



Location
1401 Emil Street

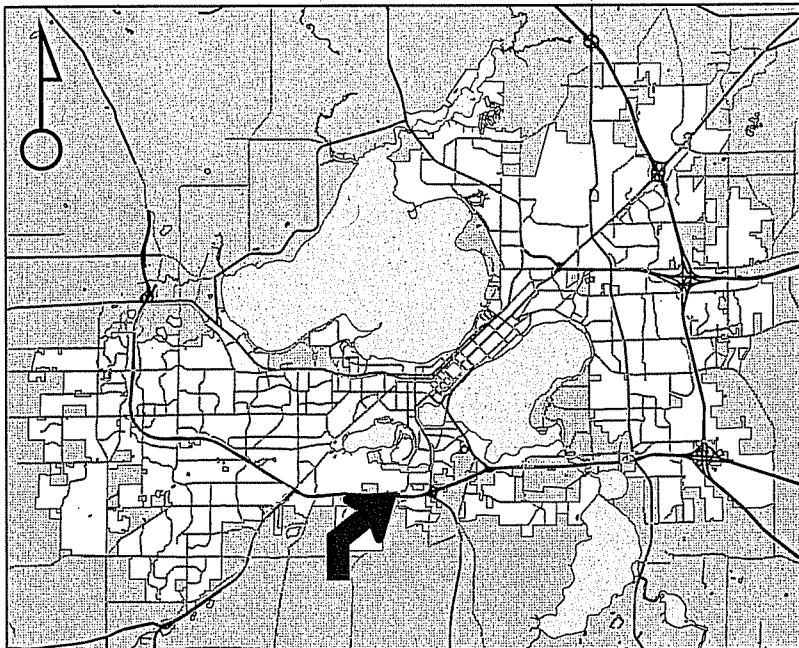
Project Name
Faust Retail Building

Applicant
Scott Faust – Boardwalk Investments

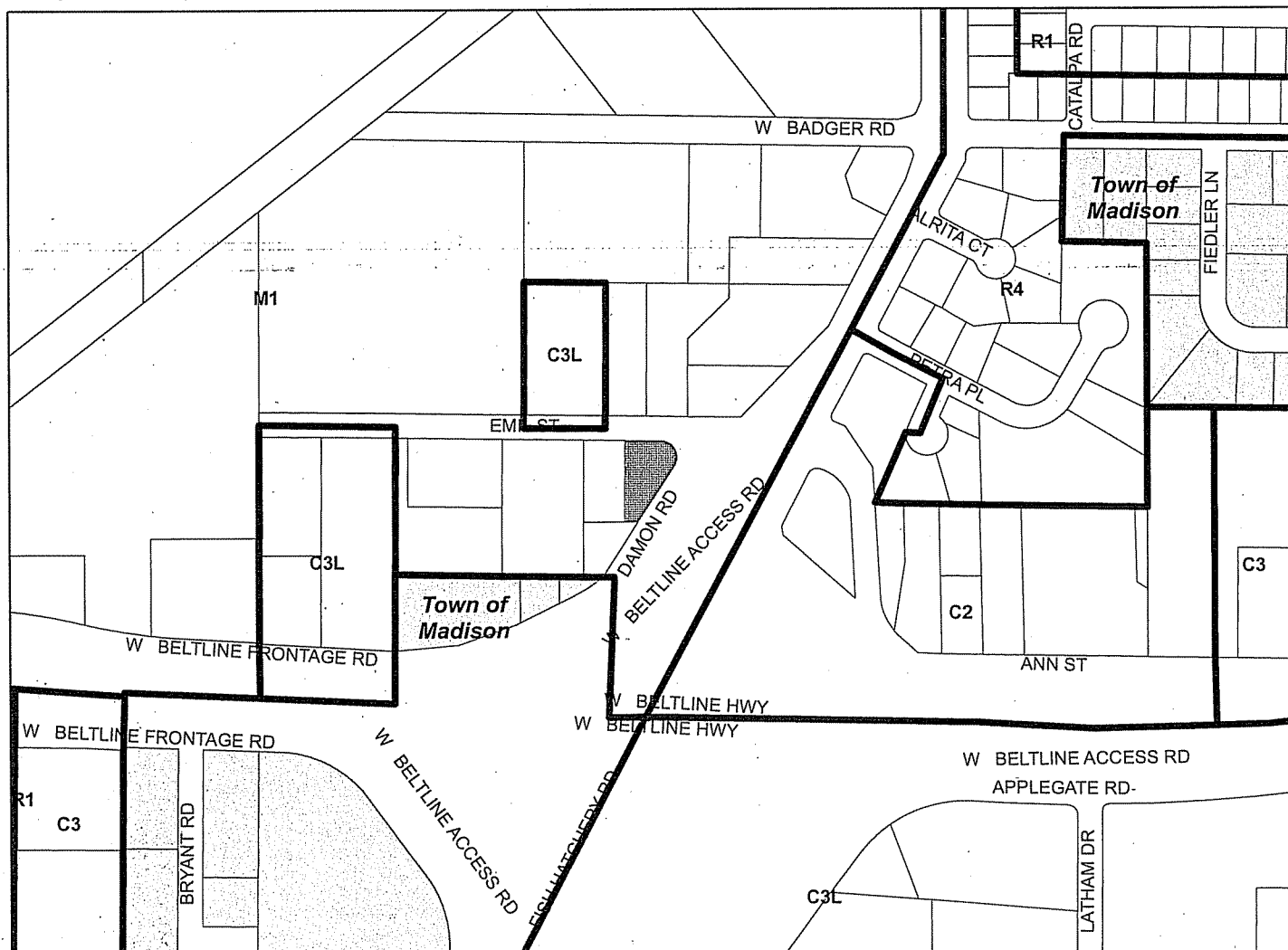
Existing Use
Restaurant building

Proposed Use
Demolish restaurant building to allow construction of multi-tenant retail building with drive-thru

Public Hearing Date
Plan Commission
14 January 2013



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 January 2013



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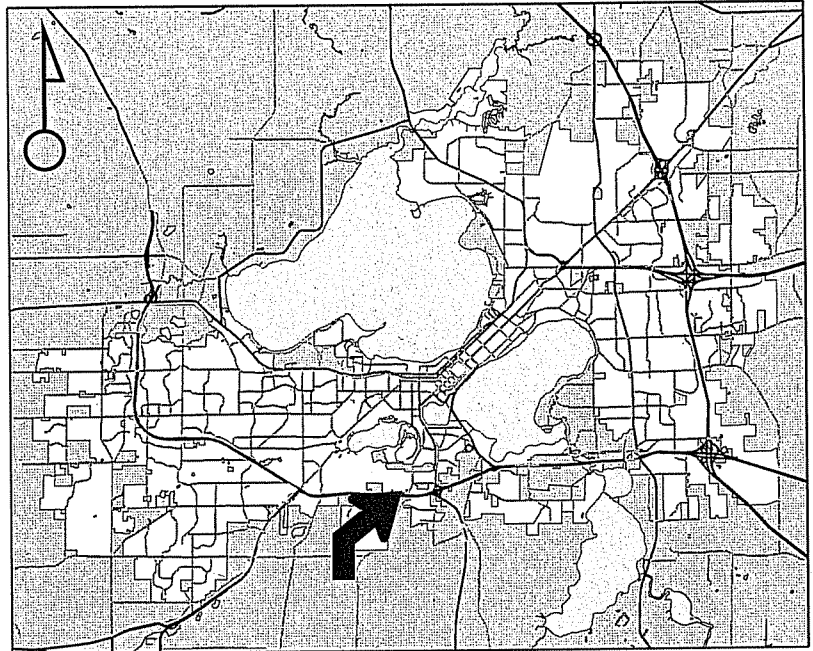
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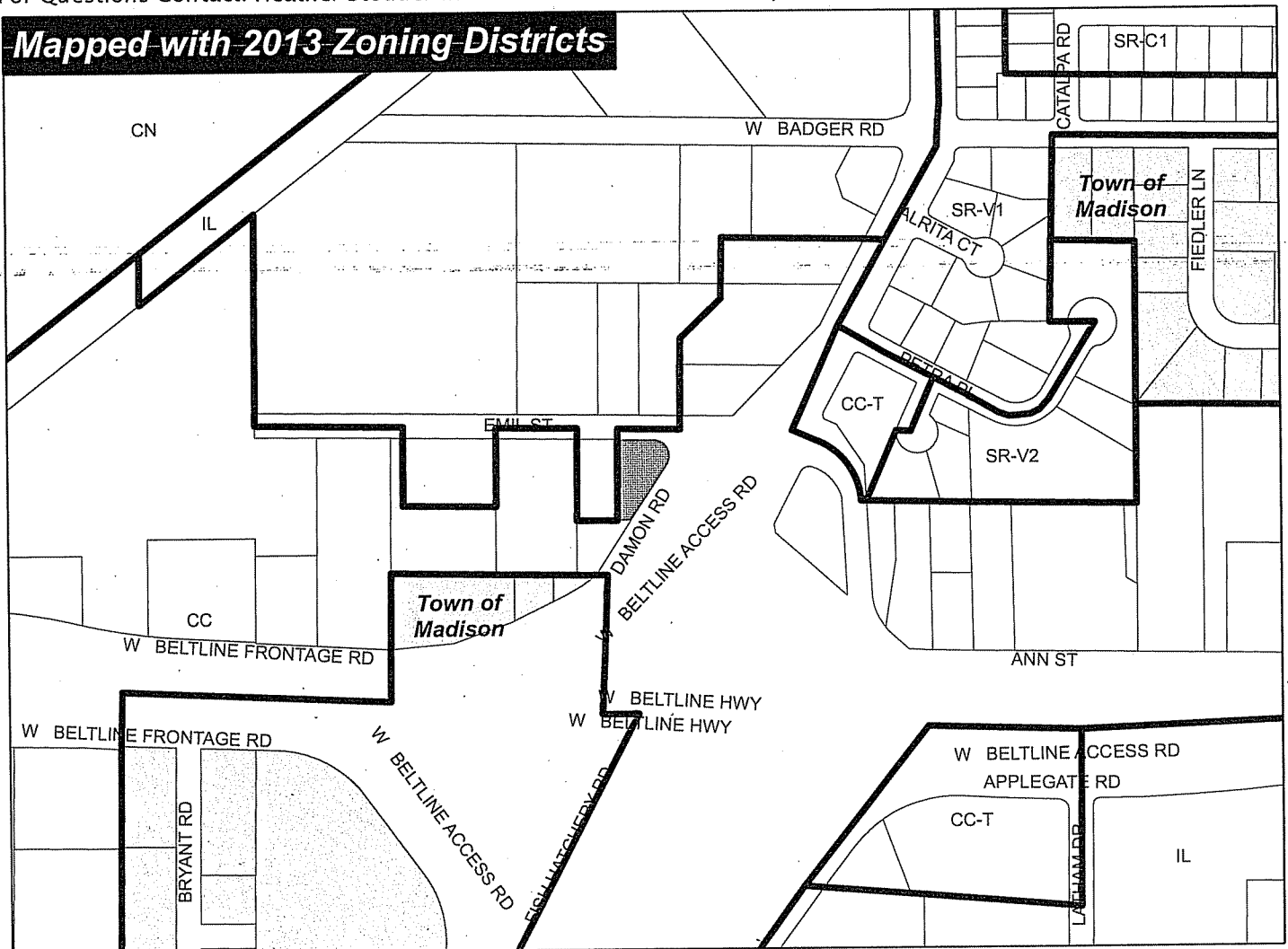
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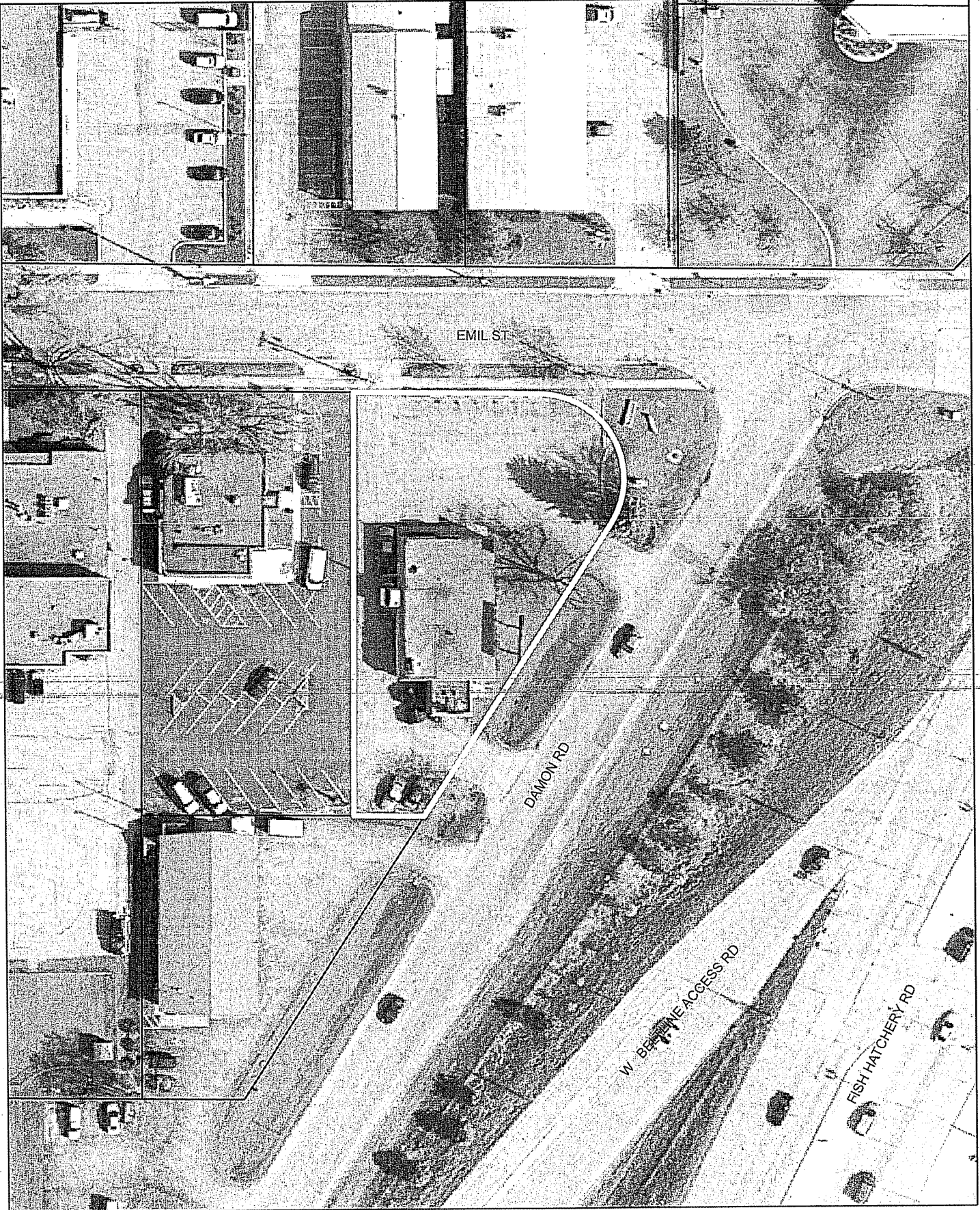
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Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 January 2013





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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$600</u> Receipt No. <u>137702</u>
Date Received	<u>11/14/12</u>
Received By	<u>JCK</u>
Parcel No.	<u>0709-344-0202-8</u>
Aldermanic District	<u>14-Tim Brewer</u>
GQ	<u>OK</u>
Zoning District	<u>M1</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input checked="" type="checkbox"/> Legal Descript. <input type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>NA</u>
Alder Notification	<input type="checkbox"/> Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>11/14/12</u>

1. Project Address: 1401 Emil Street Project Area in Acres: 17,430 SF .4 acres

Project Title (if any): _____

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
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Scott Faust Company: Boardwalk Investments, LLC
Street Address: 210 N Bassett Street #100 City/State: Madison, WI Zip: 53703
Telephone: (608) 256-9500 Fax: (608) 256-9518 Email: scott@rentmadison.com

Project Contact Person: Scott Faust Company: Boardwalk Investments, LLC
Street Address: 210 N Bassett Street #100 City/State: Madison, WI Zip: 53703
Telephone: (608) 256-9500 Fax: (608) 256-9518 Email: scott@rentmadison.com

Property Owner (if not applicant): MaxJet, LLC
Street Address: 210 N. Bassett Street City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolition of existing building construction of new commercial building with drive through and outdoor seating.

Development Schedule: Commencement Spring 2013 Completion Fall 2013

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans; and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED!** - Letter of Intent: **Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. For projects also being reviewed by the Urban Design Commission, provide **twelve (12) additional copies** of the letter.
- 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- 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.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the LEOPOLD Plan, which recommends COMMERCIAL 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 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: MET TIA BRUER, ALDER DISTRICT 14
- 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: _____ Date: _____ Zoning Staff: BRAD MURPHY Date: 10/31/12

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

Name of Applicant JETMAX LLC / ^{SCOTT} FAUST Relation to Property Owner _____

Authorizing Signature of Property Owner Scott Faust Date 11-12-12

Letter of Intent: 1401 Emil Street

The intent is to demolish the existing building at 1401 Emil Street and build a new, 3550 square foot, 2-tenant retail center. The existing building was built in 1965 and is currently zoned M1. The existing building is in poor condition and no longer functions well in its former capacity. It is in need of a great deal of work, which makes the building incredibly inefficient and too expensive to operate. The long-term tenant recently vacated the premises indicating that the space has been too costly to operate and the building function no longer meets the needs of their business. We feel that a new energy efficient building would better serve the needs and interests of future tenants, as well as the city of Madison.

The project schedule has an intended start date of Spring 2013 with a projected completion date of July 2013. We are still seeking tenants, but likely occupants would be food related with drive-thru and indoor/outdoor seating. Said retailer would have expected operation hours 24 hours a day, 7 days a week. We will also be exploring other retail uses based on interest and demand for this location.

The development team will consist of the following:

Owner: Scott Faust
Construction: Engineered Construction
Architect: Jerry Bourquin, Dimension IV
Civil Engineer: Ryan Quam, Quam Engineering

Site Land Value: \$140,000

Construction Cost Estimate: \$300,000

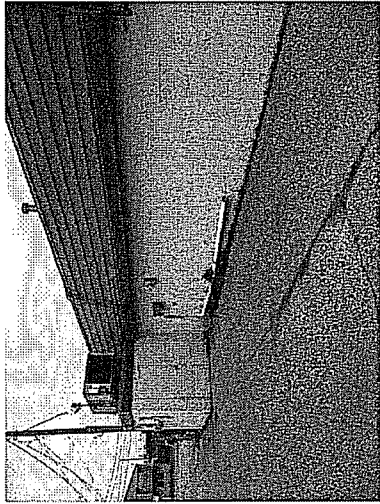
Construction Jobs Created: 40 employees used throughout the construction phases

Possible New Job Creation: 30 new jobs, including employees hired to staff new retail establishments

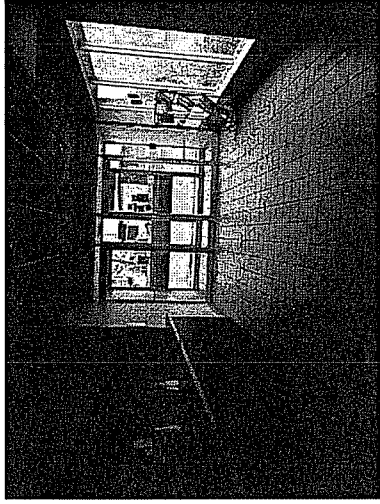
The project will bring two new businesses to the area and create 40-70 full or part time jobs through construction and the anticipated retail work force. It will also replace an aging, inefficient building with a newly designed, energy efficient building which will bring new growth and improvement to an otherwise deteriorating neighborhood.



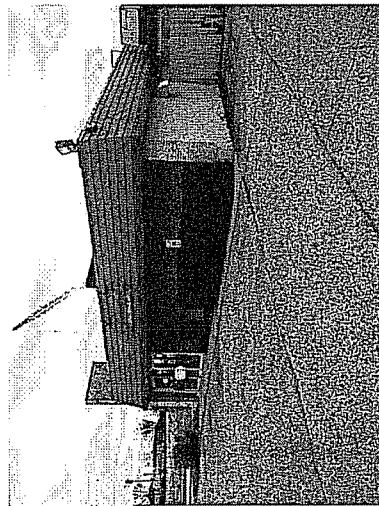
East (Damon St.) Elevation



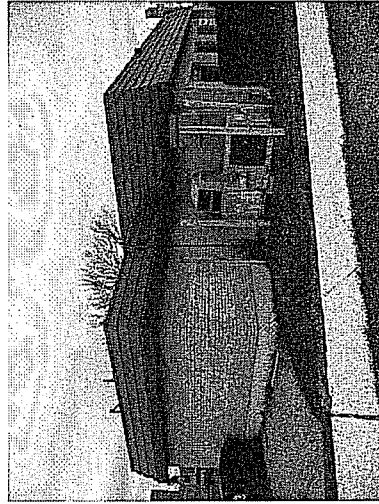
West Elevation



Entry/Cashier Area



North (Emil St.) Elevation



South Elevation



Dining Area

LANDSCAPE WORKSHEET
 Parking Lots, Storage Areas and Loading Areas
 (Section 28.04 Madison General Ordinance)

Project Location/Address:	
Name of Project:	EMIL STREET RETAIL
Owner/Contact:	
Address:	EMIL STREET, MADISON, WI

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls.

[Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points].

Number of Parking Stalls _____ 24

Total Square Footage of the Storage Area
 Divided by Three Hundred (300) Square Feet _____ —

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper)
 (See Schedule on reverse side) _____ 2
TOTAL
(2 SUPPLIED)

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

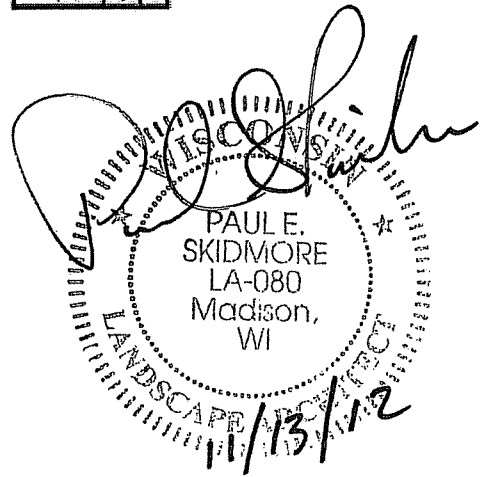
The number of points required for loading areas is (75) points for each loading berth
 (See Schedule on reverse side) _____ 117.1

Number of Points Required (See Schedule on reverse side) _____ 117.1
TOTAL

Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35				
Deciduous Shrub	2	95	190		
Evergreen Shrub	3	16	48		
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.) Avg. Height 30"	5				
Avg. Height 15"	2				
Evergreen Trees 3' height minimum	15				
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e. Crab, Hawthorn)	15				
Sub Total			238	+	



TOTAL
 = 238

Total No. of Points Provided
 (Equal to or greater than points required)

*Types required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____