



Location
3077 East Washington Avenue

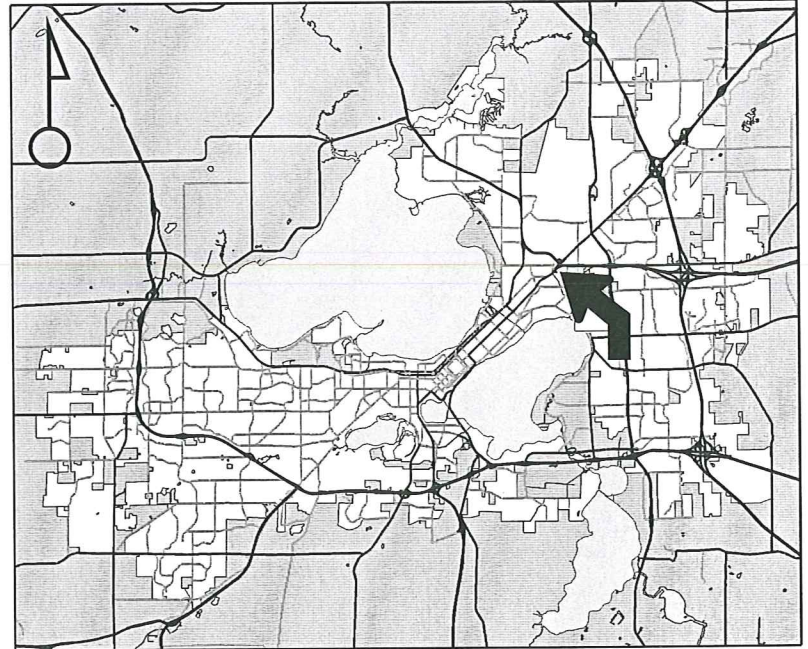
Project Name
Rethke Demolition

Applicant
Rethke Properties, LLC/
Glen Kohler - Bachman Construction

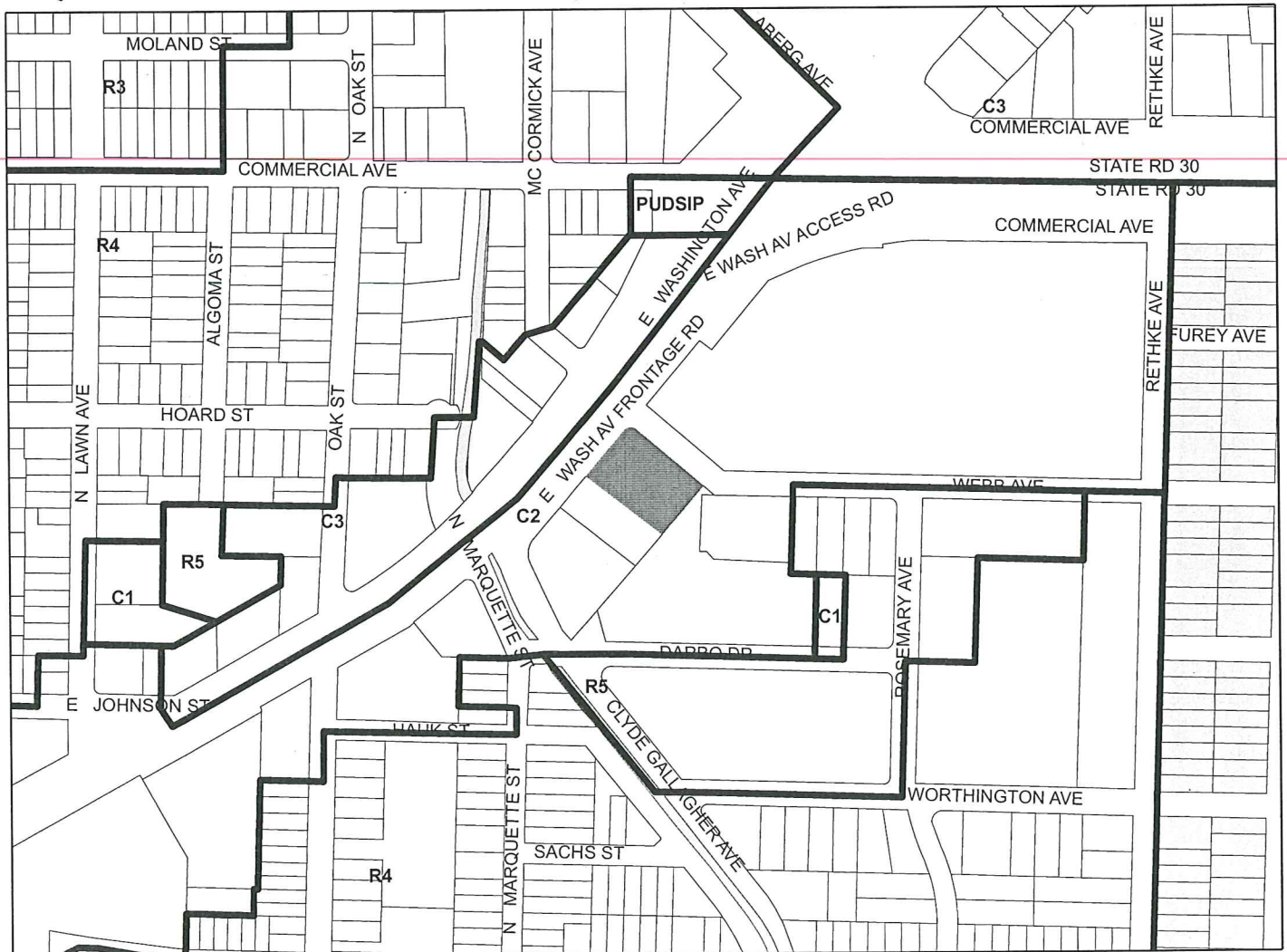
Existing Use
Former restaurant building

Proposed Use
Demolish vacant restaurant with
no proposed alternative use

Public Hearing Date
Plan Commission
23 July 2012

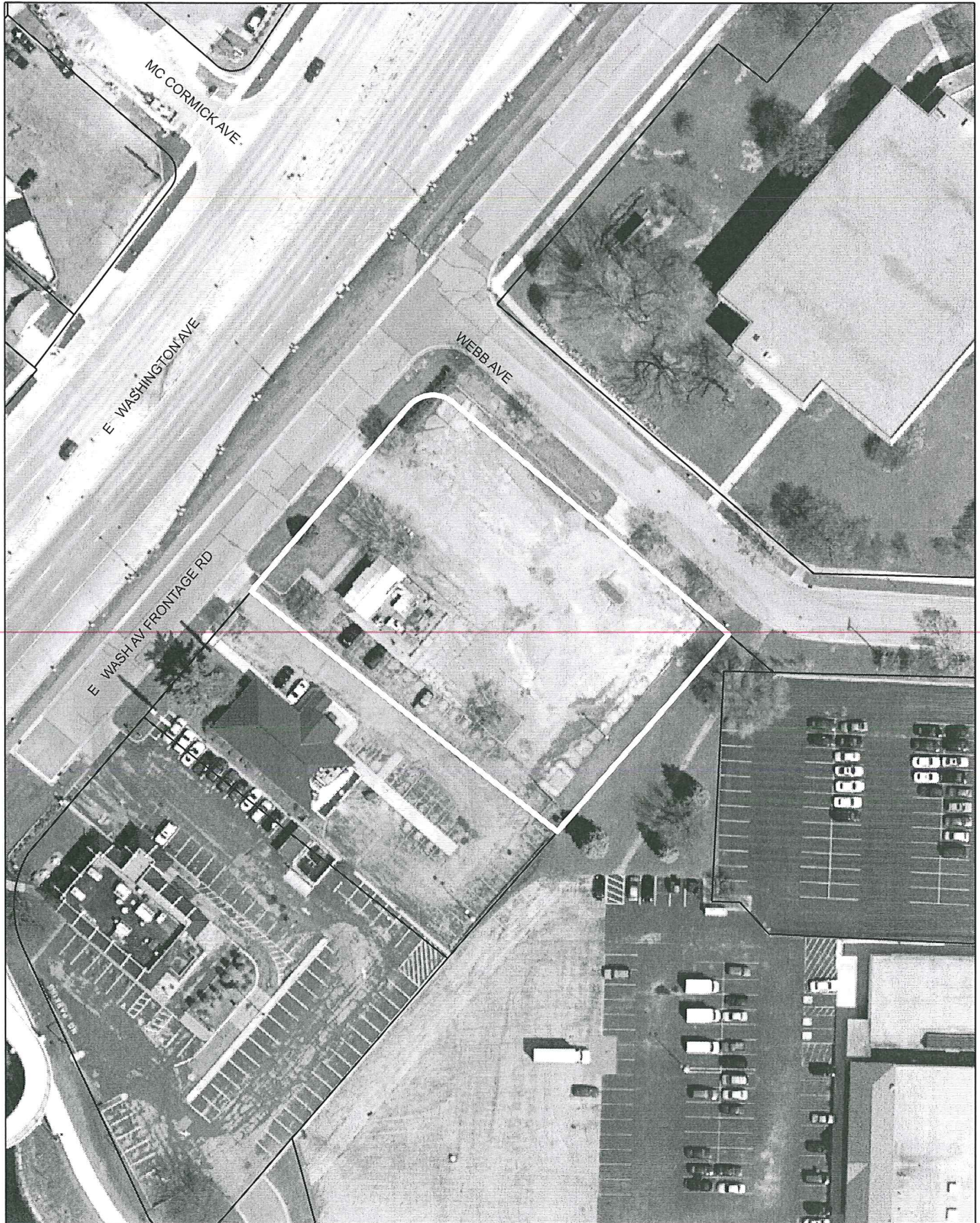


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 10 July 2012



Date of Aerial Photography : Spring 2010



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	<u>\$550⁰⁰</u> Receipt No. <u>132215</u>
Date Received	<u>6/6/12</u>
Received By	<u>JZK</u>
Parcel No.	<u>0710-052-3402-7</u>
Aldermanic District	<u>6 - Marsh Runwood</u>
GQ	<u>WDD-05; existing CU</u>
Zoning District	<u>C2</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>NA</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>NA</u>
Alder Notification	<u>Feb 10/12</u> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<u>6/6/12</u>

1. Project Address: 3077 EAST WASHINGTON AVE Project Area in Acres: 1

Project Title (if any): _____

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

Rezoning to a Non-PUD or PCD Zoning Dist.:

Existing Zoning: _____ to _____
Proposed Zoning (ex: R1, R2T, C3): _____

Rezoning to or Amendment of a PUD or PCD District:

- Ex. Zoning: _____ to PUD/PCD-GDP
 Ex. Zoning: _____ to PUD/PCD-SIP
 Amended Gen. Dev. Amended Spec. Imp. Plan

Conditional Use

Demolition Permit

Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: GLEN KOHLER Company: BACHMANN CONSTRUCTION

Street Address: 1201 S. STOUGHTON RD City/State: MADISON, WI Zip: 53716

Telephone: (608) 222-8869 Fax: (608) 222-8618 Email: _____

Project Contact Person: SAME AS ABOVE Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): Rethke Properties LLC

Street Address: 5481 Marie Rd City/State: Oregon WI Zip: 53575

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: DEMO EXISTING

BUILDING AND RESTORE SITE TO GRASS

Development Schedule: Commencement AUG 1ST Completion AUG. 30TH

5. Required Submittals:

- 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:
 - 14 • **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (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.
- 250 **Filing Fee:** \$ 500 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.
- Zoning Text (12 copies):** must accompany 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 _____ Plan, which recommends: _____ 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:

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: _____ Date: _____ Zoning Staff: _____ Date: _____

- 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 Bhea Stangel-Maier Date June 5, 2012
 Signature [Handwritten Signature] Relation to Property Owner daughter

Authorizing Signature of Property Owner _____ Date _____

June 5, 2012

Mr. Kevin Fircho
Ms. Heather Stouden
City of Madison Planning Division
215 MLK Blvd., PO Box 2985
Madison, WI 53701

RE: Building Demolition - 3077 E. Washington Avenue, Madison, WI

Subject: Letter of Intent

Site Specifications:

Building Size: Single story 2,500 SF slab on grade.
Lot Size: Approximately 160 ft. x 230 ft.

Planning Division,

The purpose of this letter is to outline the scope of work intended to be performed in association with the demolition of 3077 E. Washington Avenue. Bachmann Construction represents the owner of this property and is submitting herewith the required documentation and application for approval of building demolition.

Scope of Work

- Acquire all required permits.
- Remove electrical service and cap sewer.
- Remove all elements of building structure, recycle - as able, and dispose of all materials off-site.
- Provide all required erosion control.
- Remove curb cuts and install new curb and gutter at (2) locations.
- Removal all asphalt, provide new top soil, and seed.
- Remove erosion control provisions after grass has been established.

Attachments

- Existing Site Plan
- Erosion Control Plan
- Demolition Plan
- Recycling Plan
- Revised Final Site Plan

Very truly yours,



Al Bachmann
Bachmann Construction Company, Inc.

AB/pp

Recycling plan for 3077 East Washington Ave.

H&H Industries:

Reclaim refrigerant

Remove rooftop units

Remove refrigeration equipment

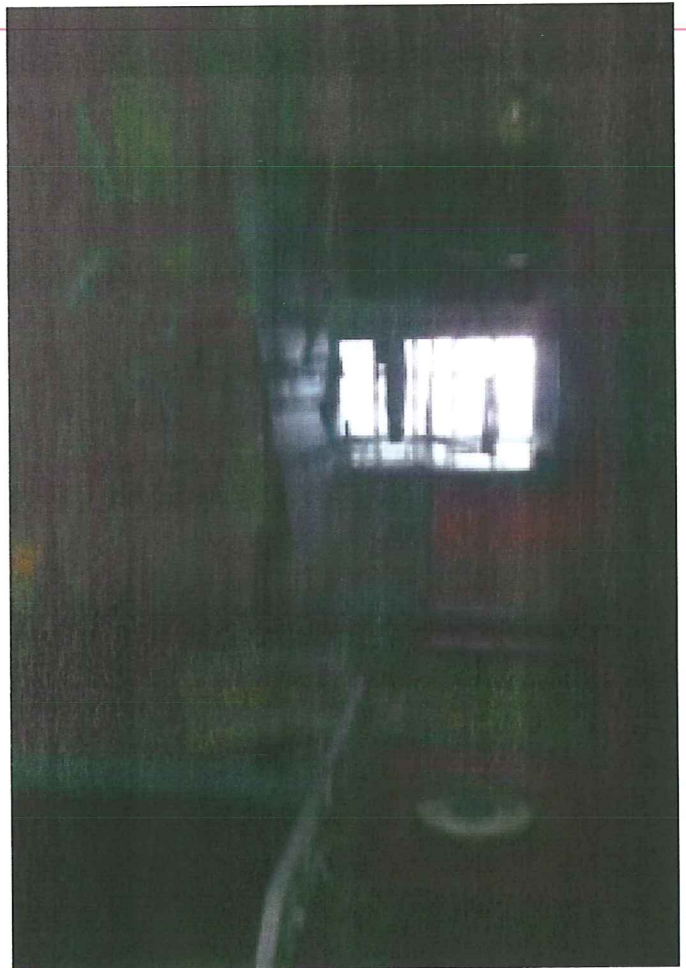
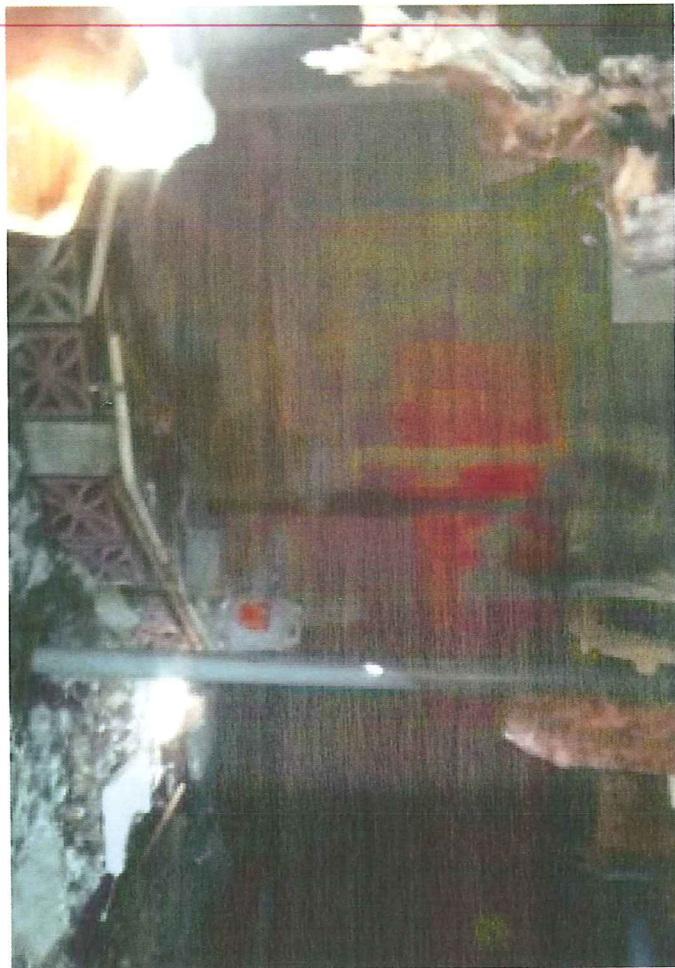
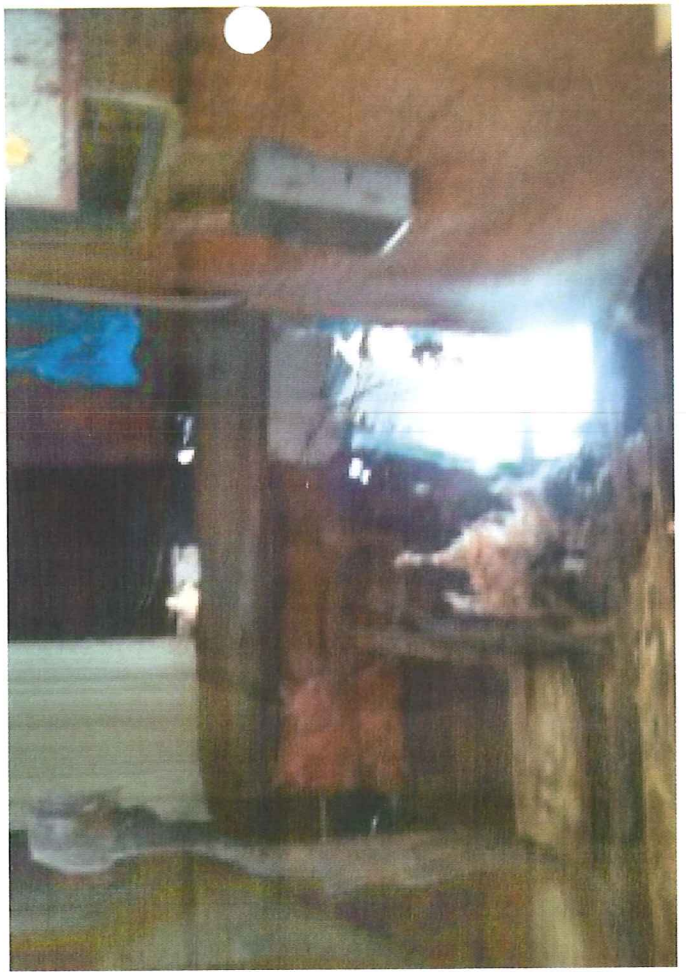
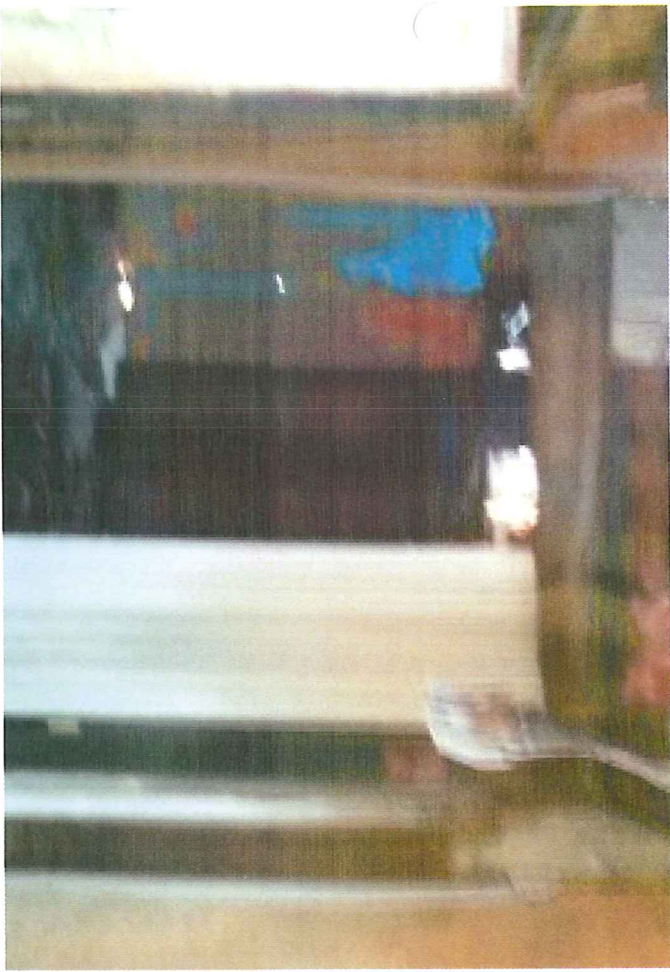
Royal:

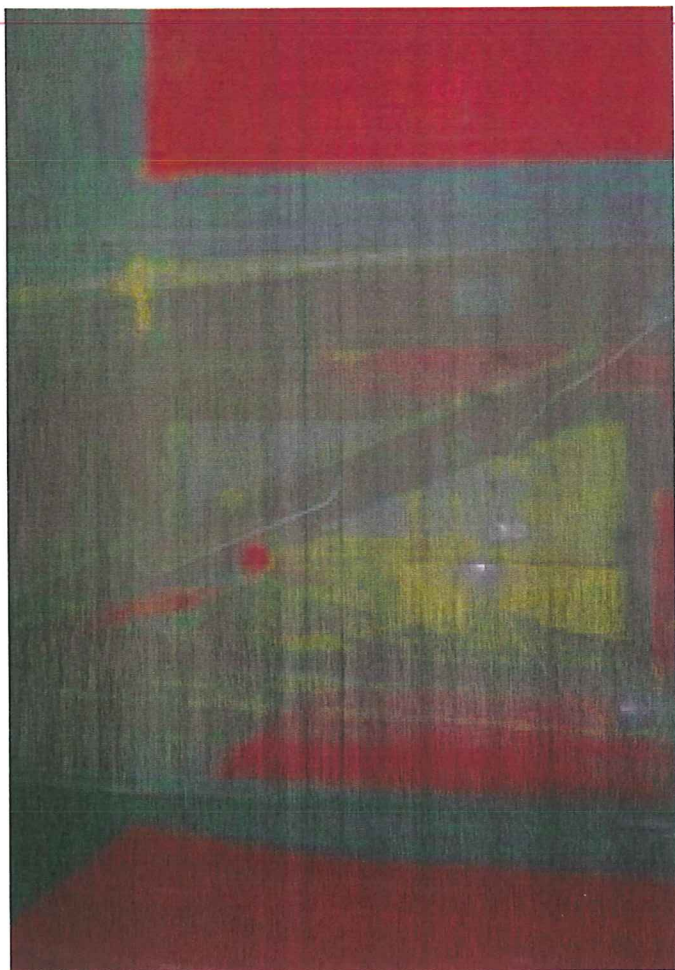
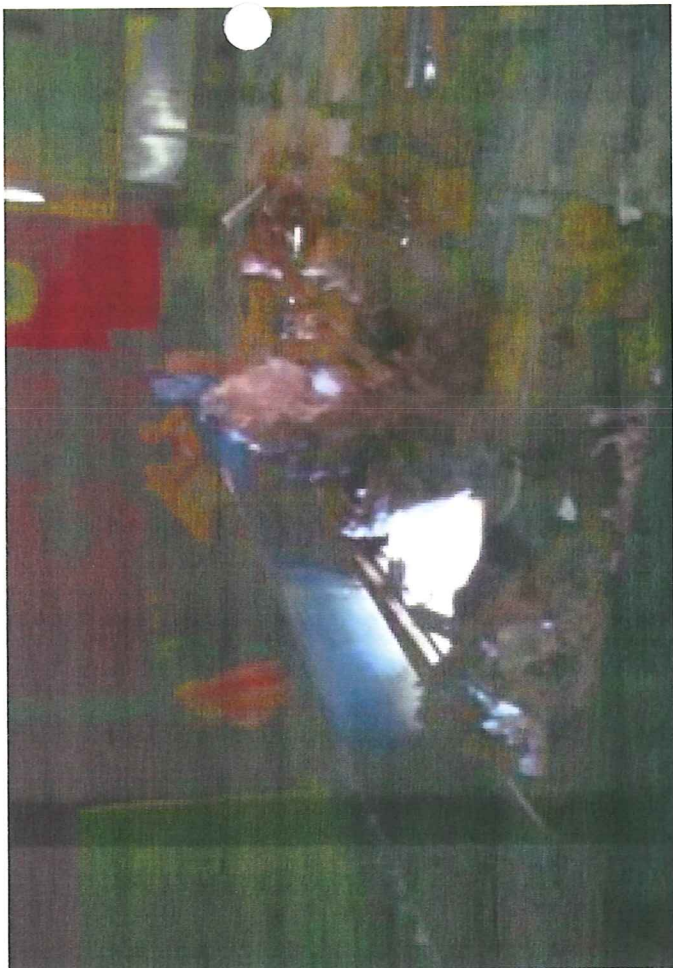
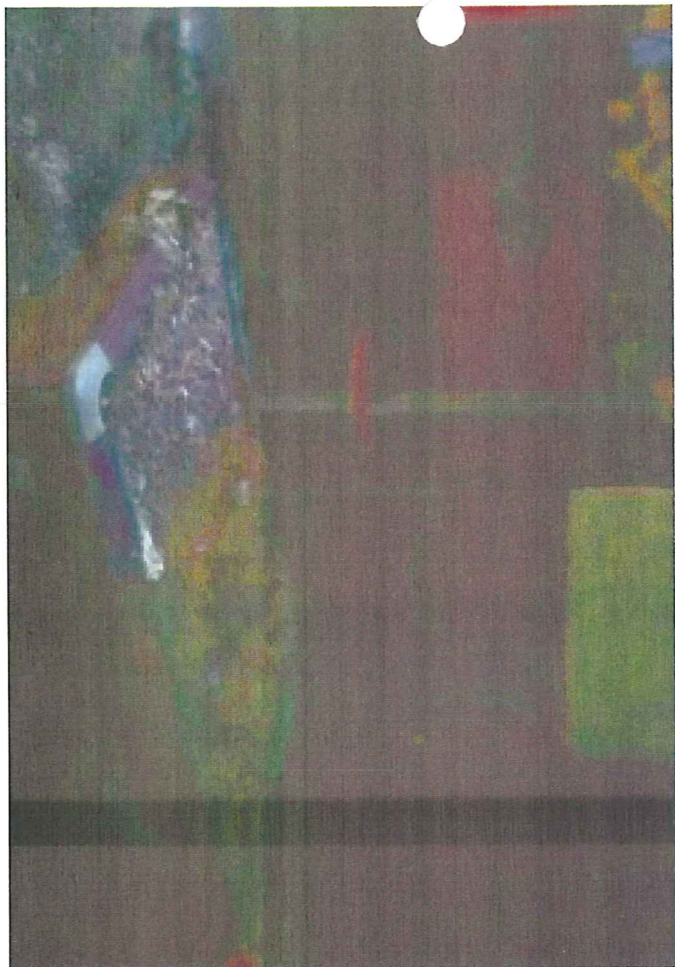
Haul and reclaim wood metal remaining

Gausmann:

Masonry/concrete hauled to Homburg's yard to recycle/reuse

Blacktop hauled to Wolf Paving to recycle/reuse



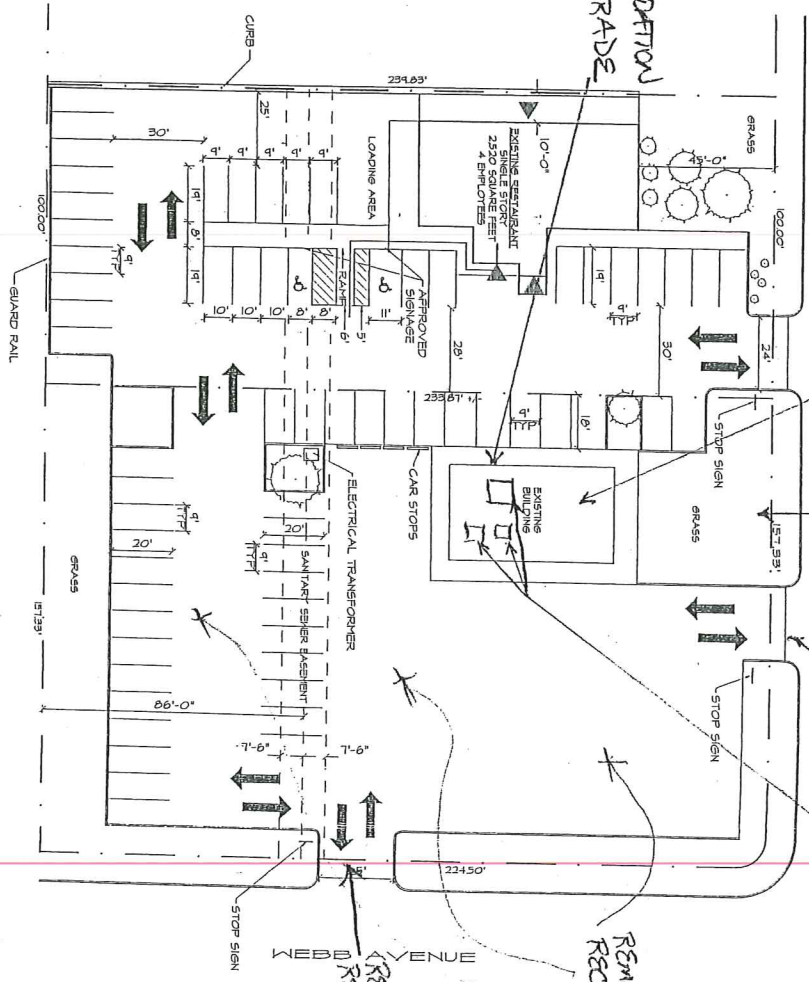






URBAN TOWN PROJECT
 BUILDING DEMO PROJECT
 3077 E. WASHINGTON AVE
 MADISON, WI

CAP OFF SEWER
 AT PROPERTY LINE



SITE PLAN
 SCALE 1" = 20'

Pharm/Parking Facility Approval

Contract No.	30579 E. Washington Ave. 305-432-2072
Contract Name	30579 E. Washington Ave. 305-432-2072
Contract Address	30579 E. Washington Ave. 305-432-2072
Contract City	Madison, WI
Contract State	WI
Contract Zip	53706
Contract Date	6/15/94
Contract Expires	6/15/94
Contract Status	Completed
Contract Type	Pharm/Parking Facility Approval
Contract Description	30579 E. Washington Ave. 305-432-2072
Contract Engineer	6/15/94
Contract Designer	6/15/94
Contract Checker	6/15/94
Contract Approver	6/15/94

REMOVE EXISTING
 BUILDING
 FRONTAGE ROAD
 REPLACE CURB
 RECLAIM REFRIERANT
 REMOVE AND RECYCLE
 EQUIPMENT.

REMOVE AND
 RECYCLE REFRIGERANT
 EQUIPMENT.

REMOVE APPROACH
 REPLACE CURB

BUILDING DATA

TENANT	TRIANGLE FINANCIAL SERVICES
LOCATION	3057 EAST WASHINGTON AVE MADISON, WISCONSIN DAIRY COUNTY
TYPE	3B HEAVY FRAME (UNPROTECTED) CHAPTER 54 OCCUPANCY (OFFICE)
EXISTING FLOOR AREA	2520 SF
USE OF BUILDING IS LIMITED TO 4 PERSONS ON STAFF AND 4 CUSTOMERS	
ROOF SNOW LOAD 30 PSF COLLATERAL LOAD 30 PSF	MINOR LOAD 20 PSF

LANDSCAPE WORKSHEET

Project: (see Appendix)
 Name of Project: _____
 Date of Project: _____
 (Section 20.00 (Native Plant) Required)

Number of Total Plants: _____
 The number of plants required for "Planting list" is based on the number of planting units. The number of plants required for "Planting list" is based on the number of planting units. The number of plants required for "Planting list" is based on the number of planting units.

NUMBER	PLANT	QUANTITY	PLANT	QUANTITY
1	Planting Unit	300	Planting Unit	300
2	Planting Unit	7	Planting Unit	7
3	Planting Unit	5	Planting Unit	5
4	Planting Unit	10	Planting Unit	10
5	Planting Unit	10	Planting Unit	10
6	Planting Unit	20	Planting Unit	20
7	Planting Unit	20	Planting Unit	20
8	Planting Unit	20	Planting Unit	20
9	Planting Unit	20	Planting Unit	20
10	Planting Unit	20	Planting Unit	20
TOTAL		327		327

INTERIOR ALTERATIONS FOR:
 TRIANGLE FINANCIAL SERVICES
 AT 3059 EAST WASHINGTON AVE.
 MADISON, WISCONSIN

JOB NUMBER
 49125

SITE PLAN

BUILDING IMAGINATION

ISCONTECH, INC.
 SINGLE SOURCE CONSTRUCTION

920-525-0212
 1-800-8WISCONSIN
 FAX: 920-525-1276

REVISIONS

NO.	DATE	DESCRIPTION
6/19/94	6/19/94	
6/19/94	6/19/94	

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPTS, AND PLANS SHOWN ON THIS DRAWING ARE OWNED BY AND ARE PROPERTY OF ISCONTECH, INC. NONE OR GIVEN TO OTHER PARTIES.
 COPYRIGHT © 1999

Set

ANDREW DAHLEN, INC.
855 E. Johnson St. Madison, Wis. 53703

CERTIFIED SURVEY MAP NUMBER 1804
DOCUMENT NUMBER 1443762

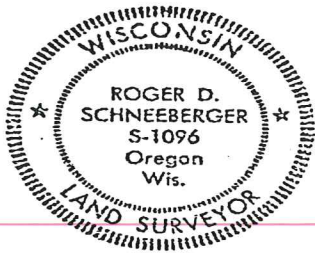
SURVEYOR'S CERTIFICATE

I hereby certify the following described land was surveyed and mapped under my direction and that I have fully complied with Chapter 236.34 of the Wisconsin Statutes and that the map is a correct representation of the boundaries thereof in accordance with the information furnished to me.

Part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 5, T. 7 N. R. 10 E., City of Madison, Dane County, Wisconsin described as follows: Beginning at the NW corner of the recorded plat of Darbo's Addition; thence N. 46° 56' 30" W., along the SW $\frac{1}{4}$ line of Webb Avenue, 240.00 feet to the SE $\frac{1}{4}$ line of E. Washington Avenue; thence S. 41° 11' W., along said SE $\frac{1}{4}$ line of avenue, 264.35 feet; thence S. 48° 37' E., 239.80 feet to the NW $\frac{1}{4}$ line of Darbo's Addition; thence N. 41° 11' E., along said NW $\frac{1}{4}$ line of plat, 257.35 feet to the point of beginning.

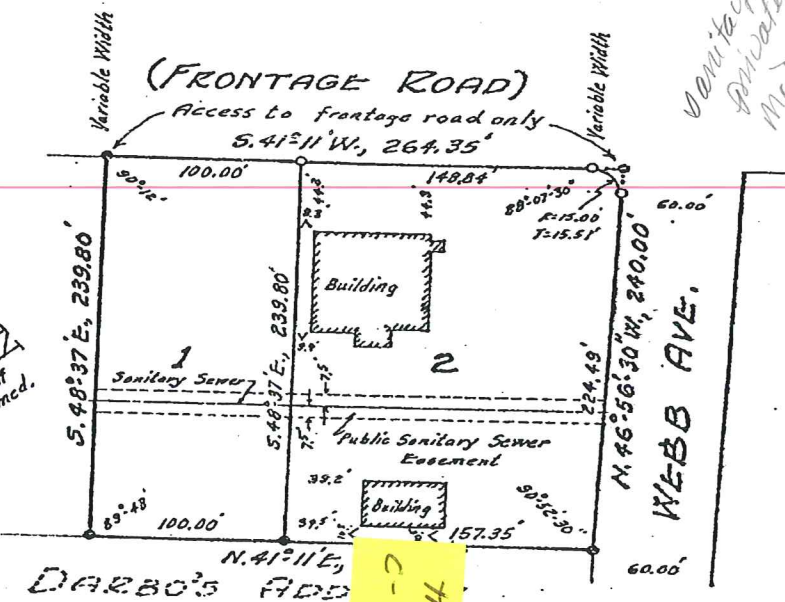
Roger D. Schneeberger
Roger D. Schneeberger, R.L.S. No. 5-1096
Date Sept. 2, 1975

Surveyed for: Richard Divilbiss
1406 E. Washington Ave. Suite #148
Madison, Wis. 53703



E. WASHINGTON AVE.

(FRONTAGE ROAD)



*Don't say - Sakraba
Private main -
McDonald's*

North Point referenced to the NW $\frac{1}{4}$ line of Darbo's Addition. - Bearing N. 41° 11' E. assumed.

Reference No. 4892 C.S. (D-151/151)

Legend

- Scale: 1 inch = 80 feet
- - iron stake found
- - 1" x 24" iron pipe
- Min. Wt. 1.13#/ln ft

Approved by the Secretary of the Madison Plan Commission.

9-19-75 W.D. Hill
Date Chairman Secretary

RECEIVED FOR record this 19 day of Sept at 10:45 A M. and recorded in Volume 7 of Certified Survey Maps of Dane County page 215

Harold K. Hill, Register of Deeds.
By: Vera Chapman, Deputy

Sheet 1 of 2 Sheets.

ANDREW DAHLEN, INC.
855 E. Johnson St.
Madison, Wis. 53703

OWNER'S CERTIFICATE

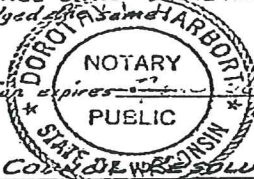
As owner I hereby certify that I caused the land on this certified survey map to be surveyed, divided, mapped and dedicated as represented thereon.

Richard J. Divalbiss
Richard J. Divalbiss
Dorothy L. Harbort
Dorothy L. Harbort
} Witnesses

Helen Kethke
Helen Kethke, individually and as trustee

STATE OF WISCONSIN }
COUNTY OF DANE } ss. Personally came before me this 14th day of Sept, 1975,
the above named owner to me known to be the person who executed the foregoing instrument
and acknowledged the same Dorothy L. Harbort

My commission expires 12-1-8



Dorothy L. Harbort
Notary Public, Dane County, Wisconsin.

COMMON COUNCIL RESOLUTION

Resolved that this certified survey in the City of Madison, Dane County, Wisconsin is hereby approved by the Common Council.

I hereby certify that the above is a true and correct copy of a resolution adopted by the Common Council of the City of Madison on the 16th day of September, 1975.

Eldon C. Hoel
Eldon C. Hoel, City Clerk.

148305

Reference No. 4892 C.E.

page 216

Sheet 2 of 2 Sheets.