



City of Madison

Proposed Demolition & Alteration to Conditional Use

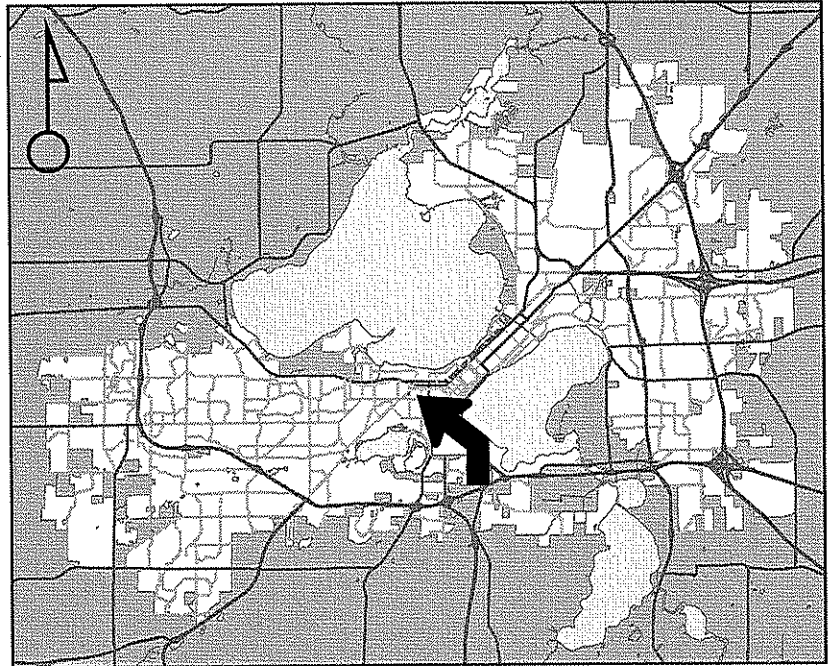
Location
 102 North Randall Avenue
 Project Name
 Stadium Bar Demolition Project

Applicant
 Jim Luedke – McJingles, LLC

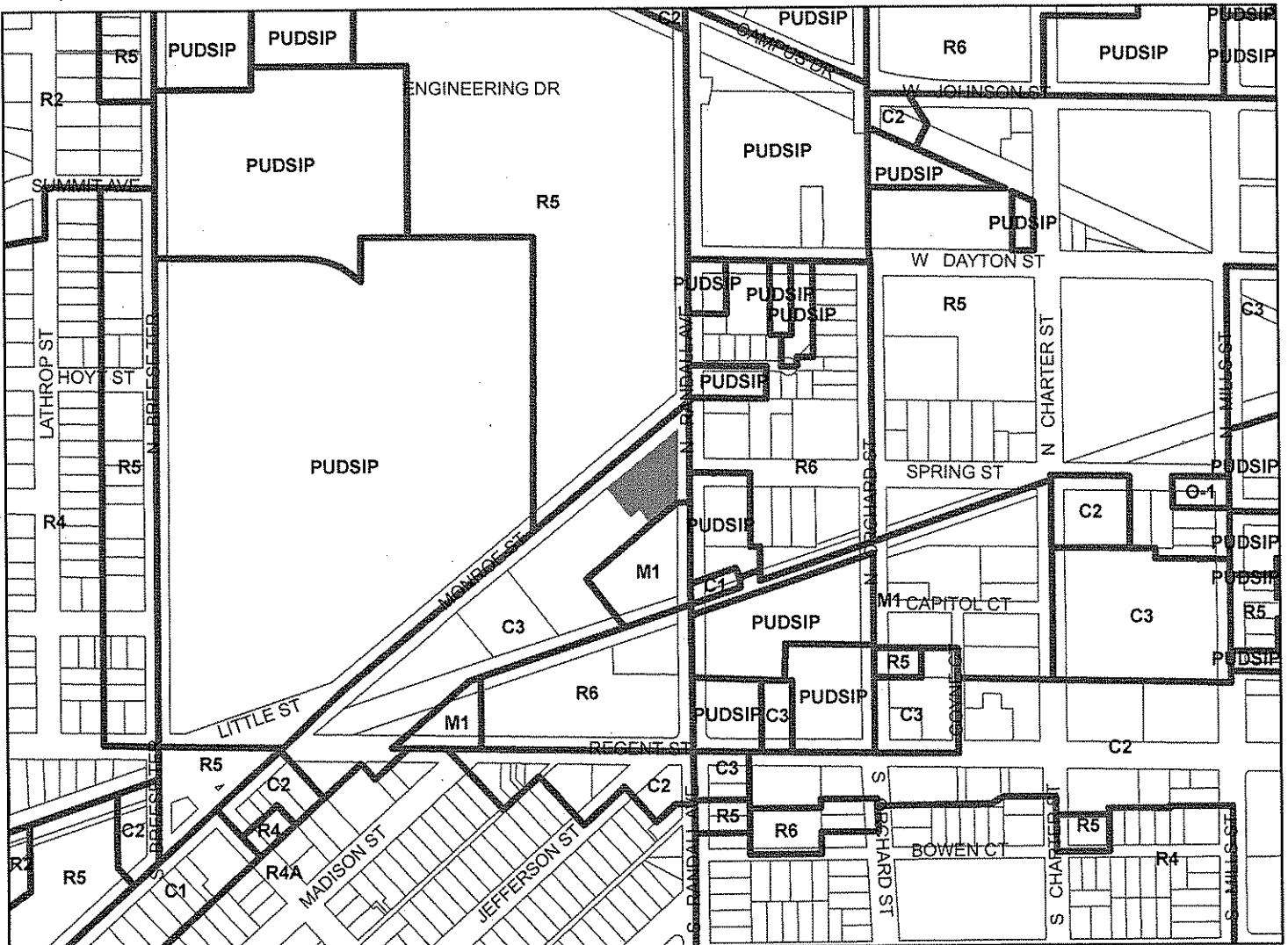
Existing Use
 Stadium Bar & Vacant Laundromat

Proposed Use
 Demolish One-Story Commercial Bldg.
 to Allow Parking Lot Addition for Stadium
 Bar, including Alteration to Conditional
 Uses for Outdoor Recreation Area &
 Football Beer Garden

Public Hearing Date
 Plan Commission
 07 June 2010

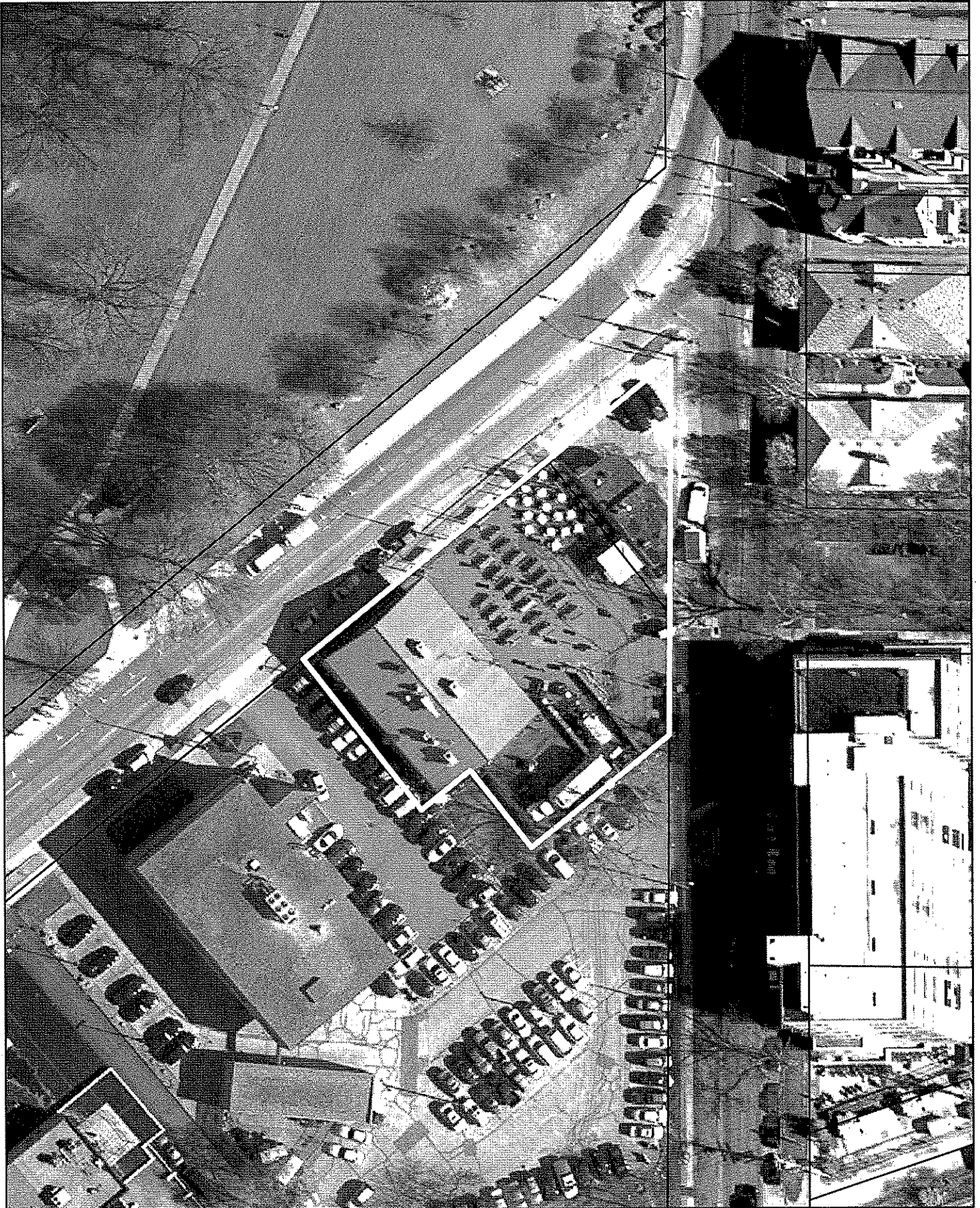


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 May 2010





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 <u>\$550</u> | Receipt No. <u>109236</u> |
| Date Received <u>4/21/10</u> | |
| Received By <u>PDA</u> | |
| Parcel No. <u>0709-221-1214-2</u> | |
| Aldermanic District <u>S SHIVA BIDAR SIELAFF</u> | |
| GQ <u>WP 27</u> | |
| Zoning District <u>C-3</u> | |
| For Complete Submittal | |
| Application | Letter of Intent <input checked="" type="checkbox"/> |
| IDUP | Legal Descript. <input type="checkbox"/> |
| Plan Sets <input checked="" type="checkbox"/> | Zoning Text <input checked="" type="checkbox"/> |
| Alder Notification <input checked="" type="checkbox"/> | Waiver <u>14 DAY</u> |
| Ngrbrhd. Assn Not. <input type="checkbox"/> | Waiver <input type="checkbox"/> |
| Date Sign Issued | |

102 N RANDALL AVE.

1. Project Address: 1419 Monroe Street **Project Area in Acres:** .51 acres

Project Title (if any): Stadium Bar Site Plan

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): _____ | 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: Jim Luedke Company: McJingles LLC
 Street Address: 612 W. Main Street City/State: Madison, WI Zip: 53703
 Telephone: (608) 255-0605 Fax: () Email: gotooak@aol.com

Project Contact Person: Jim Luedke Company: McJingles LLC
 Street Address: 612 W. Main St City/State: Madison, WI Zip: 53703
 Telephone: (608) 255-0605 Fax: () Email: gotooak@aol.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: _____
Removal of existing Laundromat Building and Remodeling of Site

Development Schedule: Commencement July 2010 Completion September 2010

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:** \$_____ 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 _____ Plan, which recommends: _____ 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:

Shira Bidar - Sielaff, District 5 3/31/10 14 DAY WAIVER
 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: Kevin Firchow Date: 3/31/10 Zoning Staff: Matt Tucker Date: 3/31/10

- 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 Jerry Bourquin Date 4/19/10
 Signature [Signature] Relation to Property Owner Project Architect
 Authorizing Signature of Property Owner [Signature] Date 4/16/10

April 15, 2010

Letter of Intent

Stadium Bar Site
1419 Monroe Street
Madison, WI

1. Existing Use

The site is located at the west corner of the intersection of Monroe Street and North Randall Avenue. The existing vacant Laundromat will be removed to allow for remodeling of the site and improvement of the corner.

2. Project Schedule

Upon approval of the demolition permit, the project will proceed with demolition and construction this summer.

3. Project Team

- Owner: McJingles, LLC
612 W. Main Street
Madison, WI 53703
- Operator: Stadium Bar
- Architect: Dimension IV – Madison
6515 Grand Teton Plaza
Suite 120
Madison, WI 53719
- Civil Engineer: To be selected
- Landscape Architect: Paul Skidmore
13 Red Maple Trail
Madison, WI 53717
- Demolition Contractor: To be selected
- General Contractor: To be selected

4. Project Use

- Number of Employees no change
- Hours of Operation: no change

5. Project Data

- Site: .51 acres
- Building: no change
- Parking: Auto
Bicycle

Demolition Permit Application 1419 Monroe Street

As part of the demolition permits application there have been several meetings with the alderperson and city staff. The most recent meeting with the Alderperson Shiva Bidar-Sielaff and Planning Zoning Staff Matt Tucker and Kevin Firchow to review the project was on Wednesday, March 31.

It was decided at that time to proceed with the demolition permit application. It was agreed that the application could be submitted April 21 for the June 7 Plan Commission meeting.

The application is for the demolition of the vacant Laundromat at the corner and the improvement of the corner and adjacent Stadium bar site. This application does not include any changes to the capacity or operations of the Stadium Bar. The demolition of the Laundromat and the design of the site improve the corner by:

- Opening up the corner of Monroe and Randall to improve pedestrian circulation and safety. The parking lot/cars sign have been removed from the corner to improve visibility.
- The curb cut on Randall near the corner has been eliminated for improved traffic flow at the corner and pedestrian safety.
- The small blighted vacant building on the corner will be removed improving the appearance of the corner.
- The entire corner site is impervious area. Green landscape areas have been added to the site S.F. of green areas has been created in the new landscape areas.
- The new parking lot layout has improved the traffic flow and auto/pedestrian safety on the site.
- Additional bicycle racks/parking have been added to the site.
- A decorative traditional metal fence with masonry columns has been added around the street sides of the site. The fence will improve the image, screen parking, and separate pedestrian and auto traffic.
- A landscape buffer with low shrubs has been added to soften the edge at the sidewalk and provide screening of the parking area.
- The image at the corner of Monroe and North Randall will be improved. A raised planting bed has been added. Landscaping and trees have been added. A masonry sign recalling the Camp Randall Memorial Arch has been developed with the landscape area to tie the neighborhood together.
- The existing Laundromat sign and Stadium Bar pylon signs will be removed. A new lower sign in the landscape area will replace those 2 signs.

DIMENSION
 Architectural Design
 225 East Avenue Park, Suite 100
 Madison, WI 53719
 608.293.4411 • 1.888.393.4415
 dimension@fdca.com

**STADIUM BAR
 SITE PLAN**

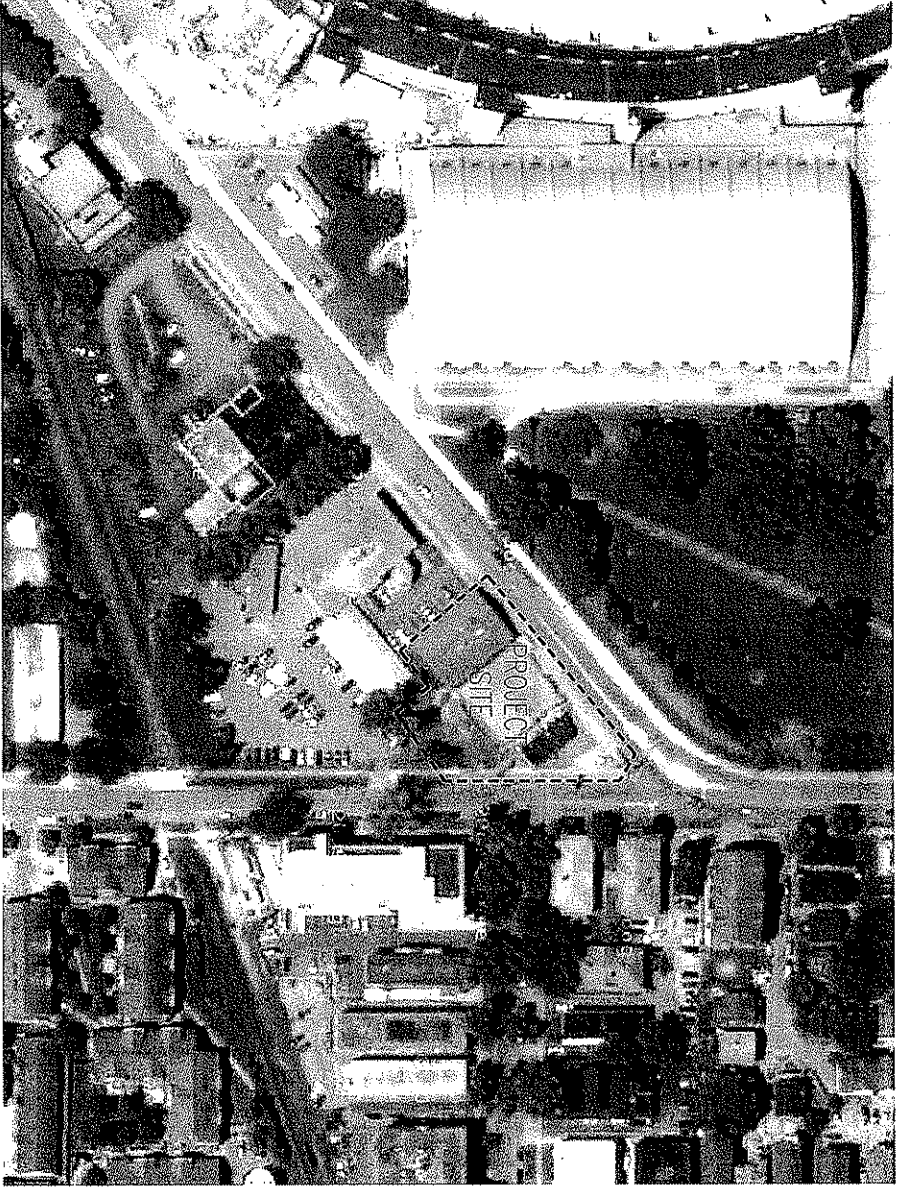
1419 MONROE STREET
 MADISON, WI 53719

DEMOLITION PERMIT
 SUBMITTAL

DATE OF ISSUE: 04/23/10

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PROJECT #: 0066
 EXISTING AERIAL VIEW



1 AERIAL VIEW
 NTS

DIMENSIONIV
 Madison Design Group
 Architecture - Engineering - Interiors - Construction
 825 State Street, Suite 108
 Madison, WI 53703
 608.251.4411 • 1.800.838.446
 dimensioniv.com

**STADIUM BAR
 SITE PLAN**

1419 MONROE STREET
 MADISON, WI 53719

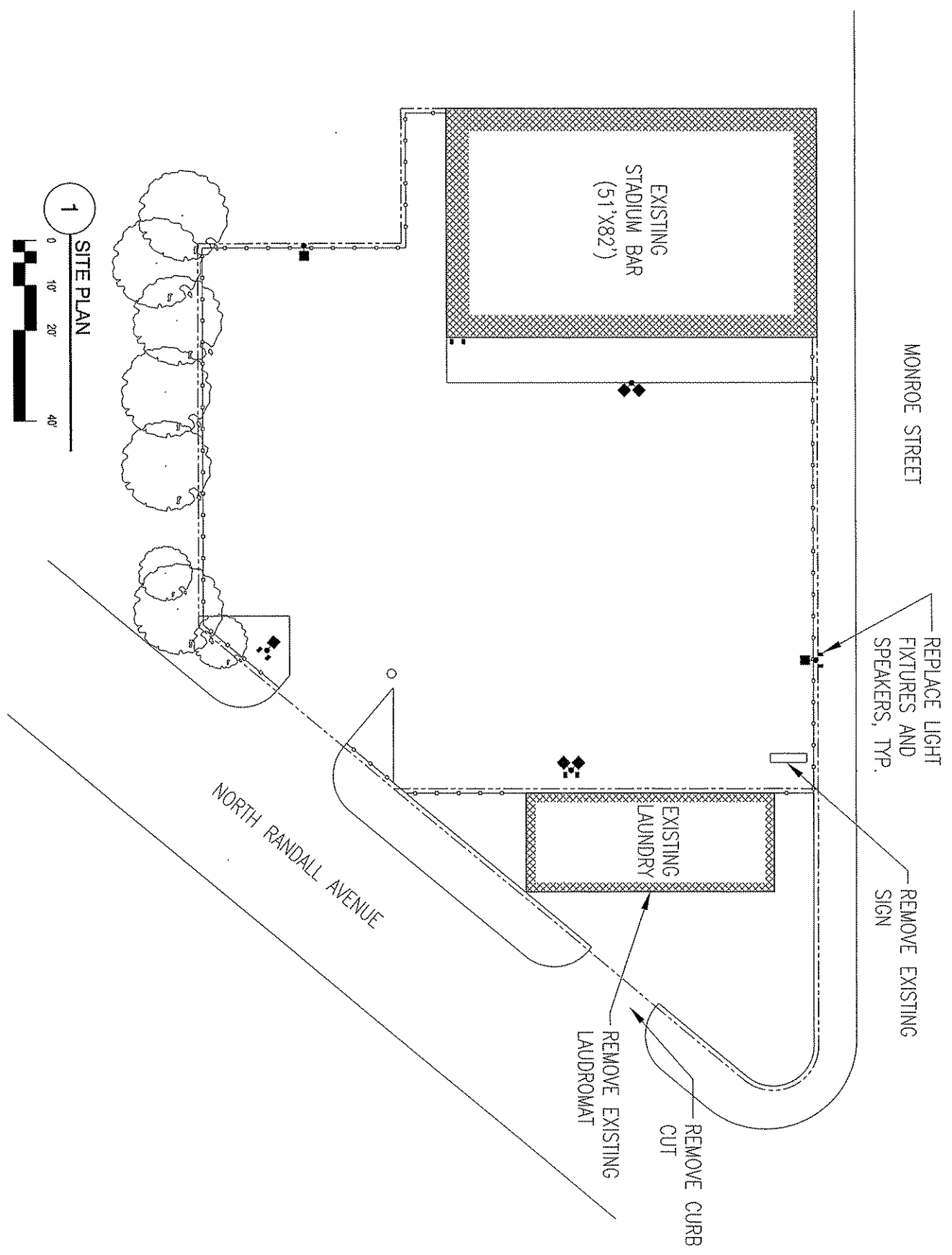
DEMOLITION PERMIT
 SUBMITTAL

DATE OF ISSUE: 04/20/11

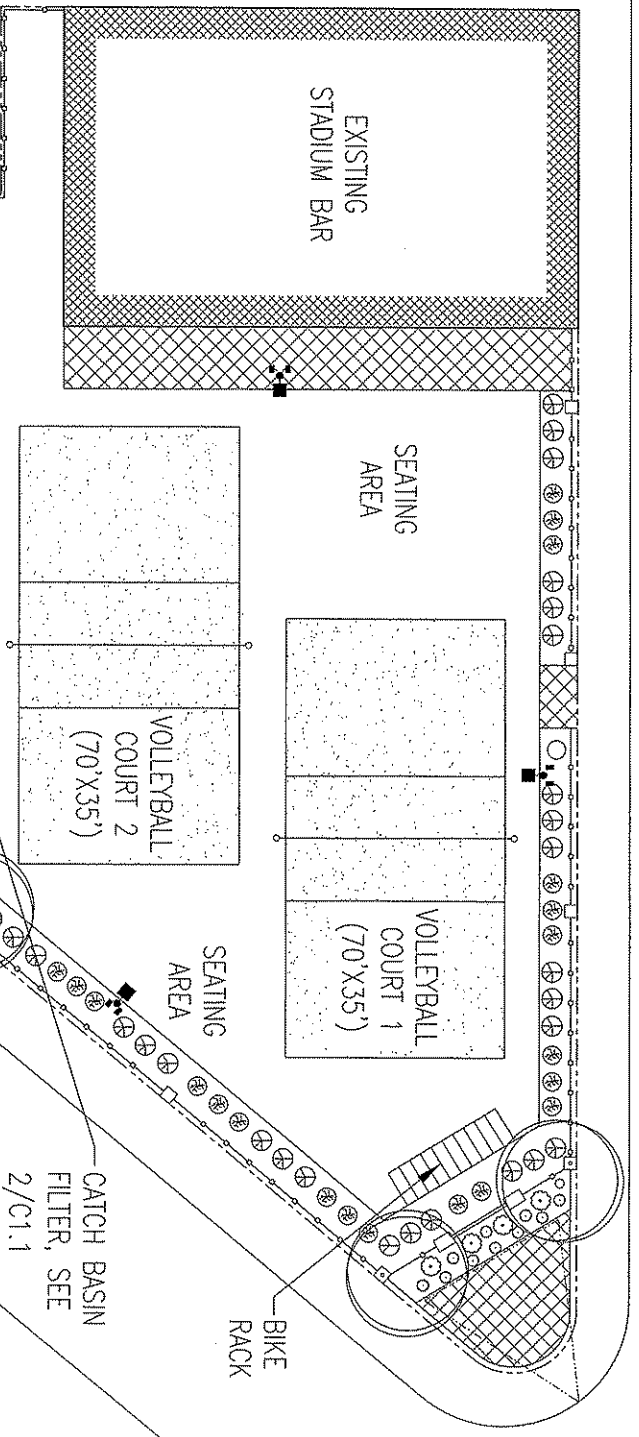
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

EXISTING SITE AND
 DEMOLITION PLAN

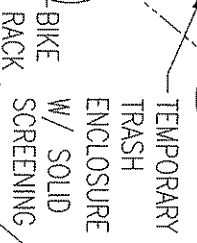
C1.1



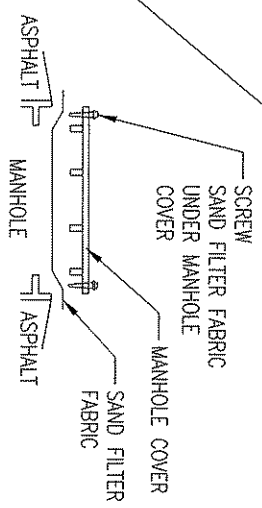
MONROE STREET



1 SITE PLAN
0 10' 20' 40'



2 CATCH BASIN FILTER DETAIL
N.T.S.



DIMENSION IV
Madison Design Group
architecture - engineering - interior design
551 East Towne Plaza, Suite 105
Madison, Wisconsin 53715
608.202.4144 • 1.888.879.4445
design@dimensioniv.com

STADIUM BAR
SITE PLAN

1419 MONROE STREET
MADISON, WI 53719

DEMOLITION PERMIT
SUBMITTAL

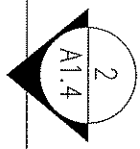
DATE OF ISSUE: 04/20/11
**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT #: 0266
NEW SITE PLAN
SUMMER VOLLEYBALL 3

C1.3

6'-8" HEIGHT
DECORATIVE FENCE

MONROE STREET



EXISTING
STADIUM BAR

SEATING
AREA

VOLLEYBALL
COURT 1
(70'X35')

VOLLEYBALL
COURT 2
(70'X35')

SEATING
AREA

BIKE RACK

TRASH
18'X18'

BIKE
RACK

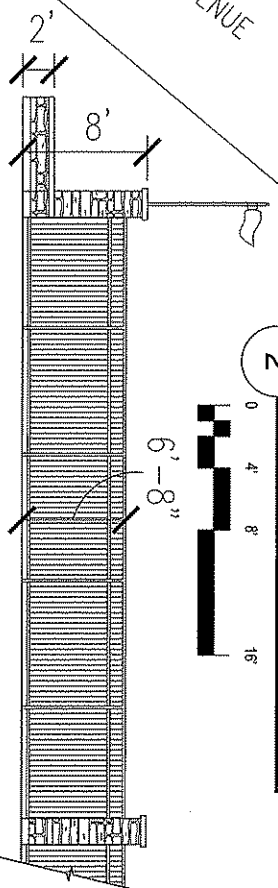
BIKE RACK

1
SITE PLAN



NORTH RANDALL AVENUE

2
FENCE ELEVATION



DIMENSION
Madison Design Group
architects - engineers - interior design
5515 Shawnee Road, Suite 100
Madison, Wisconsin 53719
P 608.272.4444 • F 608.272.4445
dmg@dimensioninc.com

STADIUM BAR
SITE PLAN

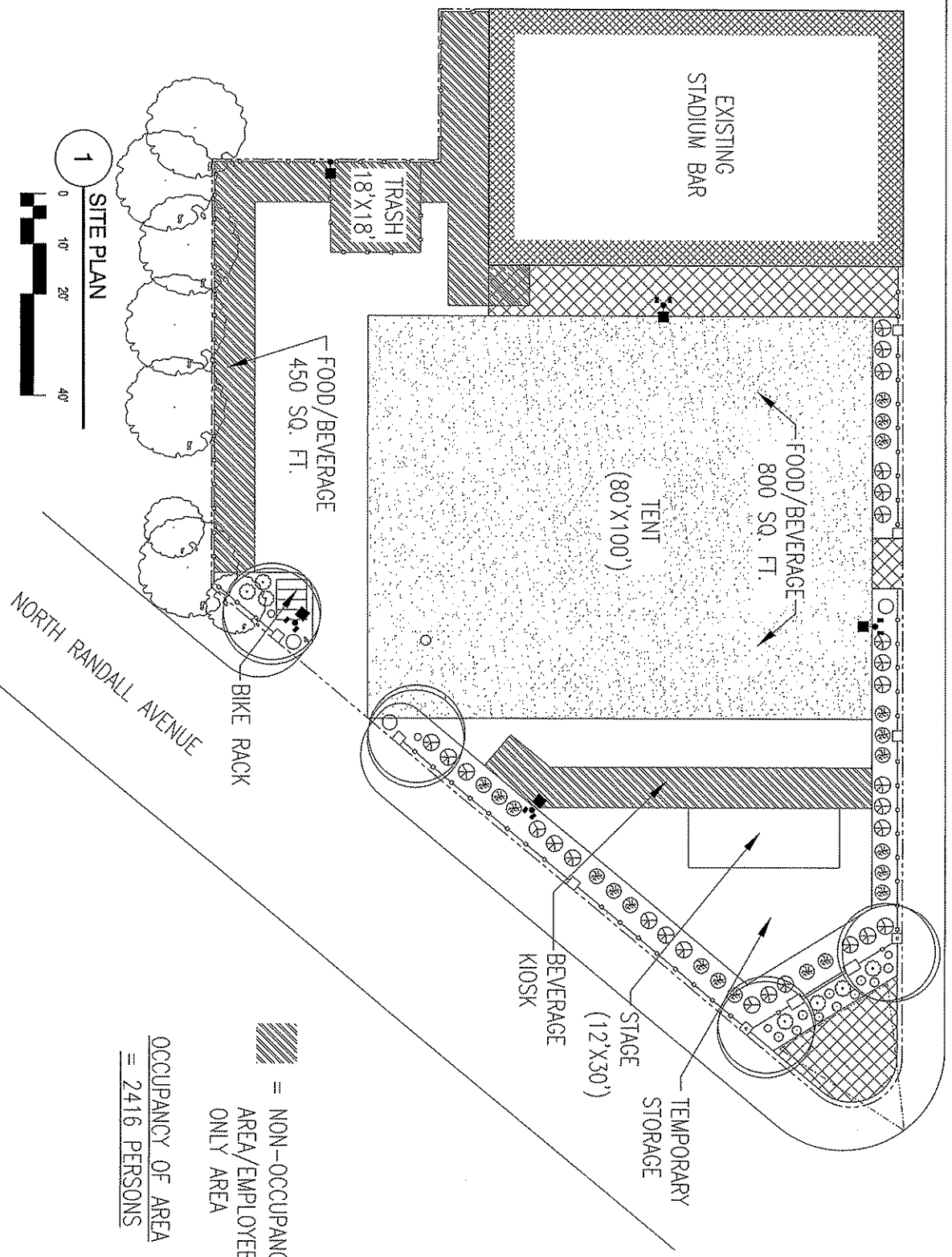
1419 MONROE STREET
MADISON, WI 53719


DEMOLITION PERMIT
SUBMITTAL
DATE OF ISSUE: 04/25/11
PROJECT #: 0826

NEW SITE PLAN
SUMMER VOLLEYBALL 2

C1.4

MONROE STREET



 = NON-OCCUPANCY AREA/EMPLOYEE ONLY AREA
 OCCUPANCY OF AREA = 2416 PERSONS

DIMENSION
 Madison Design Group
 architecture • engineering • interior design
 835 State Park Plaza, Suite 102
 Madison, Wisconsin 53719
 P 608.278.4444 • F 608.839.2445
 dcm@dimensiondesign.com

STADIUM BAR
 SITE PLAN

1419 MONROE STREET
 MADISON, WI 53719

DEMOLITION PERMIT
 SUBMITTAL

DATE OF ISSUE: 04/20/18
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PROJECT #: 042018
 NEW SITE PLAN
 FOOTBALL PLAN

C1.5

DIMENSION III
 Madison Design Group
 architects - engineers - interior design
 8315 Oak Hills Blvd, Suite 200
 Madison, Wisconsin 53717
 P 608.272.4444 • F 608.272.4445
 dz@dimensioniii.com

PAUL SKIDMORE
 LANDSCAPE ARCHITECT LLC
 13 BED MAPLE TRAIL
 MADISON, WI 53717
 (608) 825-0032

STADIUM BAR
 SITE PLAN

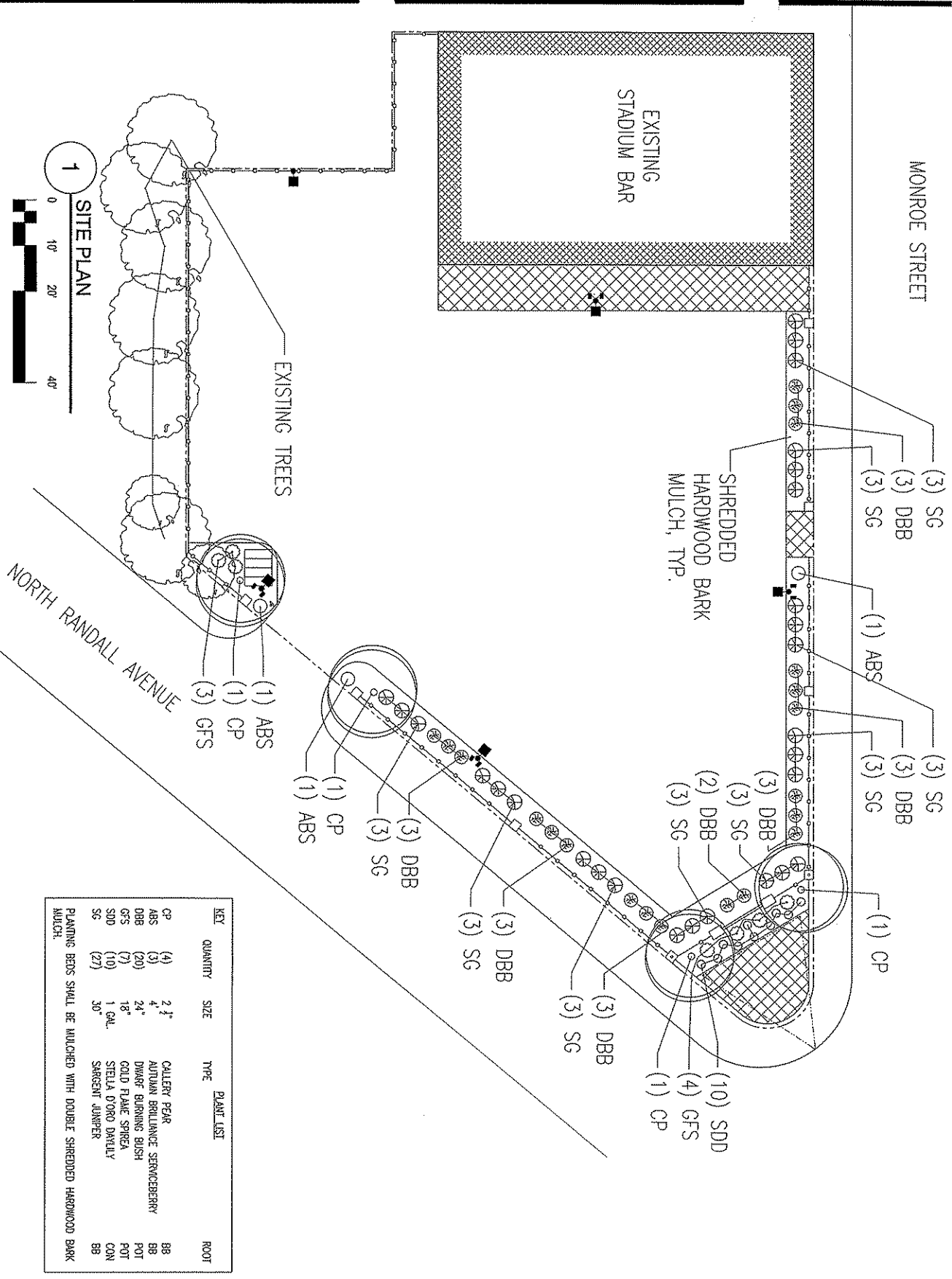
1419 MONROE STREET
 MADISON, WI 53719

DEMOLITION PERMIT
 SUBMITTAL

DATE OF ISSUE: 04/20/10
PRELIMINARY
 NOT FOR
 CONSTRUCTION

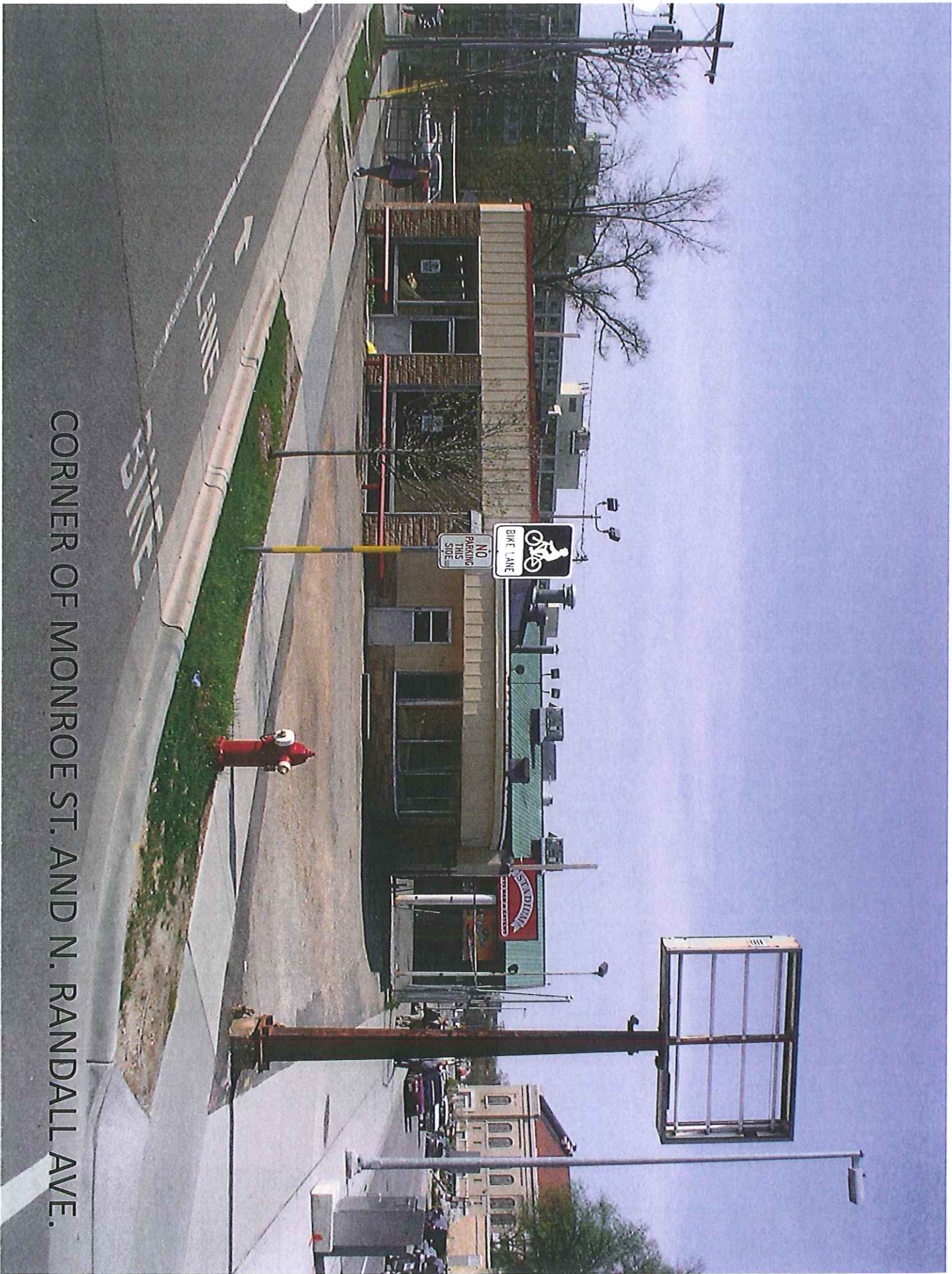
PROJECT #:
 NEW LANDSCAPE PLAN

L1.0

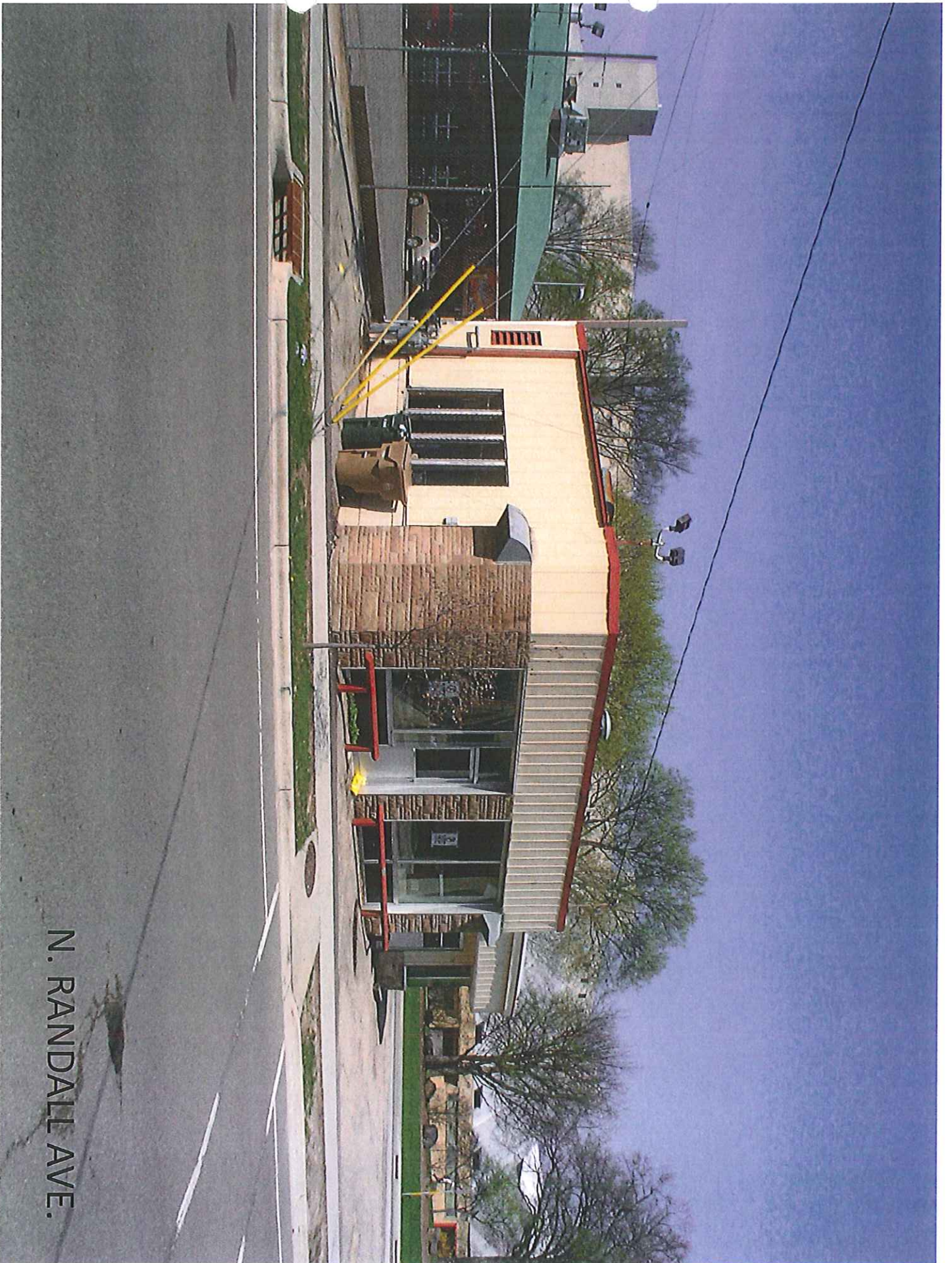




MONROE ST.



CORNER OF MONROE ST. AND N. RANDALL AVE.



N. RANDALL AVE.



REAR ELEVATION







STADIUM BAR SITE
1419 Monroe Street
Madison, Wisconsin

WASTE MANAGEMENT PLAN
April 20, 2010

Introduction

1419 Monroe Street, Stadium Bar Site at the SW Corner of Monroe Street and North Randall Avenue. The one story vacant Laundromat needs to be razed to allow for the remodeling of the site and improvement of the corners. The intent of the owner is to start re-construction/demolition of the site in July 2010.

During the process it is our goal to recycle or keep for re-use portions of the existing building materials in an effort keep these items of Wisconsin landfills.

Building Contents

| | |
|---------------------------|------------------------------|
| Cabinets and Countertops | Light Fixtures |
| Wood and Aluminum Windows | Ceiling tile |
| HVAC Systems | Steel and sheet metal |
| Concrete and Asphalt | Doors and hardware |
| Drywall | Electrical components |
| Wood | Plumbing fixtures and piping |

Pre-Deconstruction

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

Light bulbs, ballasts and thermostats will be recycled to Mercury and PCB ingredients.

Salvaged Materials

Structural steel building material will be salvaged and re-used or sold.

Contractor will make all non structural materials available for donation to Habitat ReStore.

Recycled Material

Wood not to be re-used or salvage will be separated into specific "wood" containers to be recycled.

Metals not to be re-used or salvaged will be separated into specific "metal" containers to be recycled.

All asphalt and concrete from parking areas, floor slabs and foundations will be salvaged and recycled.

Copper piping and wiring will be separated and recycled.

All non-recyclable material will be land filled.

Documentation

All material salvaged, recycled and land filled will be documented with dates and weights.

Implementation

Communication of the management plan goals will be reviewed with on-site contractors.

Logging of all material removed from site.

Labeling of all containers to avoid contamination.

A close-out log will be provided to the owner at completion of the project.