



Location  
 4141 Nakoosa Trail

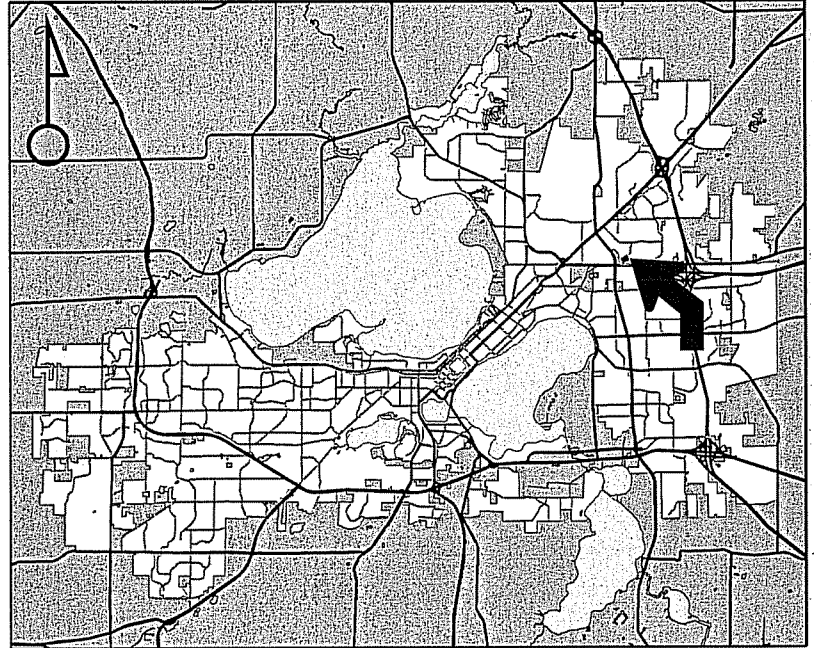
Project Name  
 City of Madison Maintenance and Storage

Applicant  
 Jim Whitney—City of Madison  
 Engineering Division

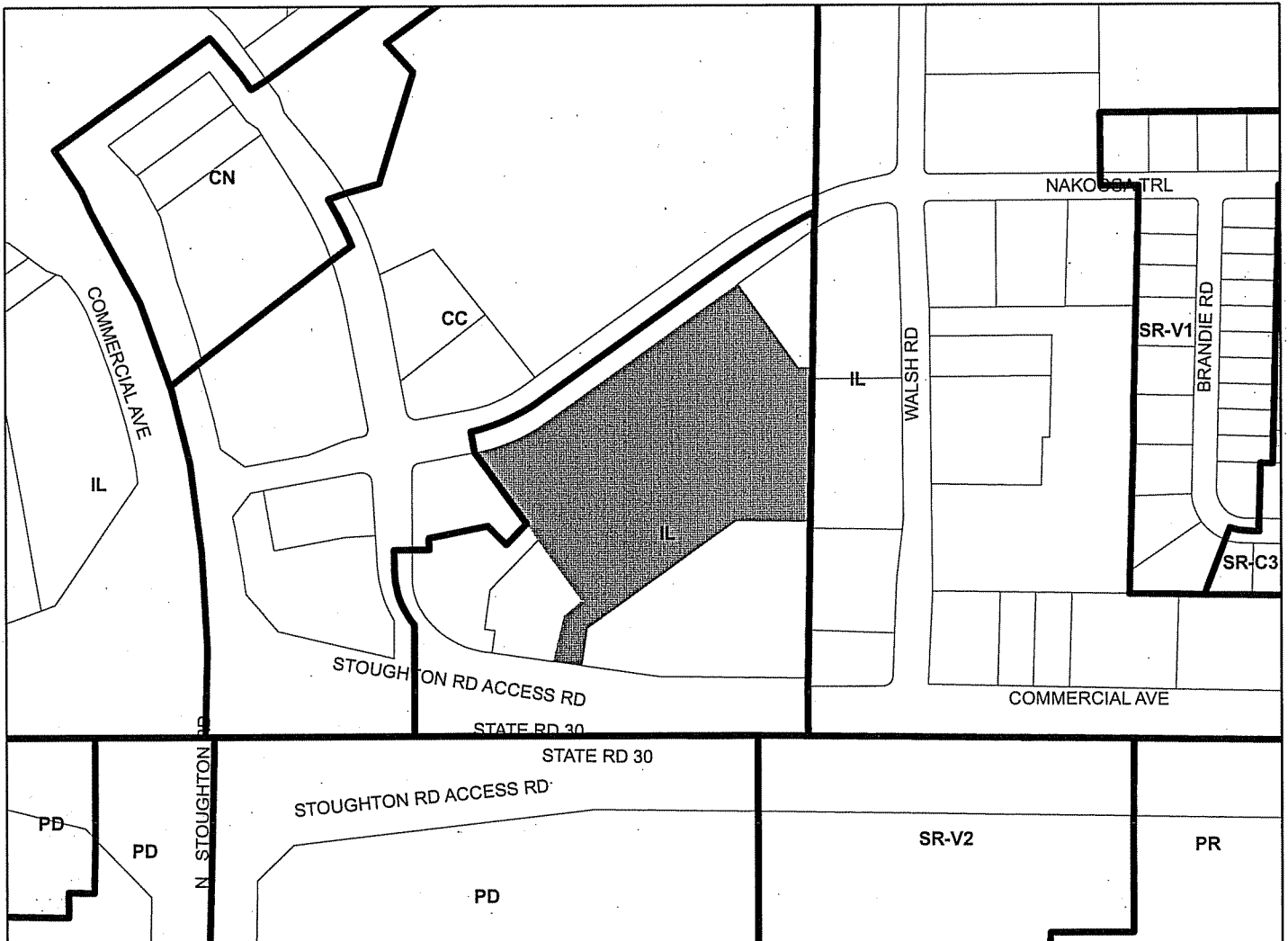
Existing Use  
 Former grocery store

Proposed Use  
 Demolish grocery store to allow future  
 construction of City maintenance and  
 storage facilities

Public Hearing Date  
 Plan Commission  
 08 February 2016

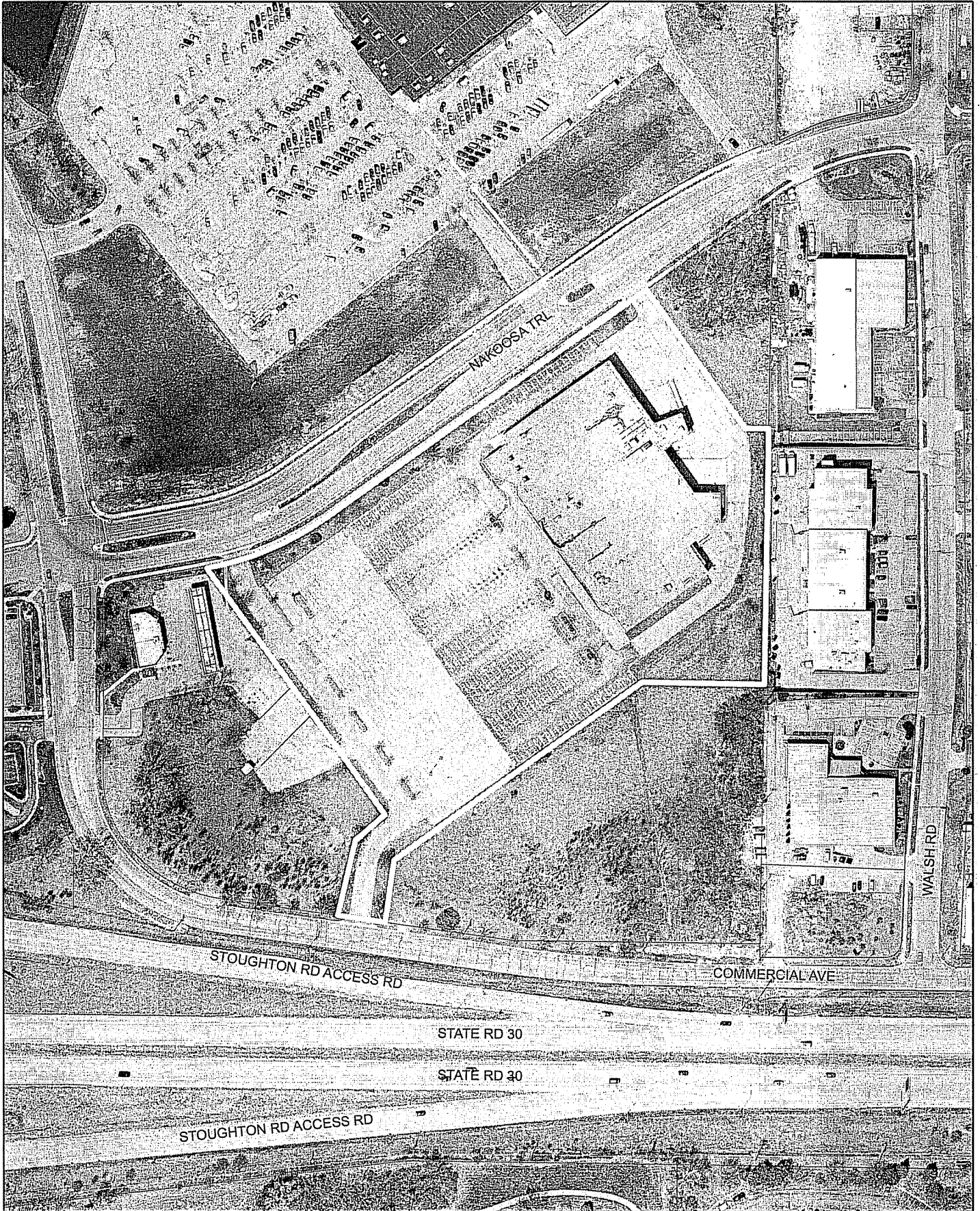


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 February 2016





# 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 \_\_\_\_\_ Receipt No. \_\_\_\_\_

Date Received \_\_\_\_\_

Received By \_\_\_\_\_

Parcel No. \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Special Requirements \_\_\_\_\_

Review Required By:

Urban Design Commission     Plan Commission

Common Council                       Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. **Project Address:** 4141 Nakoosa Trail  
**Project Title (if any):** Demolition of former Cub Foods store for future City fleet maintenance & storage facility

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: \_\_\_\_\_

LNDUSE-2016-  
00001

3. **Applicant, Agent & Property Owner Information:**

**Applicant Name:** Engineering Division - Jim Whitney      **Company:** City of Madison  
**Street Address:** 210 Martin Luther King, Jr. Blvd.      **City/State:** Madison, WI      **Zip:** 53701-2987  
**Telephone:** (608) 266-4563      **Fax:** (608) 264-9275      **Email:** jwhitney@cityofmadison.com

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

**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: Demolish 76,700 sq. ft. vacant grocery store in advance of construction of new Fleet Services, Radio Shop, Metro, and Fire Department shop and storage facilities.

Development Schedule: Commencement Spring 2016      Completion Spring 2017

**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/altered 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 ½ 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:  
Listsrv: 24 Sept. 2015; Ald. Ahrens: 24 Sept. 2015; Burke Heights NA: 28 Sept. 2015

→ 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: Tim Parks Date: 9/24/15 Zoning Staff: Matt Tucker Date: 9/24/15

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

Name of Applicant Jim Whitney Relationship to Property: City Architect

Authorizing Signature of Property Owner \_\_\_\_\_ Date 6 January 2016



Department of Public Works  
**Engineering Division**  
Robert F. Phillips, P.E., City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
Phone: (608) 266-4751  
Fax: (608) 264-9275  
[engineering@cityofmadison.com](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

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

**Principal Engineer 2**  
Gregory T. Fries, P.E.  
Christopher J. Petykowski, P.E.

**Principal Engineer 1**  
Christina M. Bachmann, P.E.  
Eric L. Dundee, P.E.  
John S. Fahrney, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager

**Operations Manager**  
Kathleen M. Cryan

**Mapping Section Manager**  
Eric T. Pederson, P.S.

**Financial Manager**  
Steven B. Danner-Rivers

January 5, 2015

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 53701-2985

RE: Demolition of 4141 Nakoosa Trail  
Letter of Intent

Dear Members of the Plan Commission:

On March 19, 2013, the Common Council approved the acquisition of 5 parcels of land totaling 15.3 acres located at 4141-4201 Nakoosa Trail and 4118-4150 Commercial Avenue for the future relocation of various City of Madison storage and fleet maintenance facilities including, but not limited to, Fleet Services, Fire [Vehicle] Maintenance, Radio Shop operations, and an option for select Madison Metro operations. Four of the 5 parcels acquired are vacant; the fifth, 4141 Nakoosa, is developed with the one-story, 76,715 gross square-foot former Cub Foods grocery store.

The grocery store was built in 1986 and remodeled in 1997 according to available records. In addition to the vacant store, the 8.4-acre parcel is improved with approximately 531 parking stalls. Access to the site is provided by driveways from Commercial Avenue and Nakoosa Trail, and the site shares access with an adjacent gas station that was not acquired by the City. The building has been effectively mothballed since the City closed on the property in August 2013 and has been vacant since around 2008 when the Cub Foods store closed.

In anticipation of the future construction of the new City facilities outlined above, the City Engineering Division is requesting approval to demolish the former grocery store. Despite the volume of the existing retail building, our Facilities staff has determined that the type of construction is not suited to the heavy vehicle maintenance and storage uses planned. Further, the condition of the building is considerably deteriorated due to the long vacancy prior to acquisition. Photos of the interior and exterior of the site are included for your reference.

January 6, 2016

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If approved, demolition of the shell and core of the building will commence in the spring of 2016. The concrete foundation, parking lot, and site improvements will remain following demolition of the building to grade, with those improvements to be removed as part of the general contractor work for the new Fleet Services/Fire Maintenance/Radio Shop building scheduled to begin construction in the spring of 2017. Prior to issuance of wrecking permits and commencement of demolition activities, the building will be offered to the Police Department and Fire Department for training activities (no demolition by fire is proposed). We will work with the City's Recycling Coordinator as required by the 28.185 of the Zoning Code to develop a reuse and recycle plan. 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 contact Jim Whitney of my staff at 266-4563 or Randy Wiesner at 267-8679.

Sincerely,

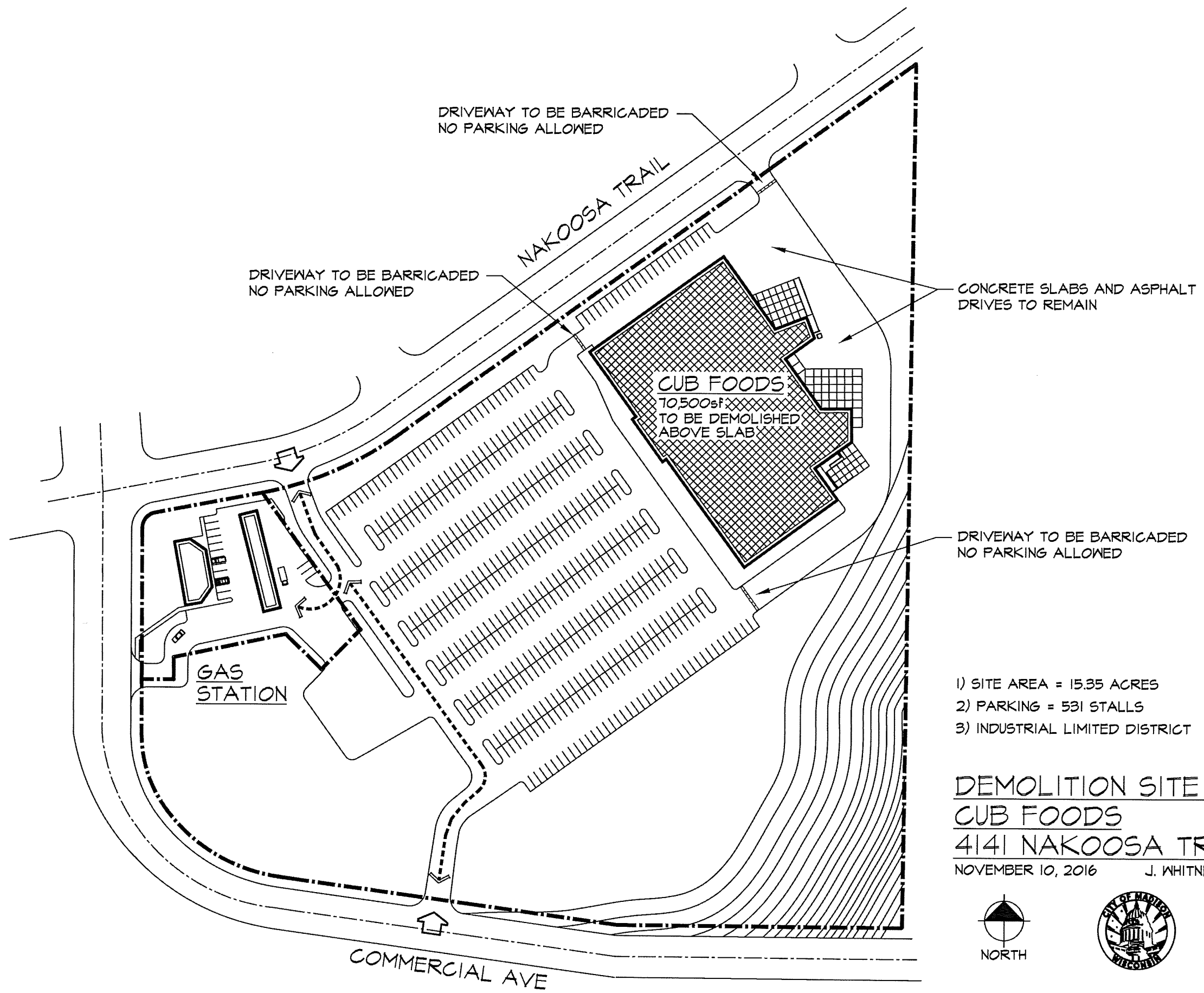


ROBERT F. PHILLIPS, PE.  
City Engineer

Attachments

cc: Jim Whitney, City Engineering Division  
Bill Vandebrook, Fleet Services  
Randy Wiesner, Facilities  
Tim Parks, DPCED

RFP/Jw/tp



DRIVEWAY TO BE BARRICADED  
NO PARKING ALLOWED

DRIVEWAY TO BE BARRICADED  
NO PARKING ALLOWED

NAKOOSA TRAIL

CONCRETE SLABS AND ASPHALT  
DRIVES TO REMAIN

CUB FOODS  
70,500sf  
TO BE DEMOLISHED  
ABOVE SLAB

DRIVEWAY TO BE BARRICADED  
NO PARKING ALLOWED

GAS  
STATION

- 1) SITE AREA = 15.35 ACRES
- 2) PARKING = 531 STALLS
- 3) INDUSTRIAL LIMITED DISTRICT

DEMOLITION SITE PLAN

CUB FOODS

4141 NAKOOSA TRAIL

NOVEMBER 10, 2016 J. WHITNEY, AIA

COMMERCIAL AVE

