



City of Madison

Conditional Use

Location
1574 West Broadway

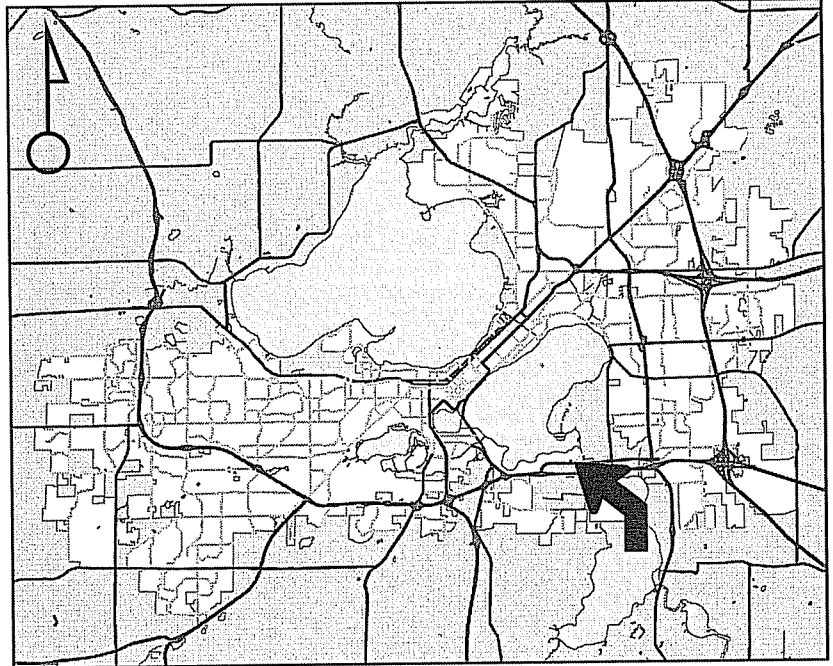
Project Name
Associated Bank at Broadway Station

Applicant
John Forseth-Broadway Station/
Roxanne Johnson-Professional Engineering

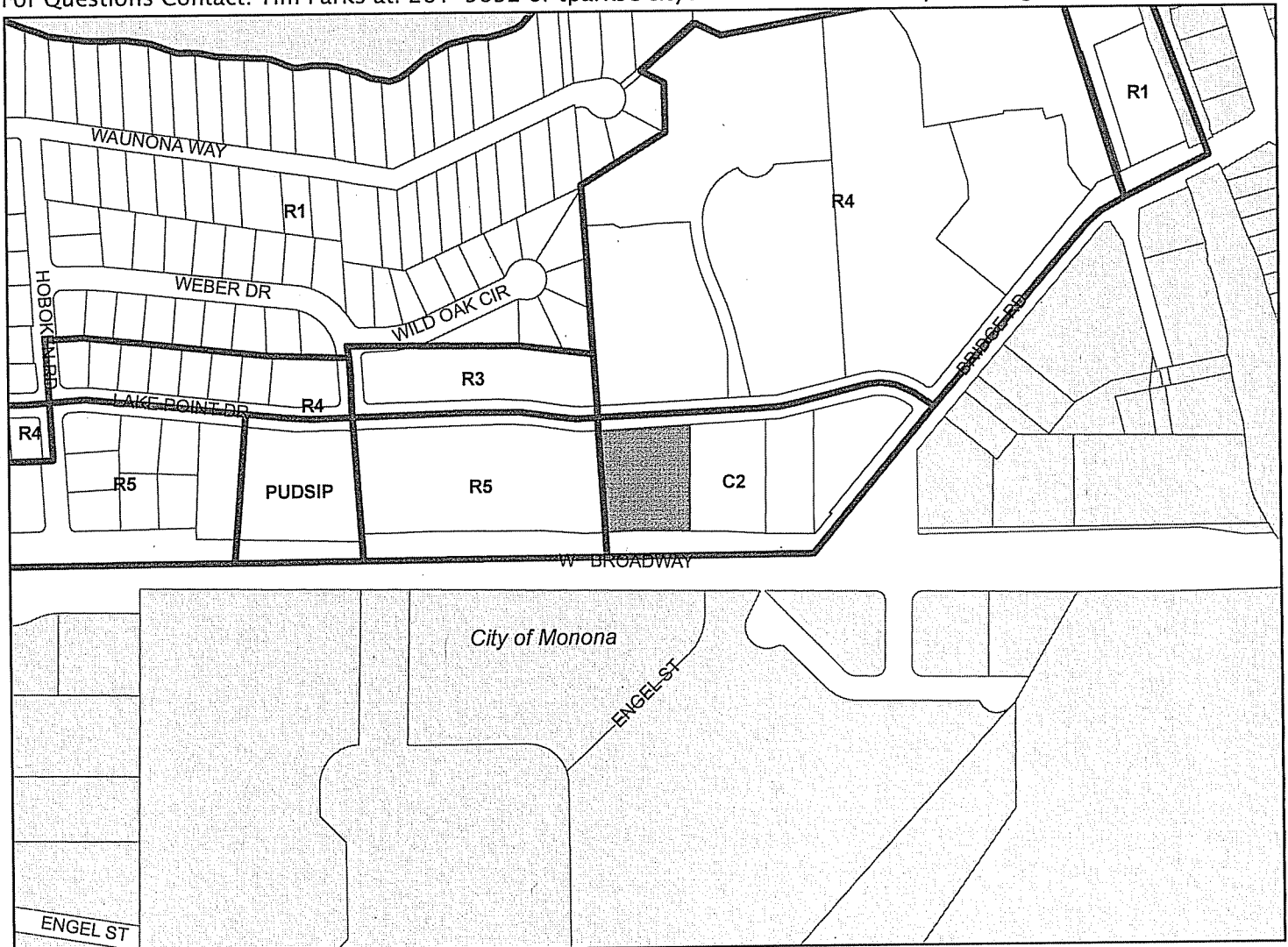
Existing Use
Multi-tenant retail building

Proposed Use
Construct drive-up service window
for bank in existing multi-tenant
retail building

Public Hearing Date
Plan Commission
20 June 2011

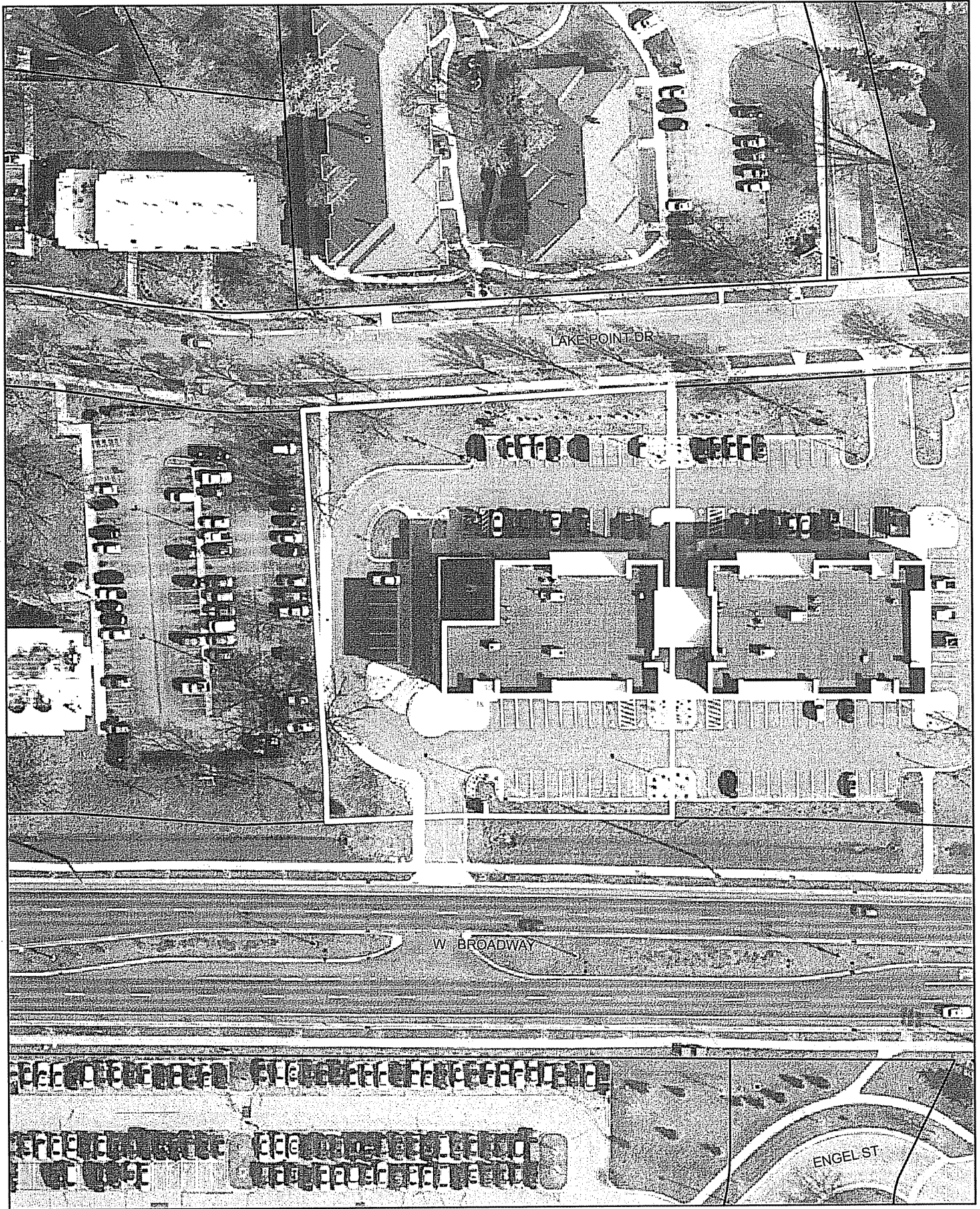


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 June 2011





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</u> Receipt No. <u>120211</u>
Date Received	<u>10MAY11</u>
Received By	<u>MQP</u>
Parcel No.	<u>0710-1203-0404-5</u>
Aldermanic District	<u>14-BRUER</u>
GQ	<u>EXISTING CUP</u>
Zoning District	<u>C2</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngrbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<u>5/16/11</u>

1. **Project Address:** 1574 W Broadway **Project Area in Acres:** 3.2 acres

Project Title (if any): Associated Bank at Broadway Station

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.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <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: Roxanne Johnson Company: Professional Engineering, LLC
 Street Address: 818 N Meadowbrook Lane City/State: Waunakee, WI Zip: 53597
 Telephone: (608) 849-9378 Fax: (608) 237-2129 Email: rjohnson@pe-wi.com

Project Contact Person: Roxanne Johnson Company: Professional Engineering, LLC
 Street Address: 818 N Meadowbrook Lane City/State: Waunakee, WI Zip: 53597
 Telephone: (608) 849-9378 Fax: (608) 237-2129 Email: rjohnson@pe-wi.com

Property Owner (if not applicant): Broadway Station, LLC (c/o John Forseth)
 Street Address: 100 David Circle City/State: Arena, WI Zip: 53503

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____

The project would convert the drive-up service window into a two lane operation for the proposed bank.

Development Schedule: Commencement 07/15/11 Completion 11/15/11

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 1/2 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:** \$ 550.00 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.

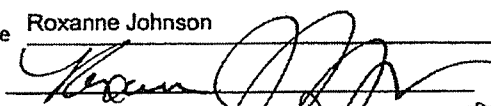
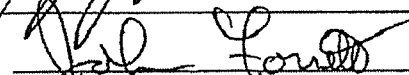
6. Applicant Declarations:

- 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 _____ Plan, which recommends: _____ 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 Alder person, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
 Alder has granted a waiver to this requirements, see attached.

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: T. PARKS Date: 5/2/11 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 Roxanne Johnson Date 05-10-11
 Signature  Relation to Property Owner Civil Engineer
 Authorizing Signature of Property Owner  Date 5-9-11

Effective May 1, 2009



May 10, 2011

Dept. Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
Madison, WI

**SUBJECT: LETTER OF INTENT
ASSOCIATED BANK AT BROADWAY STATION
1574 W BROADWAY (PREVIOUSLY SUBMITTED UNDER 1513 LAKE POINT DRIVE)
MADISON, WISCONSIN**

On behalf of Broadway Station, LLC, I am submitting this letter of intent and application for a major alteration to the existing conditional use permit. The project would convert the existing drive-up service window into a two lane operation for the proposed bank.

The proposed Associated Bank project is located at 1574 W Broadway. No changes to the existing building are proposed except for the addition of a canopy to serve the drive-thru lanes.

Seven parking stalls will be lost to accommodate the additional drive-thru lane. However, the site will still have enough parking stalls to meet the City's parking requirements.

The proposed Landscape Plan was modified slightly to accommodate the additional drive-thru lane. In addition, the Lighting Plan was updated to include for the canopy lighting.

We have spoken with District Alder Tim Bruer about the project. He has voiced his support of the project and has waived the 30 day filing requirement for the conditional use application.

The bank's hours of operation are as follows:

Drive-up Hours

Monday -Thursday: 7:30 a.m. - 6:00 p.m.

Friday: 7:30 a.m. - 7:00 p.m.

Saturday: 8:30 a.m. - 2:00 p.m.

The drive-up speaker volume is adjustable from 50-60 decibels.

Development Schedule

The project is planned to be completed in 2011.

Site Acreage (Total)

Lots 1, 2 & 3 – 3.2 acres

Site Information

Square Footage of Existing Buildings (Lots 1, 2, & 3)

Building 1-18,676 gsf (Lot 1)

Building 2 -19,165 gsf (Lot 2)

Approx. square footage of future Lot 3 building: 4,000 gsf

Gross square feet of office: 17,910 gsf

Gross square feet of retail area: 16,512 gsf

Gross square feet of bank: 2500 gsf

Gross square feet of future retail: 4,000 gsf

Parking stalls provided: 131 (Lots 1, 2 and 3)

Site Utilities

The existing improvements include all utilities needed for the bank. No changes are proposed.

Project Contacts

Owner:

Broadway Station LLC

Contact: John Forseth

100 David Circle

Arena, WI 53503

Architect:

Rinka Chung Architecture, Inc.

Contact: Matt Rinka

756 N Milwaukee Street, Suite 250

Milwaukee, WI 53202

Civil Engineer:

Roxanne Johnson, PE

Professional Engineering, LLC

818 N Meadowbrook Lane

Waunakee, WI 53597

Landscape Architect:

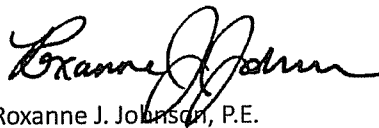
Jeff DeLaura

801 Bear Claw Way

Madison, WI 53717

Please contact me directly for further information regarding the above mentioned project.

Respectfully submitted,



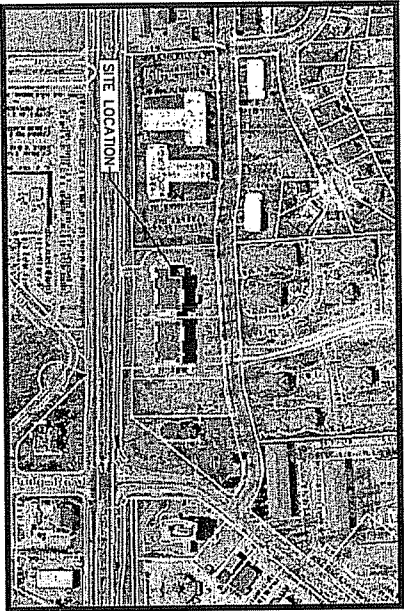
Roxanne J. Johnson, P.E.

Principal

SITE IMPROVEMENTS ASSOCIATED BANK AT BROADWAY STATION 1574 W BROADWAY MADISON, WISCONSIN



SITE LOCATION



PROJECT LOCATION
SCALE: NTS

C:\DWGFILES\10123\assocbank\dwg\157402011 5-25-14.dwg

PROJECT CONTACTS:

CIVIL ENGINEER:
PROFESSIONAL ENGINEERING, LLC
CONTACT: ROSANNE JOHNSON, PE
818 N WEDDINGBROOK LANE
WAUKESHA, WI 53197
(608) 849-0378

ARCHITECT:
BRYNA CHUNG ARCHITECTURE, INC
CONTACT: ANNE CHUNG
758 N WISCONSIN STREET, SUITE 250
MILWAUKEE, WI 53202
(414) 431-8101

LANDSCAPING:
OFF DELAUNE
801 BEAR CANY WAY
MADISON, WI 53717
(608) 833-0723

LIGHTING:
ENTERPRISE LIGHTING, LLC
CONTACT: JASON STEFANS
2007 PENWALDEE ROAD
WAUKESHA, WI 53188
(262) 953-6926

OWNER CONTACT:
BROADWAY STATION LLC
CONTACT: JOHN FORSETH
100 DAVD ORCLE
ARGON, WI 53503-9851
(608) 558-3010

LIST OF DRAWINGS

SHEET NO.	TITLE
T100	TITLE SHEET
C100	DEMOLITION PLAN
C101	SITE PLAN
C200	GRADING PLAN
L100	LANDSCAPE PLAN
E100	LIGHTING PLAN
SD1	DRIVE THRU-PLAN
SD2	DRIVE THRU CANOPY REFLECTED CEILING PLAN
SD3	EXISTING WEST ELEVATION
SD4	PROPOSED WEST ELEVATION
SD5	PROPOSED NORTH ELEVATION
SD6	PROPOSED SOUTH ELEVATION

DIGESTIVE HOTLINE
Call 811 3 times before you dig
to find out what's below
Missaukee Area (414) 256-1181
Hearing Impaired TDD (800) 542-2289
www.DigestiveHotline.com

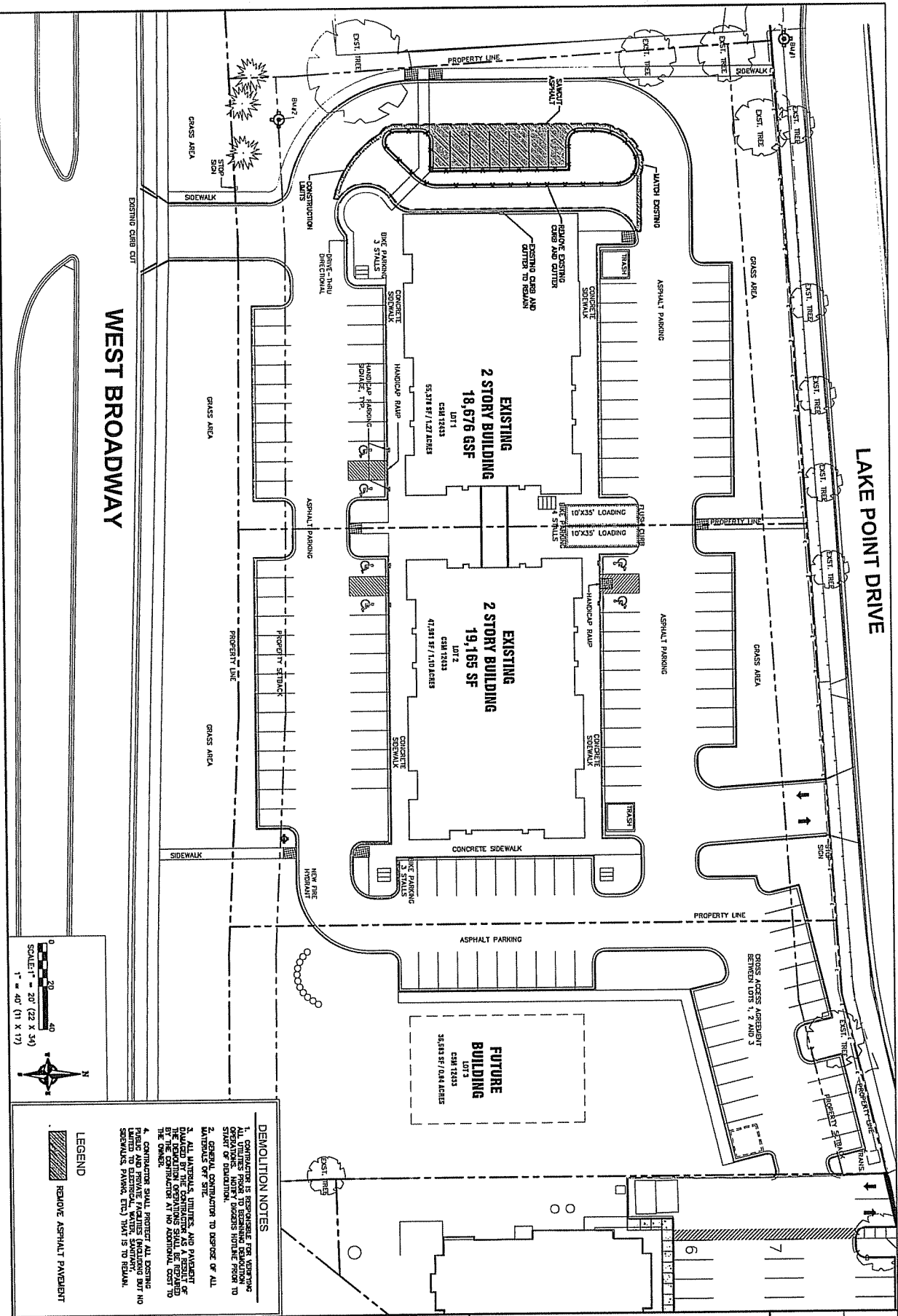
T100

**ASSOCIATED BANK AT BROADWAY STATION
TITLE SHEET**
MADISON, WISCONSIN



818 N Meadowbrook Ln
Waukesha, WI 53197
phone (608) 849-8378
fax (608) 237-2128

ISSUANCE/REVISION	DATE
PLAN COMMISSION	02-10-11



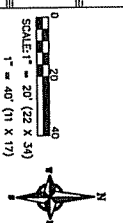
WEST BROADWAY

LAKE POINT DRIVE

EXISTING 2-STOREY BUILDING
18,676 GSF
LOT 1
C&M 12433
55,218 SF / 127,428 SQ. FT.

EXISTING 2-STOREY BUILDING
19,165 SF
LOT 2
C&M 12433
47,281 SF / 130,408 SQ. FT.

FUTURE BUILDING
LOT 3
C&M 12433
35,833 SF / 104,401 SQ. FT.



DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND RECORDING THE LOCATION OF ALL UTILITIES PRIOR TO START OF DEMOLITION.
2. GENERAL CONTRACTOR TO REMOVE OR ALL MATERIALS OFF SITE.
3. ALL MATERIALS, UTILITIES, AND PAVEMENT TO BE REMOVED SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL REMOVE ALL SYSTEMS LIMITED TO ELECTRICAL, WATER, SEWERAGE, AND GAS SERVICES, PAVING, ETC., THAT IS TO REMAIN.

LEGEND

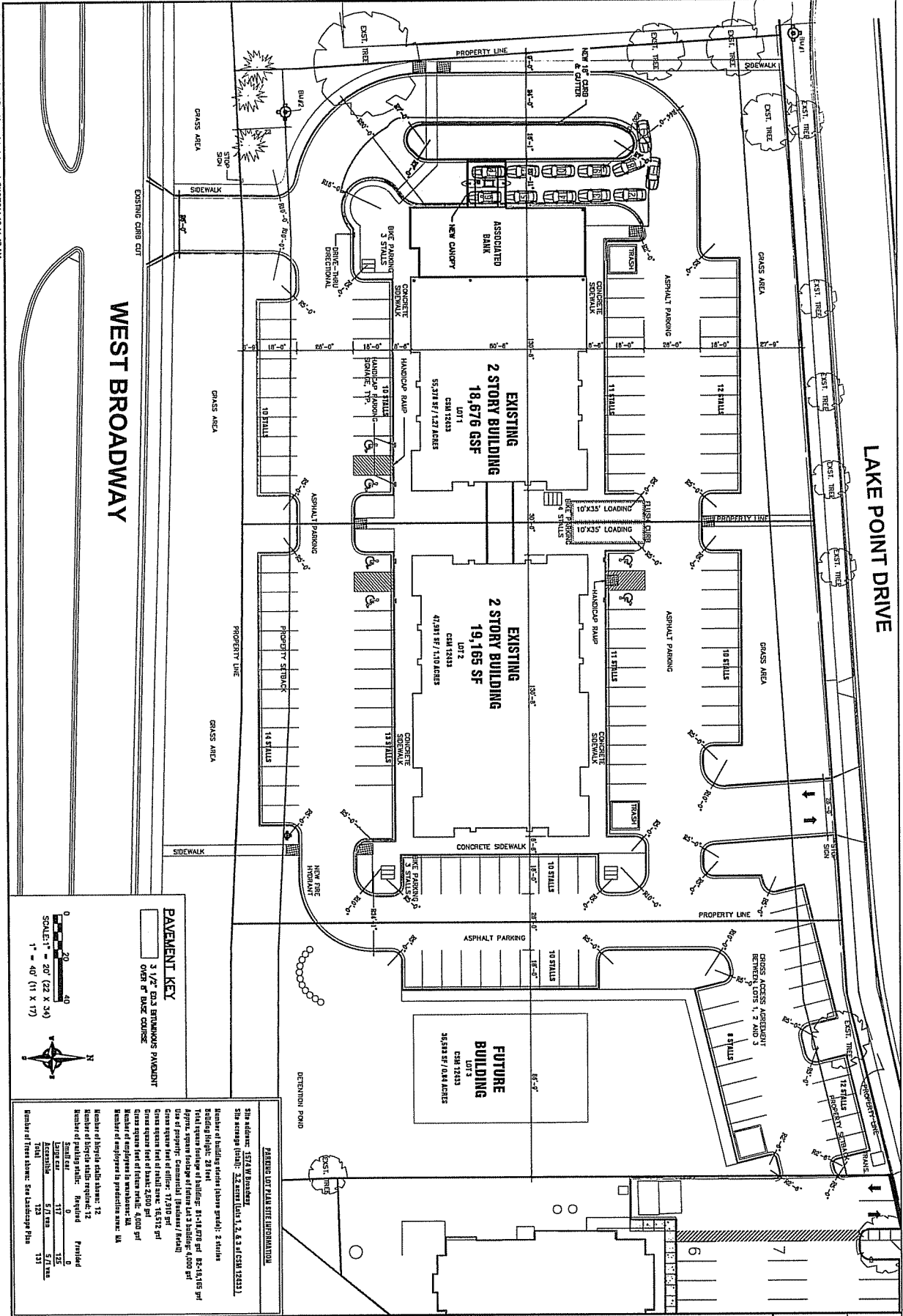
REMOVE ASPHALT PAVEMENT

C100

**ASSOCIATED BANK AT BROADWAY STATION
DEMOLITION PLAN**
MADISON, WISCONSIN

PROFESSIONAL ENGINEERING LLC
618 N Meadowbrook Ln
Wauwatosa, WI 53557
phone (608) 849-9378
fax (608) 237-2129

ISSUANCE/REVISION	DATE
PLAN COMMISSION	05-10-11



C:\Drawings\10173\AssociatedBank\AssociatedBank.dwg | 5/10/2011 10:11:47 AM

WEST BROADWAY

LAKE POINT DRIVE

PAVEMENT KEY

3 1/2" EGA STRENGTH PAVEMENT OVER 8" BASE COURSE

SCALE: 1" = 20' (22 X 34)

1" = 40' (11 X 17)

ZONING LOT PLAN SITE INFORMATION

Site address: 5574 N Broadway
 Site acreage (total): 2.52 acres (Lot 1, 2, & 3 of CSM 12323)

Number of building stories (above grade): 2 stories
 Building height: 28 feet
 Total square footage of building: 81,114,878 sq ft (82,941,955 sq ft including parking)
 Approx. square footage of future lot 2 building: 4,000 sq ft
 Date of project: September 1, 2010
 Gross square feet of finished area: 16,512 sq ft
 Gross square feet of total area: 4,000 sq ft
 Number of employees in warehouse: NA
 Number of employees in production area: NA

Number of single units shown: 12
 Number of multiple units required: 12
 Number of parking stalls: Required
 Number of parking stalls: Provided

Large car	117	725
Medium car	671	371
Small car	0	0
Total	788	1096

Number of trees shown: 564 landscape plus

C101

ASSOCIATED BANK AT BROADWAY STATION

SITE PLAN

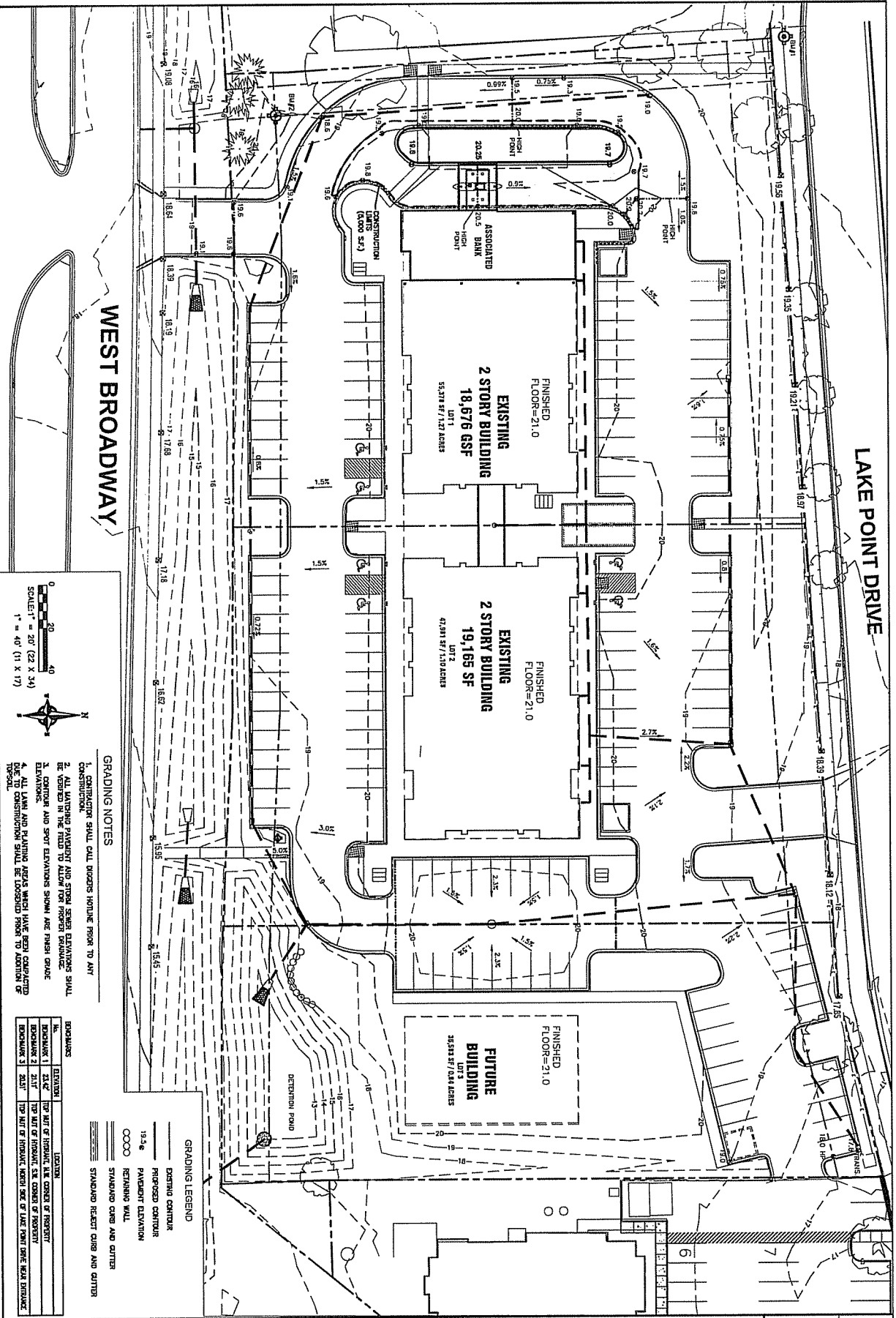
MADISON, WISCONSIN

PROFESSIONAL ENGINEERING LLC

818 N Meadowbrook Ln
 Wausau, WI 54985
 phone (608) 849-9378
 fax (608) 237-2129

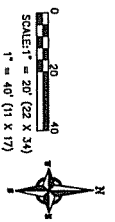
ISSUANCE/REVISION	DATE
PLAN COMMISSION	05-10-11

19



WEST BROADWAY

LAKE POINT DRIVE



GRADING NOTES

1. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING ELEVATIONS AND FINISHED FLOOR ELEVATIONS SHALL BE VERIFIED IN THE FIELD FOR PROPOSED WORK.
3. CONTROL AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
4. ALL LANDSCAPING SHALL BE CONSIDERED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

NO.	ELEVATION	LOCATION
REVISION 1	21.0'	TOP FINISH OF FINISHED, 1/4" CORNER OF PROPERTY
REVISION 2	21.0'	TOP FINISH OF FINISHED, 1/4" CORNER OF PROPERTY
REVISION 3	21.0'	TOP FINISH OF FINISHED, 1/4" CORNER OF PROPERTY

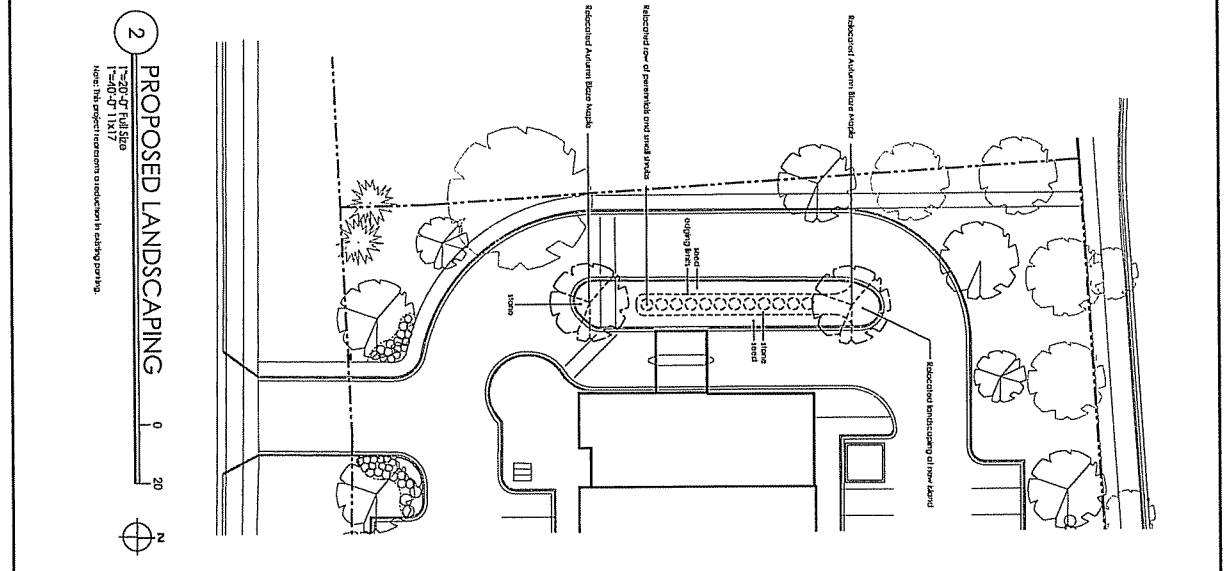
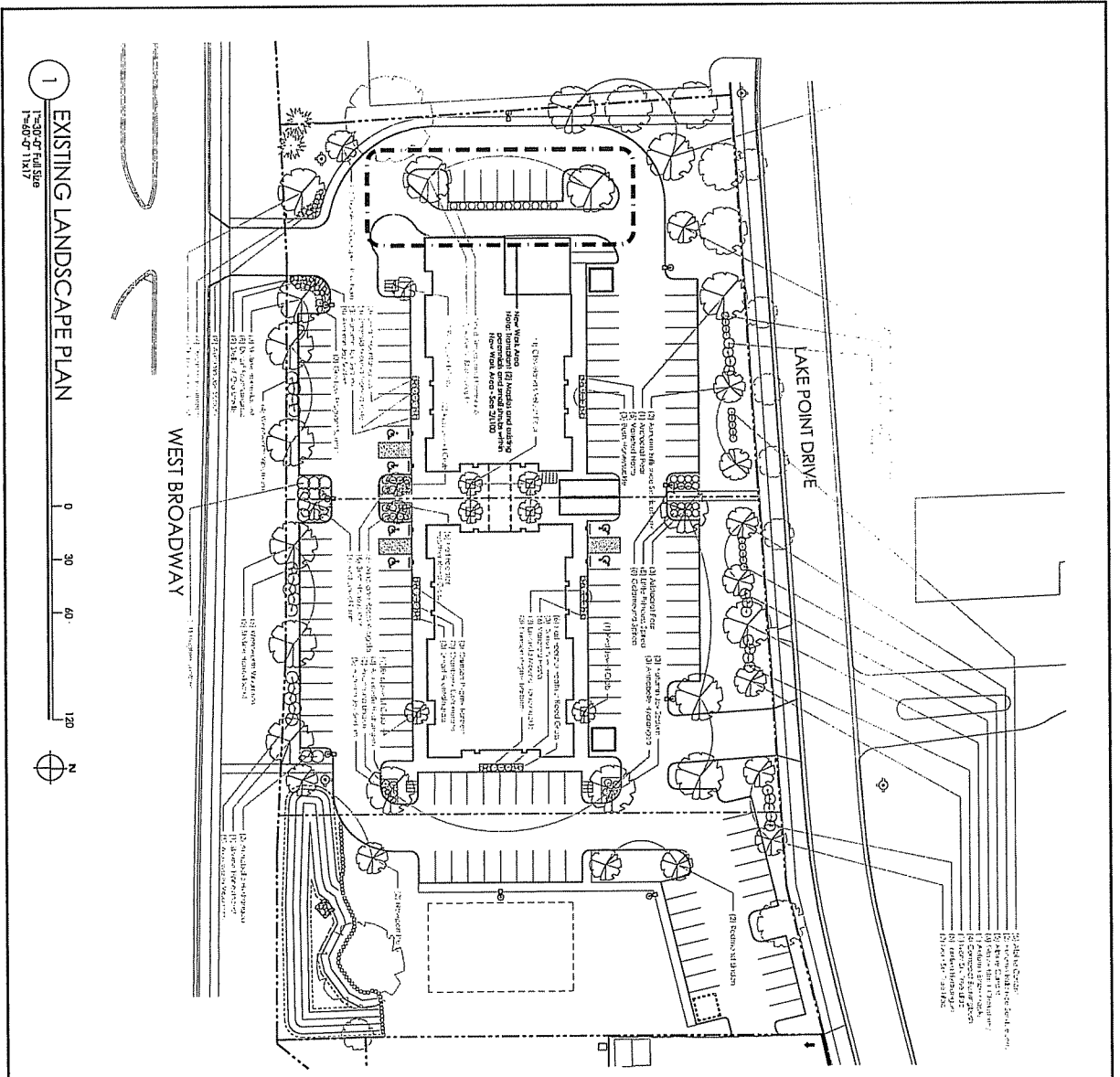
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 13.3'-6" FINISH ELEVATION
- RETAINING WALL
- STANDARD CURB AND GUTTER
- STANDARD RECTANGULAR CATCH BASIN

C200

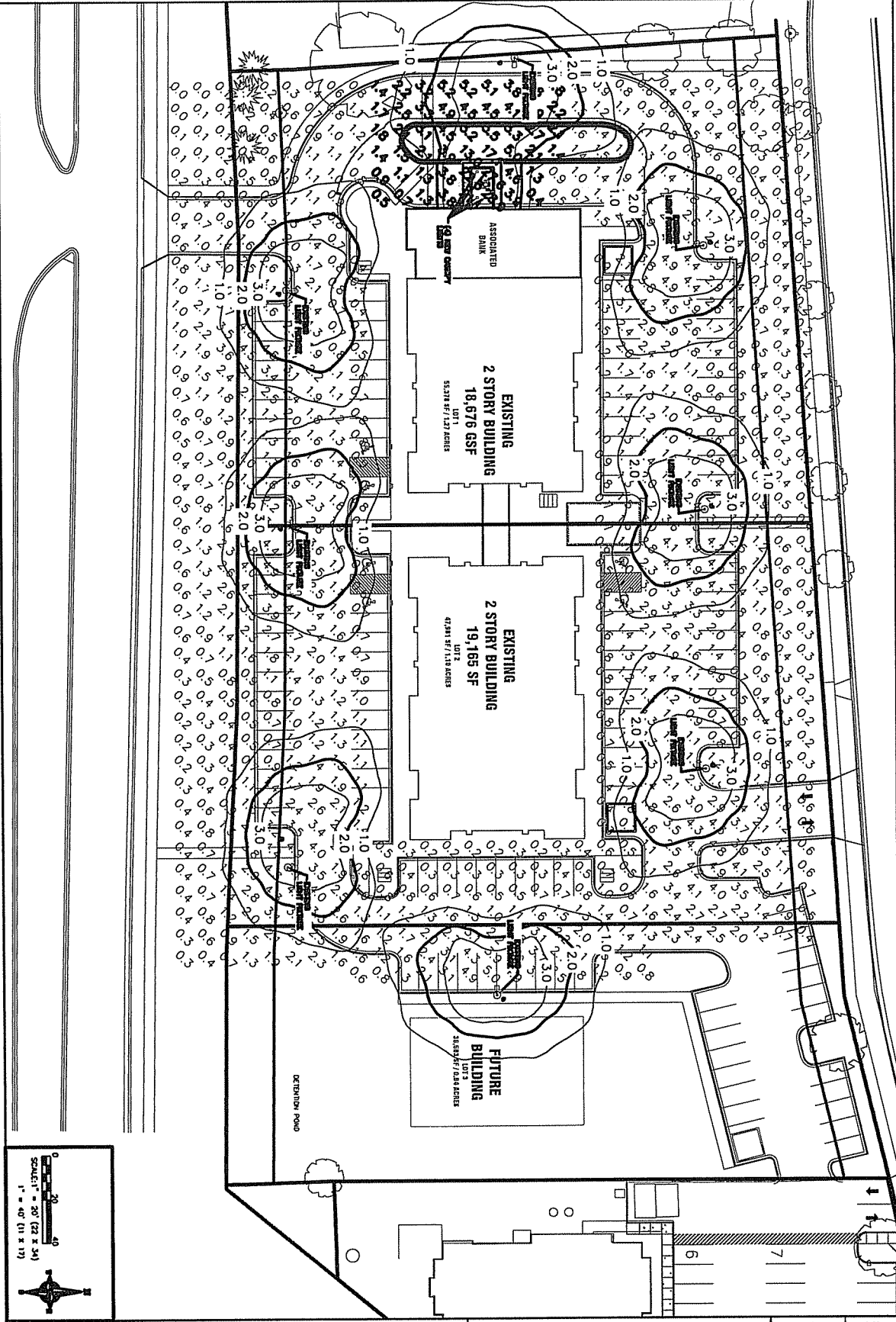
ASSOCIATED BANK AT BROADWAY STATION
GRADING PLAN
 MADISON, WISCONSIN

PROFESSIONAL ENGINEERING LLC
 816 N Meadowbrook Ln
 Wausau, WI 53687
 phone (608) 849-9378
 fax (608) 237-2129

ISSUANCE/REVISION	DATE
PLAN COMMISSION	05-10-11



L100	ASSOCIATED BANK AT BROADWAY STATION	PROFESSIONAL ENGINEERING LLC	818 N Meadowbrook Ln Wausau, WI 53997 phone (608) 849-9378 fax (608) 237-2129	ISSUANCE/REVISION	DATE
	MADISON, WISCONSIN		PLAN COMMISSION	05-10-11	



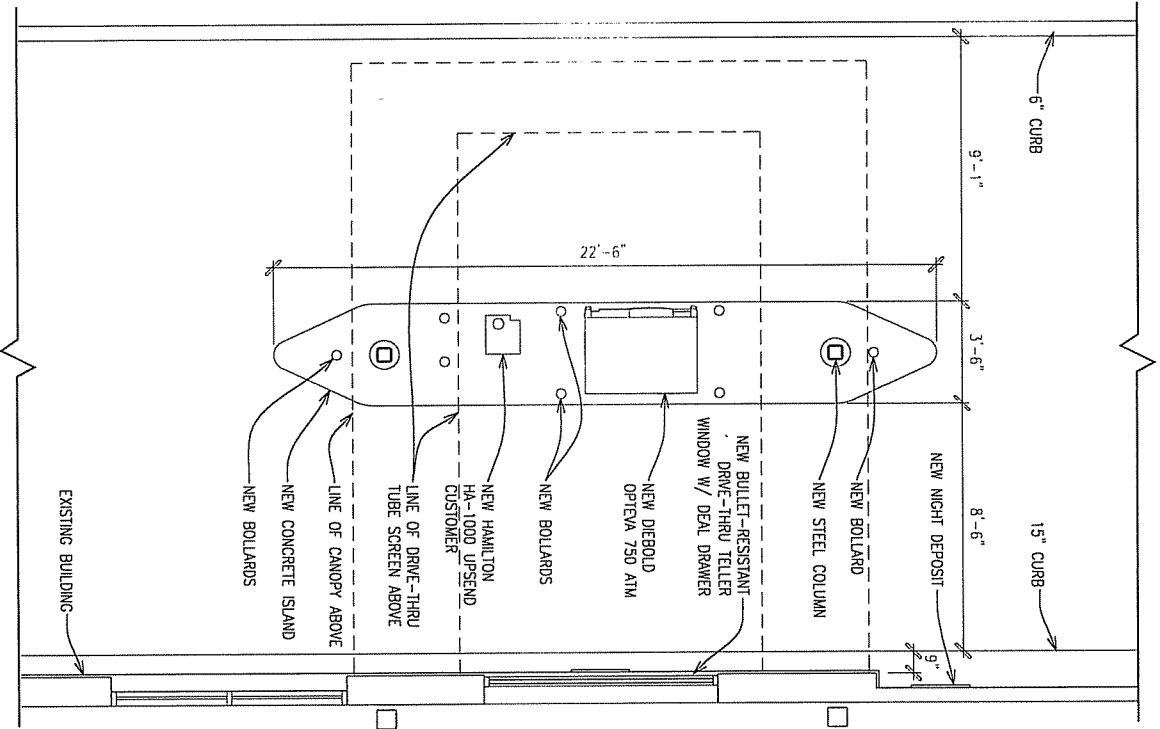
E100

**ASSOCIATED BANK AT BROADWAY STATION
LIGHTING PLAN**
MADISON, WISCONSIN

**PROFESSIONAL
ENGINEERING
LLC**

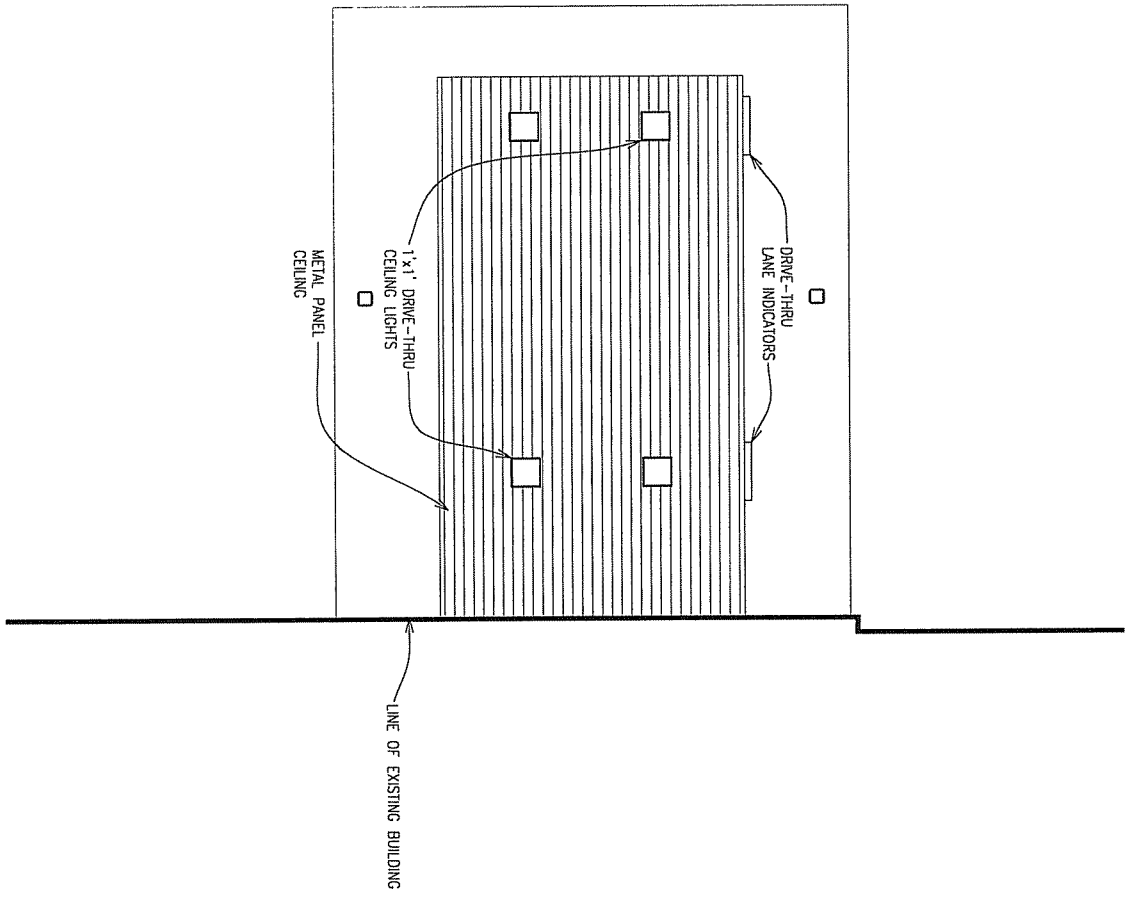
818 N Meadowbrook Ln
Wauwatosa, WI 53597
phone (608) 849-8378
fax (608) 237-2129

ISSUANCE/REVISION	DATE
PLAN COMMISSION	05-10-11



NOT FOR CONSTRUCTION

DRIVE-THRU CANOPY REFLECTED CEILING PLAN
1/4" = 1'-0"
RINKACHUNG ARCHITECTURE INC
RINKACHUNGARCHITECTURE.COM



ASSOCIATED BANK
BROADWAY STATION
MADISON, WI
MAY 11, 2011
SD-02

NOT FOR CONSTRUCTION



EXISTING WEST ELEVATION

RINKAICHUNG ARCHITECTURE INC
2814 W. GRAND AVENUE, SUITE 200
MADISON, WI 53704

ASSOCIATED BANK
BROADWAY STATION

MADISON, WI
MAY 11, 2011

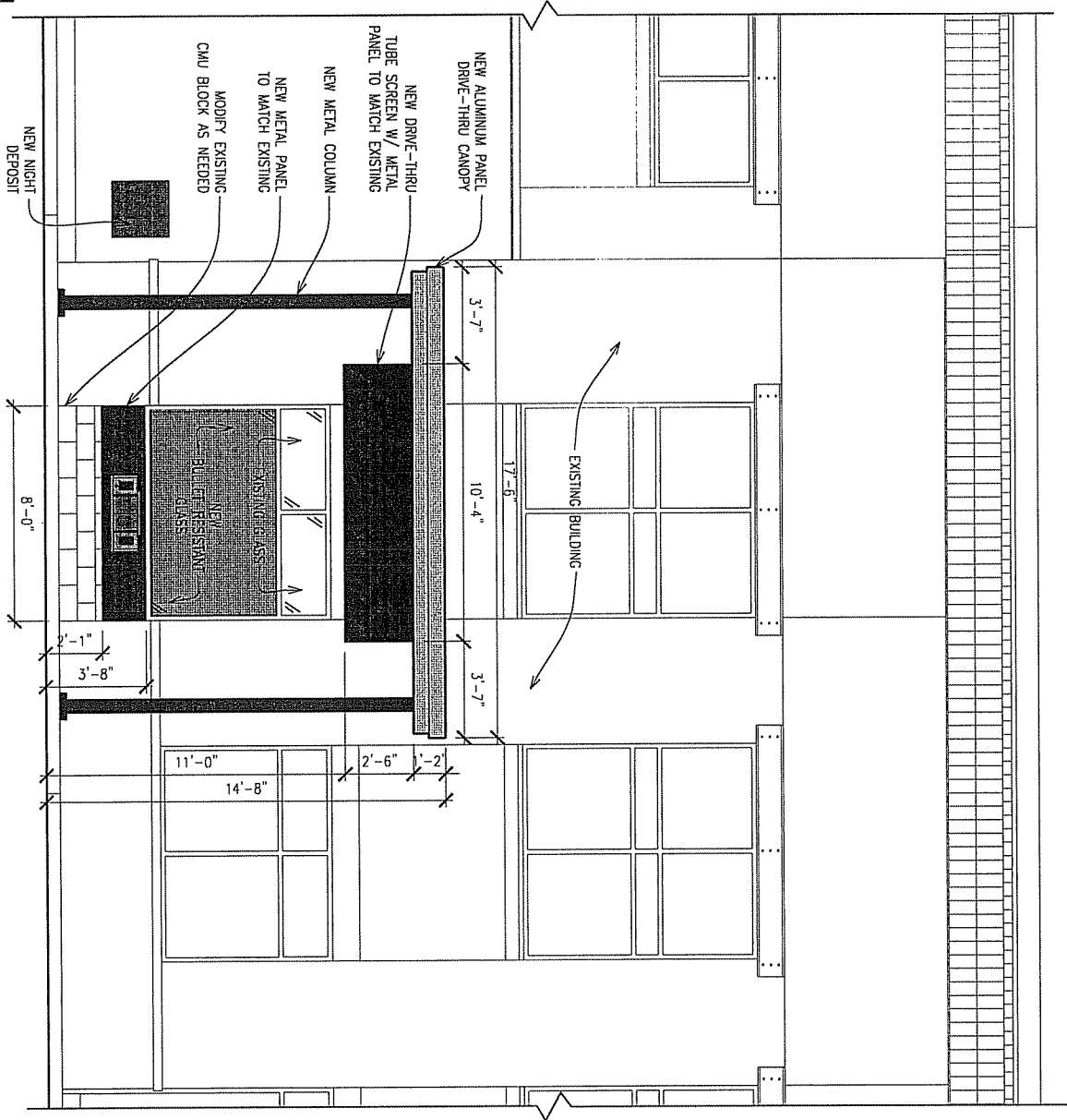
SD-03

NOT FOR CONSTRUCTION

PROPOSED WEST ELEVATION

1/4" = 1'-0"

RINKA/CHUNG ARCHITECTURE INC
 224 OAKLAND AVENUE #220



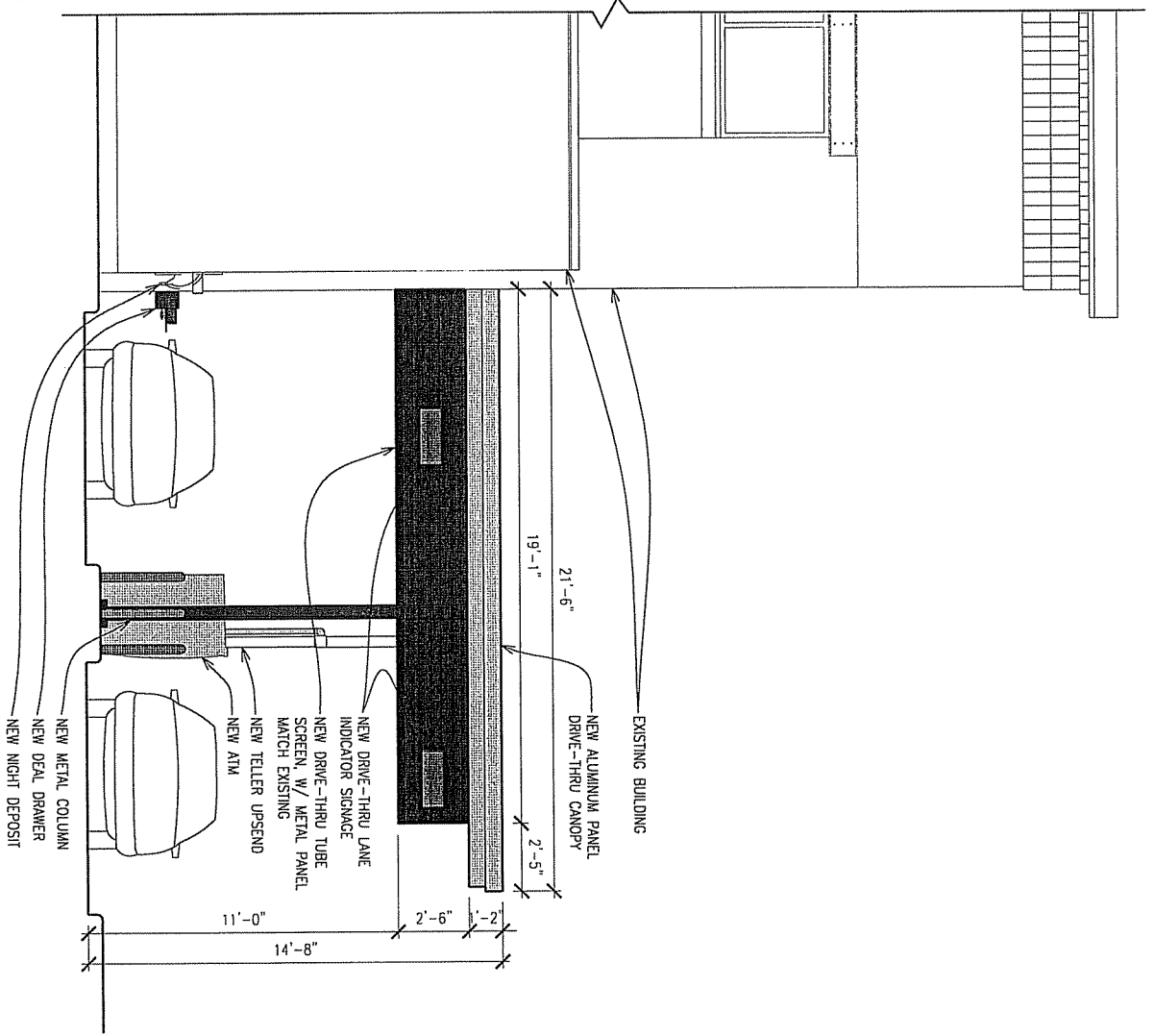
ASSOCIATED BANK
 BROADWAY STATION

MADISON, WI
 MAY 11, 2011

SD-04

NOT FOR CONSTRUCTION

PROPOSED NORTH ELEVATION
 1/4" = 1'-0"
 RINKACHUNG ARCHITECTURE INC
 PHOENIX, ARIZONA 85016

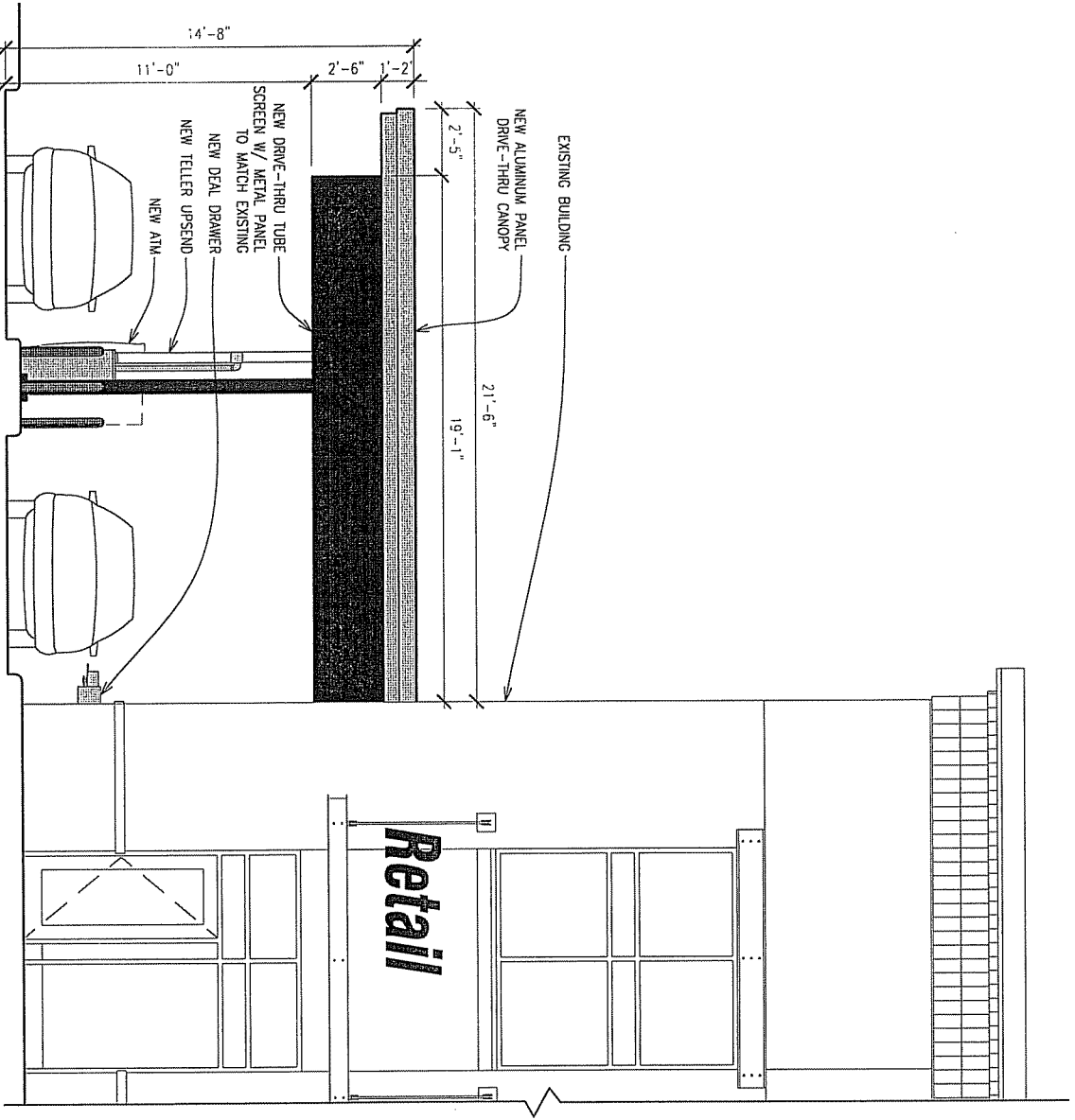


ASSOCIATED BANK
 BROADWAY STATION

MADISON, WI
 MAY 11, 2011
 SD-05

NOT FOR CONSTRUCTION

PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"
 RINKA/CHUNG ARCHITECTURE INC
 2200 W. BROADWAY, SUITE 200



ASSOCIATED BANK
 BROADWAY STATION
 MADISON, WI
 MAY 11, 2011
 SD-06

NOT FOR CONSTRUCTION