

Erdman Center Redevelopment
5117 University Avenue

Demolition Permit

August 4, 2010

5117 University Avenue, Madison, WI
Erdman Development Group, LLC



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 _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
GQ _____
Zoning District _____

For Complete Submittal

Application _____ Letter of Intent _____
IDUP _____ Legal Descript. _____
Plan Sets _____ Zoning Text _____
Alder Notification _____ Waiver _____
Ngrbrhd. Assn Not. _____ Waiver _____
Date Sign Issued _____

1. **Project Address:** Please see attached list of properties. **Project Area in Acres:** Approx. 17.48

Project Title (if any): Erdman Center (Demolition Application)

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

☐ **Rezoning to a Non-PUD or PCD Zoning Dist.:**

Existing Zoning: C-3, WP-14 to _____

Proposed Zoning (ex: R1, R2T, C3): _____

☒ **Rezoning to or Amendment of a PUD or PCD District:**

☒ Ex. Zoning: C-3, WP-14 to PUD/PCD-GDP

☐ Ex. Zoning: C-3, WP-14 to PUD/PCD-SIP

☐ Amended Gen. Dev. ☐ Amended Spec. Imp. Plan

☐ **Conditional Use**

☒ **Demolition Permit**

☐ **Other Requests (Specify):** _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jon Snowden Company: Erdman Holdings, Its Subsidiaries & Trusts

Street Address: 5117 University Avenue City/State: Madison, WI Zip: 53705

Telephone: (608) 218-6328 Fax: (608) 238-5000 Email: jsnowden@erdmanholdings.com

Project Contact Person: Same as above 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: _____

Please see Erdman Center GDP/PUD submission

Development Schedule: Commencement Late 2010-Early 2011 Completion 5-15 year build-out period

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 Spring Harbor Neighborhood Plan, which recommends:
Neighborhood Mixed Use & Employment 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:
Please see attached statement from Alder.
- 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: Please see attached Date: _____ Zoning Staff: _____ Date: _____
- ☐ **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 JON J. SNOWDEN Date 8-4-10
Signature [Signature] Relation to Property Owner Vice President
Authorizing Signature of Property Owner [Signature] Date 8-4-10

ERDMAN CENTER
ADDRESSES FOR DEMOLITION
TO INCLUDE ALL IMPROVEMENTS AND EXISTING SITE CONDITIONS

Name	Address	Parcel #	Construction Date
Owner Erdman Building 1 Erdman Real Estate Holdings, LLC	5117 University Ave.	0709-184-1408-1	1951 Added on 1983
Owners Erdman Building 2 Erdman Future, LLC University Avenue Properties, LLC	5105 University Ave.	0709-184-1407-3	1951 remodeled 1961
Owner Gray shed Erdman Real Estate Holdings, LLC	5119 University Ave.	0709-184-1401-5	1968 Added on 1978
Owner Lower Warehouse Erdman Real Estate Holdings, LLC	5107 University Ave.	0709-184-1401-5	1968
Owner Upper Warehouse Erdman Real Estate Holdings, LLC	5115 University Ave.	0709-184-1401-5	1968
Owner Blue Warehouse Erdman Real Estate Holdings, LLC	5111 University Ave	0709-184-1409-5	1966 Added on 1968
Owner Former Open Pantry Erdman Real Estate Holdings, LLC	650 N. Whitney Way	0709-184-1420-5 & -3	1977
Owners Former Irish Waters Erdman Future, LLC University Avenue Properties, LLC	702 N. Whitney Way	0709-184-1403-1	1979
Owners Former Merrill Springs Inn Erdman Future, LLC University Avenue Properties, LLC	5063 University Ave.	0709-184-1405-7	1957
Owners Former Merrill Springs Inn University Avenue Properties, LLC Erdman Future, LLC	5101 University Ave.	0709-184-1406-5	1954
Owner PSC Building Parking Deck Erdman Real Estate Holdings, LLC	610 N. Whitney Way	0709-184-1401-5	1994

Snowden, Jon

From: Clear, Mark [district19@cityofmadison.com]
Sent: Friday, July 16, 2010 1:54 PM
To: Snowden, Jon; Parks, Timothy; Murphy, Brad
Cc: Miller, Frank; Grabowski-Miller, Jane; BMunson@vandewalle.com
Subject: RE: Erdman Center PUD-GDP and demolition permit

Tim,

Per our conversation, I agree to the waiver for a reduction of the notification period. I believe the applicant has demonstrated good faith and that the only point of confusion was the demolition notification e-mail list. Given the amount of publicity and neighborhood involvement to this point, I'm confident that sufficient public notice has been given.

My understanding is that the timeline would then permit the applicant to make their first appearance at UDC on August 4, and I support that schedule should the applicant wish to do so.

Thanks, and please let me know if you need anything else.

Mark C.

Alder Mark Clear, 19th District
Common Council President, Madison, WI
district19@cityofmadison.com
608-695-5709

Intent of Document

This document summarizes the proposed demolition necessary to facilitate the redevelopment of the parcel into a mixed-use urban employment center.

Prior to the issuance of any Wrecking Permit, the applicant will work with the City of Madison Recycling Coordinator, its engineer and other specialized contractors to develop a recycle and re-use program.

A phase-1 environmental study was completed in 2003 by URS Corporation for 5101, 5063, 5107, 5115 and 5111 University Avenue and 650 N. Whitney Way. The phase 1 for these locations will be refreshed, and a phase 1 will be done for the remainder of the site. The applicant will follow any phase 2 recommendations. A portion of the site required soil remediation which has already been performed, and the case was satisfactorily closed

1.1 Request

Demolition Permit

1.2 Project Information

Project Name

Erdman Center

Project Owners

Erdman Real Estate Holdings, LLC, Erdman Future, LLC, and University Avenue Properties, LLC

Contacts

Applicant and Design Team:

Erdman Real Estate Holdings, LLC

5117 University Ave, Madison, WI 53705

Jane Grabowski-Miller 608-836-4923 jmiller@erdmanholdings.com

Frank Miller 608-218-6246 fmiller@erdmanholdings.com

Jon Snowden 608-218-6328 jsnowden@erdmanholdings.com

Consultants:

D'Onofrio Kottke and Associates, Inc.

7530 Westward Way

Madison, WI 53717

608-833-7530

Bill Suick bsuick@donofrio.cc

Vandewalle & Associates, Inc.

120 East Lakeside Street

Madison, WI 53705

608-255-3988

Brian Munson bmunson@vandewalle.com

KL Engineering

5950 Seminole Centre Court

Suite 200

Madison, WI 53711

Phone: 608.663.1218

Kim Lobdell KLobdell@KLEngineering.com

Approximate Development Schedule

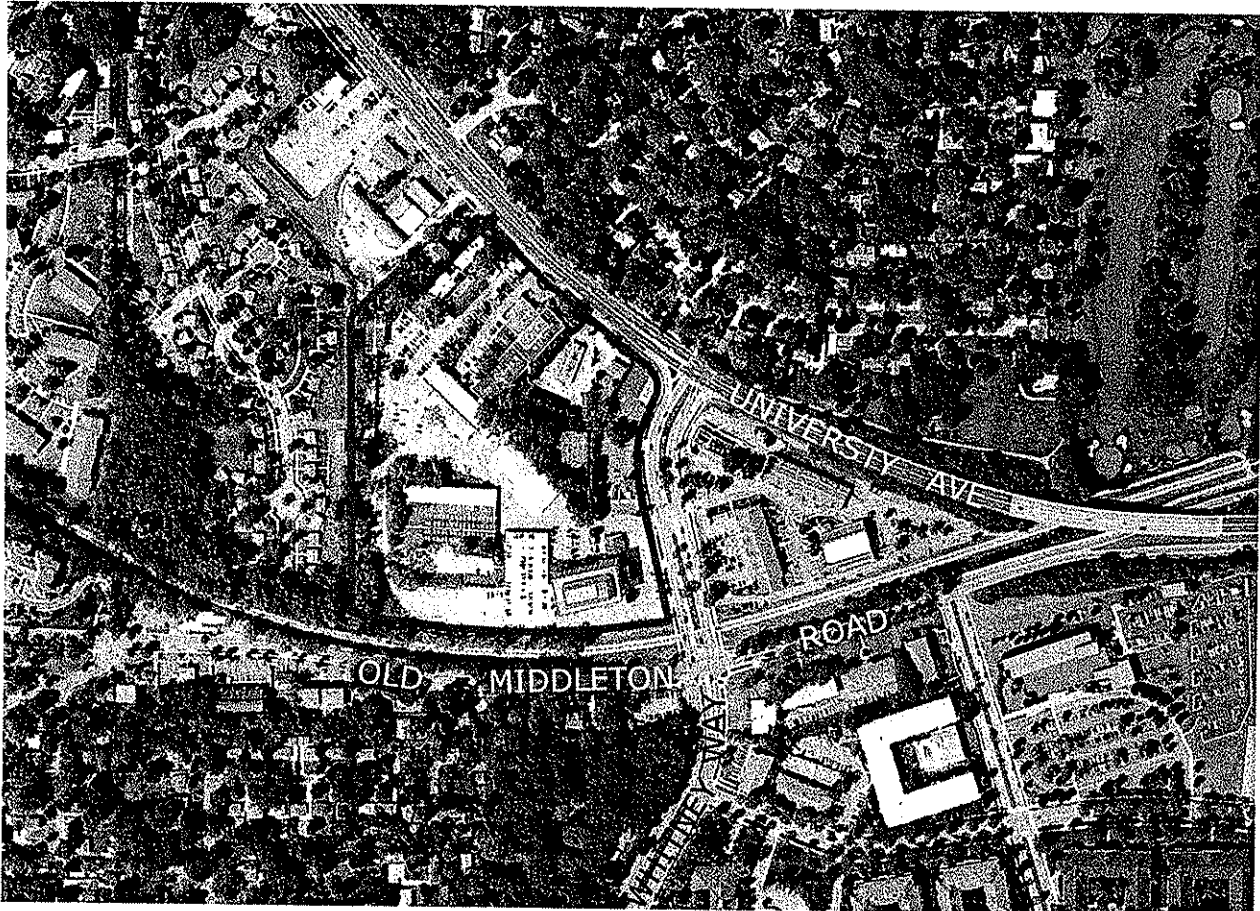
5-15 years.

Total Parcel Size

Approximately 17.48 acres.

Parcel Location

5117 University Ave, Madison.



PIN Numbers	Address	Owner
0709-184-1408-1	5117 University Avenue	Erdman Real Estate Holdings, LLC
0709-184-1401-5	5115 University Avenue	Erdman Real Estate Holdings, LLC
0709-184-1420-5	650 N. Whitney Way	Erdman Real Estate Holdings, LLC
0709-184-1402-3	650 N. Whitney Way	Erdman Real Estate Holdings, LLC
0709-184-1407-3	5105 University Avenue	Erdman Future, LLC and University Avenue Properties, LLC
0709-184-1406-5	5101 University Avenue	Erdman Future, LLC and University Avenue Properties, LLC
0709-184-1405-7	5063 University Avenue	Erdman Future, LLC and University Avenue Properties, LLC
0709-184-1403-1	702 N. Whitney Way	Erdman Future, LLC and University Avenue Properties, LLC

Existing Land Use

Office, restaurant (vacant), convenience retail (vacant), motel (vacant), warehousing (vacant)

Existing Zoning

C3 Highway Commercial

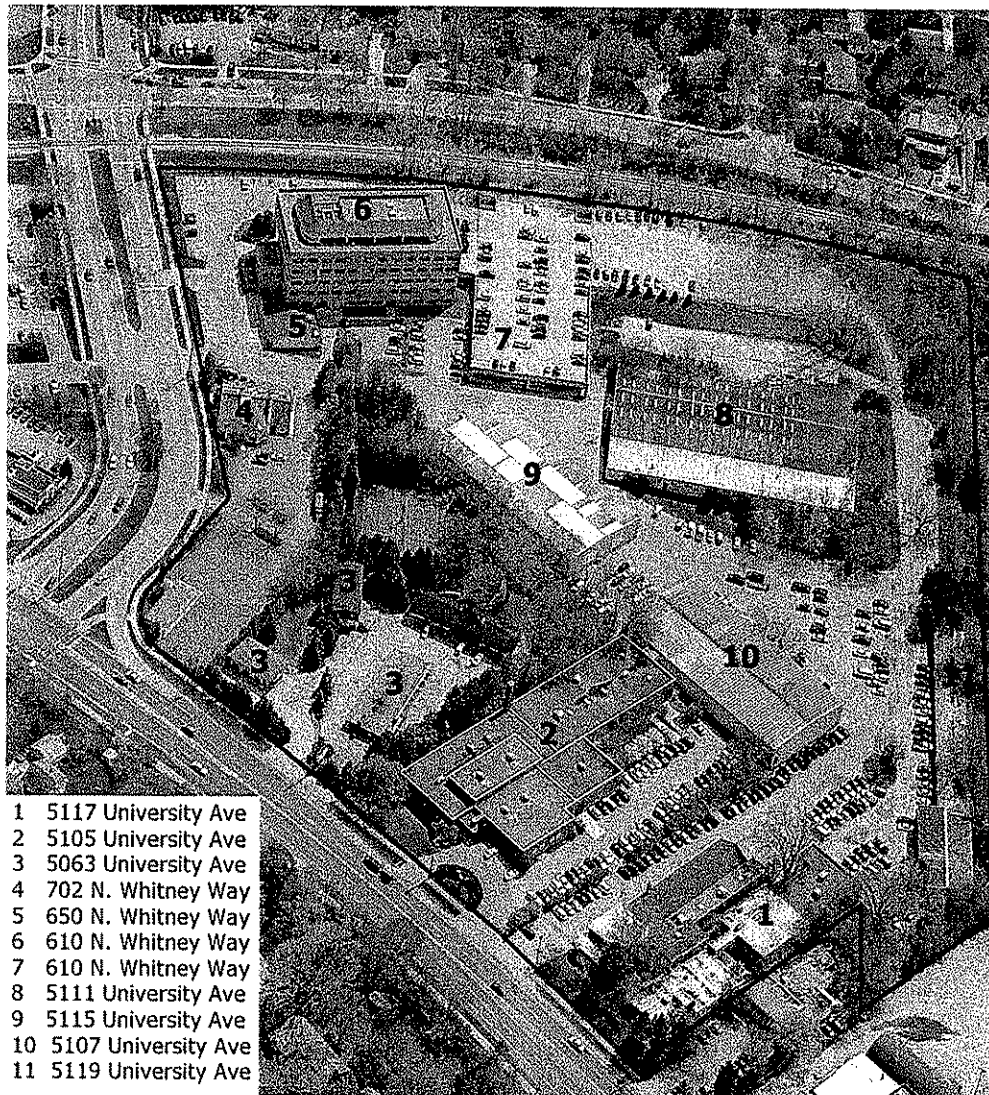
WP-14 Wellhead Protection

Existing Conditions:

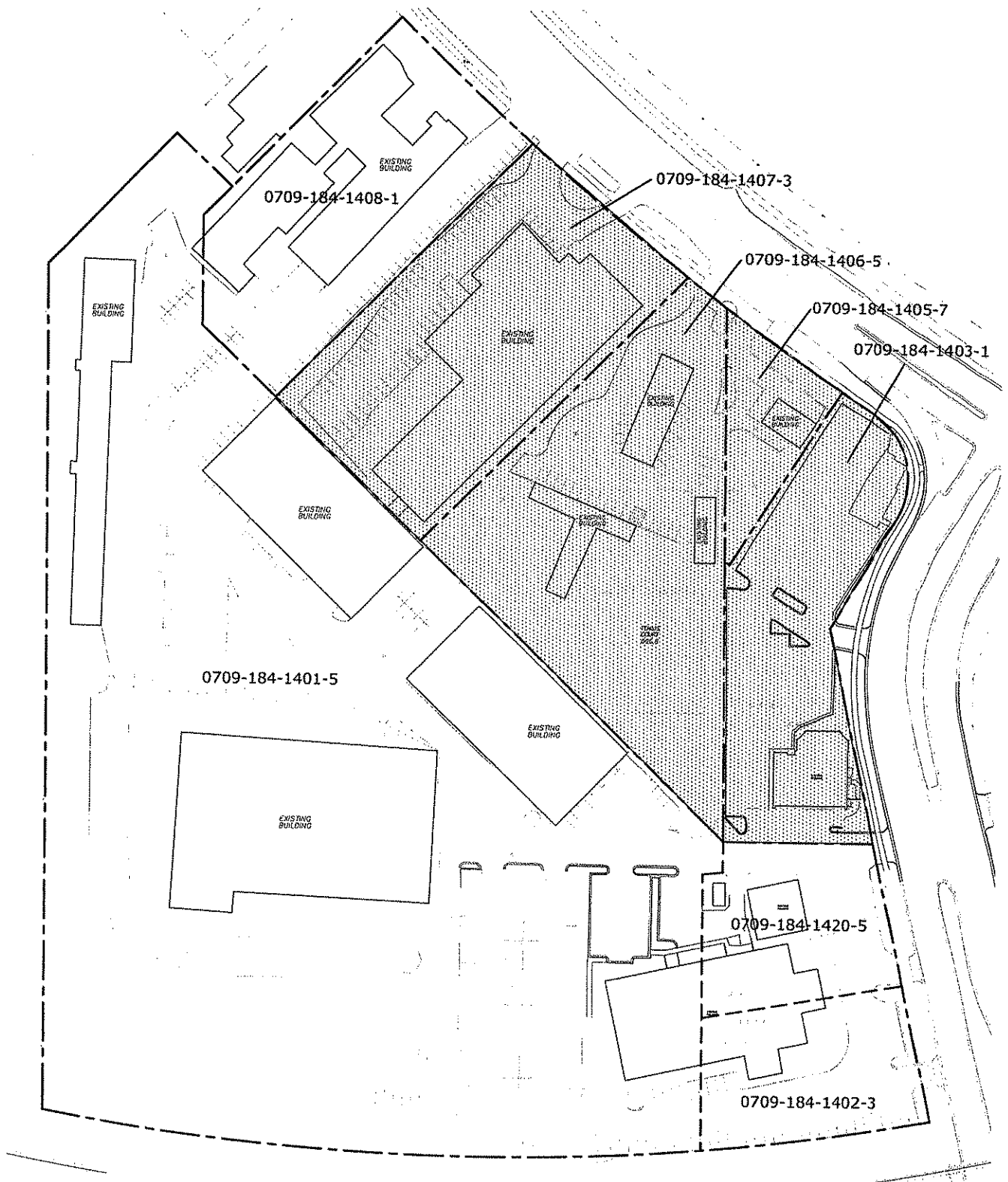
The primary uses located onsite include approximately 160,000 square feet of office space in multiple buildings, a 36 room motel building (vacant), a 5000 s.f. restaurant building (vacant), a 2000 s.f. convenience store building (vacant), 90,000 s.f. of warehouse space (vacant), a 200 car 2-level parking ramp, and surface parking for 838 cars.

Access to the site is limited to three driveway cuts on University Avenue, and three driveway cuts on Whitney Way. The Wisconsin and Southern railroad defines the south edge of the property, and the Trillium condominiums about the western property line, eliminating any street connections. Bus service is available on University Avenue, with pedestrian access supplied by sidewalks on University Ave. and Whitney Way.

Existing Conditions Aerial Photo



Existing Conditions Plat



Adjacent Land Uses

South: Wisconsin and Southern Railroad
Glen Oak Hills Neighborhood
Single Family Residential
Multi-Family Residential
Office
Commercial

West: Spring Harbor Neighborhood
Trillium condominiums
Spring Harbor Animal Hospital

North: University Avenue.
Spring Harbor Neighborhood
Single Family Residential

East: Whitney Way
Office
Commercial/Retail

Comprehensive Plan Designation

The City of Madison Comprehensive Plan designates this site for Employment (E) and Neighborhood Mixed Use (NMU). The southeast corner of the site is also designated as a Transit Oriented Design (TOD) overlay located at the intersection of Whitney Way and Old Middleton Road.

Legal Description

Lots 1 and 2 Certified Survey Map No. 4473, recorded in Volume 19 of Certified Survey Maps on Pages 181 and 182 as Document No. 1850622 and a parcel of land located in the SE1/4 and SW1/4 of the SE1/4 of Section 18 and in the NE1/4 and NW1/4 of the NE1/4 of Section 19, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the north quarter corner of said Section 19; thence N88°39'15"E along the north line of said NE1/4, 662.06 feet to the point of beginning; thence N00°11'21"W, 486.39 feet; thence N44°18'07"E, 182.13 feet; thence S43°38'23"E, 74.49 feet; thence N44°17'58"E, 237.90 feet to the southerly right-of-way line of University Avenue and a point of curve; thence southeasterly, along said southerly right-of-way line, on a curve to the left which has a radius of 2,925.00 feet and a chord which bears S50°25'02"E, 601.56 feet to a point of reverse curve; thence continuing along said southerly right-of-way line and westerly right-of-way line of Whitney Way, on a curve to the right which has a radius of 75.00 feet and a chord which bears S13°47'28"E, 105.21 feet; thence S30°19'22"W along said westerly right-of-way line, 127.18 feet; thence S12°03'20"E along said westerly right-of-way line, 215.17 feet; thence S12°19'04"E along said westerly right-of-way line, 278.60 feet to the north right-of-way line of the Wisconsin and Southern Railroad and a point of curve; thence northwesterly along said north right-of-way line on a curve to the right which has a radius of 2,406.20 feet and a chord which bears N89°56'19"W, 870.90 feet; thence N00°11'21"W, 343.86 feet to the point of beginning. Containing 761,459 square feet (17.48 acres).

Demolition Permit Photographs

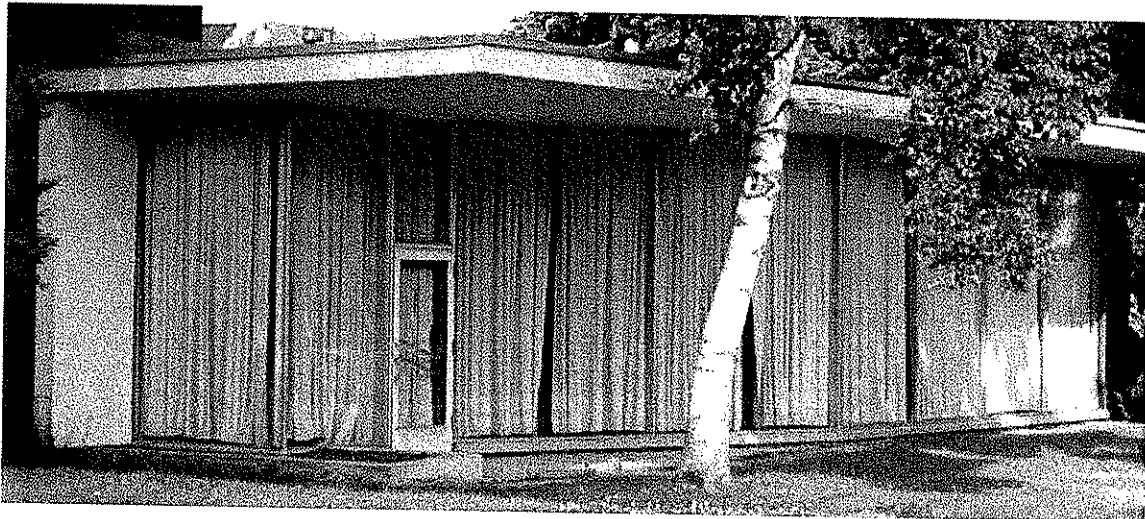
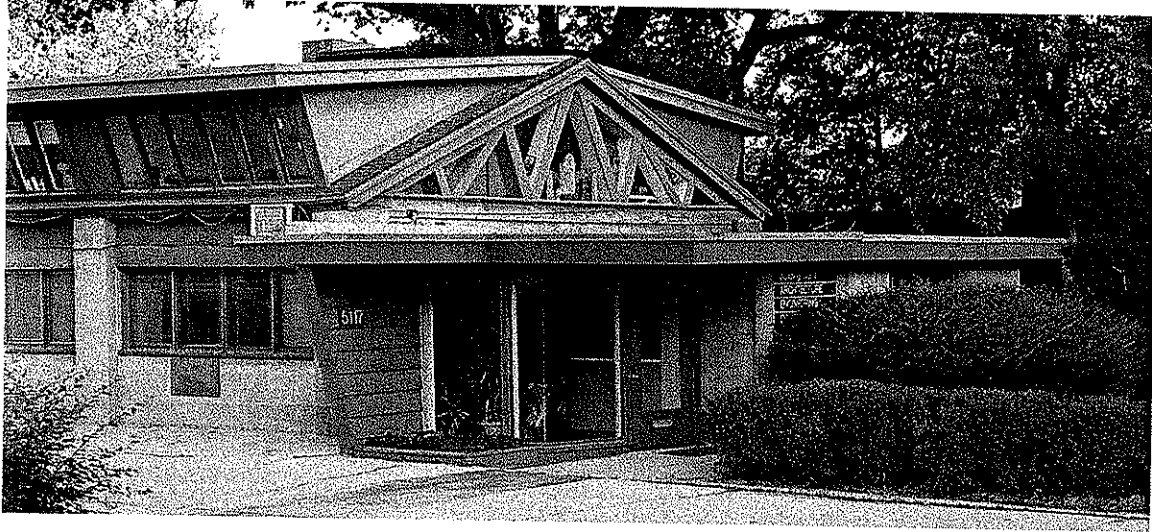
The timely and logical redevelopment of this site will require the demolition of all of the existing structures, except for the PSC building. These buildings comprise a variety of former and vacant uses on site and are either obsolete due to age and condition or do not meet the program needs of the adaptive reuse of the site.

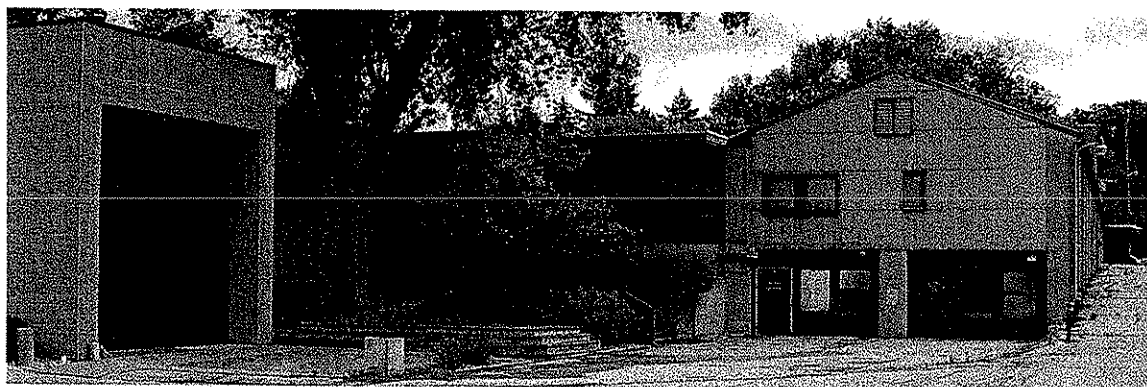
Existing Site Plan: page 8.

5117 University Avenue, "Building One"

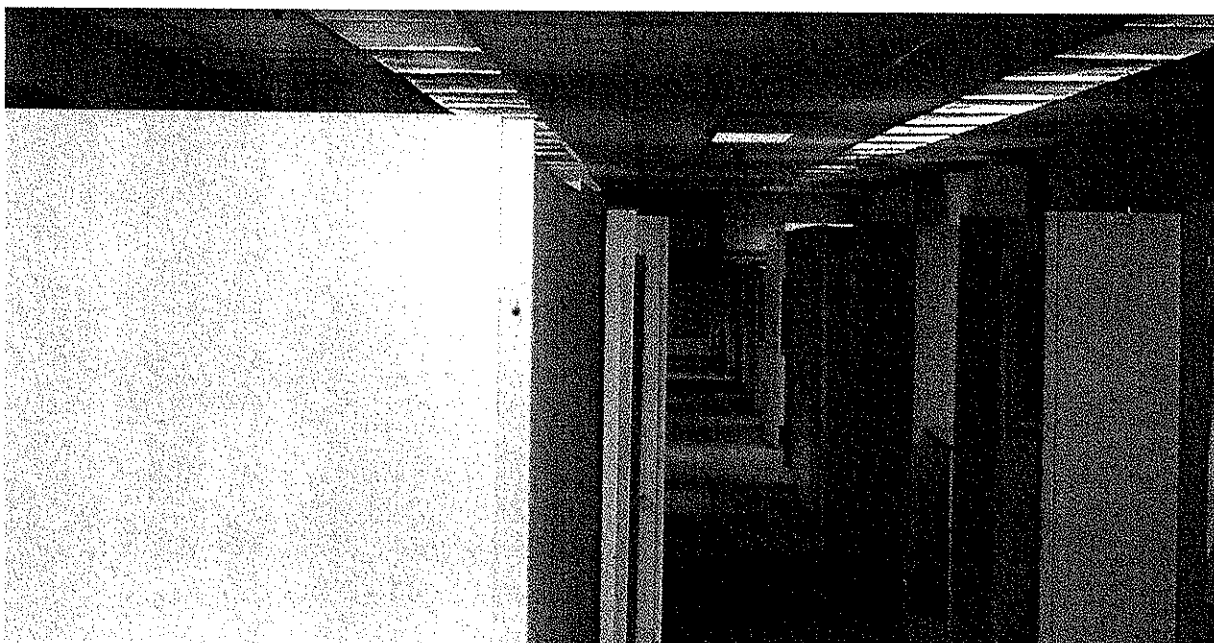
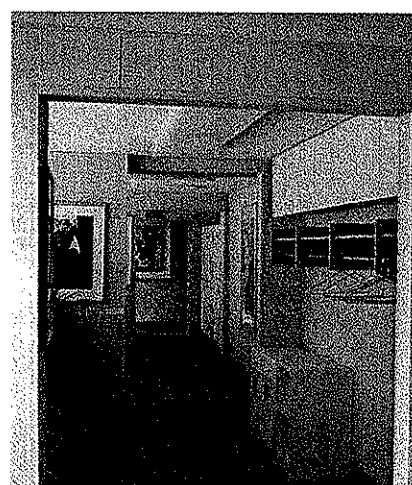
This building was the former home office for Marshall Erdman & Associates. Over time, it has been added to and modified for various purposes including a cabinet shop and retail furniture, before eventually becoming general office use in all of the building. The building is approximately 35,000 square feet and is vacant except for four individuals. The building is no longer practically functional.

Exterior Views:





Building One: Interior Views.

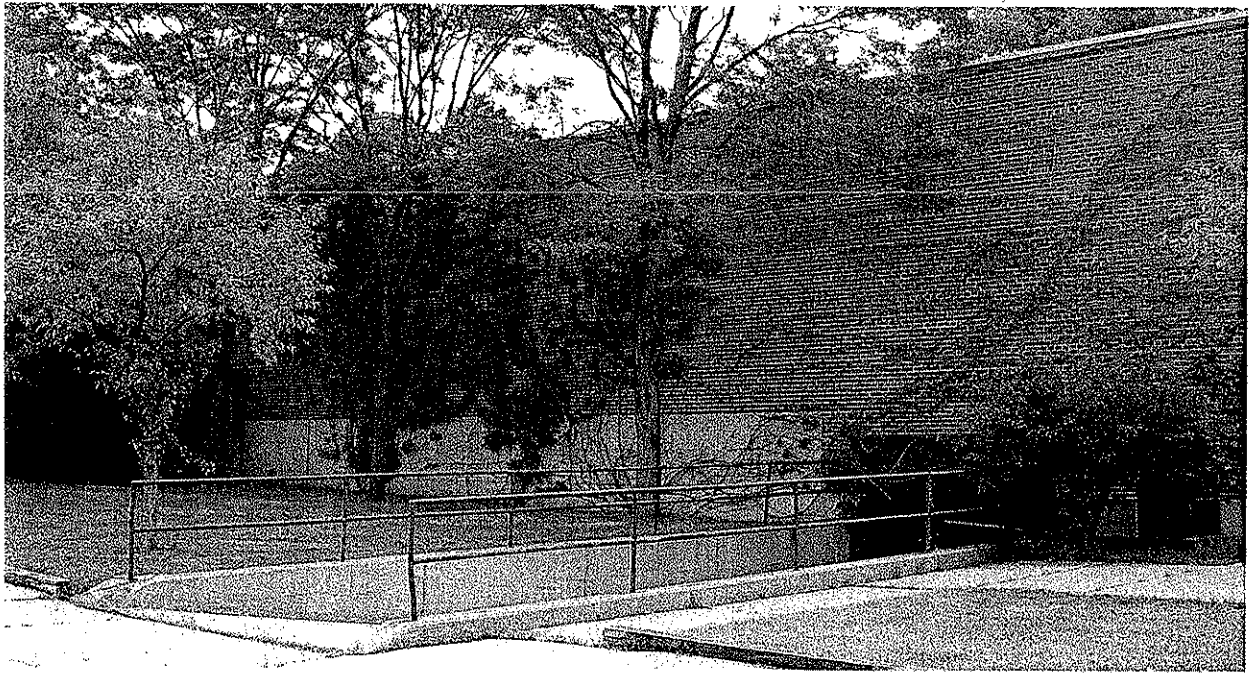


5105 University Avenue, "Building Two"

This building was originally a 7-up bottling plant. Marshall Erdman purchased it and converted it to approximately 35,000 square feet of general office space. Marshall Erdman & Associates used the building primarily for its interior design offices, Midwest Division Offices and meeting space. Most recently, it was temporarily leased to several divisions of the University of Wisconsin Hospital & Clinics as a building to consolidate users prior to a move to permanent space. The building is vacant except for one office user and is no longer practically functional.

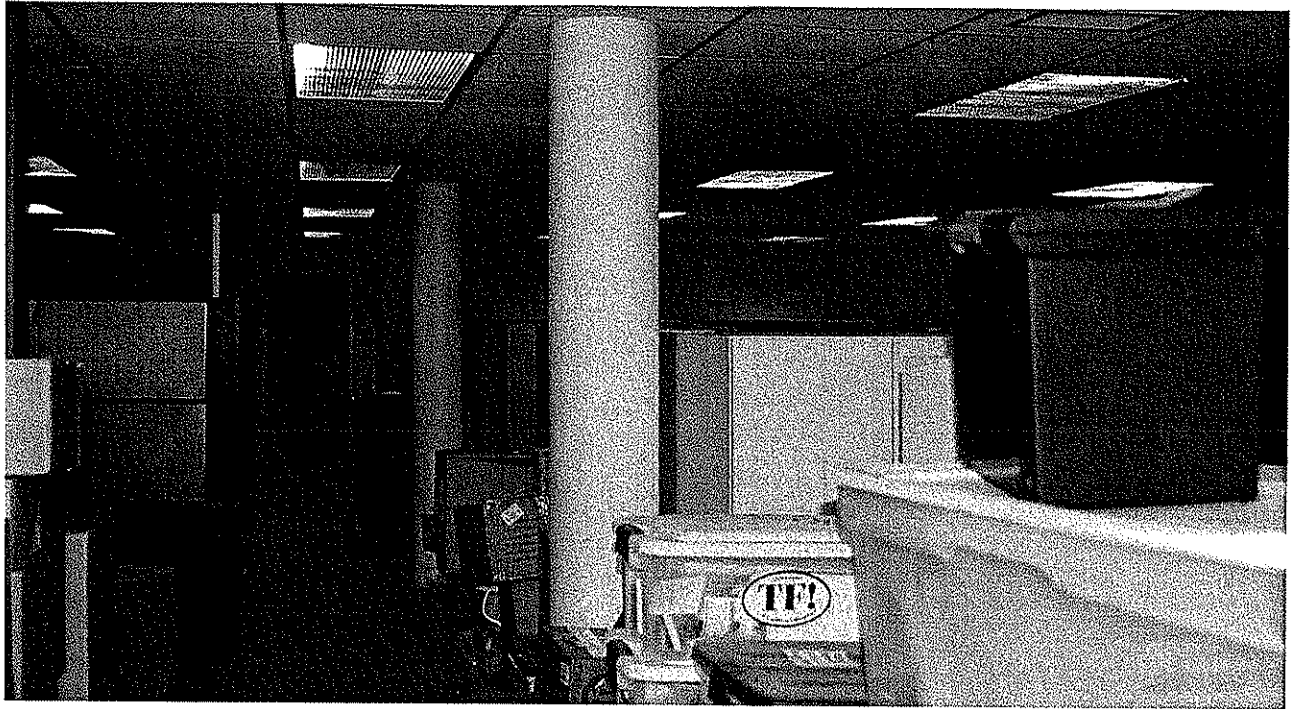
Exterior Views:





Building Two: Interior Views.



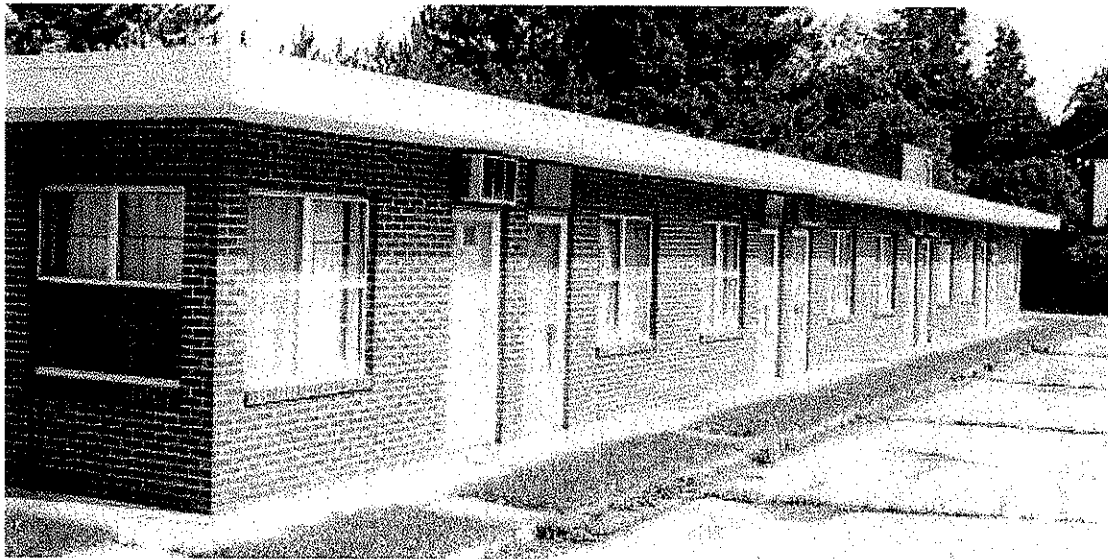


5101 & 5063 University Avenue, "Merrill Springs Inn" consisting of the following four buildings.

The Merrill Springs Inn was permanently closed in 2001. The buildings are completely obsolete and have experienced extensive damage that cannot be practically repaired.



Reception Building

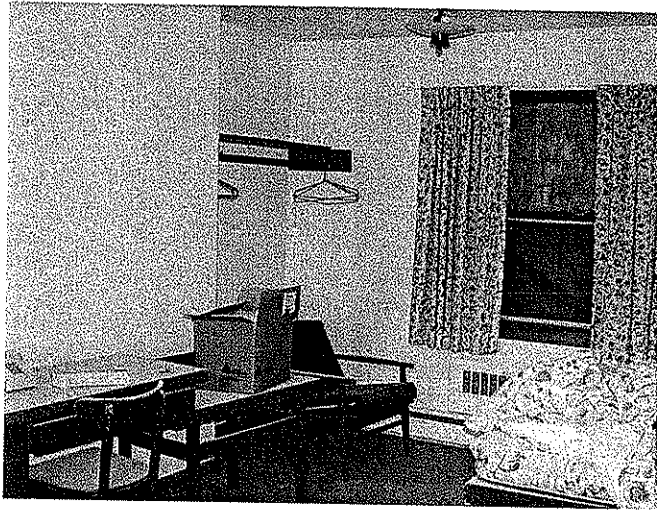


Building 2

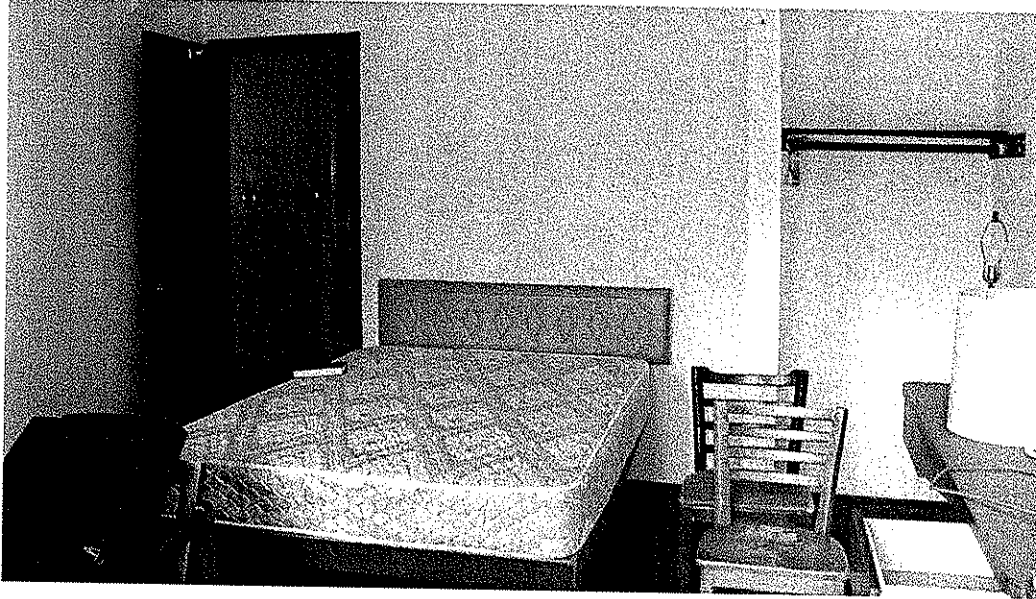


Building 3 and 5063 University Avenue (Building 4)

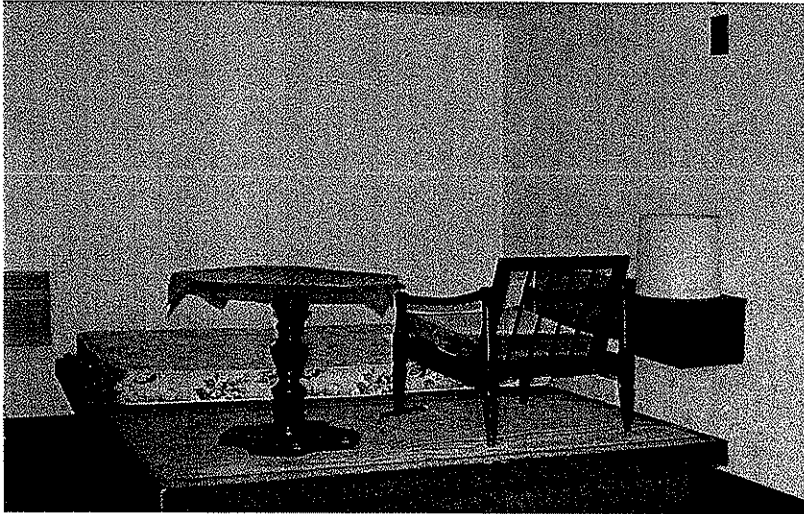
Motel Building 1: Interior.



Motel Building 3: Interior

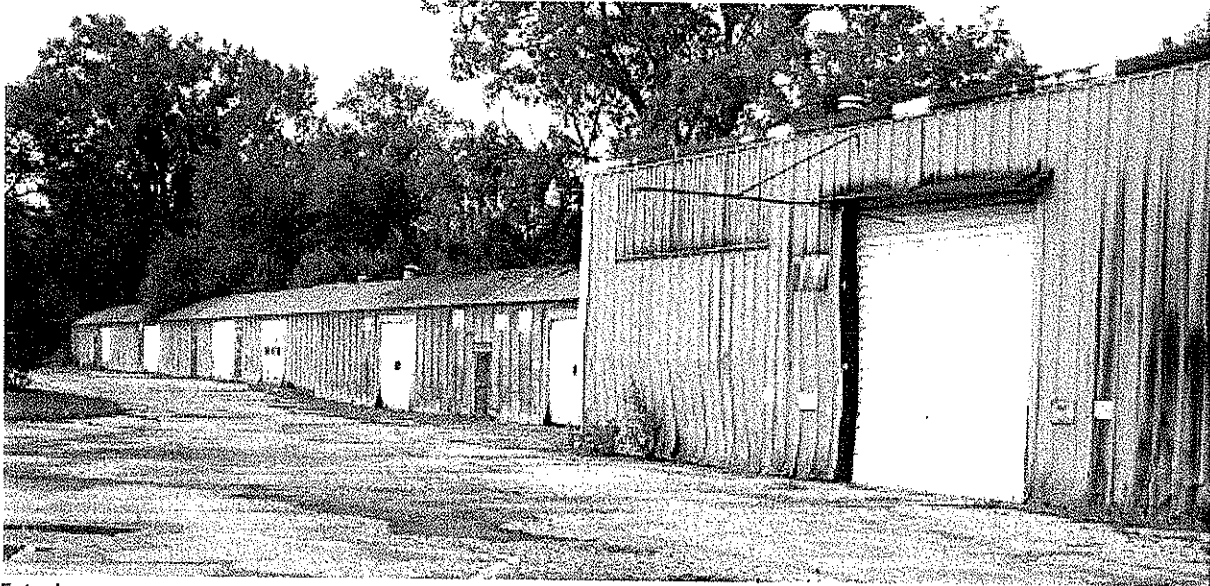


Motel Buildings 1 Interiors

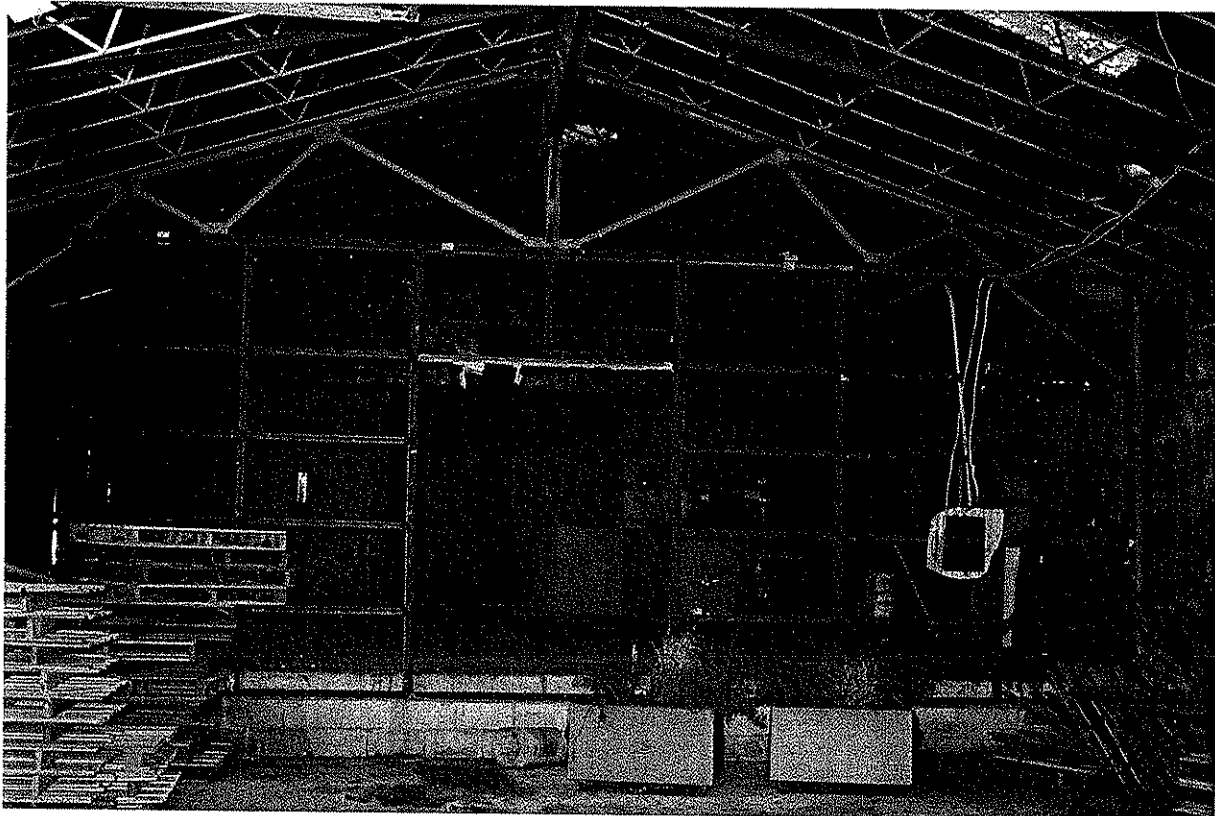


5119 University Avenue, "Quonset Hut"

This building has mostly been used for storage, and was originally a cabinet line. It has been vacated for many years.



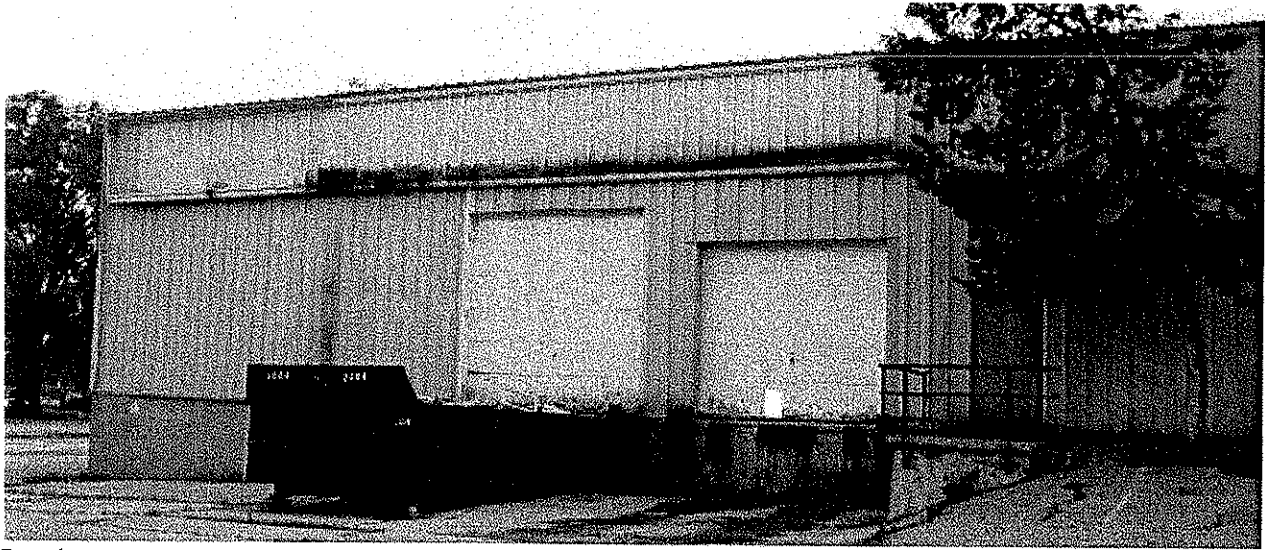
Exterior



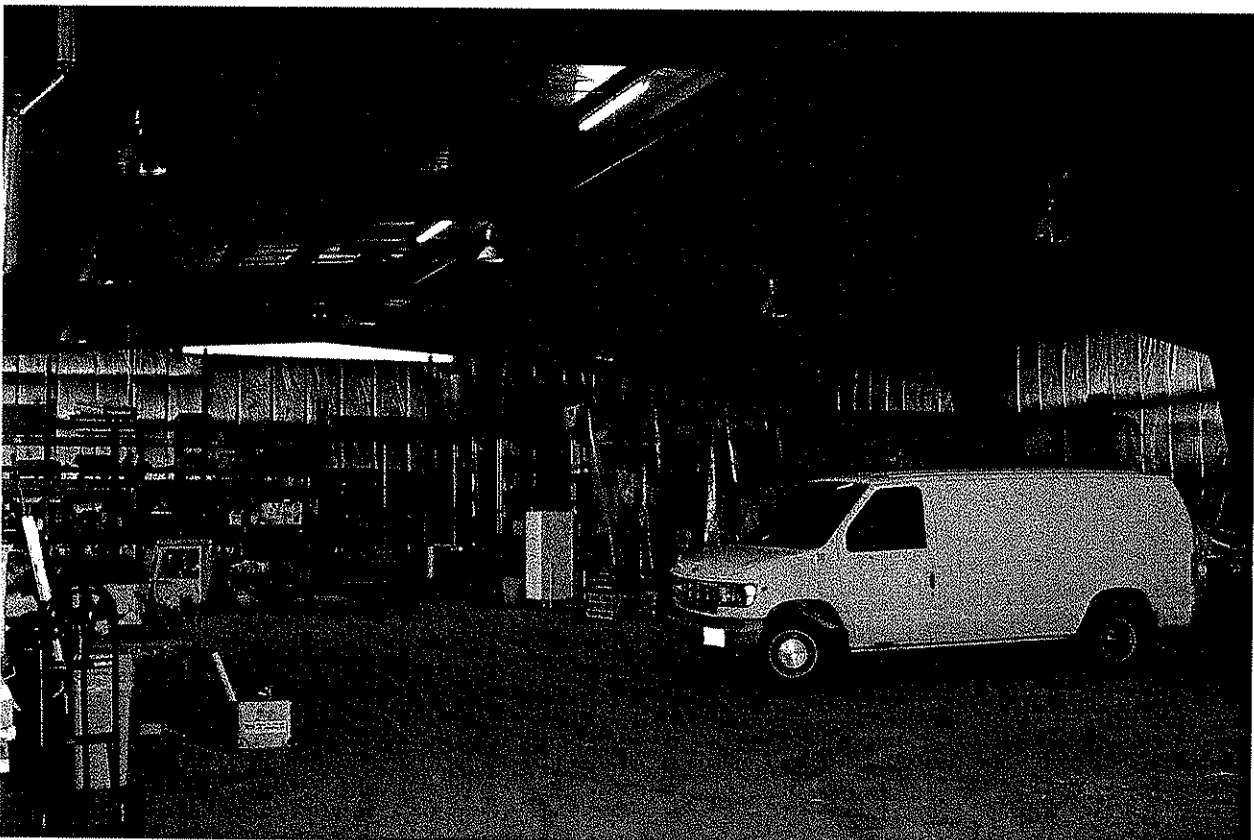
Interior

5107 University Avenue, "Lower warehouse"

This building is attached to the south (back) of 5105 University Avenue, and is currently used as Erdman Holdings' Property Management and Maintenance office, as well as its recycle facility for parts, equipment and material.



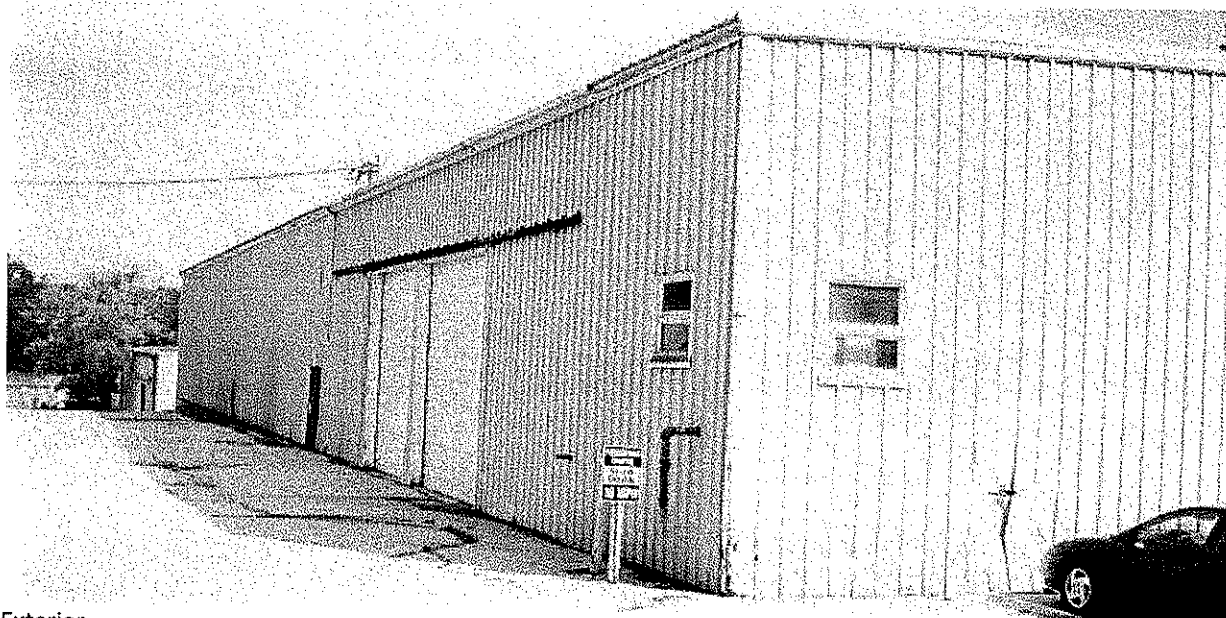
Exterior



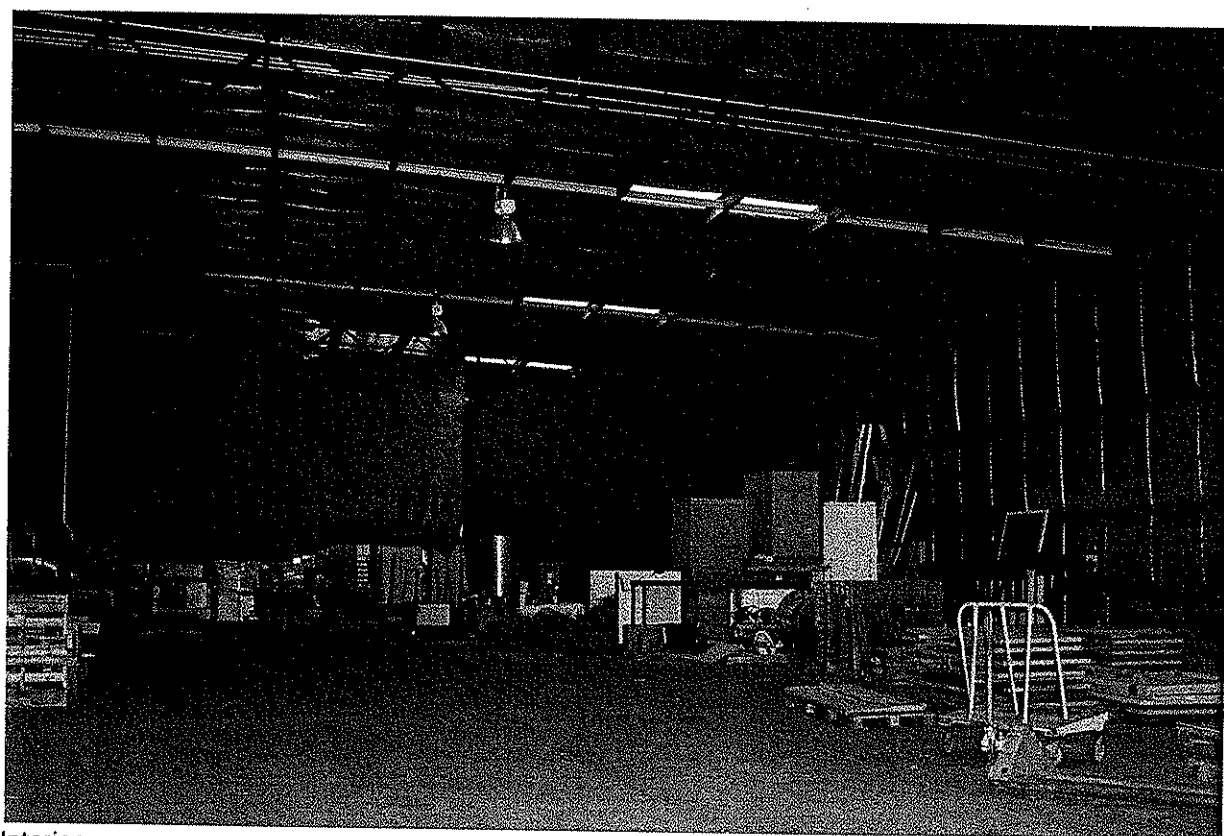
Interior

5115 University Avenue, "Upper Warehouse"

This building was at one time used at a factory and is now used for miscellaneous storage.



Exterior



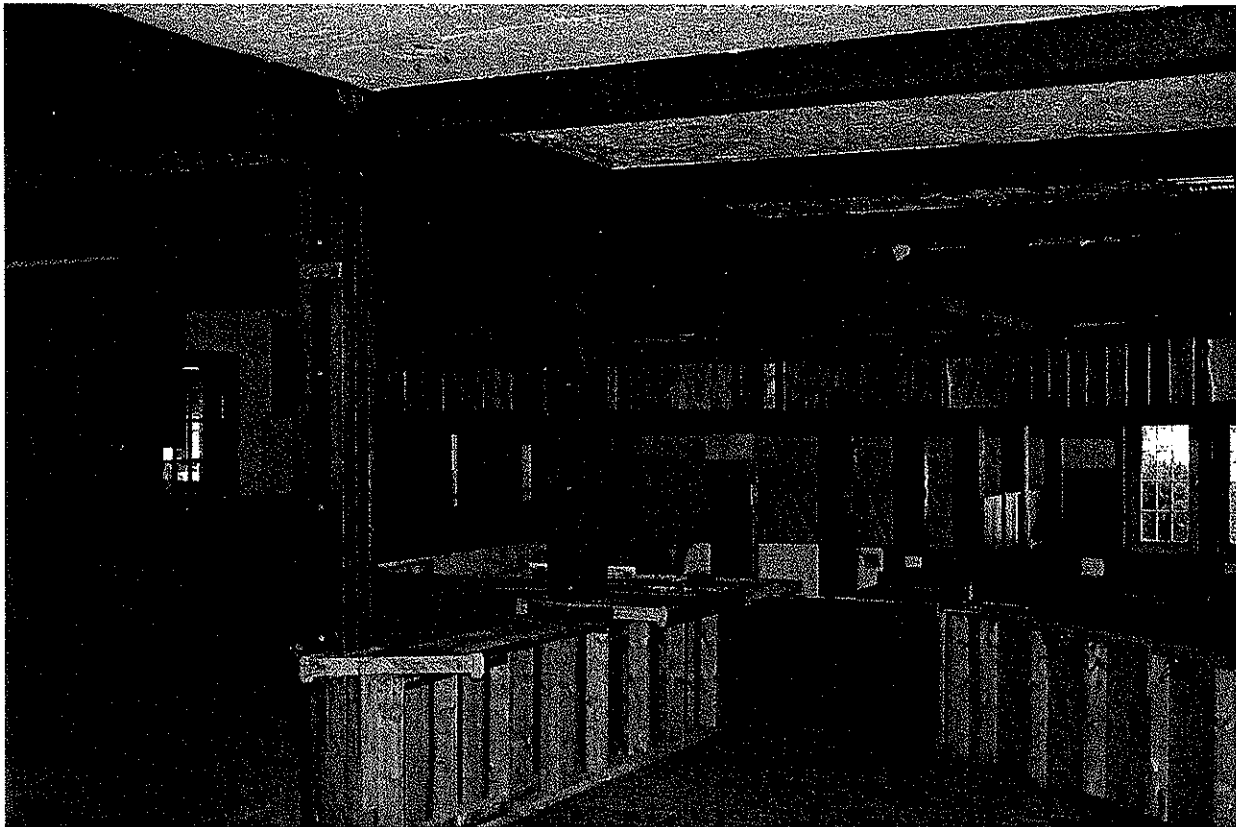
Interior

702 N. Whitney Way, "Irish Waters"

The Irish Waters restaurant closed in 2007. The building is obsolete, and a portion of it is temporarily (until October of 2010) being used to test demand for a "park and bike."



Exterior



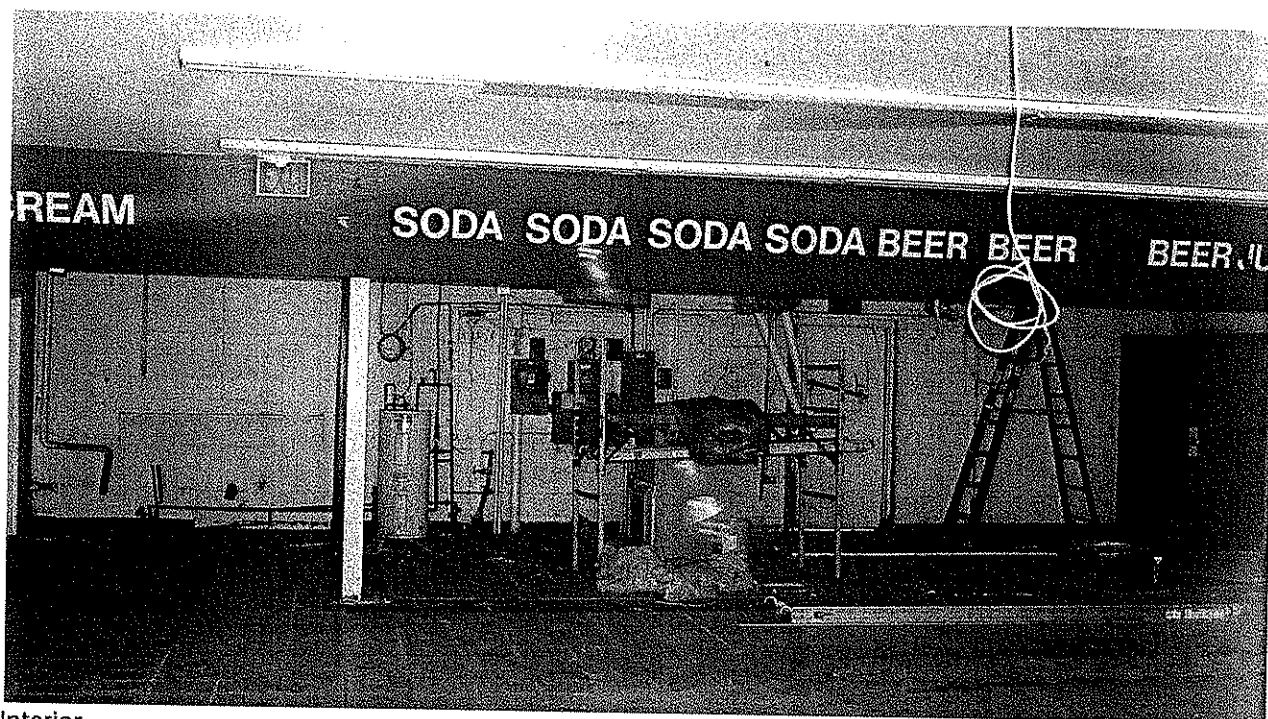
Interior

650 N. Whitney Way, "Open Pantry"

This building has been vacant since 2001 and is functionally and practically beyond repair.



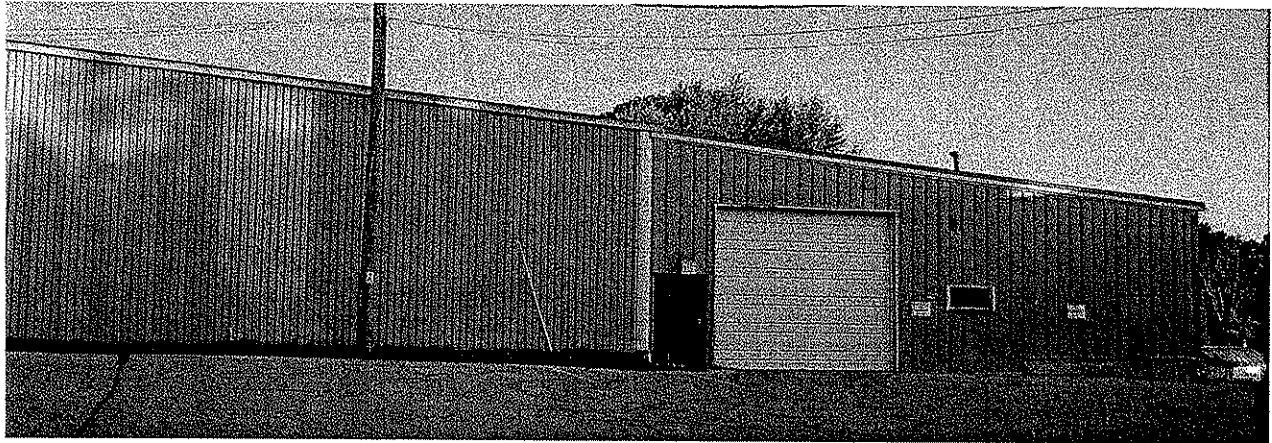
Exterior



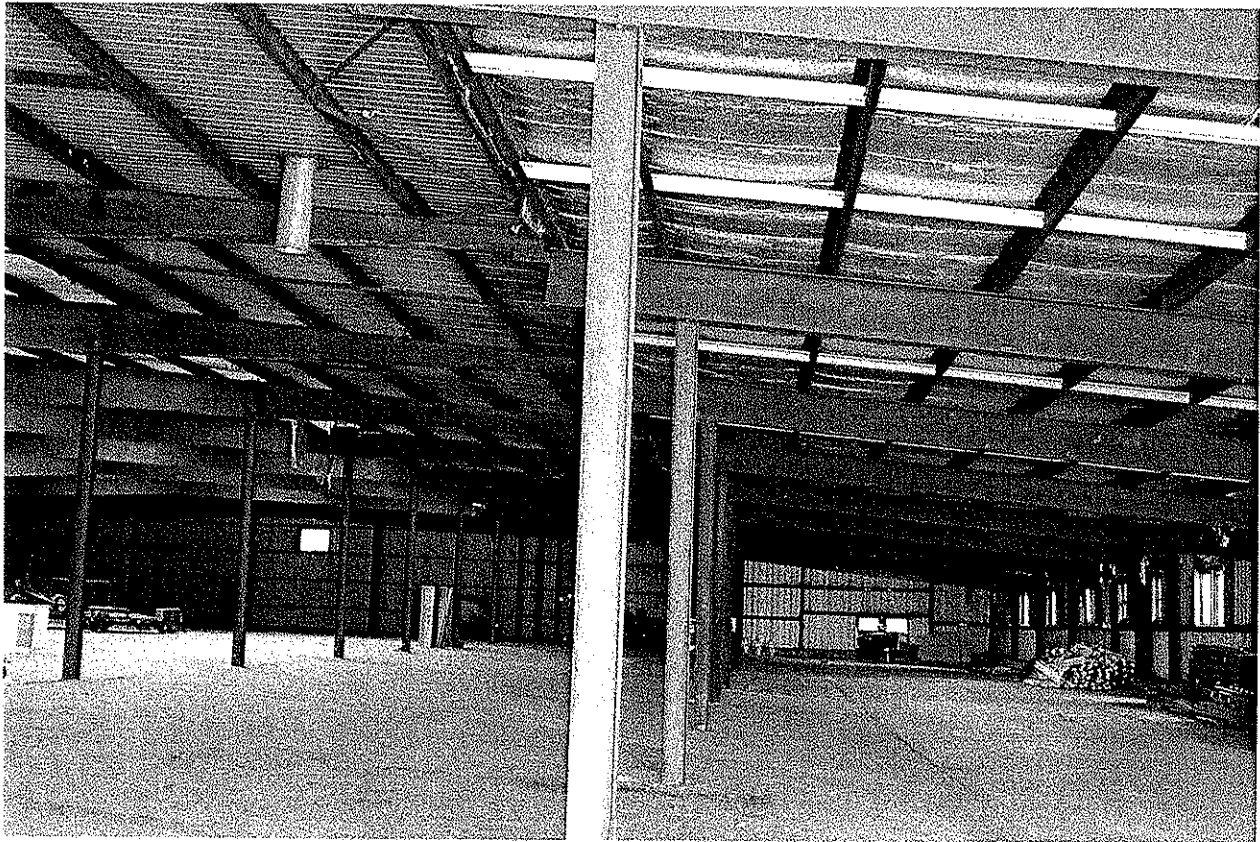
Interior

5111 University Avenue, "Blue Warehouse"

This building was used as a factory long ago, and for many used was donated to the Madison Children's Museum for its annual Doll Sale of donated American Girl dolls and doll items until 2000, The building is no longer usable, and has been closed by the Fire Marshall.



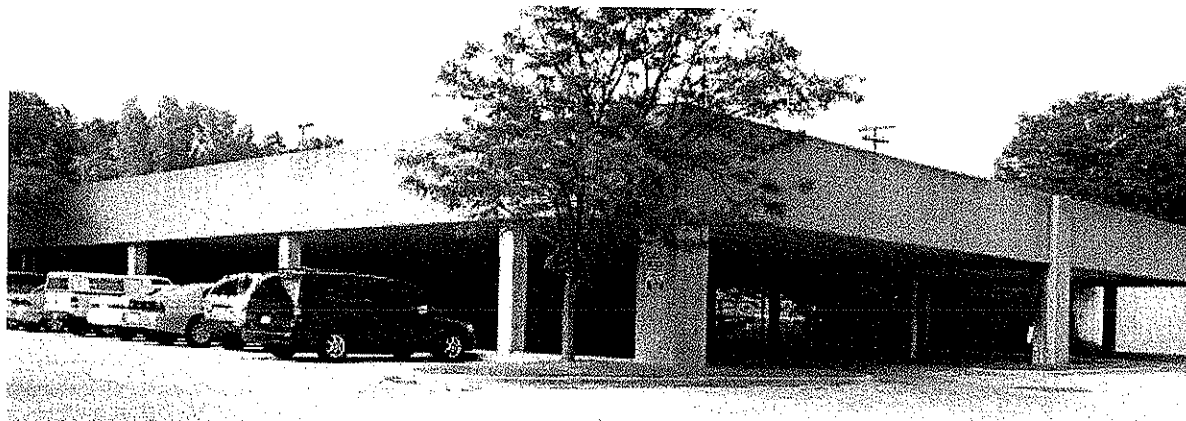
Exterior



Interior

610 N. Whitney Way, Parking Ramp

This parking ramp is reaching the end of its functional life as it cannot be expended or renovated for use in a shared parking environment.



Exterior

