

CITY OF MADISON

Proposed Demolition

Location: 26 Schroeder Court

Project Name: Health Club Demo

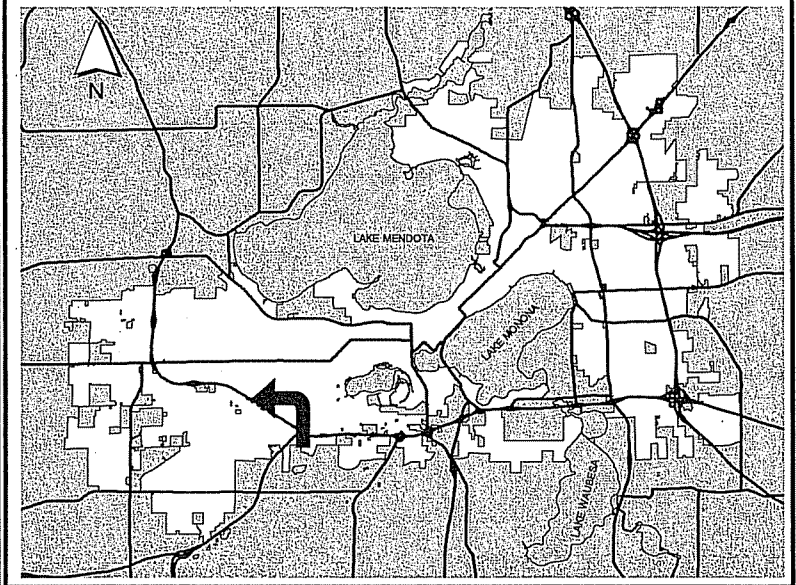
Applicant: Felix Bichgels/Philip Schmidt -
Architectural Design Consultants

Existing Use: Vacant Health Club

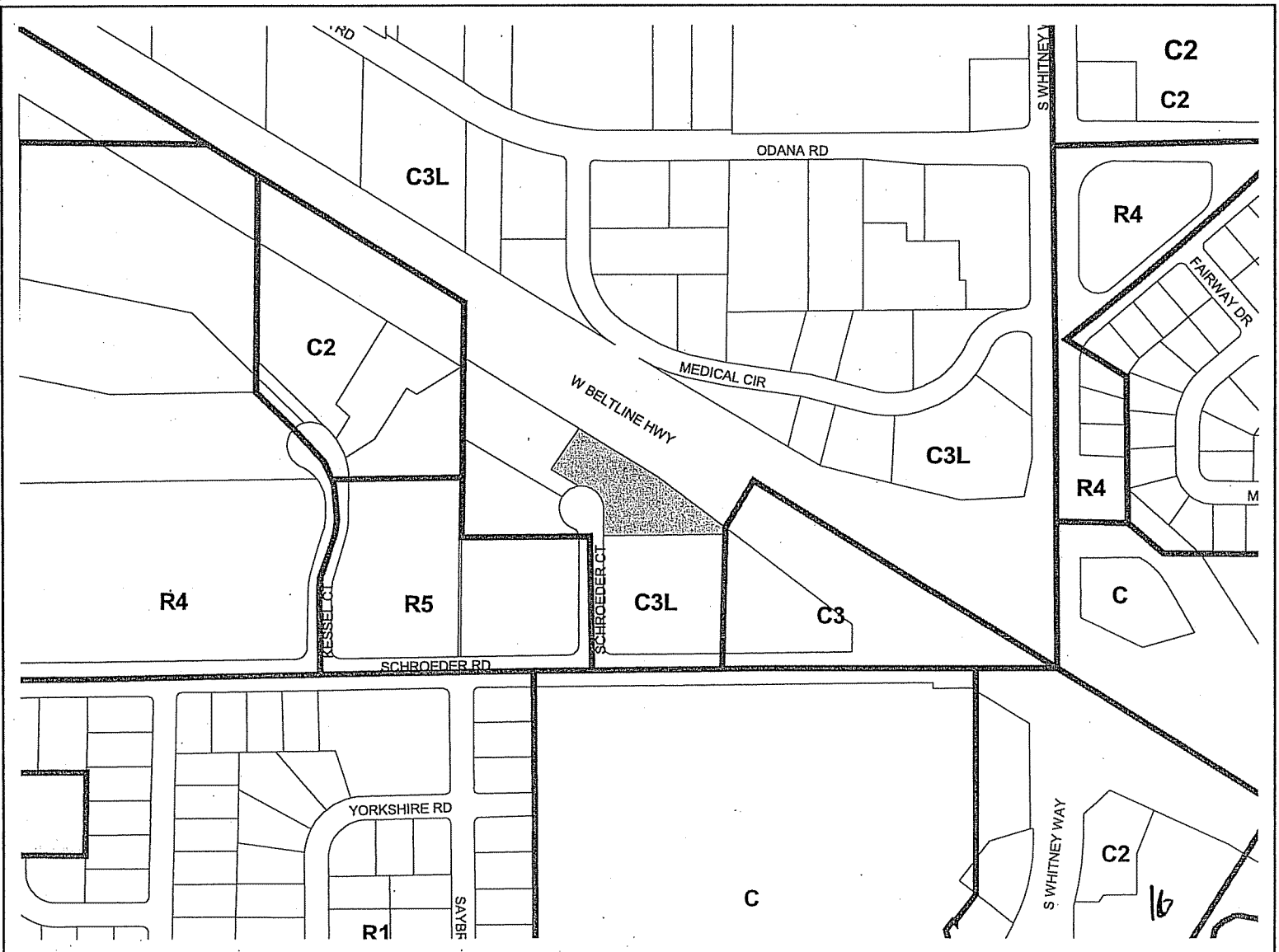
Proposed Use: Demolish Vacant Health Club & Build
3-Story Building with Retail, Restaurant
& Offices

Public Hearing Dates:

Plan Commission 07 November 2005



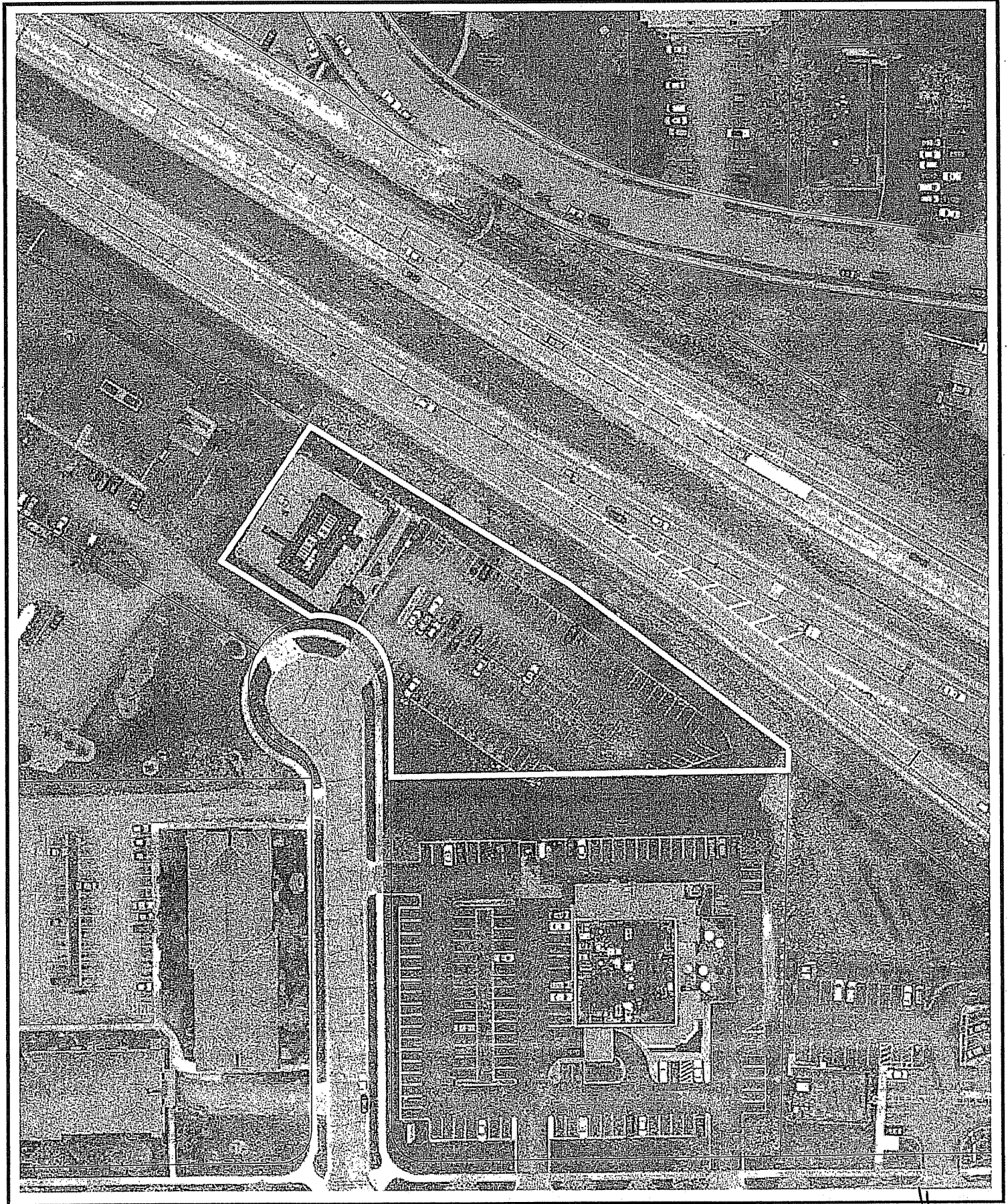
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



26 Schroeder Court

0 100 Feet

Date of Aerial Photography - April 2003



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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid # 550 Receipt No. 64686
Date Received 9-21-05
Received By RJT
Parcel No. 0709-303-01068
Aldermanic District 1, Jed Sanborn
GQ UDC, Landscape Buffer
Zoning District C3L
For Complete Submittal
Application Letter of Intent
IDUP N/A Legal Descript. on site plan
Plan Sets Zoning Text N/A
Alder Notification Waiver _____
Ngrbrhd. Assn Not. N/A Waiver _____
Date Sign Issued 9-21-05

1. Project Address: 26 SCHROEDER COURT Project Area in Acres: 1.75

Project Title (if any): _____

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: KEVIN LEDERER Company: CAPITOL REAL ESTATE, LLC
Street Address: 123 N. BLOUNT #604 City/State: MADISON WI Zip: 53703
Telephone: (608) 836 6368 Fax: (608) 287 0267 Email: _____

Project Contact Person: PHILIP SCHMIDT Company: ARCHITECTURAL DESIGN CONSULTANT
Street Address: 161 HORIZON DR #102 City/State: VERONA WI Zip: 53593
Telephone: (608) 848 2324 Fax: (608) 848 5122 Email: pas@adci.wi

Property Owner (if not applicant): FELIX BICHGELS (CO-OWNER)
Street Address: 123 N. BLOUNT #604 City/State: MADISON WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 37,000 GSF, 3 STORY WITH UNDERGROUND PARKING, MIXED USE BUILDING & SITE REDEVELOPMENT. 1ST FLOOR: COMMERCIAL/RETAIL; 2ND & 3RD FLOOR - OFFICE

Development Schedule: Commencement NOV. 2005 Completion NOV. 2006

CONTINUE →

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 ½ 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.
- Filing Fee:** \$ _____ 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 (principal) buildings, photos 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 to be approved by the City 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. 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 1988 LAND USE Plan, which recommends: COMMUNITY COMMERCIAL 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:

JED SANBORN ; NO NEIGHBORHOOD/BUSINESS ASSOCIATION
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 TIM PARKS Date 7-21-05 Zoning Staff KATHY VOECK Date 7-20-05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name PHILIP A. SCHMIDT Date 9-20-05

Signature Philip A. Schmidt Relation to Property Owner PROJ. ARCHITECT

Authorizing Signature of Property Owner Felix B. Rubiel Date 9/20/05

**26 Schroeder Court
Letter of Intent**

September 21, 2005

This project entails the redevelopment of the site previously occupied by Bally's Health and Fitness Club. Demolition of the existing building and parking lot is planned. The Madison Fire Department has negotiated to use this structure for training purposes, after salvageable materials have been removed. Construction of a 3 story mixed use building is planned to commence in mid-November, 2005. Occupancy is scheduled for November, 2006.

Current participants in the project include:

Owner and developer: Capitol Real Estate, LLC
Contact person: Kevin Lederer (836-6368)

Architect: Architectural Design Consultants, Inc.
Contact person: Philip Schmidt (848-2324)

Civil Engineer: Jenkins Survey and Design, Inc.
Contact person: Hans Justeson (848-5060)

MEP Engineer: Bear Valley Engineering, LLC
Contact person: Jeff Urhig (437-8809)

Landscape Architect: Badger Landscape, LCC
Contact person: Jay Gehler (825-6722)

General Contractor: Diamond Builders, Inc.
Contact person: Denny Achenbach (845-8878)

Space in the building will be leased to multiple tenants. The first floor commercial space (approx. 10,000 sf) will ideally be subdivided into four suites, each with its own entrance. Building design will accommodate a variety of suite configurations. Second and third floor office space (approx. 17,000 sf) will also provide a number of suite options, though a single tenant is most desirable. Building amenities include two outdoor terraces at the third floor. Hours of use are anticipated to be typical for office and commercial functions; minimal activity on site before 7:00 am and after 9:30 pm at the latest. Currently no leases have been signed so more specific usage information is not available.

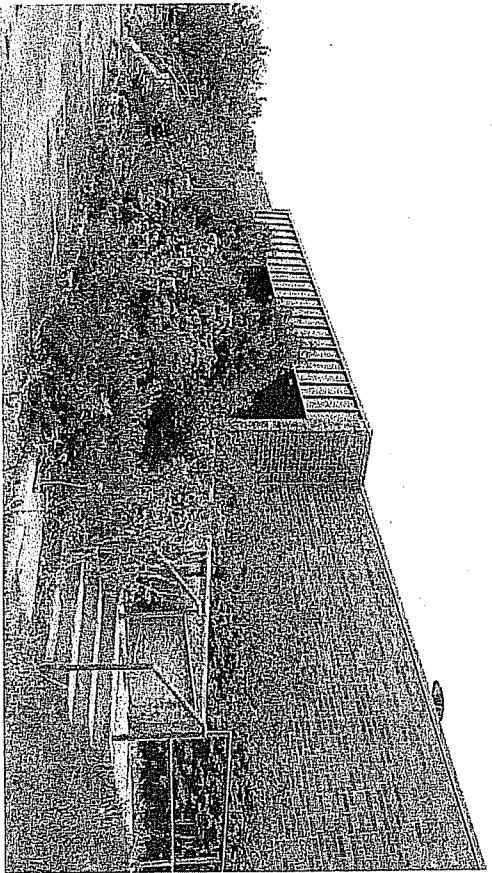
The 58,785 sf site is irregularly shaped and fronts both The Beltline and the cul de sac at the end of Schroeder Court. The proposed building has a footprint of 10,080 sf and a total gross square footage of 37,264. The basement contains parking for 29 vehicles including 1 accessible space. On grade parking provides 61 spaces (including 3 accessible and 1 delegated to tree planting) for a total parking count of 90 (zoning ordinances request 91 spaces). Additionally there is space for 10 bicycles at the entry plaza, and a 10' x 35'

truck loading space. A refuse holding enclosure is provided at the east most end of the site for dumpsters and recycling.

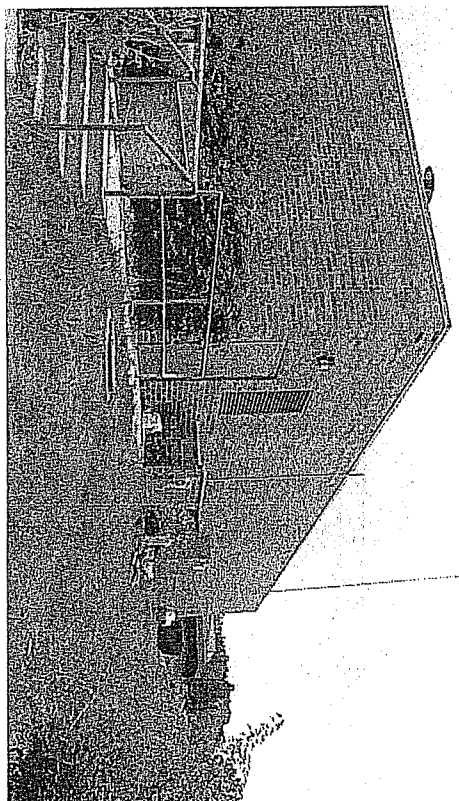
Storm water drainage will be significantly improved. Presently, storm water drains into Schroeder Court and flows on grade south to catch basins at Schroeder Rd. The new grading plan will manage storm water on site with required filtering and a detention basin that outfalls to an existing drainage swale at the eastern tip of the site. While providing more intensive use of the site, the new development does not increase the impervious area.

With respect to snow removal, there is adequate storage space on site for plowed snow. Space north of the west parking lot will be used, as well as space at the east end. There is also a turf area at the southeast corner of the building that is available for limited storage.

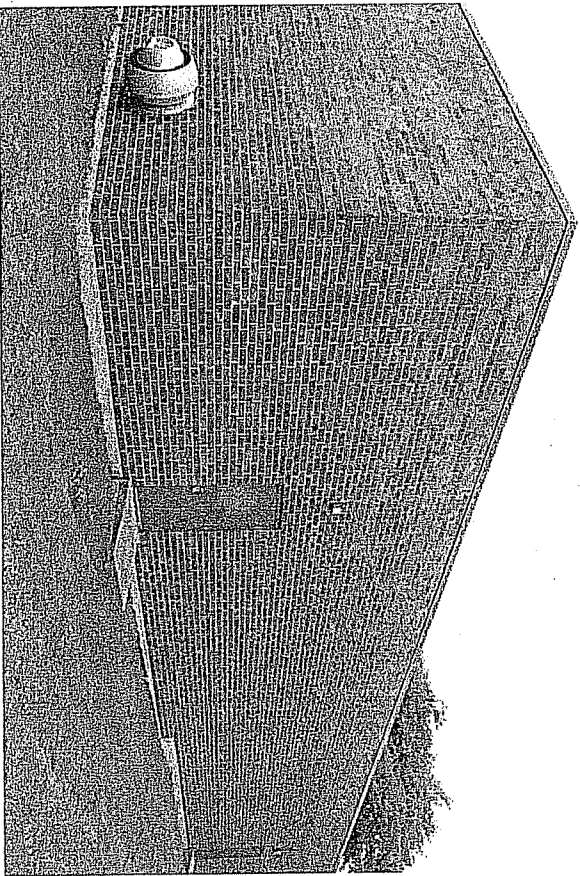
Landscape design will feature a plaza that fronts Schroeder Court and relates to pedestrian circulation. Landscape plantings will echo the geometry of the plaza and provide shade for the plaza. The area north of the building, fronting The Beltline will be planted in a naturalized meadow mix, and provide an interesting foreground to compliment the building's distinctive architecture.



East Elevation



North Elevation

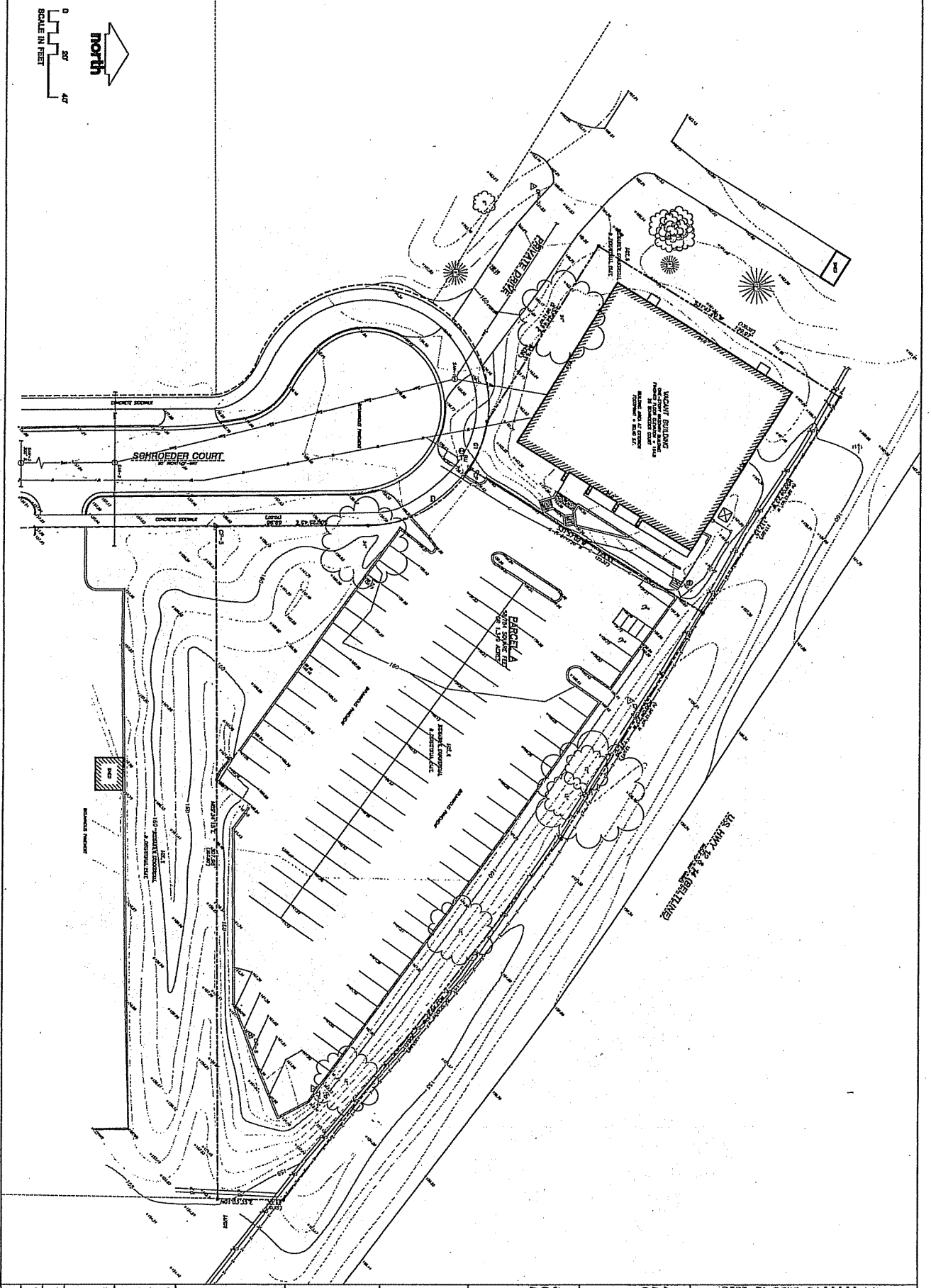


West Elevation



South Elevation

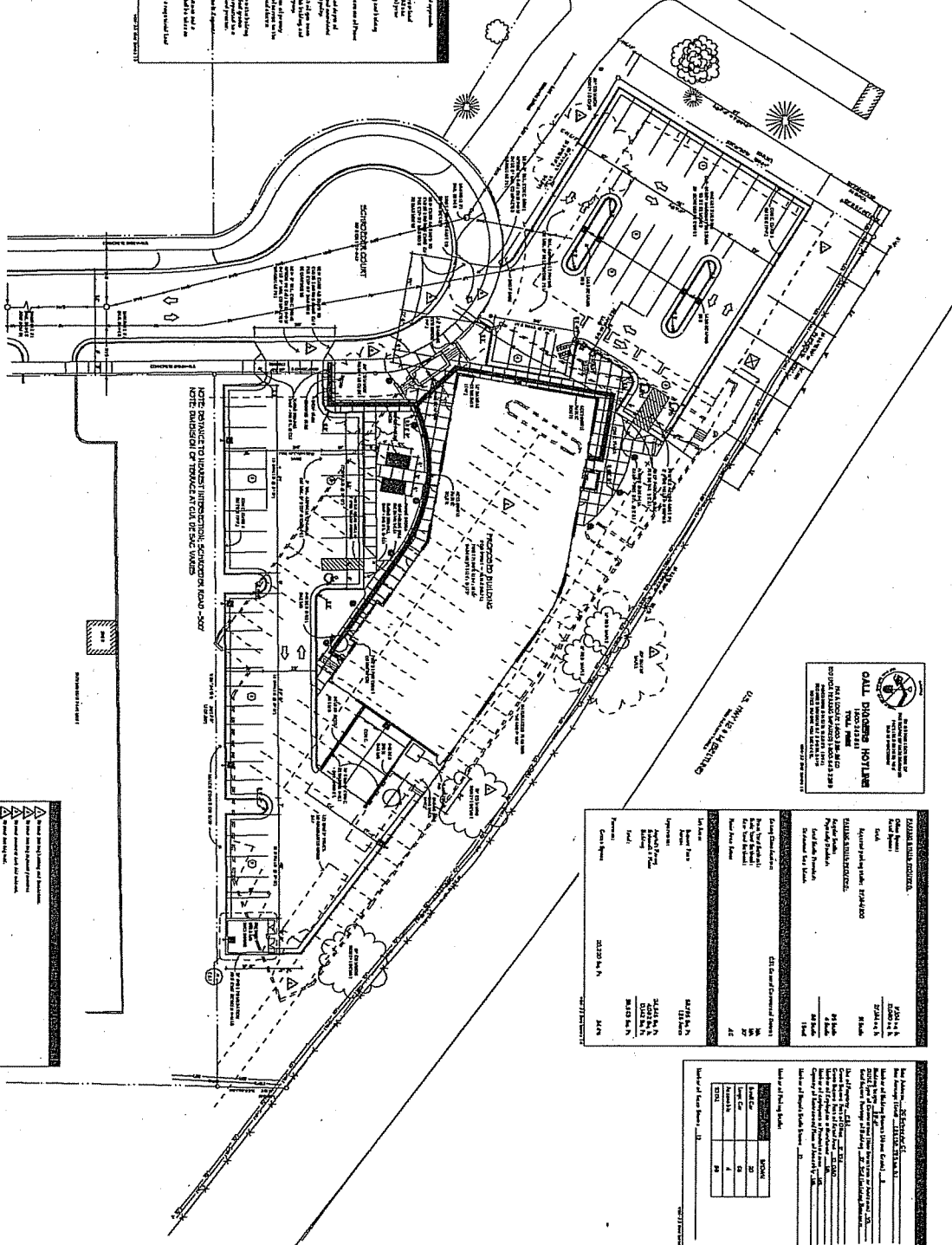
26 Schroeder Court



<p>JSD <i>Johnson & Design, Inc.</i> QUALITY SERVICE ARCHITECTURE AND DESIGN ENGINEERING AND SURVEYING ENVIRONMENTAL PLANNING PLANNING & DEVELOPMENT CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECTURE 161 Horizon Drive Verona, WI 53593 (608) 845-5000 (608) 845-5002 FAX (608) 845-5003 CELL (608) 845-5004 E-MAIL: info@jdsd.com WWW: www.jdsd.com</p>	<p>PROJECT: SCHROEDER COURT DEVELOPMENT</p>
	<p>DATE: 05/19/05</p>
<p>DESIGNED BY: JSD</p>	<p>DATE: 05/19/05</p>
<p>CHECKED BY: JSD</p>	<p>DATE: 05/19/05</p>
<p>APPROVED BY: JSD</p>	<p>DATE: 05/19/05</p>
<p>SCALE: 1" = 20'</p>	<p>DATE: 05-19-05</p>

1. All site changes to be made in accordance with the approved site plan.
2. All site changes to be made in accordance with the approved site plan.
3. All site changes to be made in accordance with the approved site plan.
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8. All site changes to be made in accordance with the approved site plan.
9. All site changes to be made in accordance with the approved site plan.
10. All site changes to be made in accordance with the approved site plan.

SITE PLAN



CALL DIGGERS HOTLINE
 800-368-5888
 24 HOURS A DAY
 7 DAYS A WEEK
 TO REPORT ANY UNLAWFUL
 OR UNAUTHORIZED
 DIGGING OR
 TRENCHING
 ACTIVITY

PROJECT INFORMATION	CLIENT INFORMATION
Project Name: [Blank]	Client Name: [Blank]
Project Address: [Blank]	Client Address: [Blank]
Project City: [Blank]	Client City: [Blank]
Project State: [Blank]	Client State: [Blank]
Project Zip: [Blank]	Client Zip: [Blank]
Project Phone: [Blank]	Client Phone: [Blank]
Project Fax: [Blank]	Client Fax: [Blank]
Project Email: [Blank]	Client Email: [Blank]
Project Website: [Blank]	Client Website: [Blank]
Project Start Date: [Blank]	Client Start Date: [Blank]
Project End Date: [Blank]	Client End Date: [Blank]
Project Status: [Blank]	Client Status: [Blank]
Project Manager: [Blank]	Client Manager: [Blank]
Project Designer: [Blank]	Client Designer: [Blank]
Project Engineer: [Blank]	Client Engineer: [Blank]
Project Architect: [Blank]	Client Architect: [Blank]
Project Contractor: [Blank]	Client Contractor: [Blank]
Project Subcontractor: [Blank]	Client Subcontractor: [Blank]
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Project Distributor: [Blank]	Client Distributor: [Blank]
Project Retailer: [Blank]	Client Retailer: [Blank]
Project Wholesaler: [Blank]	Client Wholesaler: [Blank]
Project Manufacturer: [Blank]	Client Manufacturer: [Blank]
Project Importer: [Blank]	Client Importer: [Blank]
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Project Wholesaler: [Blank]	Client Wholesaler: [Blank]
Project Manufacturer: [Blank]	Client Manufacturer: [Blank]
Project Importer: [Blank]	Client Importer: [Blank]
Project Exporter: [Blank]	Client Exporter: [Blank]
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Project Broker: [Blank]	Client Broker: [Blank]
Project Dealer: [Blank]	Client Dealer: [Blank]

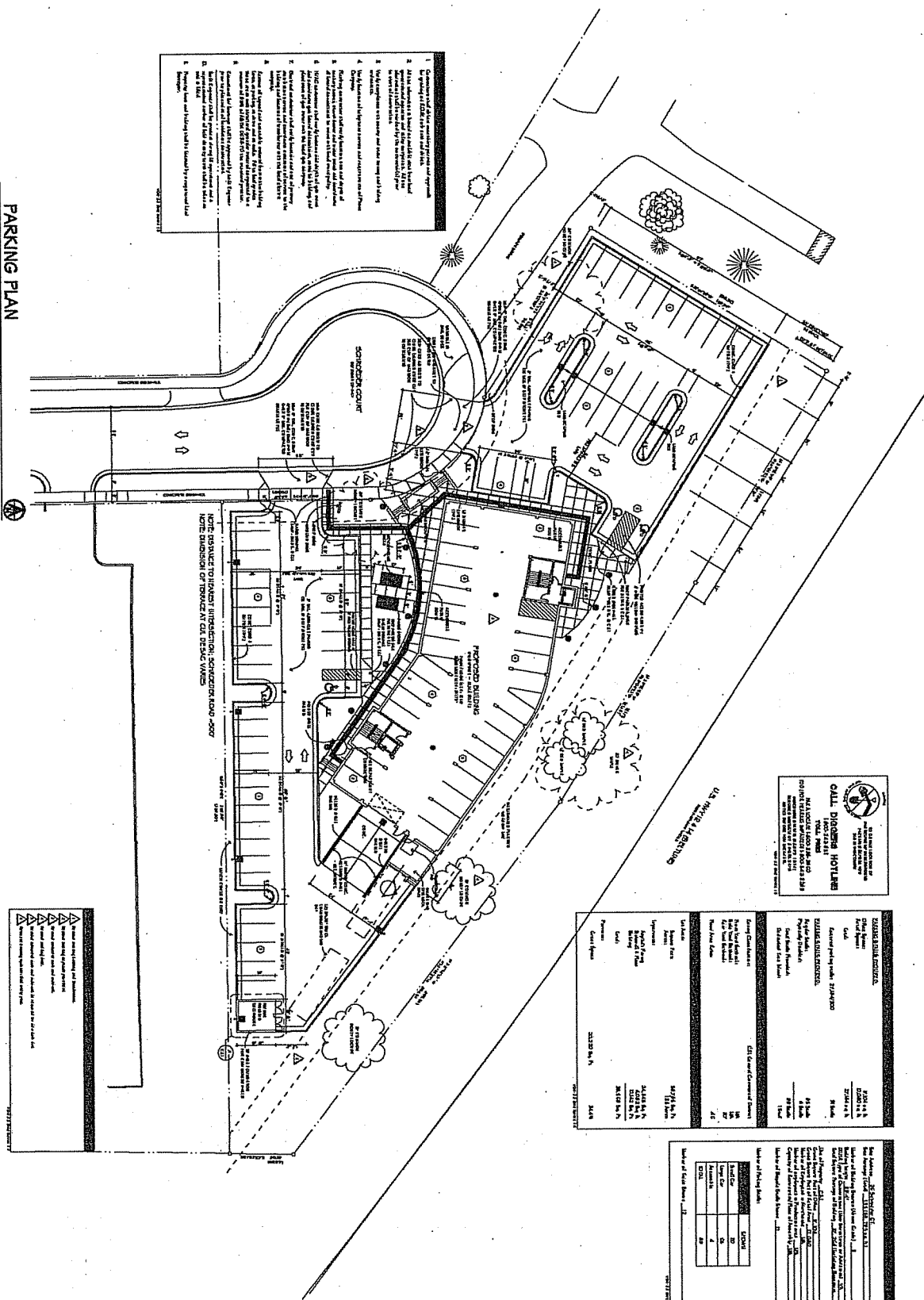
REVISIONS
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Preliminary Plans Not For Construction

ADCI Architectural Design Consultants Inc. 161 Horizon Drive Suite 102 Verona, WI 53593 Phone: (608) 848-2324 Fax: (608) 848-5122	Schroeder Court Development Madison Wisconsin	Project Name: [Blank] Project Address: [Blank] Project City: [Blank] Project State: [Blank] Project Zip: [Blank] Project Phone: [Blank] Project Fax: [Blank] Project Email: [Blank] Project Website: [Blank] Project Start Date: [Blank] Project End Date: [Blank] Project Status: [Blank] Project Manager: [Blank] Project Designer: [Blank] Project Engineer: [Blank] Project Architect: [Blank] Project Contractor: [Blank] Project Subcontractor: [Blank] Project Supplier: [Blank] Project Vendor: [Blank] Project Distributor: [Blank] Project Retailer: [Blank] Project Wholesaler: [Blank] Project Manufacturer: [Blank] Project Importer: [Blank] Project Exporter: [Blank] Project Agent: [Blank] Project Broker: [Blank] Project Dealer: [Blank]
	Site Plan	Date: [Blank] Drawn by: [Blank] Checked by: [Blank] Title: [Blank] Scale: [Blank] Project No.: [Blank] Drawing No.: [Blank]

1. Contingency for future expansion of parking and program.
2. Minimum of 10% of total parking spaces reserved for handicapped persons and their companions. All such spaces shall be located in close proximity to the building.
3. Minimum of 5% of total parking spaces reserved for senior citizens.
4. Minimum of 2% of total parking spaces reserved for disabled veterans.
5. Minimum of 1% of total parking spaces reserved for disabled persons.
6. Minimum of 1% of total parking spaces reserved for disabled persons.
7. Minimum of 1% of total parking spaces reserved for disabled persons.
8. Minimum of 1% of total parking spaces reserved for disabled persons.
9. Minimum of 1% of total parking spaces reserved for disabled persons.
10. Minimum of 1% of total parking spaces reserved for disabled persons.

PARKING PLAN



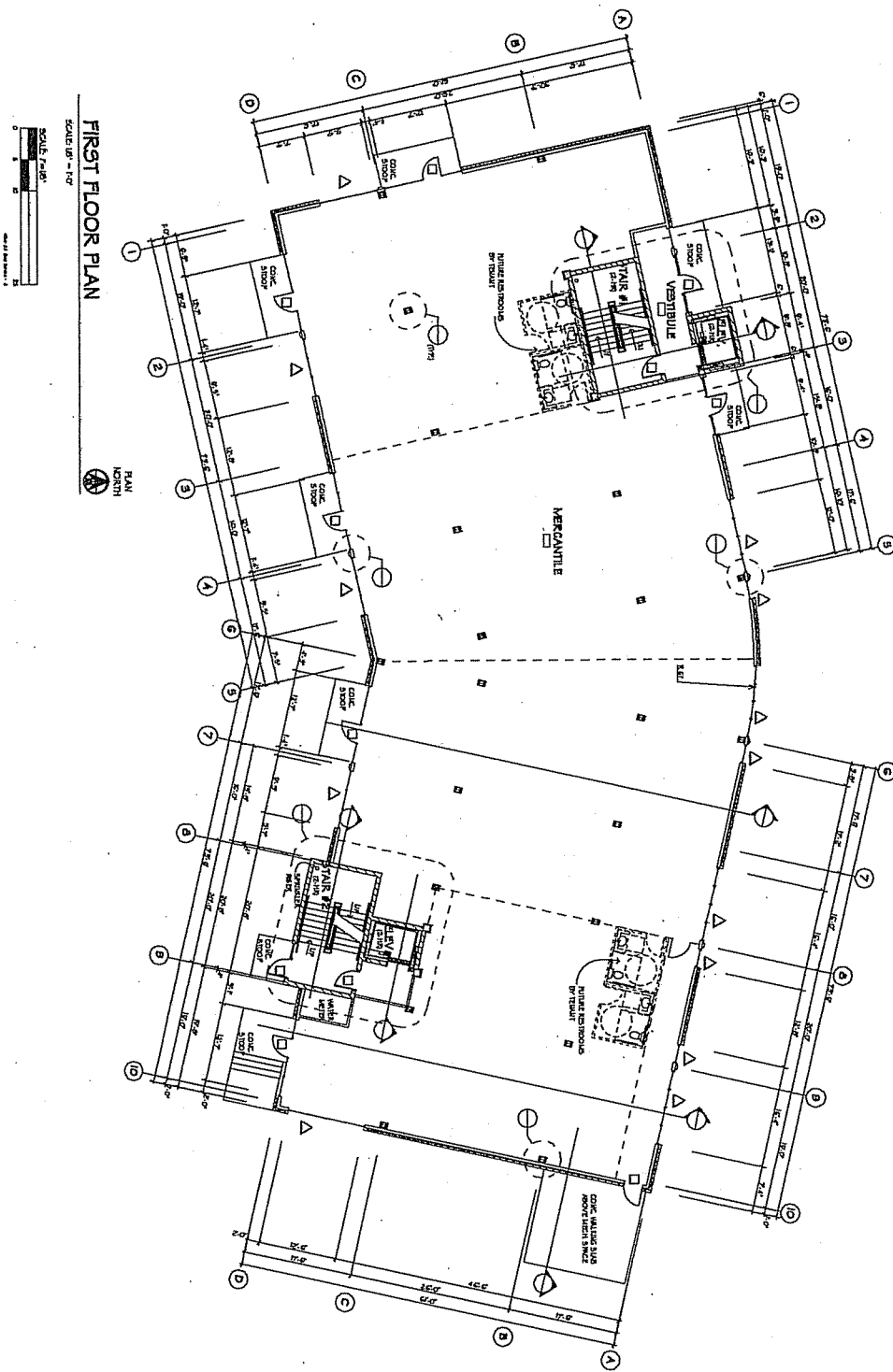
CALL US TODAY!
 1-800-368-8888
 1-800-368-8888
 1-800-368-8888
 1-800-368-8888

Project Name	SCHROEDER COURT DEVELOPMENT
Client	ADDC
Location	161 Madison Drive, Suite 102, Verona, WI 53593
Architect	ADDC
Engineer	ADDC
Contract Value	\$1,000,000
Start Date	01/01/2000
Completion Date	12/31/2000

Project Name	SCHROEDER COURT DEVELOPMENT
Client	ADDC
Location	161 Madison Drive, Suite 102, Verona, WI 53593
Architect	ADDC
Engineer	ADDC
Contract Value	\$1,000,000
Start Date	01/01/2000
Completion Date	12/31/2000

Preliminary Plans Not For Construction

<p>ADDC Architectural Design Consultants Inc. 161 Madison Drive, Suite 102 Verona, WI 53593 Phone: (608) 848-2324 Fax: (608) 848-5122</p>	<p>Schroeder Court Development Madison Wisconsin</p>	<p>Parking Layout</p>	<p>Scale: 1/8" = 1'-0"</p>
			<p>Sheet No. C1.3</p>



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

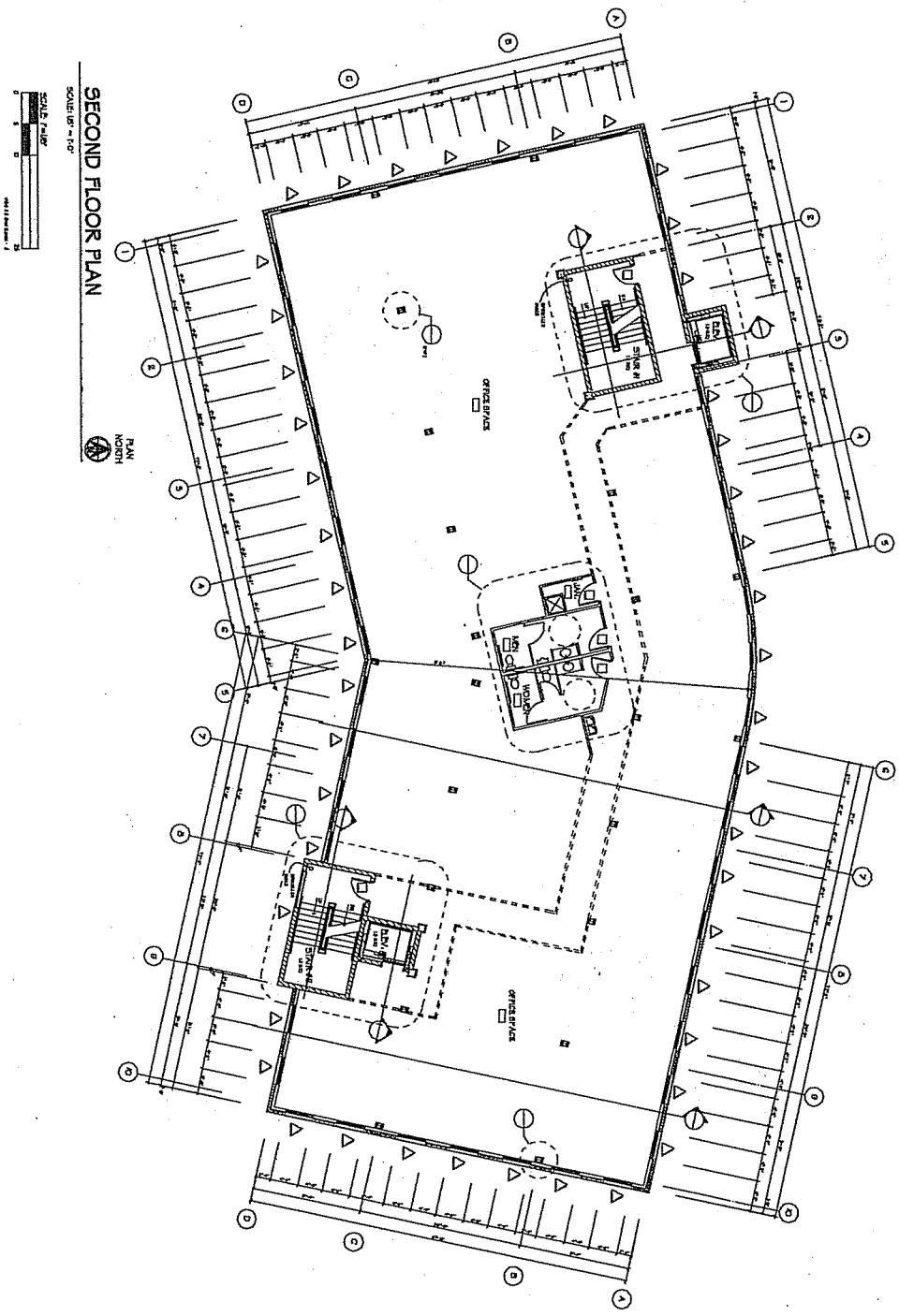


PLAN NORTH

Preliminary Plans Not For Construction

A12	Schroeder Court Development Madison Wisconsin	ADCI Architectural Design Consultants Inc. 161 Horizon Drive # Suite 102 Verona, WI 53593 Phone: (608) 848-2324 Fax: (608) 848-5122 <small>The document contains confidential or proprietary information of Architectural Design Consultants, Inc. Reproduction or disclosure of this information is prohibited without the written consent of Architectural Design Consultants, Inc.</small>	REVIEWED APPROVED DATE	
	First Floor Plan @ 1/8"			

16



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

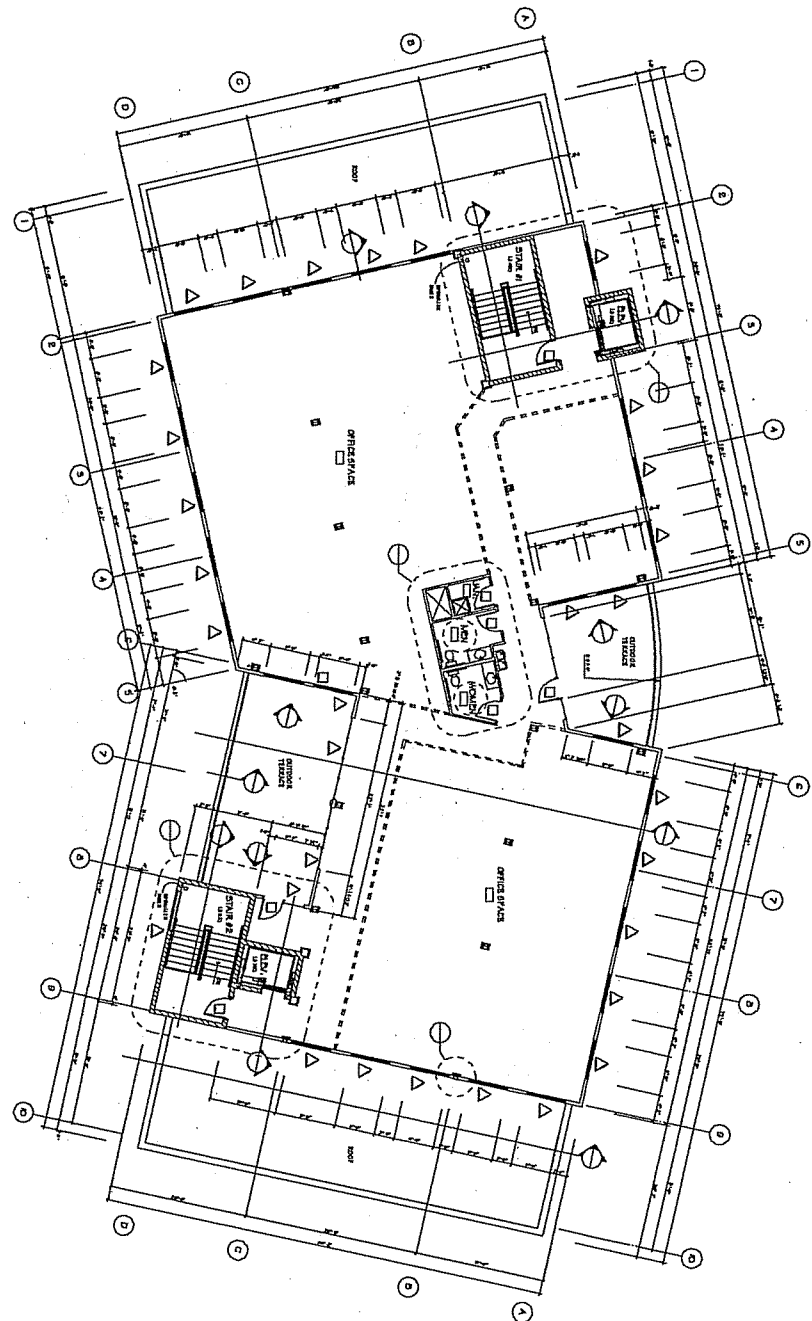
DATE: 11/15/2011



Preliminary Plans Not For Construction

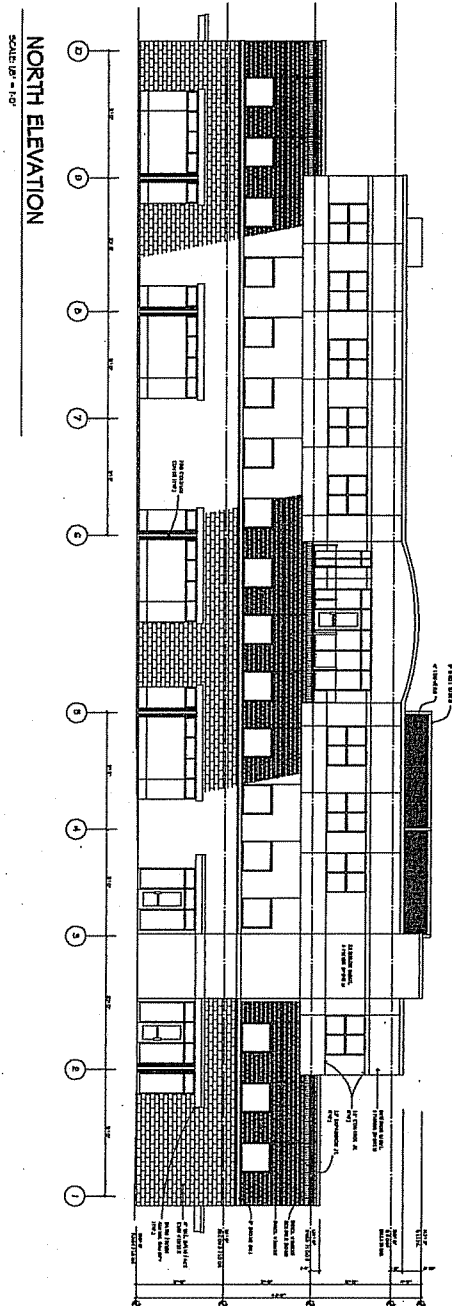
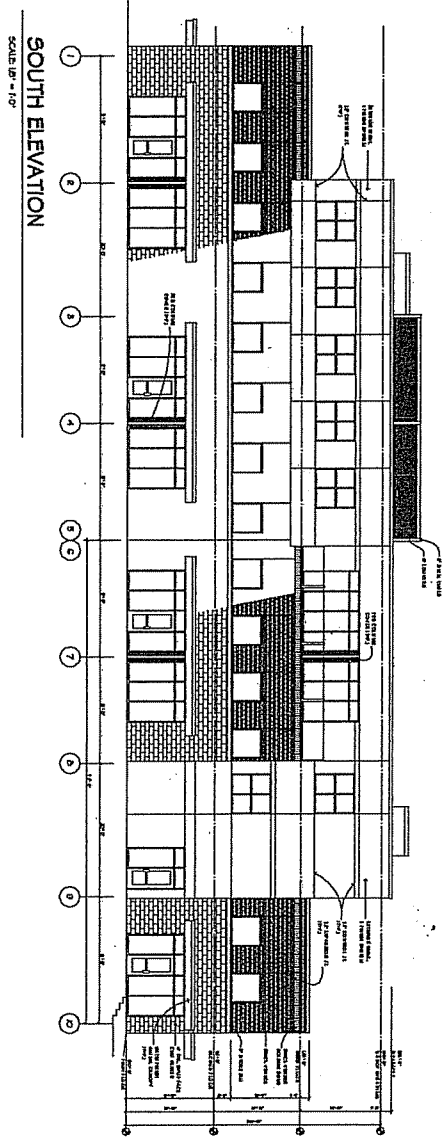
	Schroeder Court Development Madison Wisconsin	Architectural Design Consultants Inc. 161 Hazelton Drive # Suite 102 Verona, WI 53593 Phone: (608) 848-2324 Fax: (608) 848-5122 <small>We do not warrant, endorse or guarantee the accuracy of the information contained herein. No part of this document may be reproduced, stored, transmitted, or disseminated in any form or by any means without the prior written permission of Architectural Design Consultants, Inc.</small>	REVISIONS NO. DATE BY 1 11/15/11 JLM
	Second Floor Plan @ 1/8"		DRAWN BY: JLM CHECKED BY: JLM DATE: 11/15/11

THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 PLAN NORTH



Preliminary Plans Not For Construction

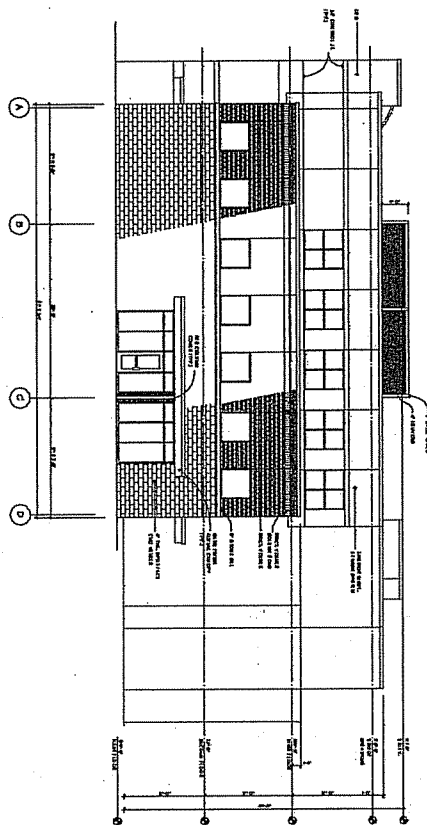
A1.4 <small>Sheet Title</small>	Schroeder Court Development Madison Wisconsin	ADCI Architectural Design Consultants Inc. 161 Horizon Drive □ Suite 102 Verona, WI 53593 Phone: (608) 848-2324 Fax: (608) 848-5122 <small>This document contains confidential or proprietary information of Architectural Design Consultants, Inc. Information contained hereon is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Architectural Design Consultants, Inc.</small>	REVIEW APPROVED DATE	17
	Third Floor Plan @ 1/8" <small>Scale</small> <small>Date</small> <small>Author</small> <small>Checker</small> <small>Designer</small> <small>Project No.</small>		DATE BY FOR	16



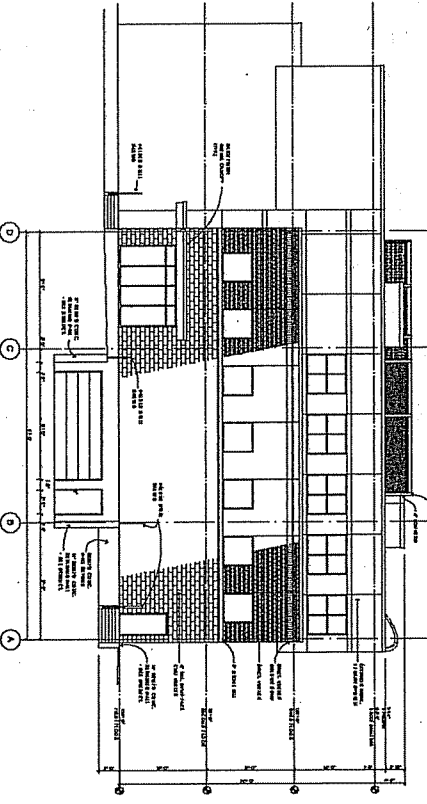
Preliminary Plans Not For Construction

AS.1 <small>Sheet No. 1 of 1</small>	Schroeder Court Development Madison Wisconsin	ADCI Architectural Design Consultants Inc. 161 Horizon Drive II Suite 102 Verona, WI 53593 Phone: (608) 848-2324 Fax: (608) 848-5122 <small>This document remains the confidential or proprietary information of Architectural Design Consultants, Inc. without the consent and the written approval, distribution, use or disclosure of this information in whole or in part cannot be specifically authorized by Architectural Design Consultants, Inc.</small>	Elevations	<table border="1"> <tr><td>NO. 1</td><td> </td></tr> <tr><td>NO. 2</td><td> </td></tr> <tr><td>NO. 3</td><td> </td></tr> <tr><td>NO. 4</td><td> </td></tr> <tr><td>NO. 5</td><td> </td></tr> <tr><td>NO. 6</td><td> </td></tr> <tr><td>NO. 7</td><td> </td></tr> <tr><td>NO. 8</td><td> </td></tr> <tr><td>NO. 9</td><td> </td></tr> <tr><td>NO. 10</td><td> </td></tr> <tr><td>NO. 11</td><td> </td></tr> <tr><td>NO. 12</td><td> </td></tr> </table>	NO. 1		NO. 2		NO. 3		NO. 4		NO. 5		NO. 6		NO. 7		NO. 8		NO. 9		NO. 10		NO. 11		NO. 12	
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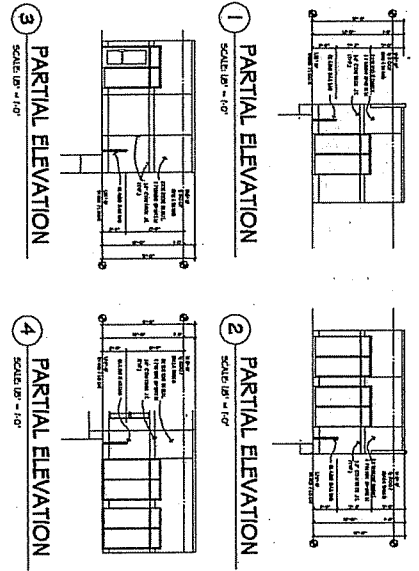
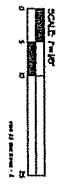
16



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"

2 PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"

3 PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"

4 PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"

Preliminary Plans Not For Construction

<p>Project No. A3.2</p>	<p>Schroeder Court Development</p>	<p>Madison Wisconsin</p>	<p>ADCI Architectural Design Consultants Inc. 161 Horizon Drive # Suite 102 Vernon, WI 53593 Phone: (608) 848-2324 Fax: (608) 848-5122</p>	<p>DATE: 10/1/03 BY: [Signature] CHECKED BY: [Signature] SCALE: 1/8" = 1'-0"</p>
	<p>Elevations</p>	<p>Madison</p>	<p>ADCI Architectural Design Consultants Inc. 161 Horizon Drive # Suite 102 Vernon, WI 53593 Phone: (608) 848-2324 Fax: (608) 848-5122</p>	<p>DATE: 10/1/03 BY: [Signature] CHECKED BY: [Signature] SCALE: 1/8" = 1'-0"</p>

