



# City of Madison

## Proposed Demolition & Conditional Use

Location  
698 South Whitney Way

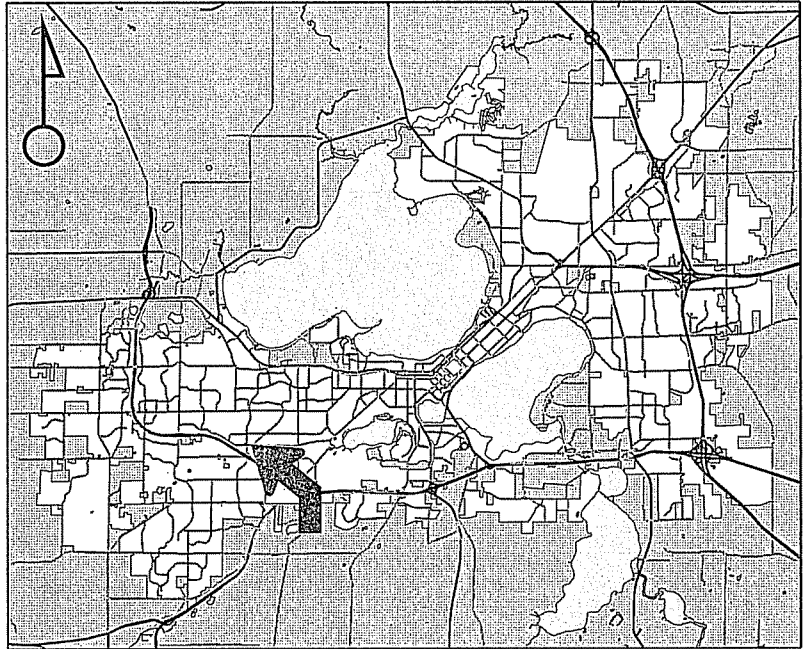
Project Name  
Taco Bell

Applicant  
Thomas Thayer - Thayer Properties, LLC/  
Greg Lautzenheiser - L+A Architects, Inc.

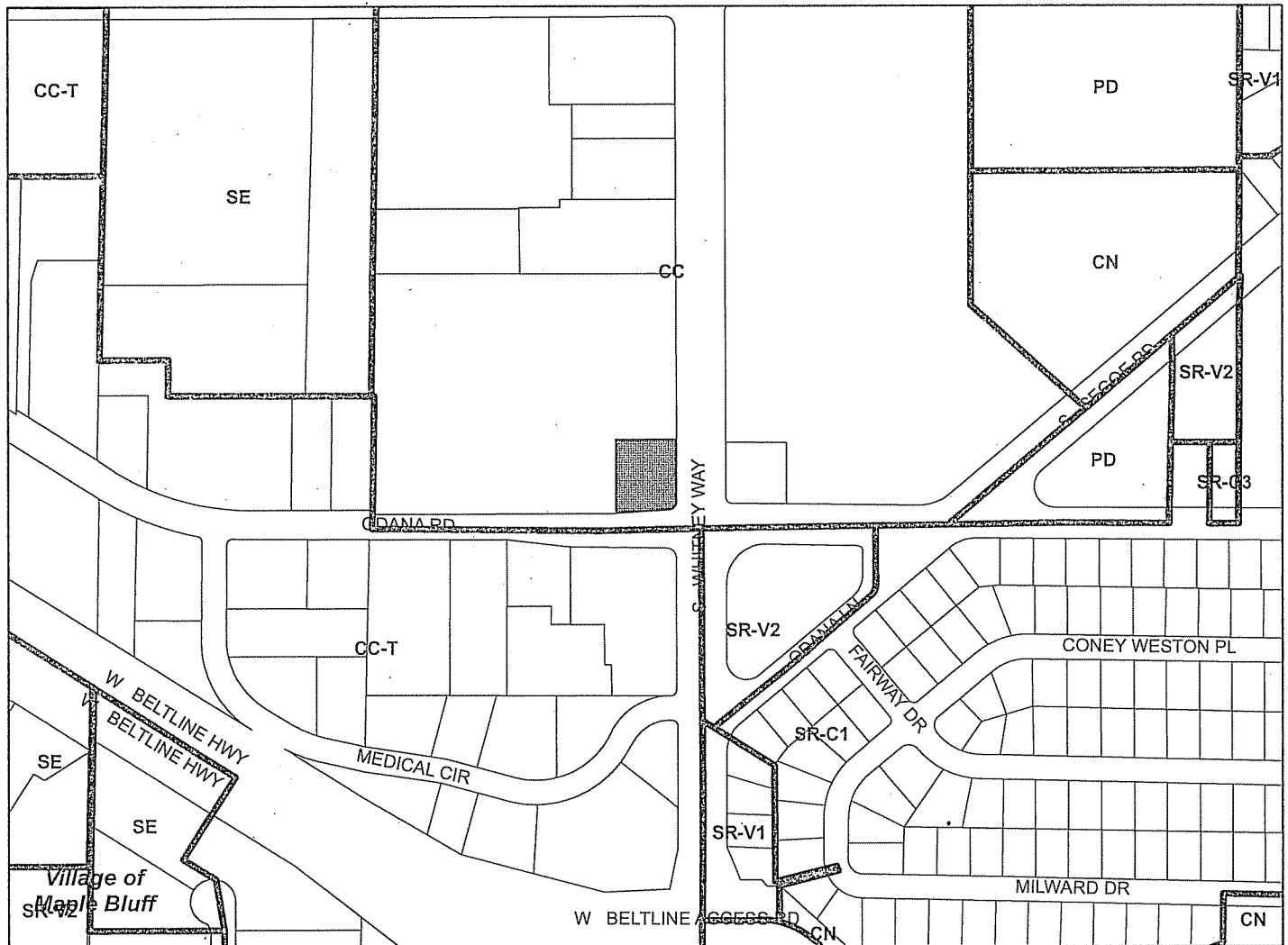
Existing Use  
Retail building

Proposed Use  
Demolish retail building and construct  
restaurant with vehicle access service  
window

Public Hearing Date  
Plan Commission  
26 August 2013

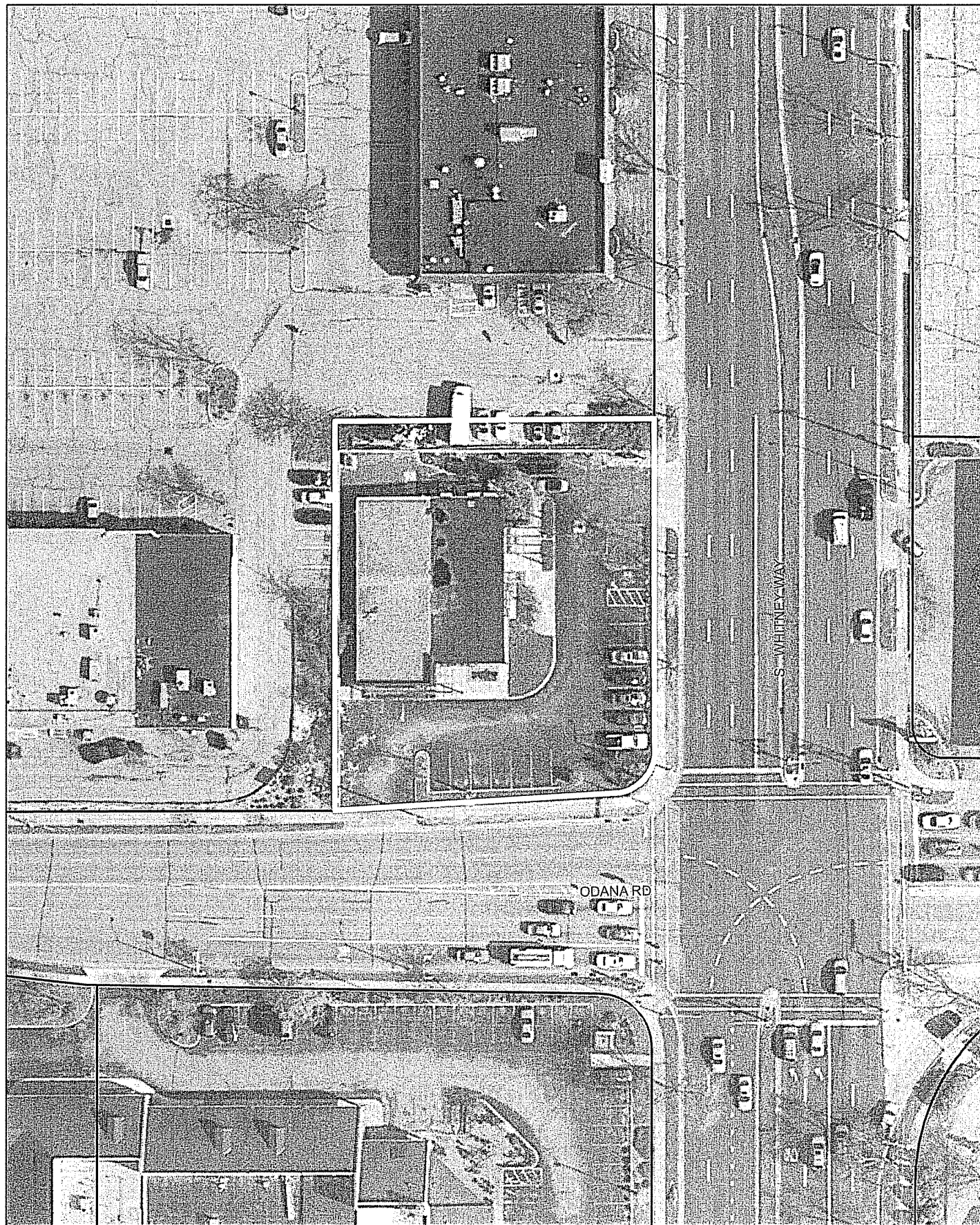


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 August 2013



Date of Aerial Photography : Spring 2010



# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid \$600 Receipt No. 143993  
 Date Received 6/19/13  
 Received By JLK  
 Parcel No. 0709-303-0507-8  
 Aldermanic District 19 Mark Cleaver  
 Zoning District CC  
 Special Requirements UAD-3  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. **Project Address:** 698 S. Whitney Way  
**Project Title (if any):** Taco Bell

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:** Greg Lautzenheiser **Company:** L+A Architects, Inc.  
**Street Address:** 2430 Rochester Court, Suite 200 **City/State:** Troy, MI **Zip:** 48083  
**Telephone:** (248) 524-4700 **Fax:** (248) 524-9746 **Email:** glautzenheiser@laarchitectsinc.com

**Project Contact Person:** Greg Lautzenheiser **Company:** L+A Architects, Inc.  
**Street Address:** 2430 Rochester Court, Suite 200 **City/State:** Troy, MI **Zip:** 48083  
**Telephone:** (248) 524-4700 **Fax:** (248) 524-9746 **Email:** glautzenheiser@laarchitectsinc.com

**Property Owner (if not applicant):** Mr. Thomas Thayer, Thayer Properties, LLC  
**Street Address:** 2625 Research Park Drive **City/State:** Fitchburg, WI **Zip:** 53711

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Demolition of an existing retail building and construction of a new Taco Bell restaurant with a drive-thru.

Development Schedule: Commencement 30 days after S.P.A. Completion 90 days after Commencement

## 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 <sup>2</sup> 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](mailto:pcapplications@cityofmadison.com).

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

## 6. Applicant Declarations


**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 alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Alder Mark Clear, February 7, 2013

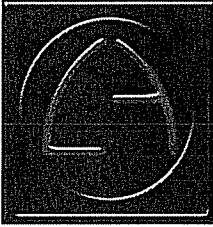
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**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: Tim Parks Date: 2-28-13 Zoning Staff: Pat Anderson Date: 2-28-13

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

Name of Applicant Greg Lautzenheiser Relationship to Property: Architect for Developer  
Authorizing Signature of Property Owner  Date 6/17/13



## **L+A ARCHITECTS, INC.**

2430 ROCHESTER COURT, SUITE 200  
TROY, MICHIGAN 48083  
TELEPHONE: 248.524.4700  
FACSIMILE: 248.524.9746  
WEB: [www.laarchitectsinc.com](http://www.laarchitectsinc.com)

June 18, 2013

City of Madison  
Zoning Administrator  
215 Martin Luther King Jr. Blvd, Room LL-100  
Madison, WI 53701

**RE: Taco Bell @ 698 S. Whitney Way  
Madison, WI  
L+A Job No. 12020**

### **LETTER OF INTENT**

The following shall serve as our Letter of Intent describing the above proposed project in detail.

The project includes the demolition of an existing 5,300 sq. ft. retail building on a 0.54 acre site and construction of a new approximately 2,000 sq. ft. freestanding Taco Bell restaurant with a drive-thru and 24 hour operation. The site includes 19 car parking spaces and 10 bike parking stalls. The existing retaining walls along the north and west property lines are to remain. The site wall also incorporates an on-site detention pond for storm water.

**Lot coverage:**

23,383 sq. ft. = 0.54 acres  
17,138 sq. ft. developed space (73%)  
6,245 sq. ft. usable open space (27%)

The current value of the land is \$985,000

The estimated total project cost is \$665,000 (includes site and building)

The project will provide 50 to 60 construction related jobs during construction and will create 4 to 6 full time jobs for Taco Bell employees as well as 30 to 40 part time jobs.

Project schedule: Upon completion of the Site Plan Approval process and obtaining the required building permits, the site and building construction is expected to take 80 to 90 days.

Public subsidy has not been requested for this project.

An outdoor eating area is not proposed for this project at this time.

The project team is as follows:

Taco Bell Construction Manager:  
Steve Pulcheon  
Taco Bell Corp.  
1 Glen Bell Way, MD#534  
Irvine, CA 92618

6/18/13  
Page 2

Taco Bell Real Estate Manager:  
Greg Eickholt  
Taco Bell Corp.  
7100 Corporate Drive  
Plano, TX 75024

Project Architect:  
L+A Architects, Inc.  
Greg Lautzenheiser & Rich Burke  
2430 Rochester Court, Suite 200  
Troy, MI 48083

General Contractor:  
To be determined

Sincerely,  
L + A Architects, Inc.

Greg Lautzenheiser, A.I.A.

DISTRIBUTION:  
File





A1



A2



**L + A ARCHITECTS, INC.**  
2430 ROCHESTER COURT, SUITE 200 TROY, MI 48083  
TELEPHONE (248) 524-4700 FAX (248) 524-9746

#309441 / #417910  
Madison, WI  
December 20, 2012  
L + A Job No. T12020



**A3**



**A4**



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A5



A6



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A7



A8



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A9



A10



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A11



A12



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A13



A14



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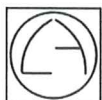
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**A15**



**A16**



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**A17**



**A18**



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A19



A20



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**A21**



**A22**



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**A23**



**A24**



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**A25**



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