



City of Madison

Proposed Demolition

Location

3051 East Washington Avenue

Project Name

McDonald's Demolition

Applicant

McDonald's Restaurants/
Mike McLyman – McKee Associates

Existing Use

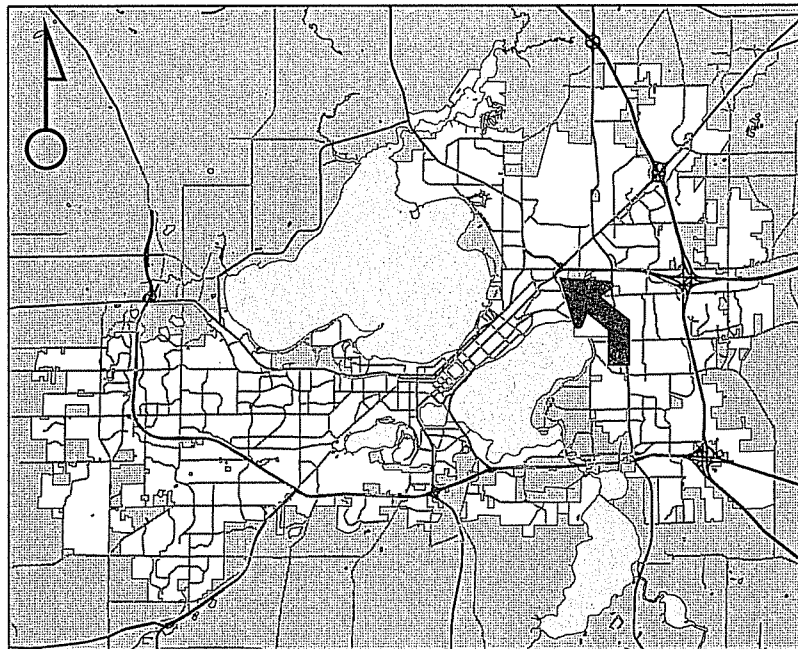
Former McDonald's Restaurant

Proposed Use

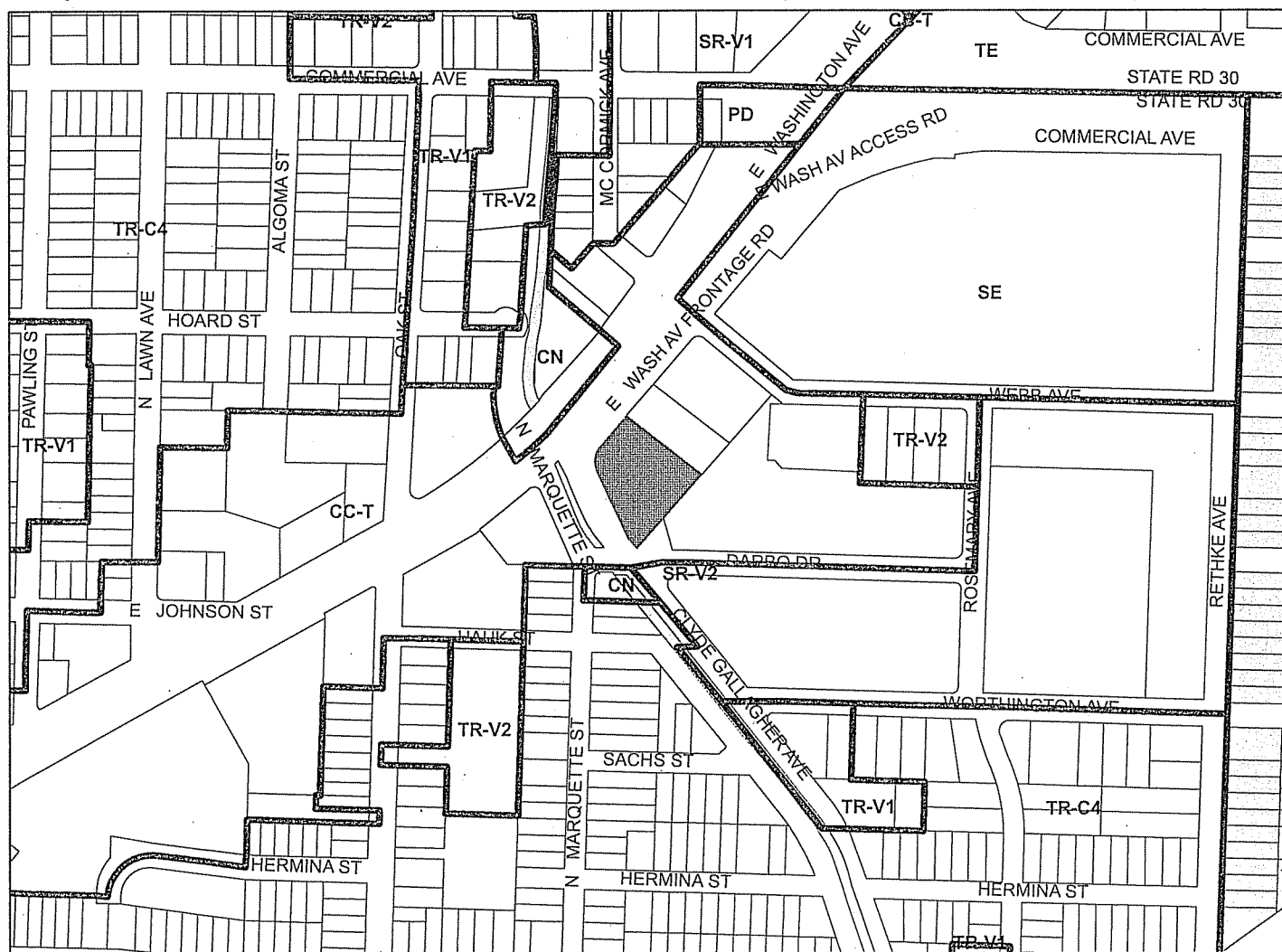
Demolish restaurant with no
proposed alternative use

Public Hearing Date

Plan Commission
14 October 2013

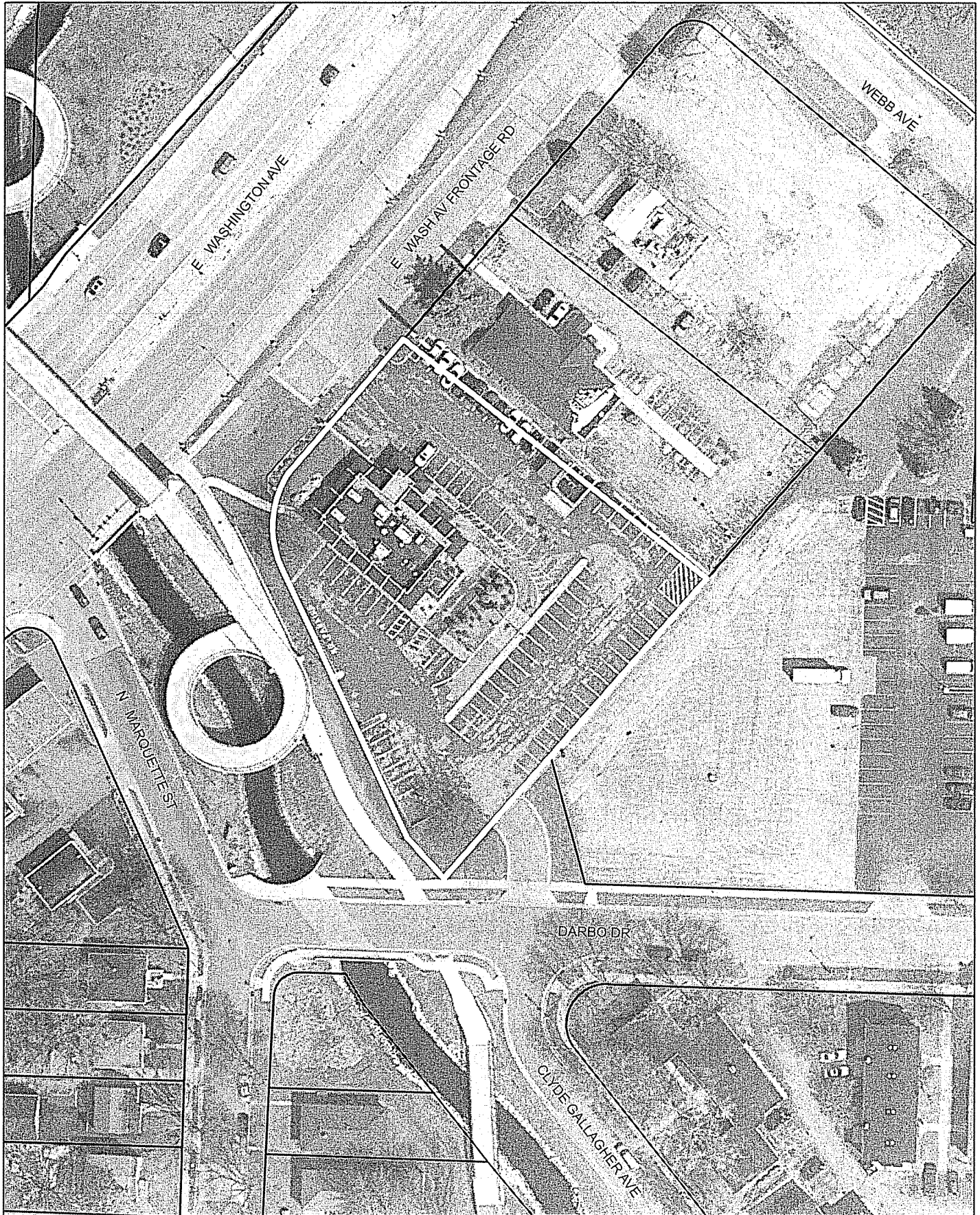


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



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

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$600</u>	Receipt No. <u>146663</u>
Date Received <u>8/30/13</u>	
Received By <u>SK</u>	
Parcel No. <u>0710-052-3401-9</u>	
Aldermanic District <u>6-Margha Rumme</u>	
Zoning District <u>CC-T</u>	
Special Requirements <u>UDD-05, flood plain, existing CU</u>	
Review Required By <u>CU</u>	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<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): McDonalds

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: McDonalds Company: McDonalds Restaurants
Street Address: 1650 W. 82nd St. City/State: Bloomington MN Zip: 55431
Telephone: (612) 812-5419 Fax: (612) 885-4769 Email: Ray.Croastan-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 @ McKeeassocinc. 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 ² 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

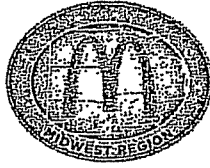
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☐ **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 SMITH Relationship to Property: AGENT
Authorizing Signature of Property Owner [Signature] Date 3-22-13



Ray Croaston Jr 1650 W 82nd 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.

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

