



Location
707 Post Road

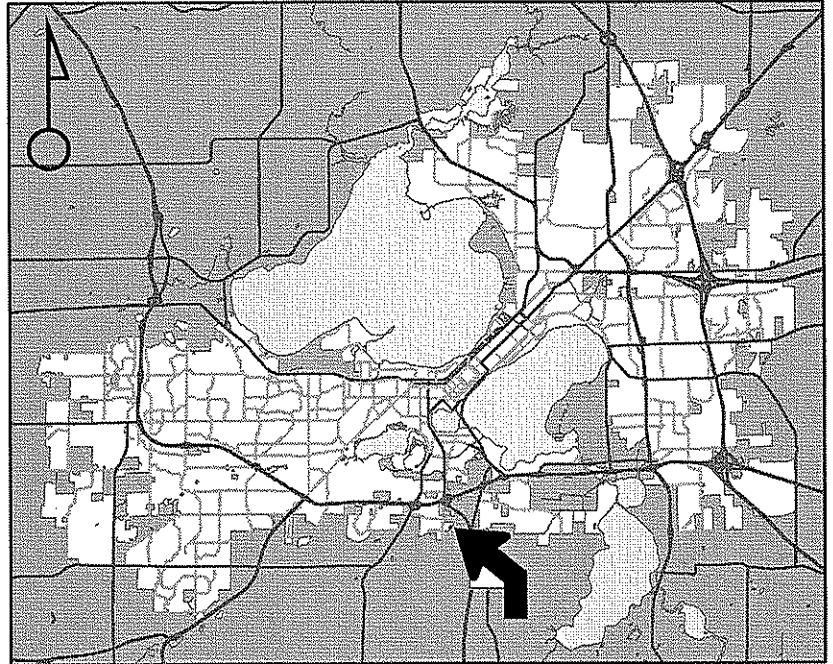
Project Name
Curtis Ambulance

Applicant
Scott Lewis - CMI Management Inc.

Existing Use
Commercial Building

Proposed Use
Establish a Private Ambulance Service
in an Existing Commercial Building

Public Hearing Date
Plan Commission
02 November 2009



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



Scale : 1" = 400'





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: <u>\$550.00</u>	Receipt No. <u>103803</u>
Date Received: <u>9/16/09</u>	
Received By: <u>JK</u>	
Parcel No. <u>060902101067</u>	
Aldermanic District <u>14 Tim Bruer</u>	
GQ <u>07</u>	
Zoning District <u>C3L</u>	
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <u>N/A</u>
Alder Notification	Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	

1. Project Address: 709 707 Post Rd Project Area in Acres: _____

Project Title (if any): Curtis Ambulance

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev.	<input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Scott Lewis Company: CMI Management Inc.
Street Address: 106 E. Doty St. City/State: Madison, WI Zip: 53703
Telephone: (608) 256-4200 Fax: (608) 256-4210 Email: scott@cmimanagement.net

Project Contact Person: Scott Lewis Company: CMI Management Inc.
Street Address: 106 E. Doty St. City/State: Madison, WI Zip: 53703
Telephone: (608) 256-4200 Fax: (608) 256-4210 Email: scott@cmimanagement.net

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: Use of site for Ambulance service,

Development Schedule: Commencement May 1, 2009 Completion June 15, 2009

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 Comprehensive Plan, which recommends: Industrial Use 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:

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: Heather Skuder Date: 9/16/09 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 JOHN W. SUTTON Date 9/16/09
 Signature [Signature] Relation to Property Owner ARCHITECT
 Authorizing Signature of Property Owner [Signature] Date 9/15/09

SUTTON
ARCHITECTURE

September 16, 2009

Mr. Mark Olinger
Dept. of Planning & Development
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent
Conditional Use ⁷⁰⁷
Curtis Ambulance - ~~709~~ Post Road

Dear Mr. Olinger:

The following is submitted with plans and application for staff and plan commission consideration for approval of the proposed development.

Owner: Scott Lewis
107 East Doty
Madison, WI 53703

Project: Curtis Ambulance
⁷⁰⁷ ~~709~~ Post Road
Madison, WI 53713


Architect: Sutton Architecture
104 King Street
Madison, WI 53703

Expected Construction Schedule: Completed

This project is simply a change of tenants in an existing building. The space, 5,012 square feet, was only modified slightly to accommodate the new tenant, Curtis Ambulance. All existing walls remained. Additional gypsum board was installed to increase fire rated separation. It is in operation 24 hours a day, and 7 days a week, with a maximum staff of 5. The total number of employees that work here is 18. There is very little demand for any customer parking, and current stalls are more than adequate for staff.

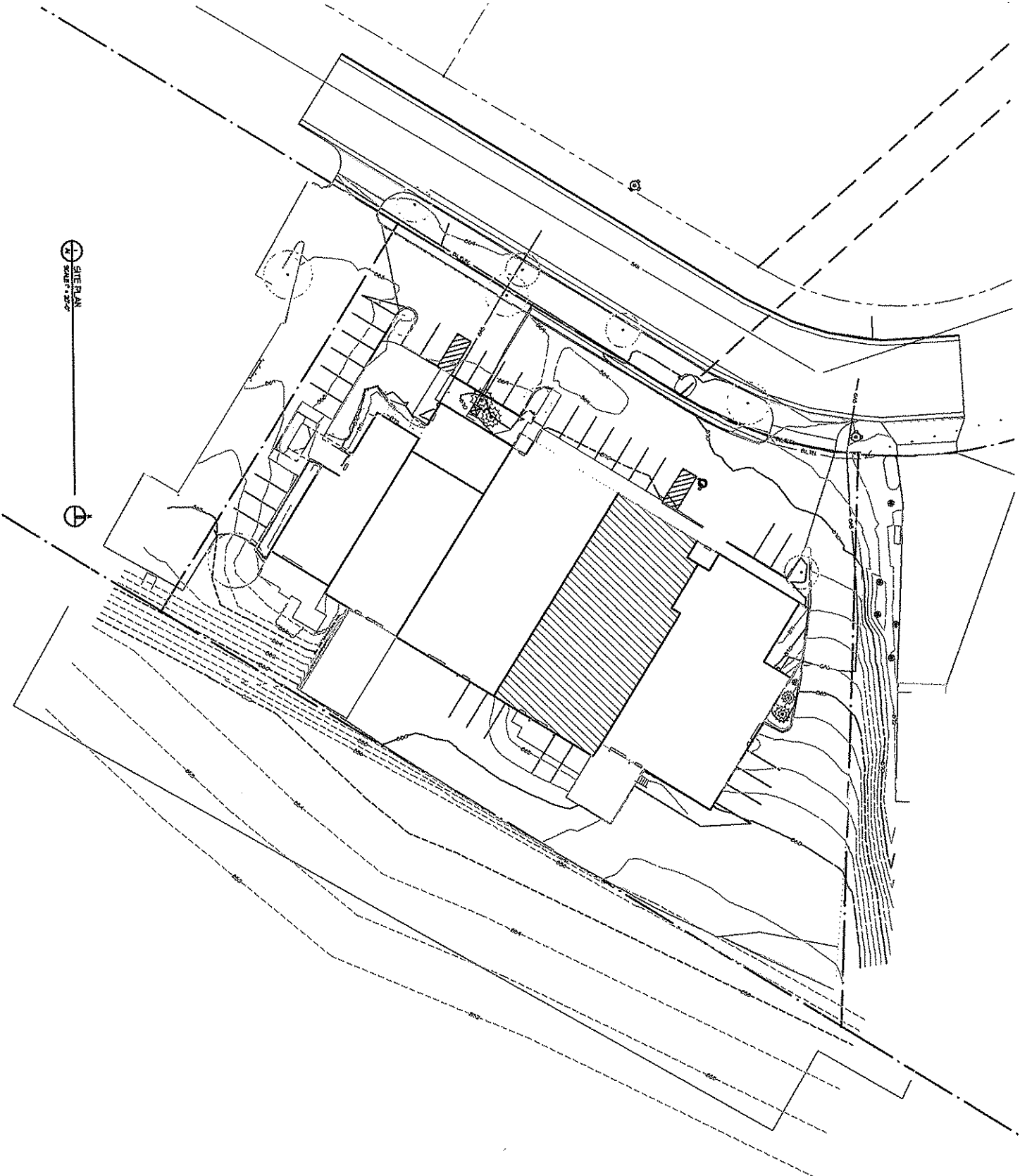
We met with city staff early in this process and thought everything was addressed before we started work on this space. It was later discovered that we needed to apply for a new conditional use for Curtis Ambulance.

Respectfully submitted,



John W. Sutton

104 KING STREET
MADISON, WI 53703
PHONE: 608.255.1245
FAX: 608.255.1764



SUTTON
ARCHITECTURE
 301 Post Street
 Madison, WI 53703
 Tel: 608-255-4444 Fax: 608-255-2714

OWNER
 Scott Lewis
 (608) 256-4200
 706 Daly Street
 Madison, Wisconsin

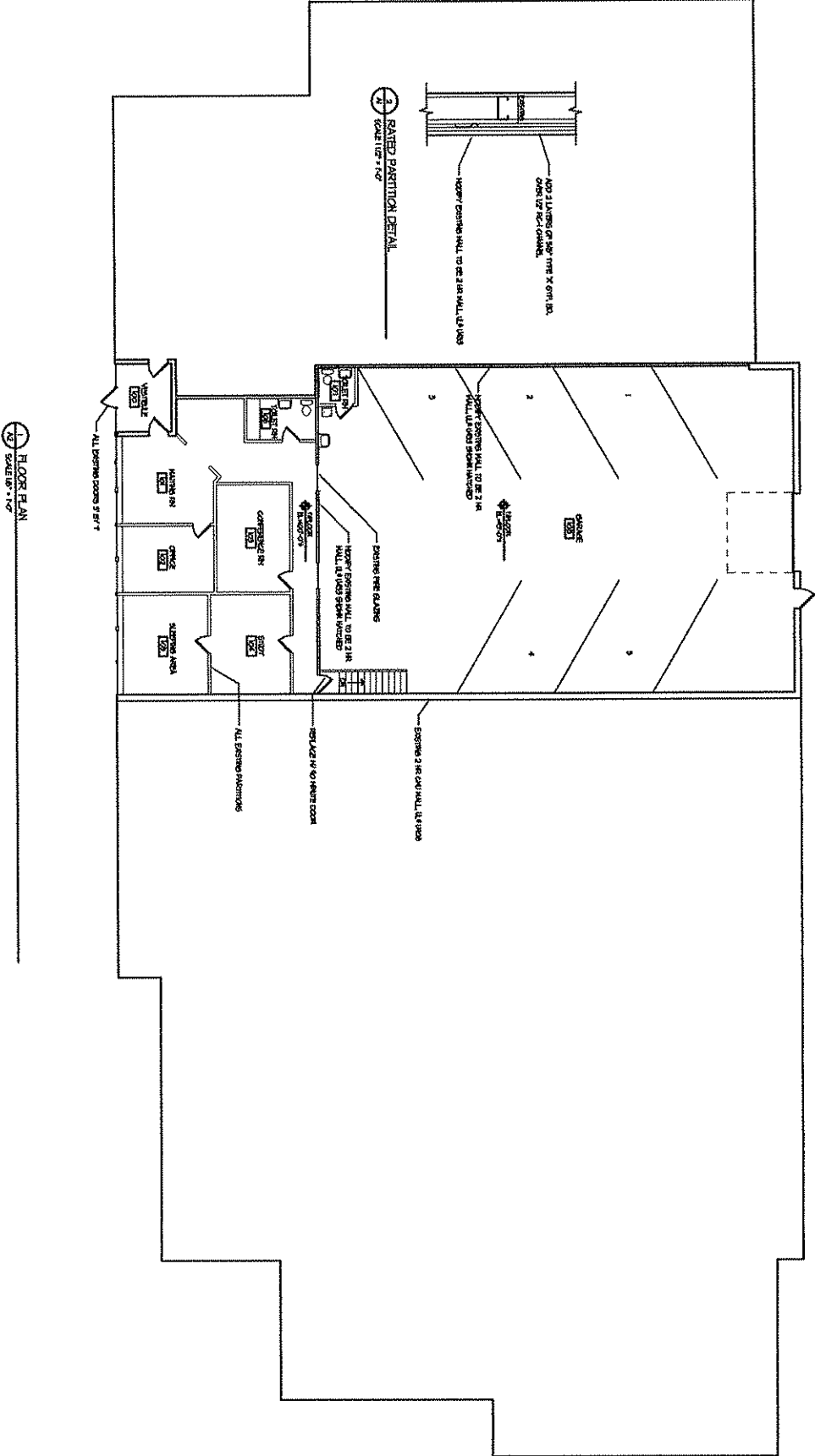
PROJECT
 Curie Ambulance
 Unit 2
 709 Post Road
 Madison, Wisconsin 53718

DRAWINGS
 SITE PLAN

DATE
 Project 10/04
 Date 10/04
 Version 1st

A1

SUTTON
ARCHITECTURE
 24119th Street
 Madison, WI 53705
 Tel: 608-277-2447 Fax: 608-277-0744



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

OWNER
 Scott Lawie
 (608) 266-4200
 115 Doby Street
 Madison, Wisconsin

PROJECT
 Curtis Ambulance
 Unit 2
 706 Peel Road
 Madison, Wisconsin 53706

DRAWING
 FLOOR PLAN

DATA
 Project # 20044
 Date: 11/04
 Drawn by: jsl
 Checked by: jsl

A2