



Location  
3051 East Washington Avenue

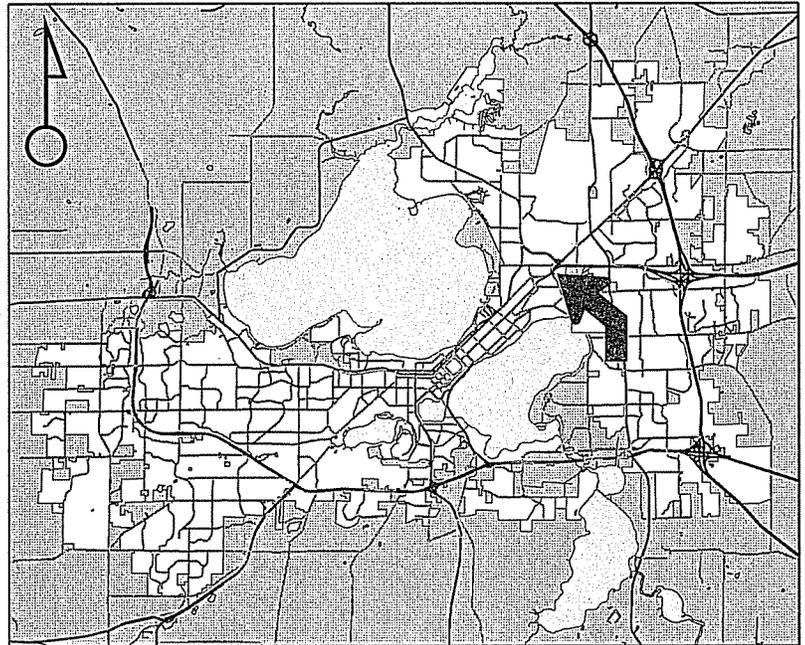
Project Name  
McDonald's Demolition

Applicant  
McDonald's Restaurants/  
Mike McLyman – McKee Associates

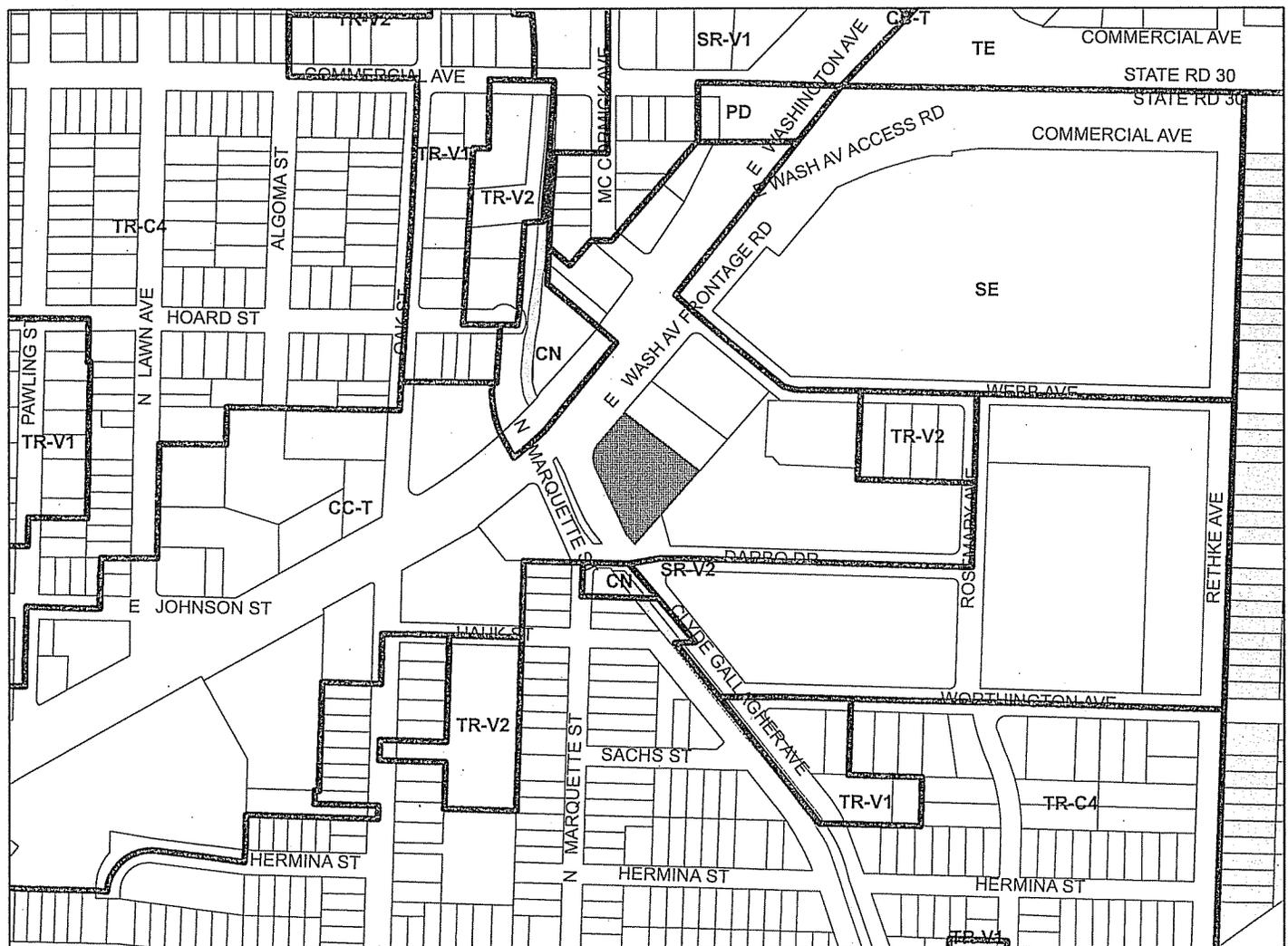
Existing Use  
Former McDonald's Restaurant

Proposed Use  
Demolish restaurant with no  
proposed alternative use

Public Hearing Date  
Plan Commission  
14 October 2013

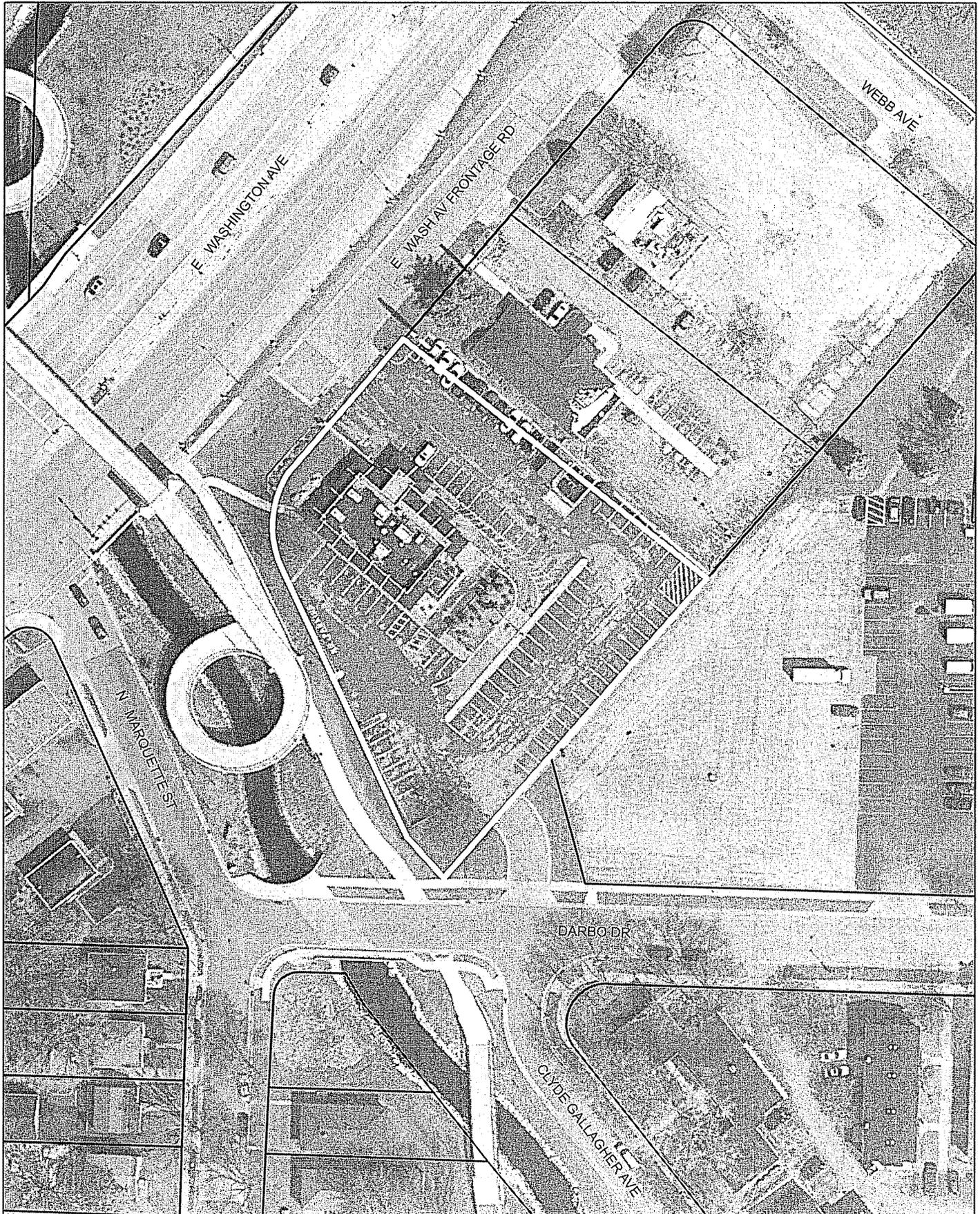


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 08 October 2013





# 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 <u>\$600</u>            | Receipt No. <u>146663</u>   |
| Date Received <u>8/30/13</u>      | Received By <u>JK</u>   |
| Parcel No. <u>0710-052-3401-9</u> | Aldermanic District <u>6-Margna Rumme</u>   |
| Zoning District <u>CC-T</u>       | Special Requirements <u>WDD-05, flood plain, existing CU</u>  |
| Review Required By <u>CU</u>      | <input type="checkbox"/> Urban Design Commission <input checked="" type="checkbox"/> Plan Commission<br><input type="checkbox"/> Common Council <input type="checkbox"/> Other: _____ |

Form Effective: February 21, 2013

1. Project Address: 3051 E Washington Ave.  
Project Title (if any): McDonald's

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: McDonald's Company: McDonald's Restaurants  
 Street Address: 1650 W. 82nd St. City/State: Bloomington MN Zip: 55431  
 Telephone: (612) 812-5419 Fax: (612) 885-4769 Email: Ray.Croston-Jr@US.MCD.com

Project Contact Person: Mike Mc Lyman Company: McKee Associates  
 Street Address: 925 Watson Ave City/State: Madison WI Zip: \_\_\_\_\_  
 Telephone: (608) 271-4900 Fax: (608) 271-4957 Email: Mike.dyman@McKee.associnc.com

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: Demo Existing Building  
Building being removed to make site pad ready for sale

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

**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/alterd 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 1/2 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.

**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:

Worthington Park N.A. 8/26, Alder Rummel 8/26 List Serv. 8/26

→ 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: H Stouder Date: 5/19/13 Zoning Staff: P Anderson Date: 5/19/13

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

Name of Applicant BRIAN SMITZ Relationship to Property: AGENT

Authorizing Signature of Property Owner [Signature] Date 3-22-13



Ray Croaston Jr      1650 W 82<sup>nd</sup> Street

Direct Dial 952-486-4157

Project Manager      Bloomington MN 55431

Cell 612-812-5419

Letter of Intent for the Demolition of the existing building (McDonald's Restaurant @3051 Washington Ave.

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Please accept this letter of intent and enclosed material in consideration of McDonald's proposal to demo the existing facility from the site located at 3051 E Washington Ave. Madison WI. Specific details related to this project include.

- Removal of all signage related to the McDonald's
- Removal of the existing equipment
- Removal of the existing building

The total area of the site is 48,646 square feet.

The property will be list than be available for sell upon the building has been removed.

If there is any additional information required, please contact me directly @ 612-812-5419.

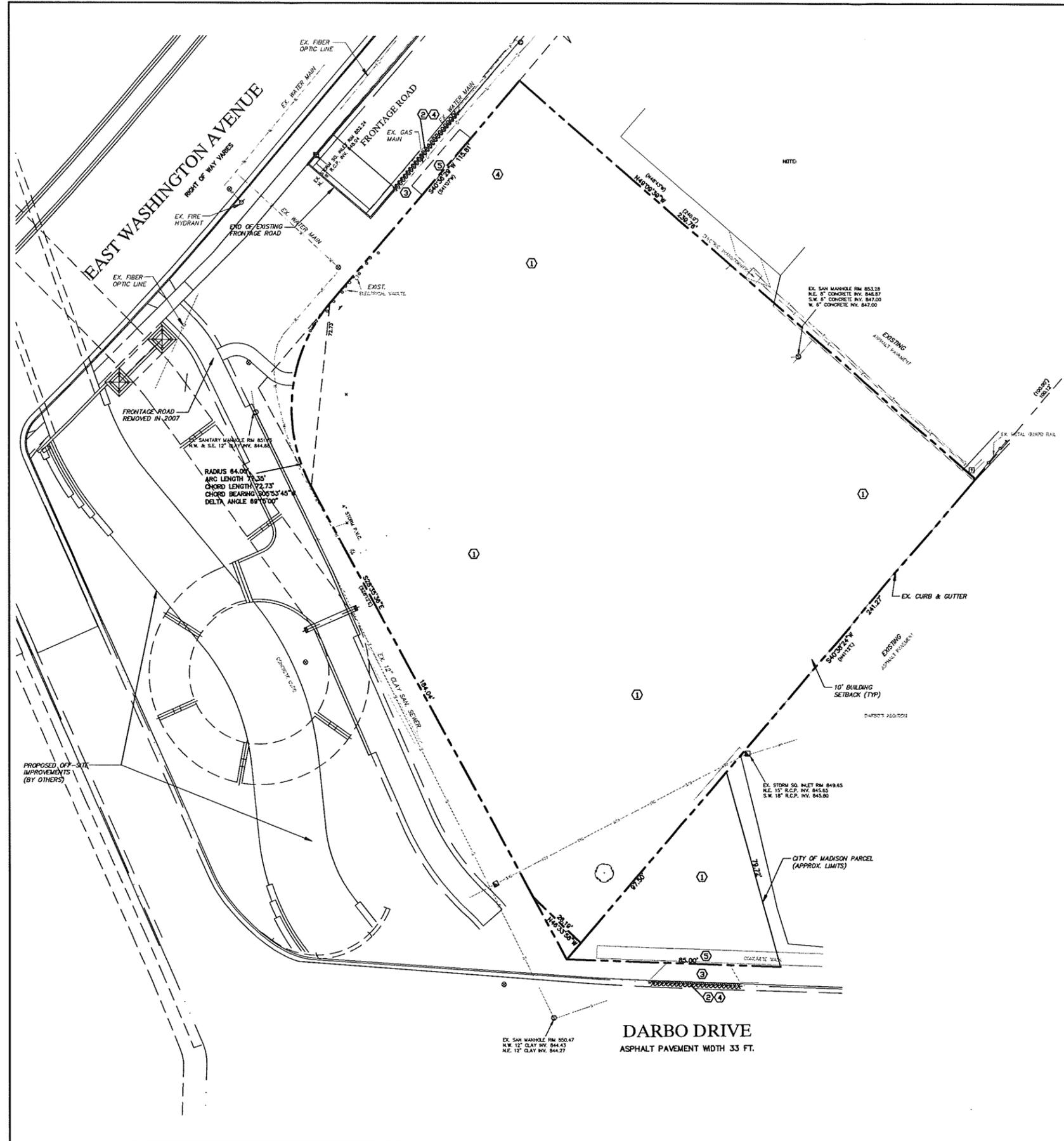
Sincerely,

Ray Croaston

Area Construction Manager

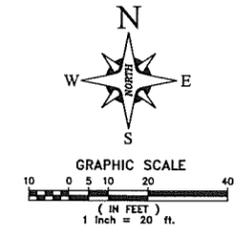






- CONSTRUCTION NOTES**
- ① ALL DISTURBED AREA WILL BE REPLACE WITH GRASS
  - ② SAWCUT EXISTING CURB
  - ③ REMOVE CONCRETE APRON OR PAVEMENT
  - ④ INSTALL 6" VERTICAL CURB & GUTTER PER CITY OF MADISON STANDARDS
  - ⑤ PRESERVE EXISTING SIDEWALK

**DIGGERS HOTLINE**  
 Toll Free (800) 242-8611  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com



R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

**R.A. Smith National**  
*Beyond Surveying and Engineering*

PROJECT MANAGER: RYAN J. LANCOUR, P.E.

|           |      |       |           |        |      |                |                  |            |           |                 |     |             |          |               |          |                |   |                     |               |     |      |                  |
|-----------|------|-------|-----------|--------|------|----------------|------------------|------------|-----------|-----------------|-----|-------------|----------|---------------|----------|----------------|---|---------------------|---------------|-----|------|------------------|
| SHEET NO. | CITY | STATE | WISCONSIN | COUNTY | DANE | STREET ADDRESS | 9002 DARBO DRIVE | SHEET NAME | SITE PLAN | NATIONAL NUMBER | 473 | DATE ISSUED | 05-25-13 | DATE REVIEWED | 05-25-13 | OFFICE ADDRESS | 1650 W. BENT STREET #900 BLOOMINGTON, MINNESOTA 55431-9888 (612)-884-4355 | MCDONALDS USA, LLC. | CERTIFICATION | REV | DATE | REVISION HISTORY |
|           |      |       |           |        |      |                |                  |            |           |                 |     |             |          |               |          |                |   |                     |               |     |      |                  |