



Location
8302 Mineral Point Road

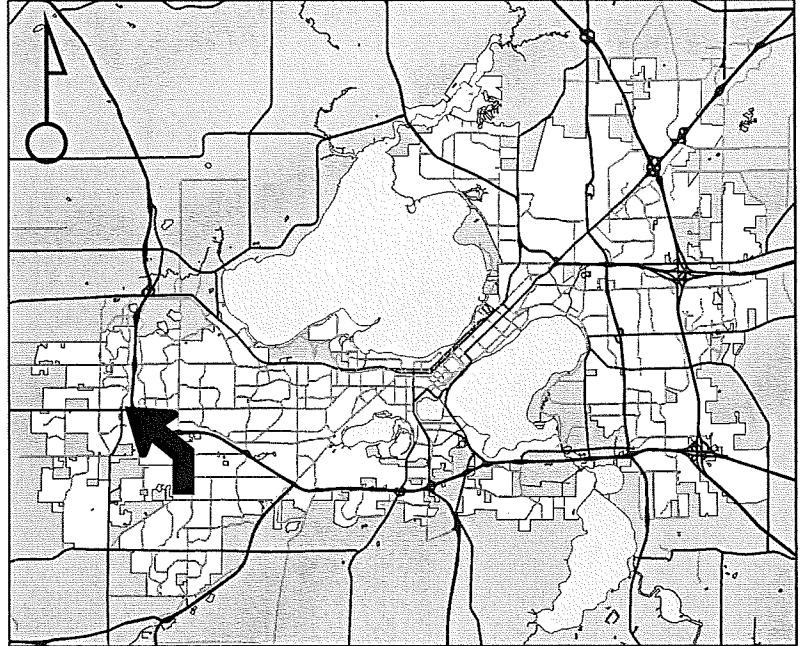
Project Name
Steve's Demolition

Applicant
City of Madison/Chris Petykowski -
City of Madison Engineering Division

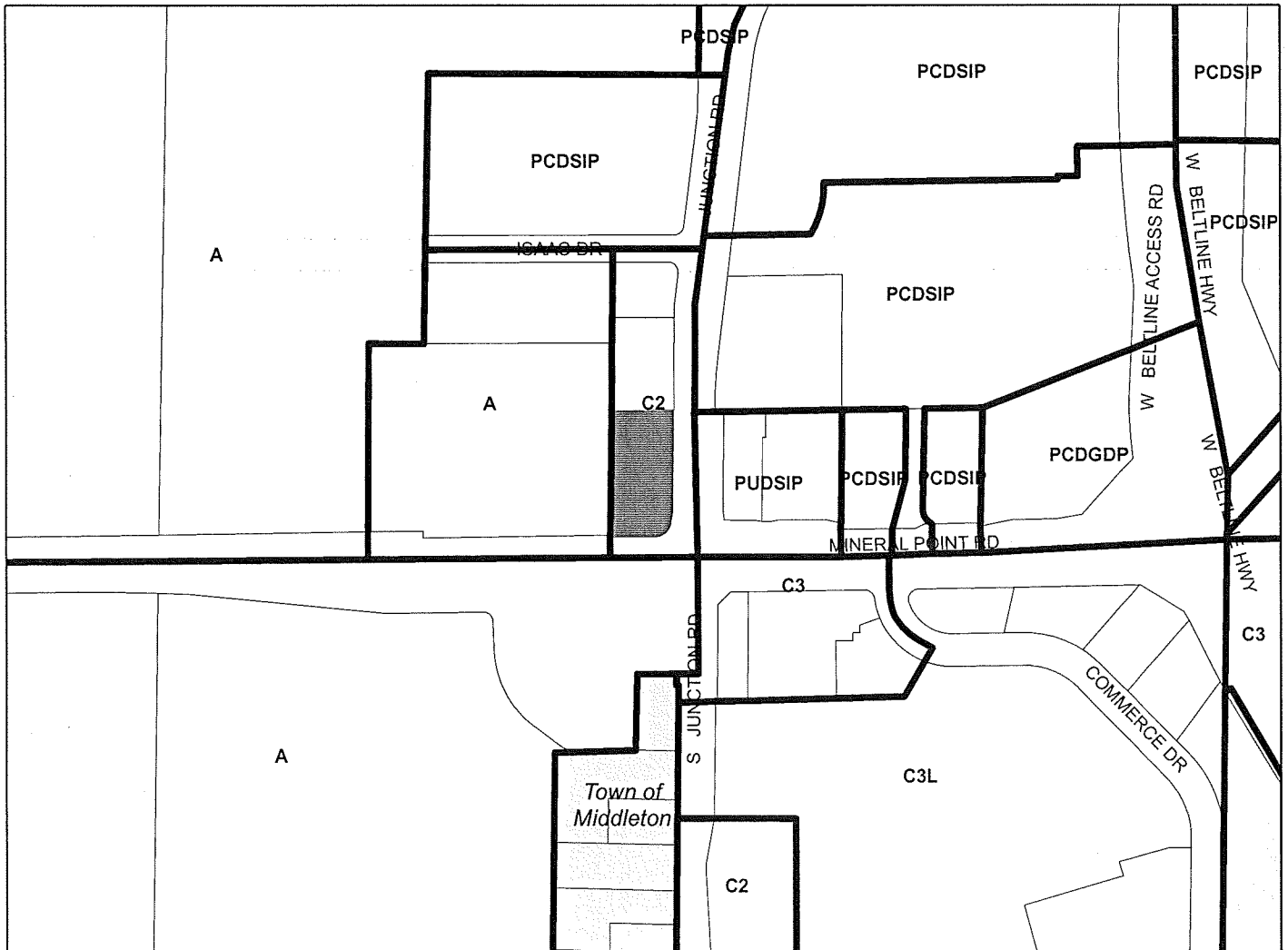
Existing Use
Commercial building

Proposed Use
Demolish retail building as part of
Mineral Point Rd/Junction Rd
reconstruction project

Public Hearing Date
Plan Commission
12 September 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 : 21 August 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 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	Receipt No.
Date Received	<u>August 01, 2012</u>
Received By	
Parcel No.	<u>0708-2240-1017</u>
Aldermanic District	<u>9-SKIDMORE</u>
GQ	
Zoning District	<u>C2</u>
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	

1. Project Address: 8302 Mineral Point Road **Project Area in Acres:** 1.06
Project Title (if any): Steve's Liquor Demolition

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.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input 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: City of Madison Engineering Division Company: Chris Petykowski, PE
Street Address: 210 MLK Jr. Blvd., Room 115 City/State: Madison, WI Zip: 53703
Telephone: (608) 267-8678 Fax: () Email: cpetykowski@cityofmadison.com

Project Contact Person: _____ Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____

Property Owner (if not applicant): City of Madison
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
Demolish existing one-story retail building as part of Mineral Point Rd./ Junction Rd. reconstruction project

Development Schedule: Commencement October 1, 2012 Completion December 1, 2012

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:
 - **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.
- Filing Fee:** \$ N/A 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 Junction Neighborhood Development Plan, which recommends: Commercial/ Retail development 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:
 Ald. Paul Skidmore, 9th District involved throughout road project; demolition list-serv noticed on July 17, 2012
 - 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: Tim Parks Date: 07/05/12 Zoning Staff: Matt Tucker Date: 05/01/12
- 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 Chris Petykowski Date August 1, 2012
 Signature _____ Relation to Property Owner Agent for City

Authorizing Signature of Property Owner _____ Date August 1, 2012



Department of Public Works
City Engineering Division

Robert F. Phillips, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
FAX 608 264 9275
Textnet 866 704 2315
www.cityofmadison.com

608 266 4751

Assistant City Engineer
Michael R. Dailey, P.E.

Principal Engineers
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.
Christopher J. Petykowski, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

GIS Manager
David A. Davis, R.L.S.

Financial Officer
Steven B. Danner-Rivers

Hydrogeologist
Brynn Bemis

August 1, 2012

Plan Commission
c/o of the Planning Division,
Department of Planning and Community & Economic Development
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, Wisconsin 53701-2981

Re: Demolition of Steve's Liquor, 8302 Mineral Point Road
Letter of Intent

Dear Members of the Plan Commission:

As part of the forthcoming reconstruction of the intersection of Junction Road and Mineral Point Road (CTH M & CTH S), the City of Madison is requesting approval to demolish the one-story Steve's Liquor retail building located at 8302 Mineral Point Road. On April 10, 2012, the Common Council adopted Resolution 12-00239 (ID 25665), determining a Public Purpose and Necessity and adopting a Relocation Order to acquire the subject property as part of the implementation of the road improvement project. The Plan Commission recommended approval of this resolution to the Board of Public Works and Common Council at its April 9, 2012 meeting. The City completed acquisition of the property in June 2012.

The one-story building to be demolished was constructed in 1994 and contains approximately 5,100 square feet of first floor area. The building also includes a cellar that Steve's uses for merchandise storage. The site is served by approximately 30 surface parking stalls accessed by driveways from both Mineral Point and Junction roads.

As part of the demolition, the existing building, surface parking and Junction Road driveway will be removed. The existing driveway from Mineral Point Road will be retained but circulation through the site modified, with a connection to be constructed to the adjacent retail property to the north at 118-122 Junction Road, where Steve's Liquor will be relocated in September following completion of an interior remodeling project and construction of a minor addition to the northern tenant space in that building (122 Junction Road). Fourteen new auto parking stalls and four bike parking stalls will be constructed along the northern property line of the subject site to provide additional parking to serve the adjacent retail property that will contain the new home of Steve's. The City's Office of Real Estate Services is working with the adjacent property owner to create the necessary cross-access and shared parking agreements needed to serve the subject site and adjacent property. An exhibit showing the proposed site plan and related road improvements is attached for reference. Following demolition of the building, construction of the proposed access and parking improvements, and completion of the Junction Road/ Mineral Point Road project, the subject site will be landscaped in

accordance with the parking lot landscaping provisions in the Zoning Code, as approved by the Zoning Administrator and Planning Division staff.

Demolition of the building is scheduled to begin by October 1, 2012. Prior to issuance of wrecking permits and commencement of demolition activities, a reuse and recycle plan will be approved by the City's Recycling Coordinator as required by the 28.12(12) of the Zoning Code. As part of that plan, Habitat for Humanity will be allowed to salvage items from the building before the start of building demolition.

If you have any questions about this project, please Chris Petykowski of my staff at 267-8678.

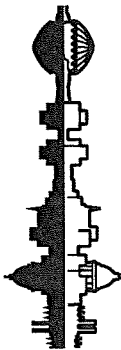
Sincerely,

ROBERT F. PHILLIPS, PE.
City Engineer

Attachments

cc: Joe Stepnik, Office of Real Estate Services
Chris Petykowski, City Engineering Division

RFP/Cp/tp



Madison, Wisconsin

MIDDLETON CEMETERY ASSOC.



FEE



CONV OF RIGHTS

SCALE: 1"=50 FEET



SCHEDULE OF INTERESTS REQUIRED			
PARCEL #	OWNER NAME	FEE AREA REQUIRED	CONV OF RIGHTS REQ
①	VARISE FAMILY TRUST A ALICE M. VARISE SURV. TR.	44,067.98 SQ. FT. 1.027 ACRES	15,890.43 SQ. FT. 0.365 ACRES
②	WHITHEAD PROPERTIES, LLC		15,890.43 SQ. FT. 0.365 ACRES
③	JUNCTION ROAD ACCORN, LLC		15,890.43 SQ. FT. 0.365 ACRES
⑨⑩	ALLIANT ENERGY (F.K.A. WP AL)		

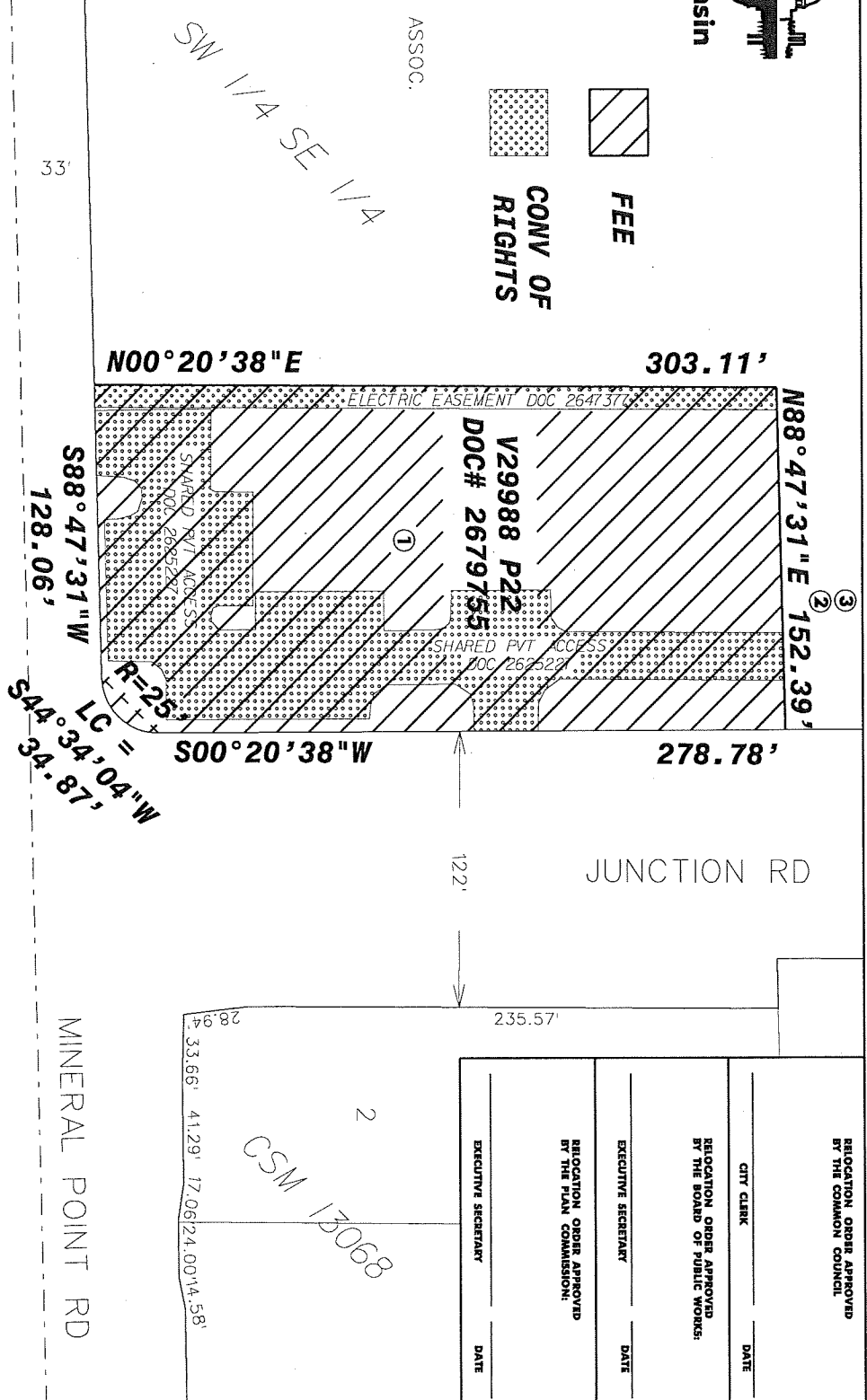
REVISIONS

**CITY OF MADISON
RELOCATION ORDER**

THAT OF LAND INTERESTS REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF MINERAL POINT RD. IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CITY ENGINEERING DIVISION
PROJECT NO. 25W035N
REAL ESTATE PROJECT NO. 9661

MARCH 14, 2012 dp



RELOCATION ORDER APPROVED BY THE COMMON COUNCIL

CITY CLERK _____ DATE _____

RELOCATION ORDER APPROVED BY THE BOARD OF PUBLIC WORKS:

EXECUTIVE SECRETARY _____ DATE _____

RELOCATION ORDER APPROVED BY THE PLAN COMMISSIONER:

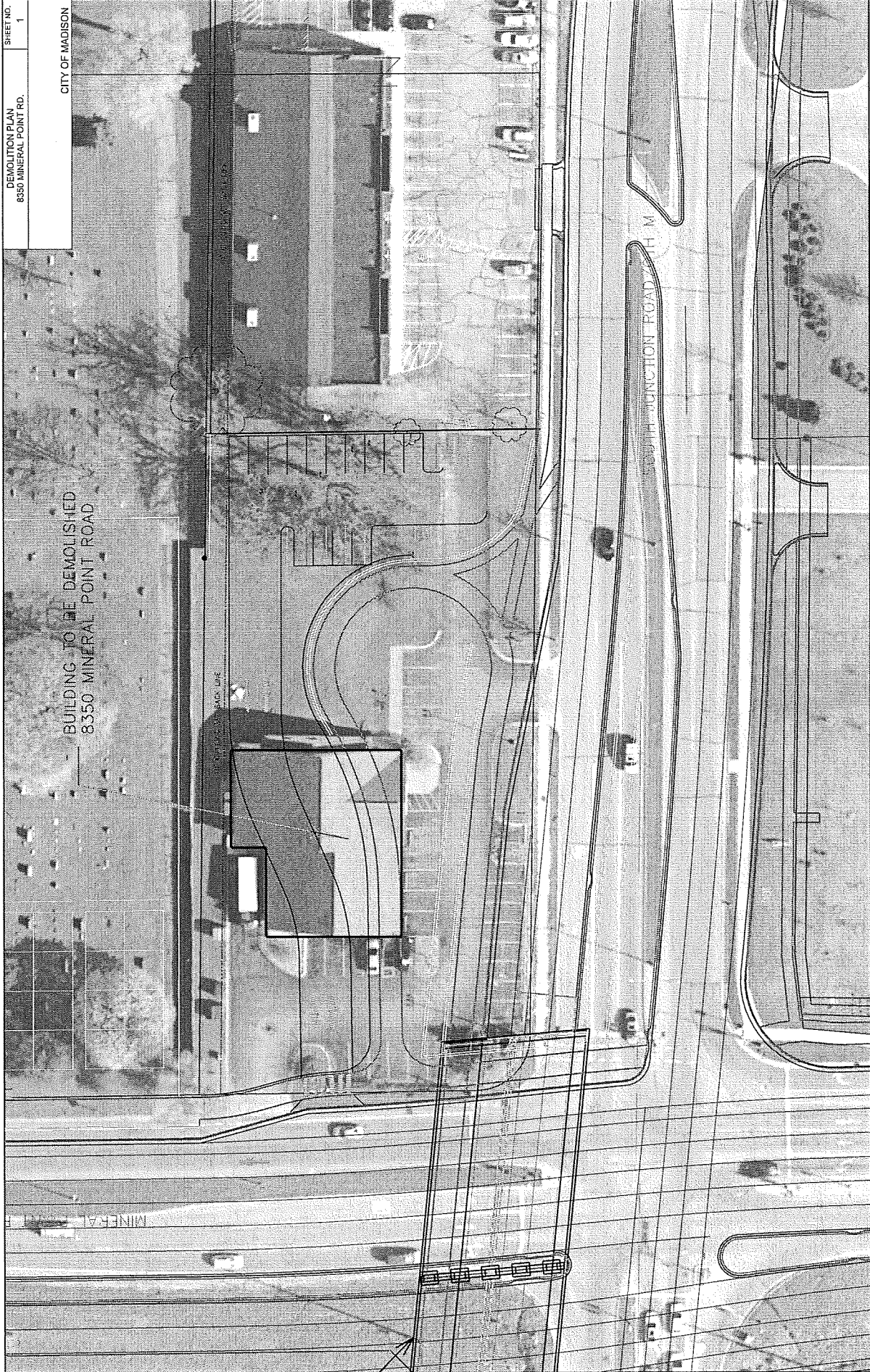
EXECUTIVE SECRETARY _____ DATE _____

DEMOLITION PLAN
8350 MINERAL POINT RD.

SHEET NO.
1

CITY OF MADISON

BUILDING TO BE DEMOLISHED
8350 MINERAL POINT ROAD



PLOT SCALE:

PLOT NAME:

REV. DATE:

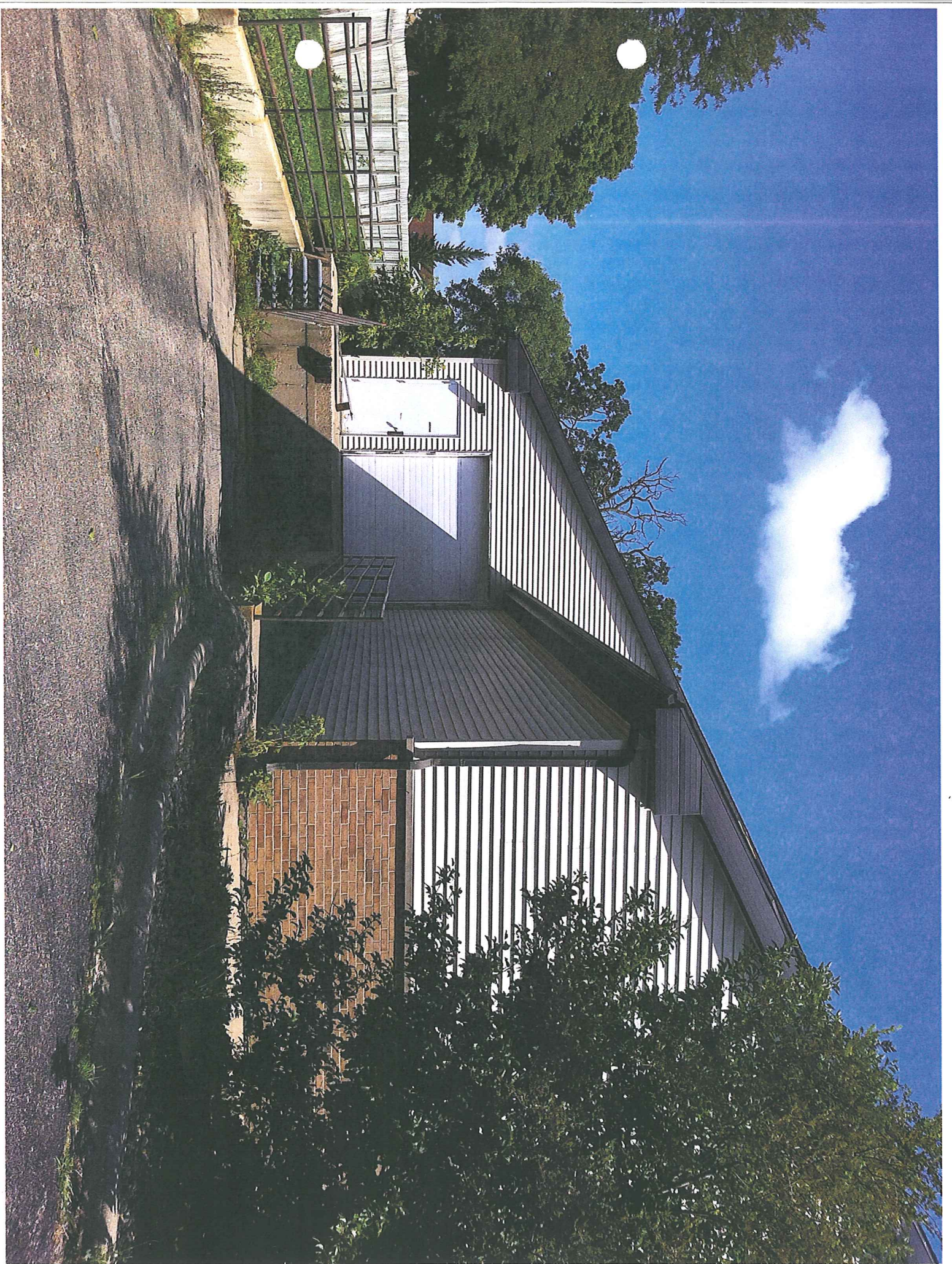
ORIGINATOR: CITY OF MADISON, STREETS DIVISION

FILE NAME: M:\CEN\STREETS\DCNS\WORK\14\1417\1417.DWG

DATE: 7/20/01











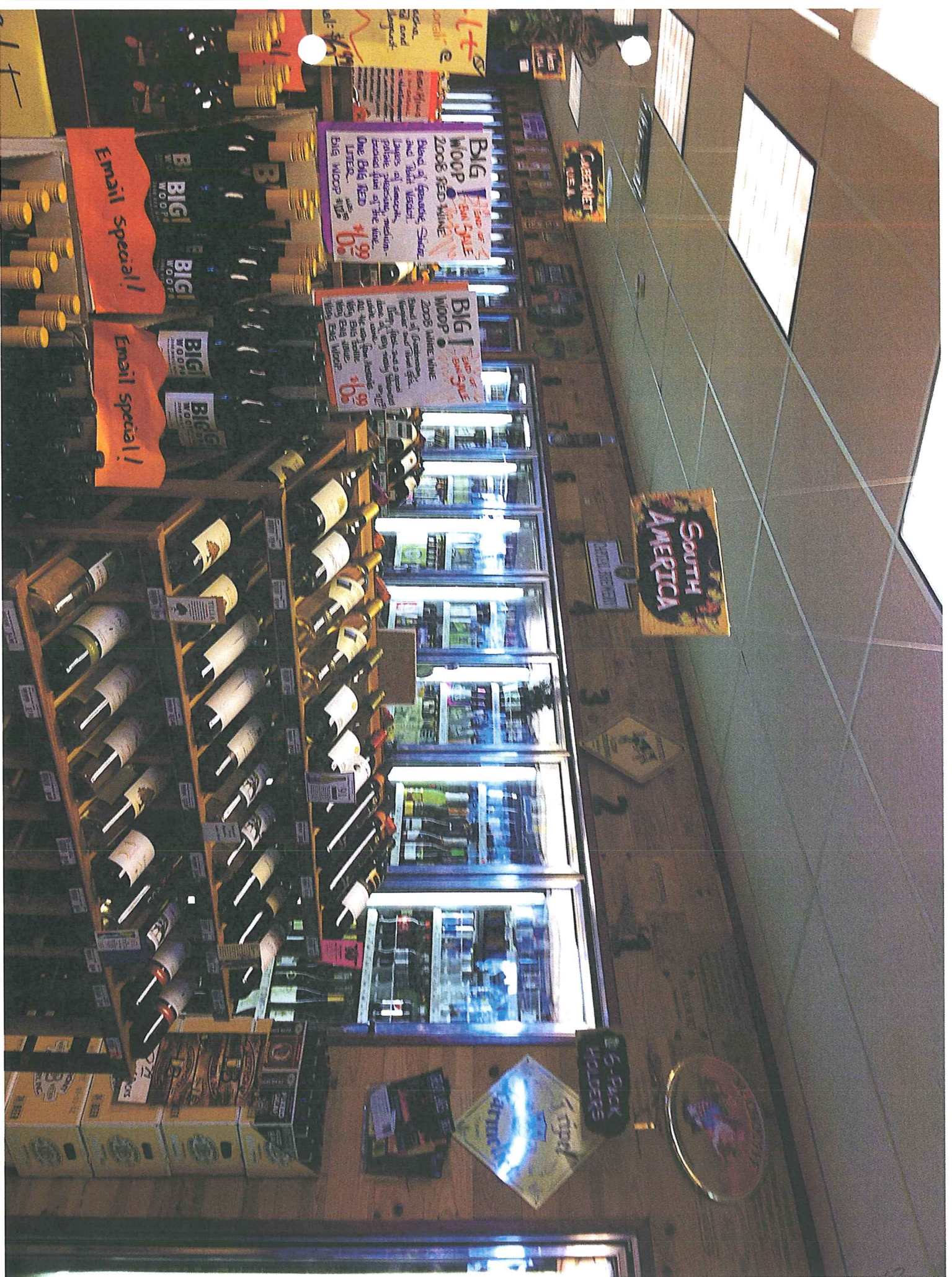
















13

Washed

SUTTER HOME

SUTTER HOME

SUTTER HOME

BEER & NUTS

4.10.99

STEVEN'S
NO LUNCH
ACCEPTS CHECKS.

SUTTER HOME

MAR

SUTTER HOME

EXIT

Specialty Cheese

Specialty Cheese

SPECIALTY CHEESE



