



City of Madison

Proposed Demolition and Conditional Use

Location
5225 University Avenue

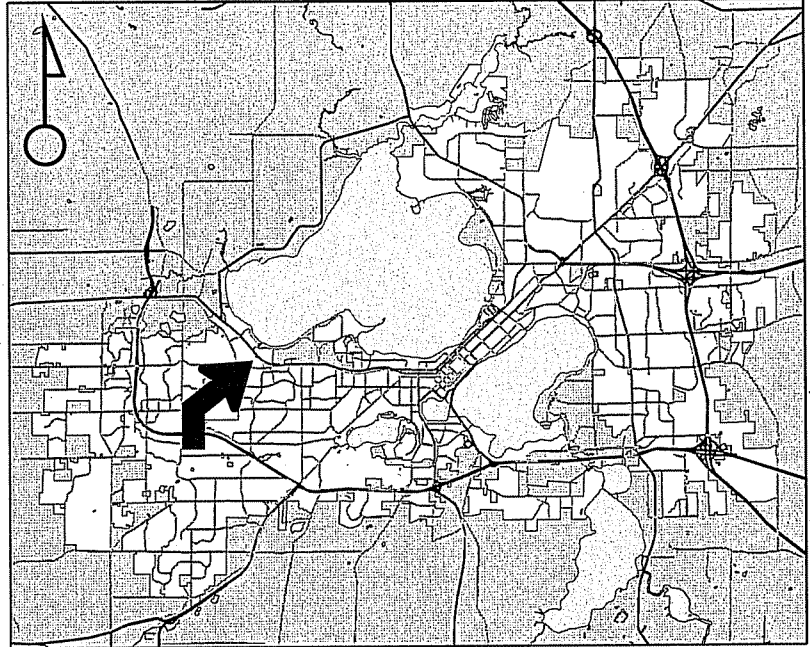
Project Name
Krupp Retail Building

Applicant
Joe Krupp

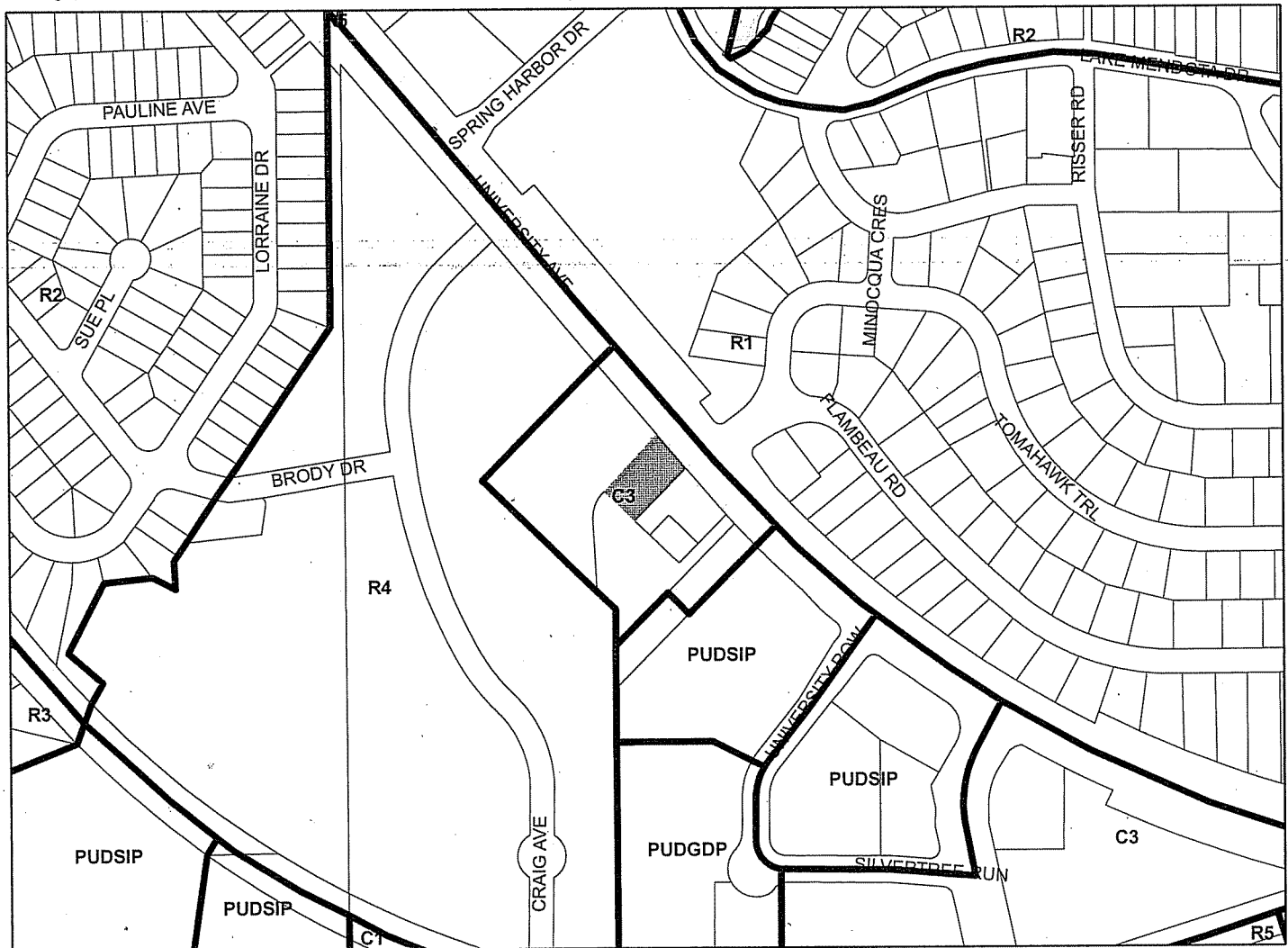
Existing Use
Retail, building

Proposed Use
Demolish retail building to allow construction of multi-tenant retail building with drive-thru

Public Hearing Date
Plan Commission
17 December 2012

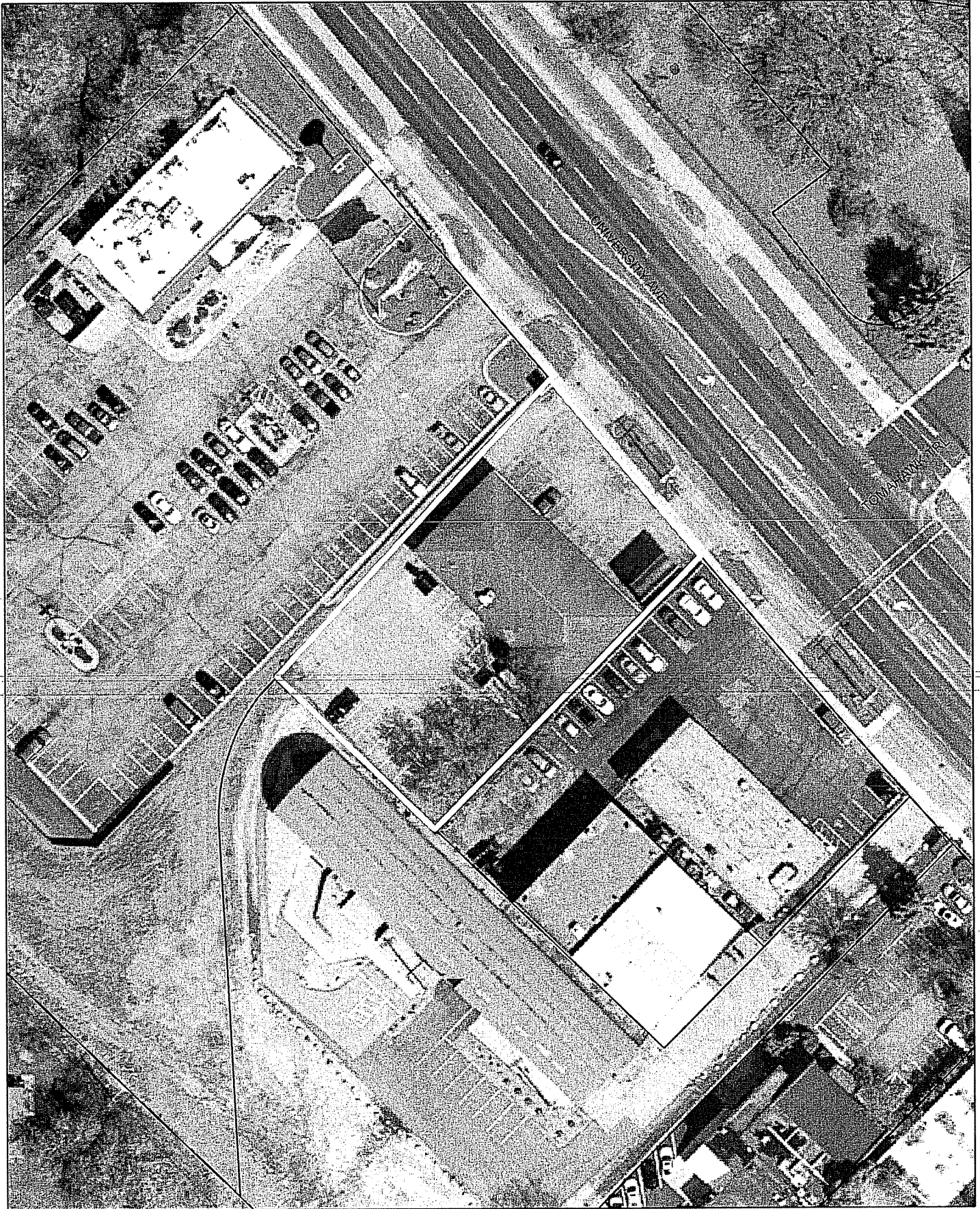


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 December 2012





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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$600</u> Receipt No. <u>137704</u>
Date Received	<u>11/14/12</u>
Received By	<u>JJK</u>
Parcel No.	<u>0709-184-1415-6</u>
Aldermanic District	<u>19-Mark Clear</u>
GQ	<u>WDL, WP14</u>
Zoning District	<u>C3 WP-14</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input checked="" type="checkbox"/> Legal Descript. <input type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>N/A</u>
Alder Notification	<u>11/23/12</u> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<u>11/14/12</u>

1. **Project Address:** 5225 University Avenue **Project Area in Acres:** 17,430 SF .4 acres

Project Title (if any): _____

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
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

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

Applicant's Name: Joe Krupp Company: _____

Street Address: 2020 Eastwood Drive City/State: Madison, WI Zip: 53704

Telephone: (608) 249-2020 Fax: (608) 249-2020 Email: _____

Project Contact Person: Joe Krupp Company: _____

Street Address: 2020 Eastwood Drive City/State: Madison, WI Zip: 53704

Telephone: (608) 249-2020 Fax: (608) 249-2020 Email: _____

Property Owner (if not 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 construction of new commercial building with drive through and outdoor seating.

Development Schedule: Commencement Spring 2013 Completion Fall 2013

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the Urban Design Commission, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

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

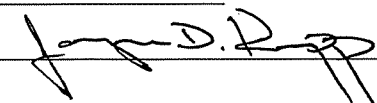
- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **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.
 - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the Spring Harbor _____ Plan, which recommends Mixed Uses _____ 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 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:
District 19 - Mark Clear _____
- 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: 09/06/2012 _____ Zoning Staff: Matt Tucker _____ Date: 09/06/2012 _____

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

Name of Applicant Joe Krupp _____ Relation to Property Owner Property Owner _____

Authorizing Signature of Property Owner  _____ Date 11/12/12 _____

November 14, 2012

Letter of Intent
5225 University Avenue
New Commercial Building

1. Existing Use

The approximately 4-acre site is located on the south side of University Avenue. The existing concrete block building was used for commercial/retail.

2. Project Schedule

Upon approval of the demolition permit and conditions use for drive through & outdoor seating. The project will proceed with construction this spring.

3. Project Team

- Owner: Joe Krupp
2020 Eastwood Drive
Madison, Wisconsin 53704

- Tenants to be confirmed

- Architect: Dimension IV – Madison, LLC
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

- Civil Engineer: Quam Engineering
4604 Siggelkow Road
McFarland, Wisconsin 53558

- Landscape Architect: Paul Skidmore
13 Red Maple Trail
Madison, Wisconsin 53717

- General Contractor: Krupp General Contractors
2020 Eastwood Drive
Madison, Wisconsin 53704

4. Project Use

- The building will have commercial tenants to be determined.

- Number of Employees: Estimated 25 Full Time Equivalents

- Hours of Operation: Potential 24 hours/day, 7 days/week

5. Project Data:

- Site 19,110 SF, .44 acres
- Building 4,000 SF First Floor
- Parking: Auto 25 Stalls
Bicycle 4 Stalls
- Land Value: \$230,000
- Project Cost: \$500,000
- Construction Jobs: 30 Employees throughout the construction job.
- New Jobs: Possible new jobs 25-30 estimated for mixed commercial use.
- Public Subsidy or
Financing Requested: No

**5225 University Avenue
Madison, Wisconsin**

**Reuse and Recycle Plan
November 8, 2012**

Introduction

5225 University Avenue is a 4800 square foot slab on grade building with a 1500 square foot partial basement area. The building is a one-story masonry block structure that initially had a flat roof and has been built over with a pitched wood truss system. The structure was built in the 1960's and has outlived its useful lifecycle. The structure needs to be razed to allow the redevelopment of the site for a new 4000 square foot commercial retail building.

Given the basic construction type, limited building materials and scale of this building, we will attempt to recycle any materials that have any remaining usefulness in an effort to keep these materials out of local landfills.

Building Contents

Miscellaneous store fixtures	Lighting fixtures
Steel beams and columns	HVAC equipment and ductwork
Storefront doors and windows	Concrete and Asphalt
Electrical components	
Plumbing fixtures and piping	

Pre-Deconstruction

- Site will be assessed for asbestos, lead and other contaminants and removed as required per State of Wisconsin regulations.

Salvaged Materials

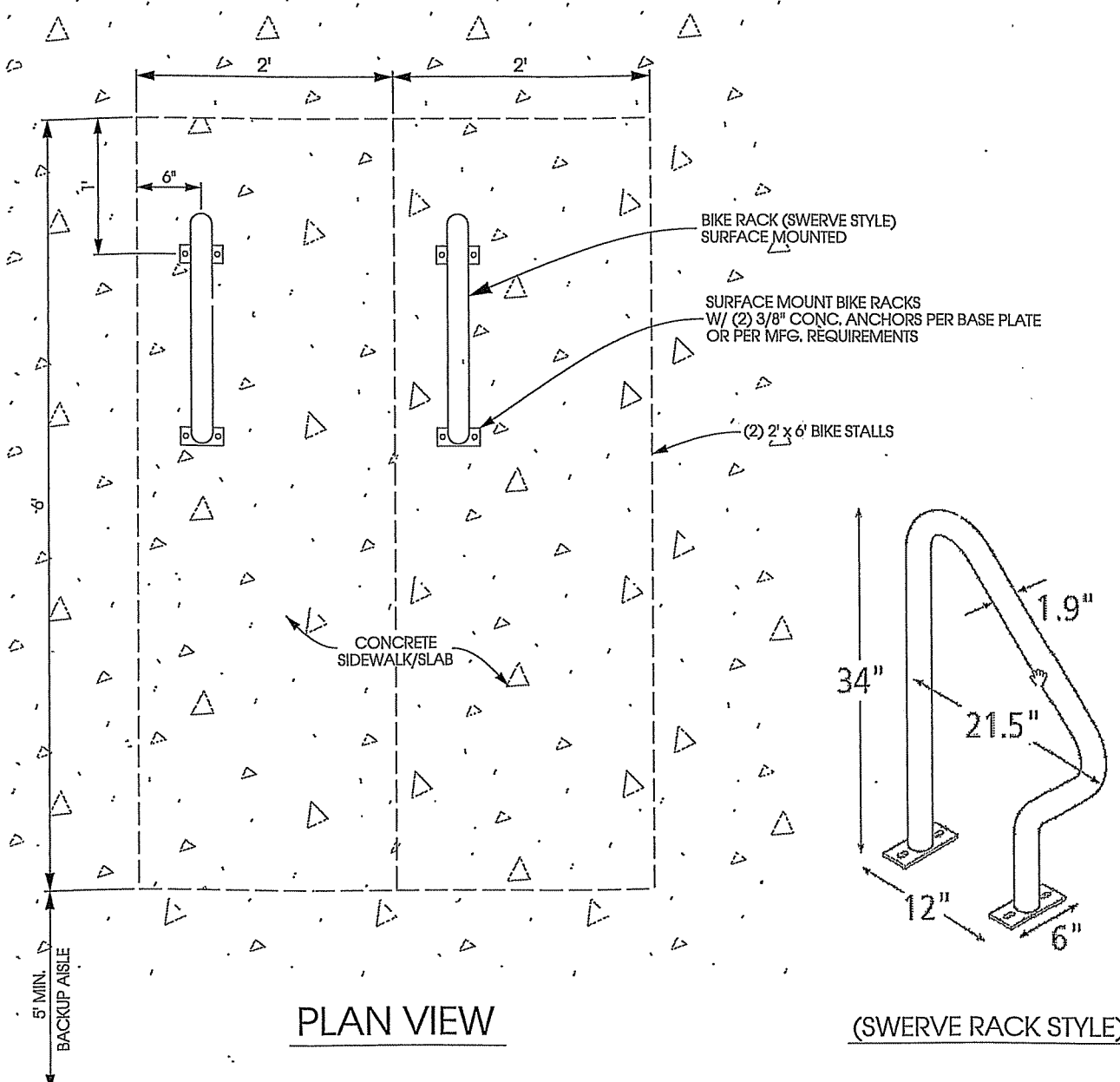
- Structural steel beams and columns will be salvaged or sold.
- Contractor will make all non structural materials available for donation to Habitat ReStore.

Recycled Materials

- Wood not to be re-used or salvaged will be separated into specific “wood” containers and recycled by vendor.
- Metals not to be re-used will be separated into specific “metal” containers to be supplied and recycled by vendor.
- Copper wiring and piping will be separated and recycled.
- All non-recyclable materials will be land filled.

Implementation

- Communication of the management plan with on-site contractors.
- Log all materials removed from the site.
- Labeling of all containers to avoid contamination.



PLAN VIEW

(SWERVE RACK STYLE)

B **BIKE RACK DETAIL**

C5.0 SCALE: 11 X 17 - NTS
22 X 34 - NTS