



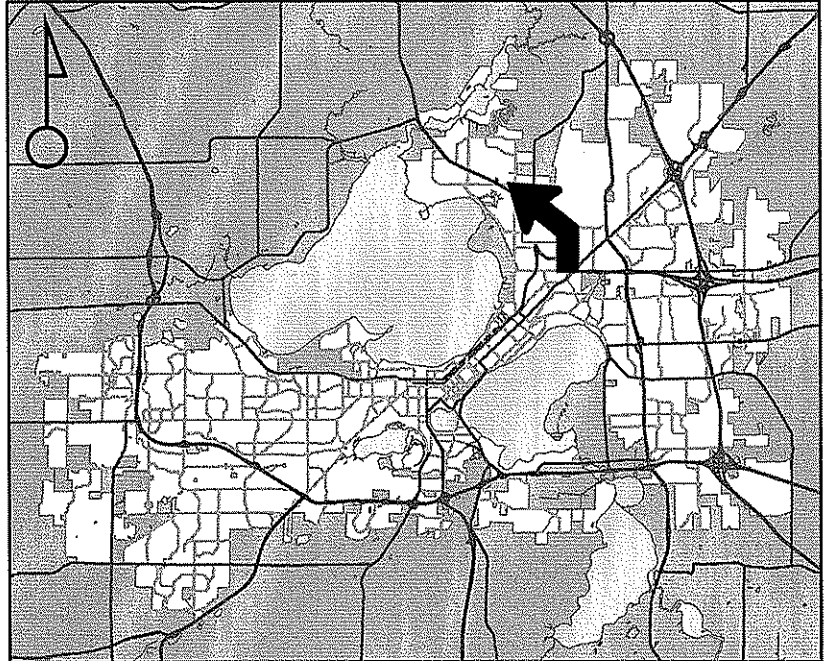
Location  
1422 Northport Drive

Project Name  
Former Brennans Building Demolition

Applicant  
UW Credit Union/  
Fran Reible - Daniels Construction  
Existing Use  
Vacant Commercial Building

Proposed Use  
Demolish former Grocery Store  
with No Proposed Use

Public Hearing Date  
Plan Commission  
20 October 2008



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



Scale : 1" = 400'



8



# LAND USE APPLICATION

## Madison Plan Commission

**COPY**

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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid <u>550</u>	Receipt No. <u>94338</u>
Date Received <u>9/2/08</u>	
Received By <u>APF</u>	
Parcel No. <u>0809-254-1597-2</u>	
Aldermanic District <u>18-Michael Schumacher</u>	
GQ <u>CU/ALC</u>	
Zoning District <u>C1 C2</u>	
For Complete Submittal	
Application <u>/</u>	Letter of Intent <u>/</u>
IDUP <u>/</u>	Legal Descript. <u>/</u>
Plan Sets <u>/</u>	Zoning Text <u>/</u>
Alder Notification <u>/</u>	Waiver <u>/</u>
Ngbrhd. Assn Not. <u>/</u>	Waiver <u>/</u>
Date Sign Issued _____	

1. Project Address: 1422 NORTHPORT DR. Project Area in Acres: 26,000 Sq Ft.  
 Project Title (if any): DEMO BRENNANS BUILDING

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<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: DANIEL'S CONST. Company: FOR UW CREDIT UNION  
 Street Address: 3500 UNIVERSITY AVE City/State: MADISON WI Zip: 53744  
 Telephone: (608) 206 5031 Fax: (608) 236 2331 Email: KMANN@UWCU.ORG

Project Contact Person: FRAN REIBLE Company: DANIEL'S CONST.  
 Street Address: 919 APPLIGATE Rd City/State: MADISON WI Zip: 53713  
 Telephone: (608) 271 4800 Fax: (608) 271 4570 Email: FRIBLE@DANIELSCO.COM

Property Owner (if not applicant): UW CREDIT UNION  
 Street Address: 3500 UNIVERSITY AVE City/State: MADISON WI Zip: 53744

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEMO EXISTING BUILDING  
IT BUILD NEW UW CREDIT UNION BRANCH.

Development Schedule: Commencement ASAP HEALTH & SAFETY ISSUE Completion 1 MONTH DEMO COMPLETION

**5. Required Submittals:**

- Site 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:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**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 the: \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

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 Counter and Planning Unit staff; note staff persons and date.
 

Planner KEVIN FIBROW Date \_\_\_\_\_ | Zoning Staff PATRICK ANDERSON Date \_\_\_\_\_

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

Printed Name Kerry Mann UW CREDIT UNION Date 8/5/08  
 Signature Kerry Mann Relation to Property Owner FACILITY MANAGER

Authorizing Signature of Property Owner Kerry Mann Date 8/5/08 8



Madison of Wisconsin,  
Common Counsel  
Planning and Zoning Board

RE: UW Credit Union Project at 1422 Northport Dr.

Common Counsel: Zone Planning & Development Departments:

To better suit our membership, UW Credit Union has purchased the property at 1422 Northport Drive with the intention to build a full service branch on the lot. Currently an abandoned Brennan's retail space and operational Pizza Hut franchise stand on this lot. Our construction will be hindered by the remaining lease agreement with Pizza Hut set to expire in 2012. The intent of this letter is to formally request a demolition permit from the City of Madison for the vacant Brennan's structure.

Serious concerns regarding the safety of the vacant Brennan's space have arisen from the Madison Police (Captain Cameron McLay) and Fire (Fire Inspector Rippon) Departments. The building was purchased with pre-existing structural damage caused by snow damage in the winter of 2007-2008. This damage led quite directly to the sale of the building to UW Credit Union, as the cost to repair the building was not justifiable to the former owner. Also, as there have been multiple cases of vandalism and break-ins at the building since it was last occupied; for those individuals to be inside have unknowingly endangered themselves. UW Credit Union feels the most immediate prudent action for the City of Madison and UW Credit Union would be to demolish this structure before any harm is done.

UW Credit Union is in the pre-planning stages of the new building for the site, but feel an urgency to remove a danger to inhabitants of the nearby residential neighborhood. Joe Daniels Construction has prepared an estimate to demolish and recycle the structure in good faith. UW Credit Union and our contractor are awaiting approval (permit) from the City of Madison and its Planning Commission specifically.

UW Credit Union has taken the following actions in good faith and due diligence to progress this project and enforce our intent:

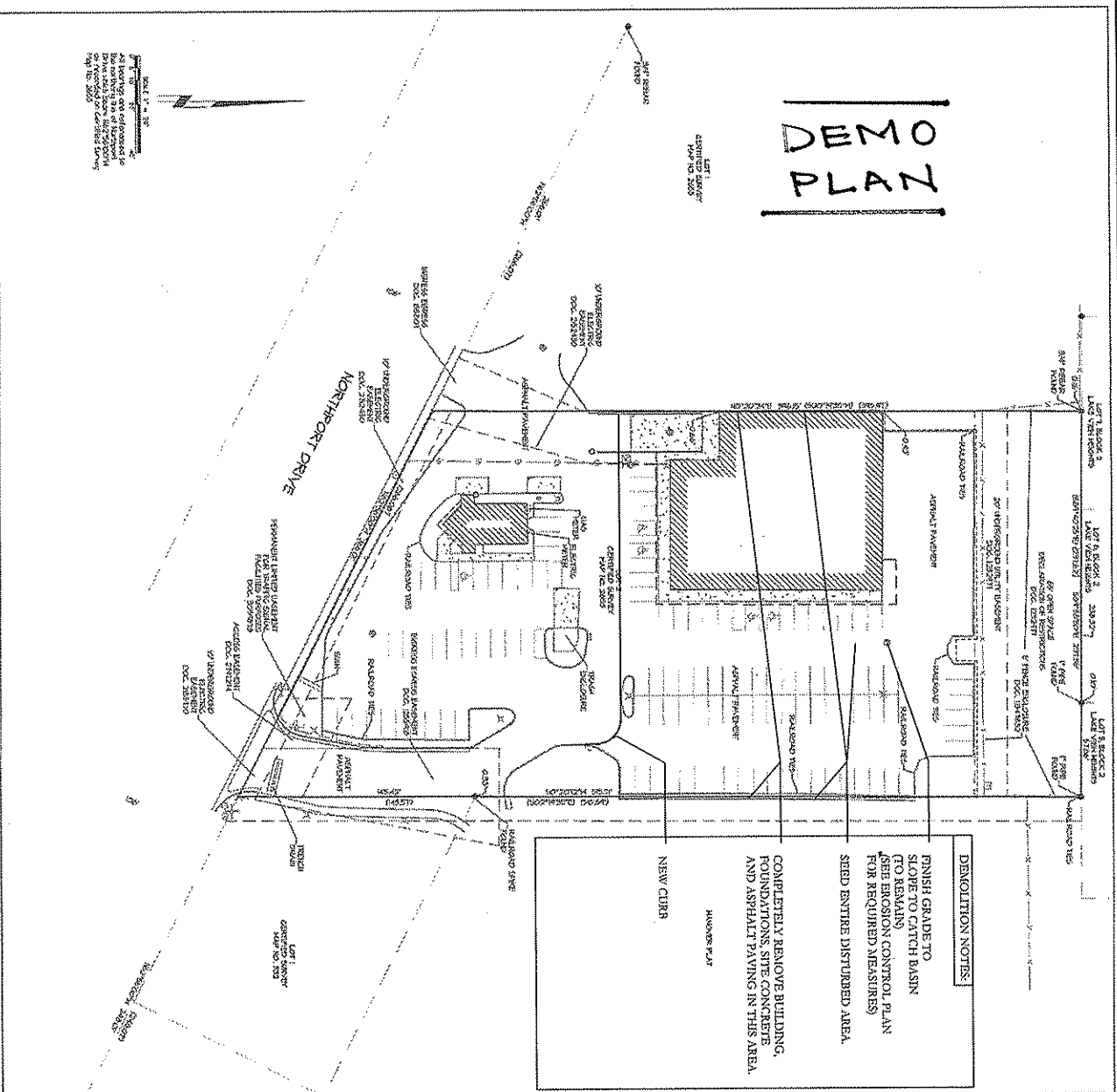
1. Phase one environmental assessment of property. (Ivertch LLC.)
2. Asbestos survey of existing building (Resource Engineering Associates, Inc.)
3. Abatement of vinyl flooring and mastic. (Joe Daniels Construction)
4. DNR demo permit after abatement (Approved by DNR)
5. Madison demo permit and sewer cap permit (Awaiting)
6. Demolish unsafe structure to ground level and asphalt lot. (Joe Daniels Construction, Tentative)
7. Design and build new branch consistent with the UW Credit Union brand at the expiration of Pizza Hut's lease.

Thank you,

Kerry Mann  
Facility Manager  
UW Credit Union



# DEMO PLAN



**DEMOLITION NOTES:**  
 FINISH GRADE TO  
 SLOPE TO CATCH BASIN  
 (SEE EROSION CONTROL PLAN  
 FOR REQUIRED MEASURES)  
 SEED ENTIRE DISTURBED AREA.

Legend	Symbol	Description
1	Circle with X	Proposed Structure
2	Circle with dot	Existing Structure
3	Circle with slash	Demolition Area
4	Circle with asterisk	Proposed Foundation
5	Circle with triangle	Existing Foundation
6	Circle with square	Proposed Slope
7	Circle with diamond	Existing Slope
8	Circle with cross	Proposed Catch Basin
9	Circle with plus	Existing Catch Basin
10	Circle with X	Proposed Erosion Control
11	Circle with dot	Existing Erosion Control
12	Circle with slash	Proposed Utility
13	Circle with asterisk	Existing Utility
14	Circle with triangle	Proposed Curb
15	Circle with diamond	Existing Curb
16	Circle with cross	Proposed Paving
17	Circle with plus	Existing Paving

**NOTICE:** The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall also be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall also be responsible for obtaining all necessary approvals from the appropriate authorities.



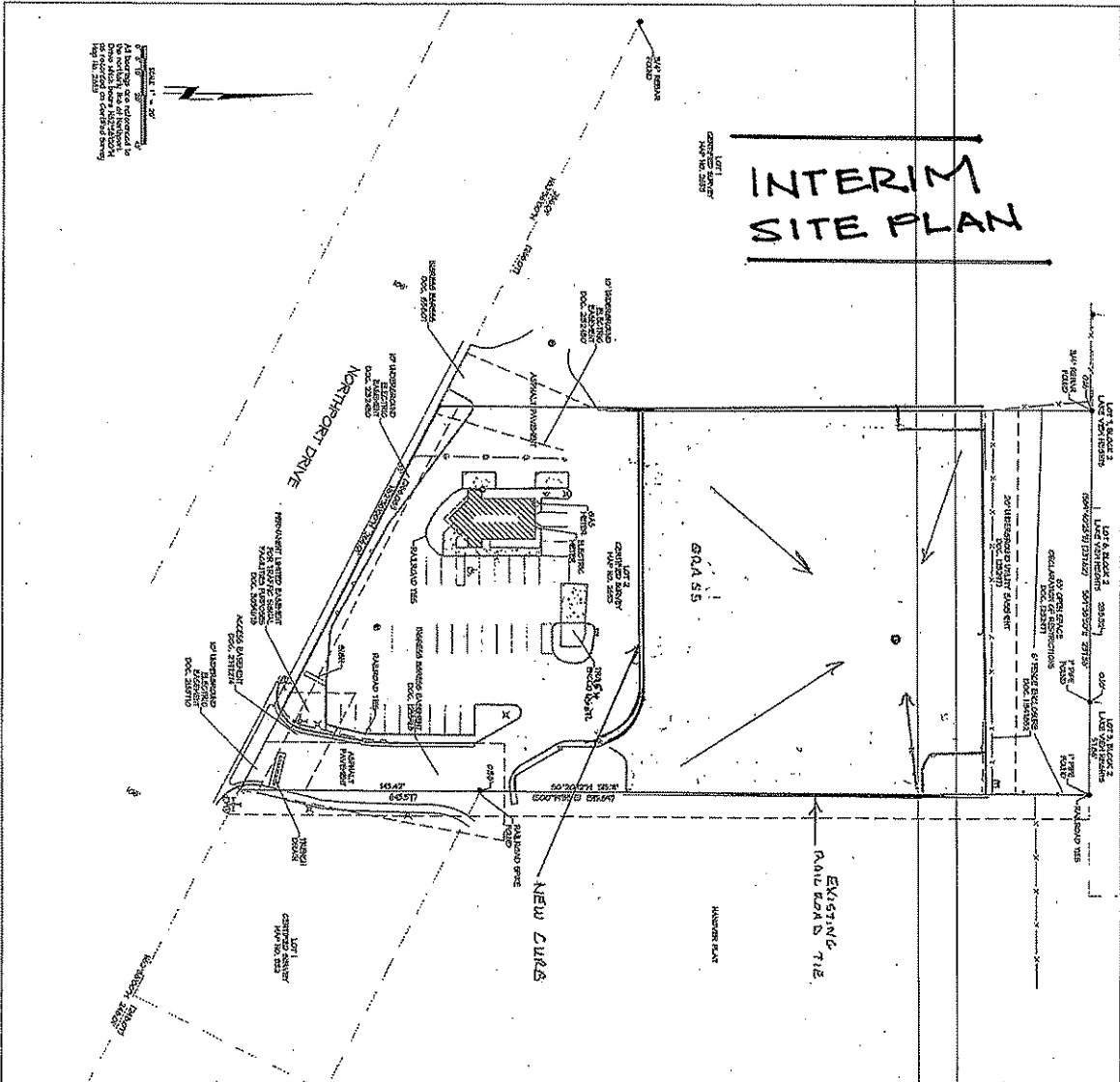
Project Name	UW Credit Union
Project Number	CS-20-03
Client Name	UW Credit Union
Client Address	1422 Northport Drive, Madison, WI
Project Location	Lot 2, CSM 2653
Project Date	10/1/2008
Project Status	Final
Project Manager	James A. Johnson
Project Engineer	James A. Johnson
Project Designer	James A. Johnson
Project Checker	James A. Johnson
Project Approver	James A. Johnson

**LOT 2 CSM 2653**  
 1422 NORTHPORT DRIVE  
 MADISON, WISCONSIN

**UW CREDIT UNION**

**ARNOLD AND OSHERMAN INC.**  
 26553 CSM 2653  
 1422 NORTHPORT DRIVE  
 MADISON, WISCONSIN 53704

# INTERIM SITE PLAN



SYMBOL	DESCRIPTION
(Symbol)	Proposed Structure
(Symbol)	Existing Structure
(Symbol)	Proposed Parking
(Symbol)	Existing Parking
(Symbol)	Proposed Driveway
(Symbol)	Existing Driveway
(Symbol)	Proposed Access
(Symbol)	Existing Access
(Symbol)	Proposed Utility
(Symbol)	Existing Utility
(Symbol)	Proposed Easement
(Symbol)	Existing Easement
(Symbol)	Proposed Right-of-Way
(Symbol)	Existing Right-of-Way
(Symbol)	Proposed Boundary
(Symbol)	Existing Boundary
(Symbol)	Proposed Survey
(Symbol)	Existing Survey
(Symbol)	Proposed Note
(Symbol)	Existing Note

No guarantee of making any projections or representations of any kind, whether or not made in good faith, by the Surveyor, shall be made by the Surveyor. The Surveyor shall not be held responsible for any errors or omissions in this plan or any other documents prepared by the Surveyor. The Surveyor shall not be held responsible for any errors or omissions in this plan or any other documents prepared by the Surveyor. The Surveyor shall not be held responsible for any errors or omissions in this plan or any other documents prepared by the Surveyor.



I, **Matthew J. Arnold**, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey and that the same was made by me or under my direct supervision and in accordance with the laws of the State of Wisconsin.

Date: **10/20/08**

City: **Madison, Wisconsin**

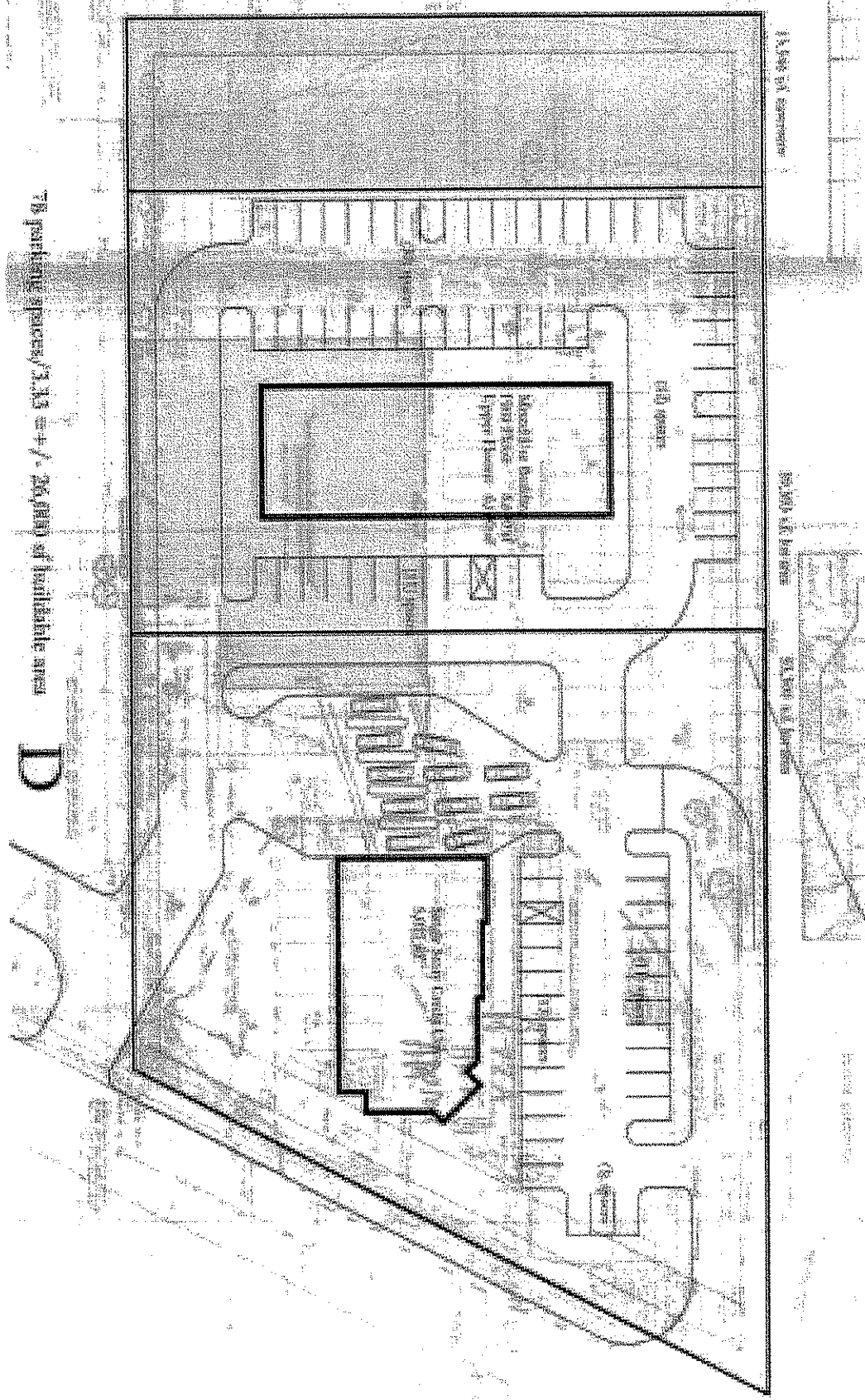
**LOT 2 CSM 2653**  
 1422 NORTHPORT DRIVE  
 MADISON, WISCONSIN

UW CREDIT UNION

**ALM/ACSN LAND TITLE SURVEY**

Project Name:	Project By:
Client:	Prepared By:
Date:	Prepared In:
Scale:	Sheet No.:
Project No.:	Project Name:
Client No.:	Client Name:
Survey No.:	Survey Date:
Surveyor No.:	Surveyor Name:
Surveyor License No.:	Surveyor State:

*Other: From*



**UW Credit Union  
1422 Northport Drive - Madison, Wisconsin**

**Site Study Option-D  
Scale 1" = 40'-0"**



