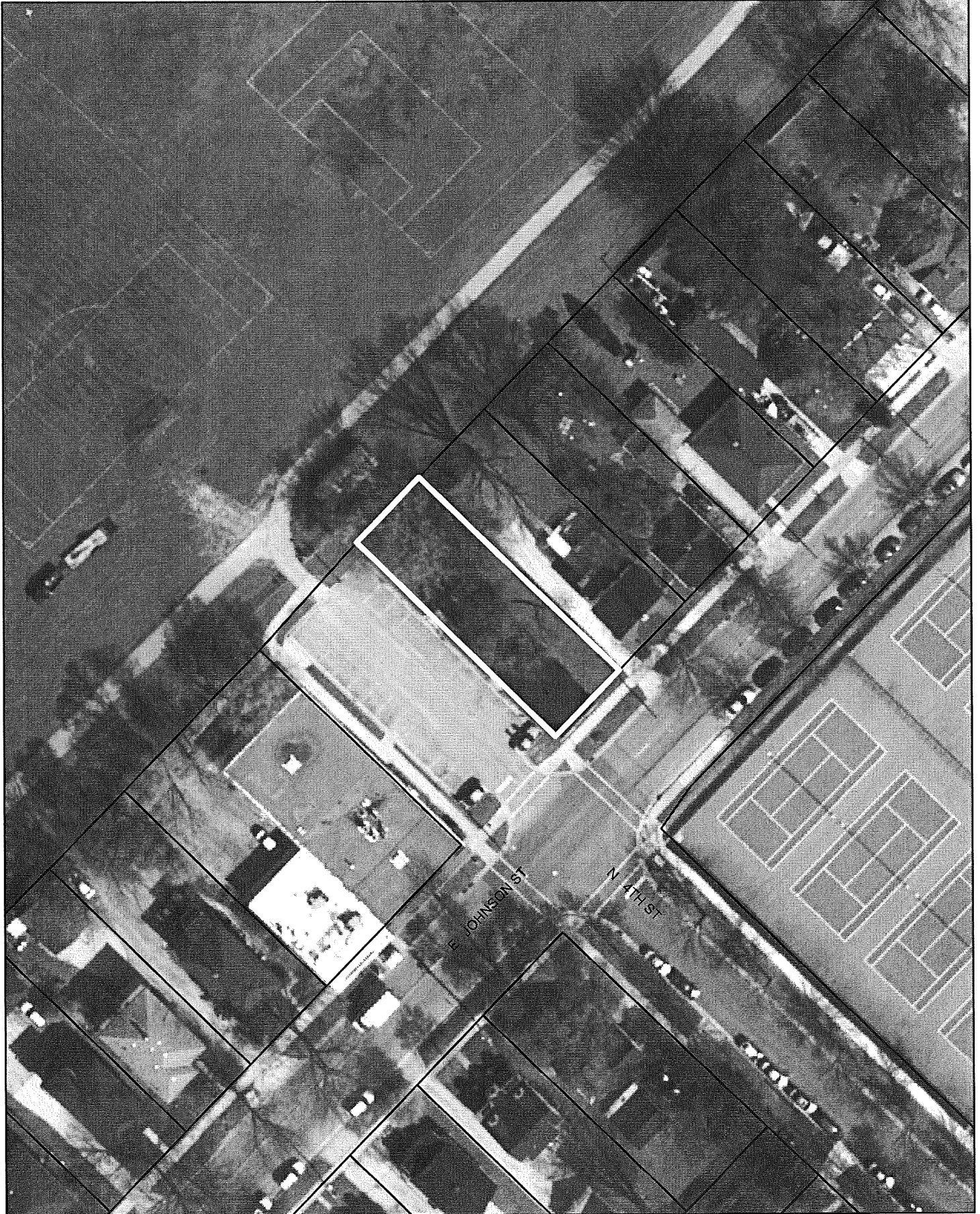


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 March 2011





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
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	550 ⁰⁰ Receipt No. 114237
Date Received	11/18/11
Received By	JLK
Parcel No.	0710 062-1301-2
Aldermanic District	12 Satya Rhodes-Conts ay
GQ	ZBA/close to landfill
Zoning District	C3
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	NA Legal Descript.
Plan Sets	<input checked="" type="checkbox"/> Zoning Text NA
Alder Notification	Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	

1. Project Address: 2202 E Johnson Project Area in Acres: .13

Project Title (if any): Milio's Sandwich Shop

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev. Plan	<input type="checkbox"/> Amended Spec. Imp. Plan
<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: Steve Spilde Company: Landmark Builders Inc

Street Address: 7122 Countrywood Ln City/State: MADISON WI Zip: 53719

Telephone: (608) 886-0377 Fax: (608) 845-2399 Email: lbiss@sbcglobal.net

Project Contact Person: Steve Spilde Company: Landmark Builders Inc

Street Address: 7122 Countrywood Ln City/State: MADISON Zip: 53719

Telephone: (608) 886 0377 Fax: () Email: _____

Property Owner (if not applicant): Brian Roberts

Street Address: 5846 Devoto Road City/State: MADISON WI Zip: 53719

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demo Existing Structure & Build a new Milio's Sandwich Shop with a extra suite

Development Schedule: Commencement MARCH 2011 Completion August 2011

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 including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$550** See the fee schedule on the application cover page. 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 and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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

- 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.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.

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

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: Demolition & Adjacent to a City Park Plan, which recommends:
Plan Commission approval 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 & business associations in writing 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:
Satya Rhodes-Conway, local Neighborhood Assoc meeting 1-11-2011
 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 and Planning Division staff; note staff persons and date.
 Planning Staff: Kevin Fi Date: 12-9-2010 Zoning Staff: Pat Anderson Date: 12-9-2010

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

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

Printed Name Steve Spilde Date 1-18-2011
 Signature [Signature] Relation to Property Owner Agent
 Authorizing Signature of Property Owner [Signature] Date 1-18-2011

Landmark Builders Inc.

7122 Countrywood Lane
Madison WI 53719

Project Name – Milio's Sandwich shop

Letter of intent

There is currently an outdated building on 2202 East Johnson Street which we would like to demolish when all approvals are granted. The legal description is Lot 24, Block 329, of Madison Square – Riley Plat in the city of Madison, Dane County, WI. This building was last used as a sheet metal shop but has been vacant for a while and is in bad shape (see photos). We will be recycling all reusable material through Waste Management. Concrete will also be recycled if possible.

We would like to replace this building with a new Milio's restaurant plus a second undesignated space to be leased later. The zoning is commercial and is considered a permitted use. We intend to commence construction in late March of 2011 with a completion in August.

The people involved in this project are as follows;

General Contractor/project coordinator
Landmark Builders Inc. / Steve Spilde
7122 Countrywood Lane
Madison, WI. 53719
608-886-0377
lbiss@sbcglobal.net

Architect
Rodney W. Helt AIA
8114 Paulson Road
Verona, WI. 53593
608-848-8881
r.helt.aia@att.net

Surveyor
Williamson Surveying & Assoc. LLC
Noa T Prieve Registered Surveyor
104 A West Main St.
Waunakee WI. 53597
608-849-5705
willsurv@tds.net

Owner
TASC Force 2, LLC
Timm Heller Managing Partner
5700 Lancashier Ct.
Madison, WI. 53711
608-213-8483
timmh22@yahoo.com

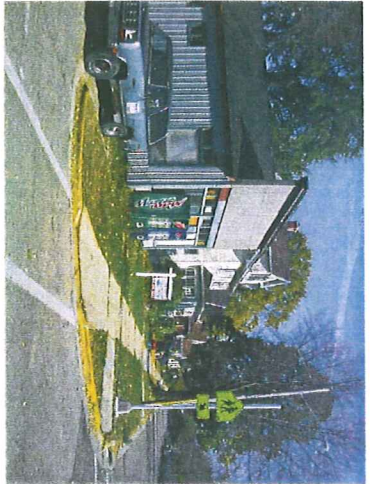
The site, lot 24, has 5812 square feet (.133 acres). The new building will have 2 commercial units totaling about 2800 square feet on the main floor. The Johnson Street side (1400 square feet plus 700 square feet of storage in the basement) will be a Milio's Sandwich Shop. They will have 10 employees with no more than 5 at any one time, most of whom do not drive to work. Their hours of operation will be 10am to 10pm.

The 4th street entrance unit (which is the same size as the other unit) is not currently leased but we are planning to lease to a neighborhood support business like insurance agent or chiropractor. We are, however, open to other businesses within current zoning restriction which do not directly compete with Milio's. We hope to have it leased by completion of the building in August. We will be a good fit for the neighborhood and look forward to serving the area with Quality food.

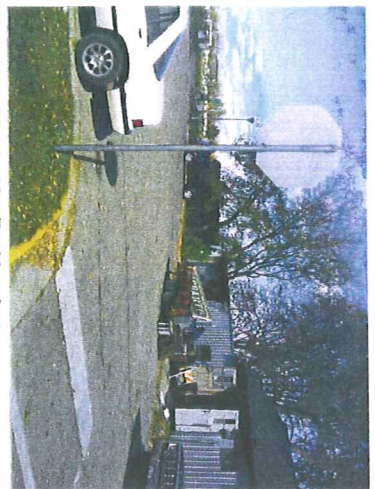
Parking requirement; The Milios will have seating for 20 which would require 6 parking stalls. The employees typically walk or take the bus to work. We would have a delivery driver who uses their own car at lunch and dinner times. We are negotiating with an accounting office for the other half which would need 4 stalls. That would be a total of 11 stalls. Fourth Street is a parking lot for 19 cars including 1 accessible stall, at that address which could be utilized. There is a bus stop on E. Johnson across the street plus street parking. The lot does not have any off street parking.



E. Johnson Street - Main Facade



E. Johnson Street - Main Facade



West Side Yard - City Parking Lot



Adjacent Property - East High School



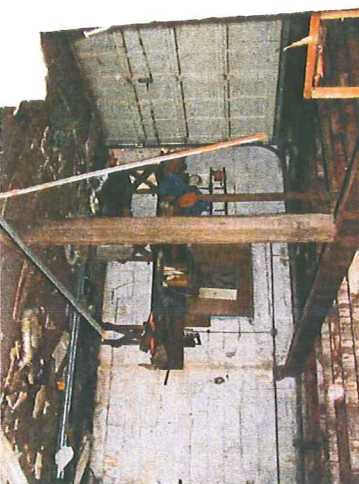
East Side Yard - Adjacent Residential



Rear Yard - Adjacent Park



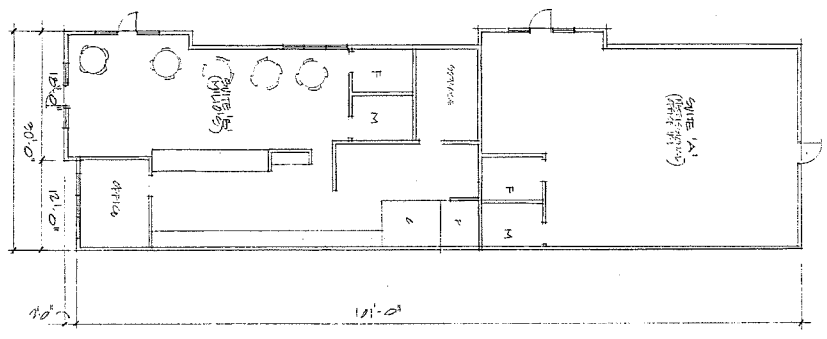
Existing Ceiling Condition



Existing Building Interior



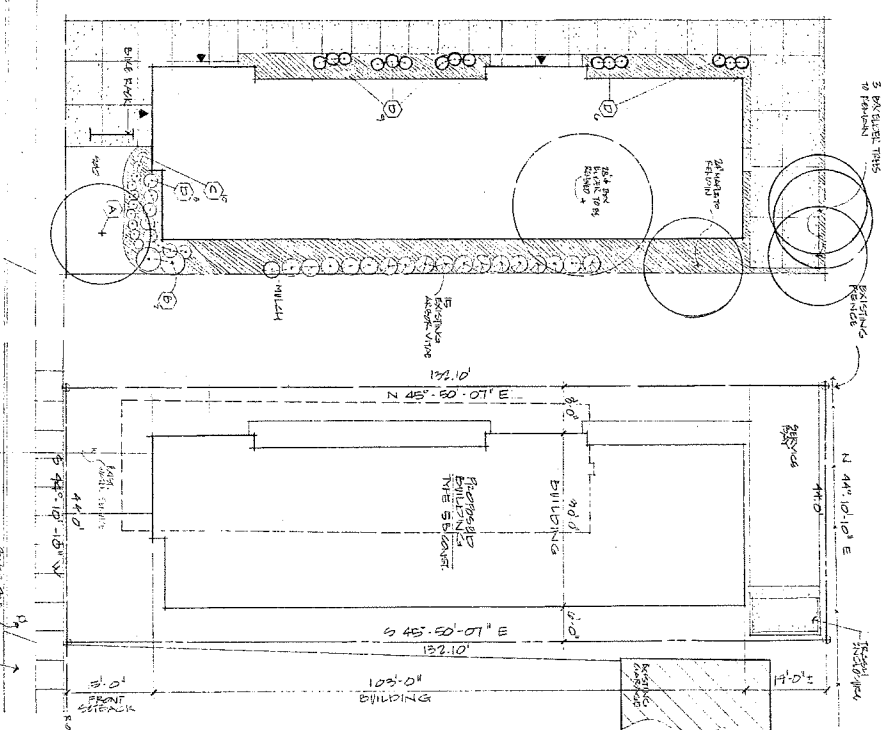
Existing Building Interior



FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	10/14/11	AW
2	REVISED	10/14/11	AW
3	REVISED	10/14/11	AW
4	REVISED	10/14/11	AW

Project Name: **NEW RETAIL FACILITY**
 Project Address: **2002 EAST JOHNSON STREET, MADISON, WISCONSIN**
 Project Number: **11**



LANDSCAPE PLAN
Scale: 1" = 10'-0"

SITE PLAN
Scale: 1" = 10'-0"

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	10/14/11	AW
2	REVISED	10/14/11	AW

Project Name: **NEW RETAIL FACILITY**
 Project Address: **2002 EAST JOHNSON STREET, MADISON, WISCONSIN**
 Project Number: **11**

OWNER: T&E FORCE 2, LLC
 5700 LANCASTER COURT
 MADISON, WISCONSIN 53711
 608-275-3453

GENERAL CONTRACTOR: LANDMARK BUILDERS, INC.
 7122 COUNTRYWOOD LANE
 MADISON, WISCONSIN 53719
 608-880-0377

Architect: Rodney W. Helt, AIA
 Registered Architect
 8114 Paulson Road
 Verona, Wisconsin 53593
 608-848-8881
 608-848-8132 (FAX)

