



Location
1513 Lake Point Drive

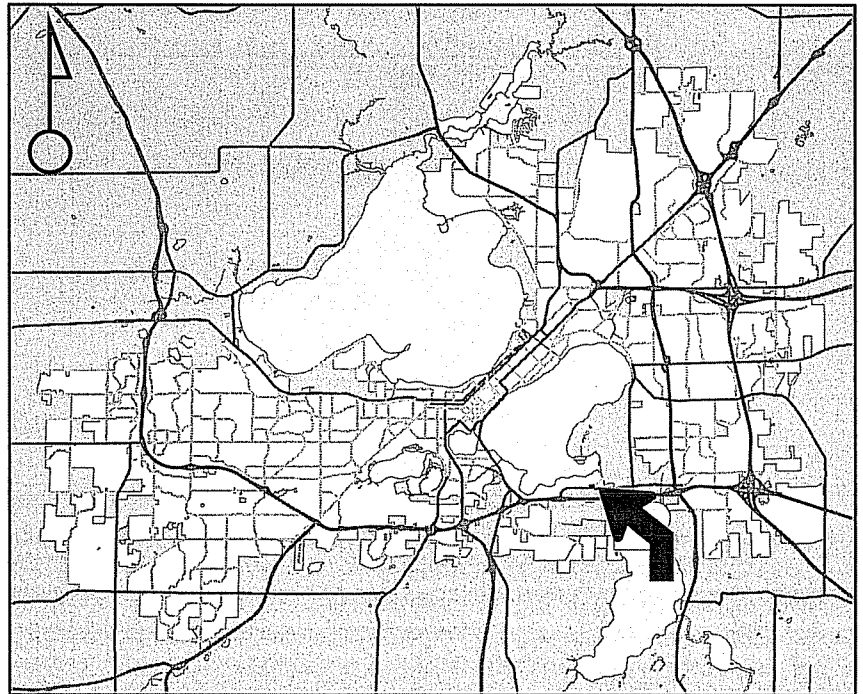
Project Name
Broadway Station

Applicant
Scott Norton – Norton Building Systems /
Steve Shulfer – Shulfer Architects

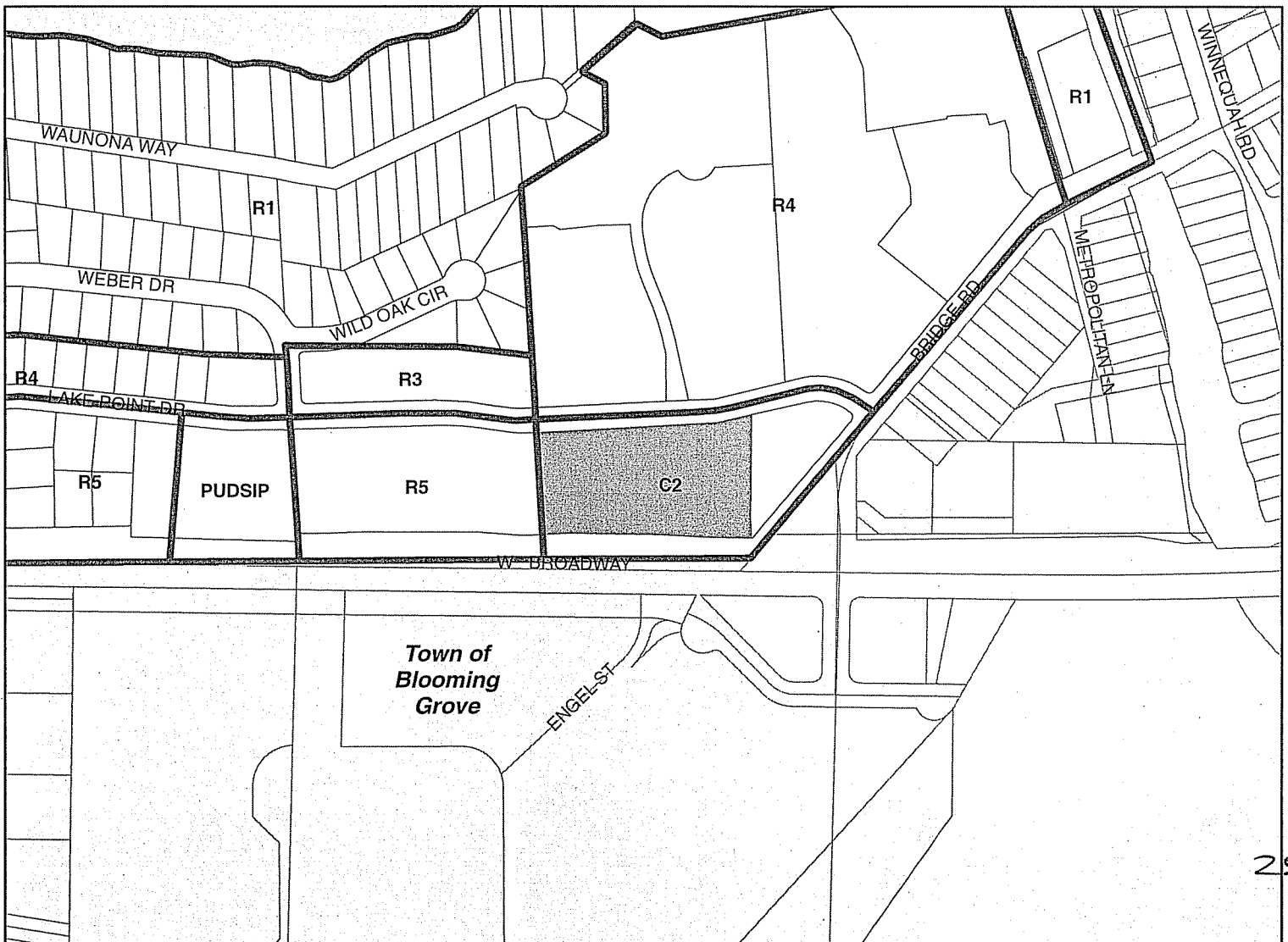
Existing Use
Vacant Land

Proposed Use
Drive-Up Window for Restaurant as Part
of Two-Building, Office/Retail Development

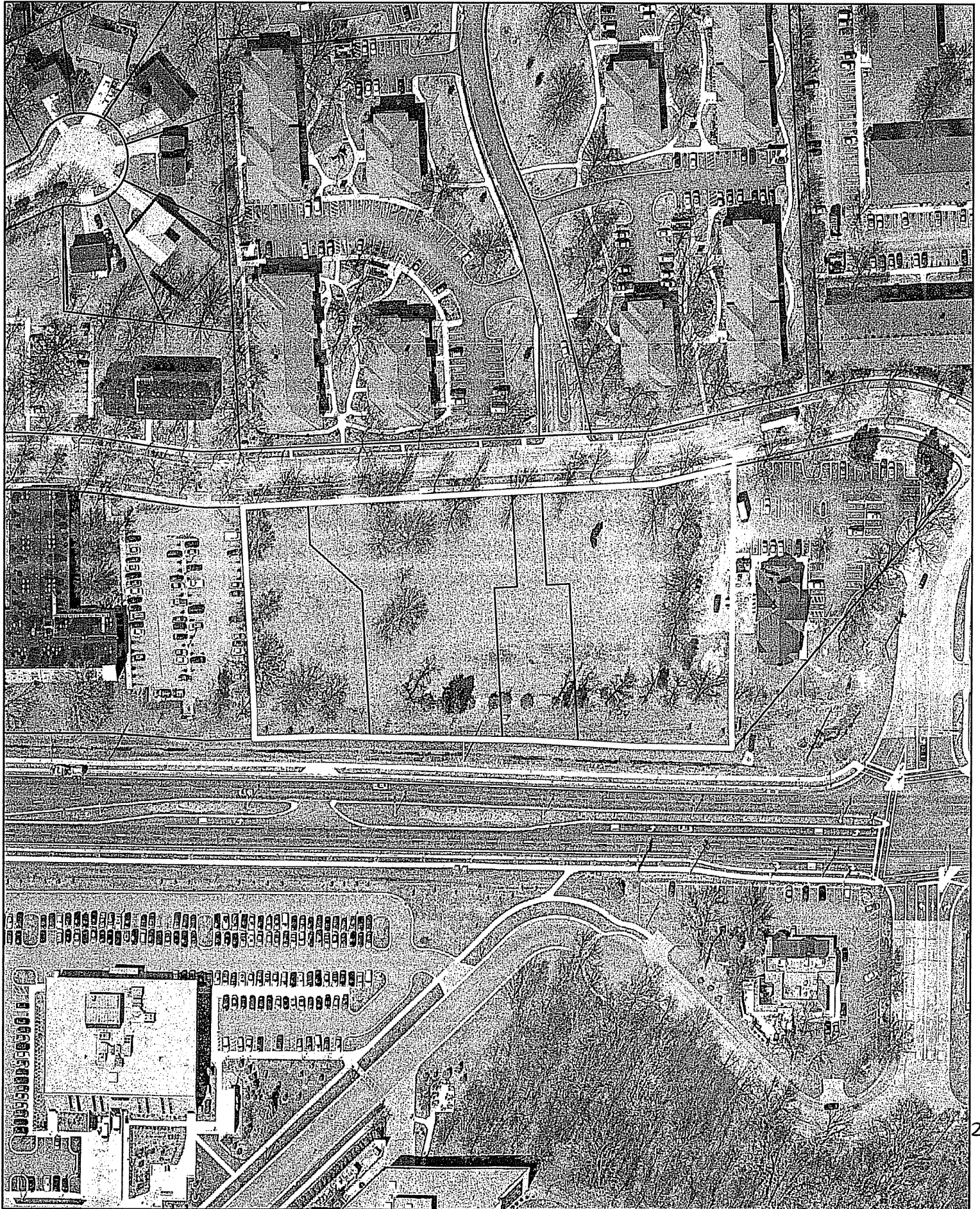
Public Hearing Date
Plan Commission
15 October 2007



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



Scale : 1" = 400'



25

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 950 - Receipt No. 84985
 Date Received 9/5/07
 Received By MSJP
 Parcel No. 0710-203-0407-9
 Aldermanic District 14-Tim Brewer
 GQ EXISTING CUP; RE→SS
 Zoning District C2
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification 9/4/07 Waiver
 Ngrbrhd. Assn Not. Waiver
 Date Sign Issued 9/5/07

1. **Project Address:** 1513 Lake Point Dr. **Project Area in Acres:** 3.2
Project Title (if any): Broadway Station

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 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 Norton Company: Norton Building Systems
 Street Address: 5121 Hilltop Rd. City/State: Madison, WI Zip: 53711
 Telephone: (608) 274-9020 Fax: (608) 274-4118 Email: nortonbuilding@charter.net
 Project Contact Person: Steve Shulfer Company: Shulfer Architects.com
 Street Address: 1918 Parmenter St., Ste. 2 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-7570 Fax: (608) 831-0529 Email: sjshulfer@shulferarchitects.com
 Property Owner (if not applicant): (same as applicant)
 Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: A 38,000 sf new development to consist of approximately 19,000 sf of retail on the first floor and 18,000 sf of office space on the second floor. The project will consist of two phases and will include (as requested herein) one drive-thru for a restaurant tenant.

Development Schedule: Commencement November, 2007 Completion November, 2008

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 1/2 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: \$ 1150 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 Broadway-Simpson Neighborhood Plan, which recommends:
medium-high density multi-family (pub. 1986) 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:
Alder Timothy Bruer (9/4/07 meeting) - seeking waiver of 30 day notice

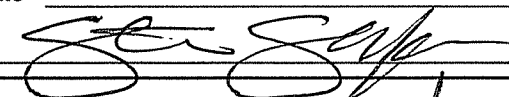
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.


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 8/30/07 | Zoning Staff Matt Tucker Date 8/30/07

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

Printed Name Steve Shulfer Date 9/05/07

Signature  Relation to Property Owner Architect

Authorizing Signature of Property Owner  Date 9/5/07



September 17, 2007

City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985 Street

RE: Conditional Use Permit Application – Resubmittal of Site, Fire Access, and Site Lighting
1513 Lake Point Dr., Madison

Dear Commission members and Planning and Development Staff:

On behalf of the owner, Scott Norton, I am resubmitting the site, fire access, and site lighting plans as supplements to the previous application and drawing package for conditional use. We are seeking approval of a proposed drive-thru to be located within a new retail and office development, located at 1513 Lake Point Drive.

In an effort to address some concerns brought forth by City Traffic, we have asked to resubmit the site plan, fire access plan, and site lighting plan - sheets A1.0, A1.1, A1.2 respectively. The extent of changes as discussed with City Traffic engineer John Leach include the reconfiguring the drive-thru exit onto the westerly drive to avoid vehicle congestion at the south entrance off of West Broadway onto the site. Secondly, the north entrance onto the site from Lake Point Drive has moved to the east, providing a more central location onto the site. This entrance is located directly across from an existing roadway to the north of Lake Point Drive. The third adjustment at the request of City Traffic is to show a future building and parking layout for Lot 3, visually showing how each lot may interconnect at a future build-out condition.

The fire access plan has been revised accordingly to represent the required hose lay distances and fire access lanes for the proposed project, due to the revisions in entrance drive locations. The site lighting plan has been revised due to minor adjustments at the entrance drive locations as well. The remaining plans including grading and landscaping do not have extensive changes, but will be adjusted accordingly based on approval of the conditional use.

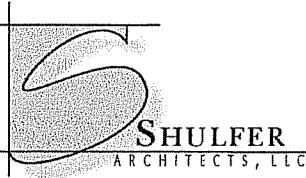
I hope that you find this development proposal acceptable and invite you to contact our office should you have any further questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Shulfer', written over a horizontal line.

Steve Shulfer, AIA.
Shulfer Architects, LLC

Attachments: (7) full size A1.0, A1.1, A1.2 / (7) 11x17 size A1.0, A1.1, A1.2



September 5, 2007

City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985 Street

RE: Conditional Use Permit Application
1513 Lake Point Dr., Madison

Dear Commission members and Planning and Development Staff:

On behalf of the owner, Scott Norton, I am submitting this letter of intent and application for conditional use. We are seeking approval of a proposed drive-thru to be located within a new retail and office development, located at 1513 Lake Point Drive.

We have presented this design to the City of Madison Planning and Development at its regularly scheduled all-agency meeting. We have also been in communication and shared the design with the District Alder, Mr. Tim Bruer. If advised by the Alder, we will meet with the neighborhood association prior to the October 15 Plan Commission meeting. We have incorporated most of the review comments to date, and anticipate this process to be mutually beneficial to the City, the neighborhood and the developer.

Project Overview:

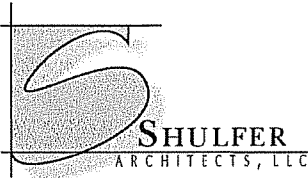
Proposed is a two-building, two-story retail and office development of approximately 38,000 square feet. The buildings will be phased over the course of the next one to two years.

The retail space will be leasable square footage, for tenants mostly yet to be identified. One tenant that has come forward is a franchise restaurant requiring a drive-thru. The drive-thru is a conditional use, thus requiring Plan Commission approval.

The buildings will be architecturally pleasing and presentable on all four sides - understanding that there is residential apartments to the north and Broadway Avenue traffic to the south.

Accessing the site will be one drive from Broadway Avenue, and one drive from Lake Point Drive. Truck loading will occur at the north side of the buildings, and will occur "off-hours". There will not be a raised loading dock, and the "rear" of each retail tenant will be treated in an architecturally pleasing manner.

City services will be used for all primary utilities. Trash collection, snow removal, and general grounds maintenance will be contracted privately.



In summary, the project will consist of the general criteria listed below:

Project Data:

Project Name: Broadway Station
Address: 1513 Lake Point Drive
Lot size: 139,262 sf / 3.2 acres
Proposed Use: Mixed Retail (first floor) and Office (second floor)
Total Building Area: 37,841 sf in two buildings, two floors
 Retail area (first floor): 19,012 sf
 Office area (second floor): 17,910 sf
Floor Area Ratio: .27
Parking Required: 125
Parking Provided: 125

Zoning District:

The property is currently zoned C2, commercial zoning – the proposed use is allowable for this zoning district.

Project Schedule:

The project will be phased with construction of each building as follows:

Construction Start: November, 2007
Phase 1 complete: May, 2008
Phase 2 complete: November, 2008

Project Design Team:

The key individuals and firms involved in this planning and design process include:

Owner:
Scott Norton
Norton Building Systems
5121 Hilltop Rd.
Madison, WI 53711

Civil Engineer:
Roxanne Johnson, PE
Professional Engineering, LLC
3830 Manito Ct.
Middleton, WI 53562

Building General Contractor:
Adam Sauter
Wingra Construction
5018 Voges Rd.
Madison, WI 53718

Landscape Architect:
Jeffrey DeLaura
801 Bear Claw Way
Madison, WI 53717

Architect:
Steve Shulfer, AIA
Shulfer Architects, LLC
1918 Parmenter St., Suite 2
Middleton, WI 53562

Structural Engineer:
Mark Puccio, PE
MP-Squared Structural Engineers, LLC
583 D'Onofrio Dr.
Madison, WI 53719



I hope that you find this development proposal acceptable and invite you to contact our office should you have any further questions.

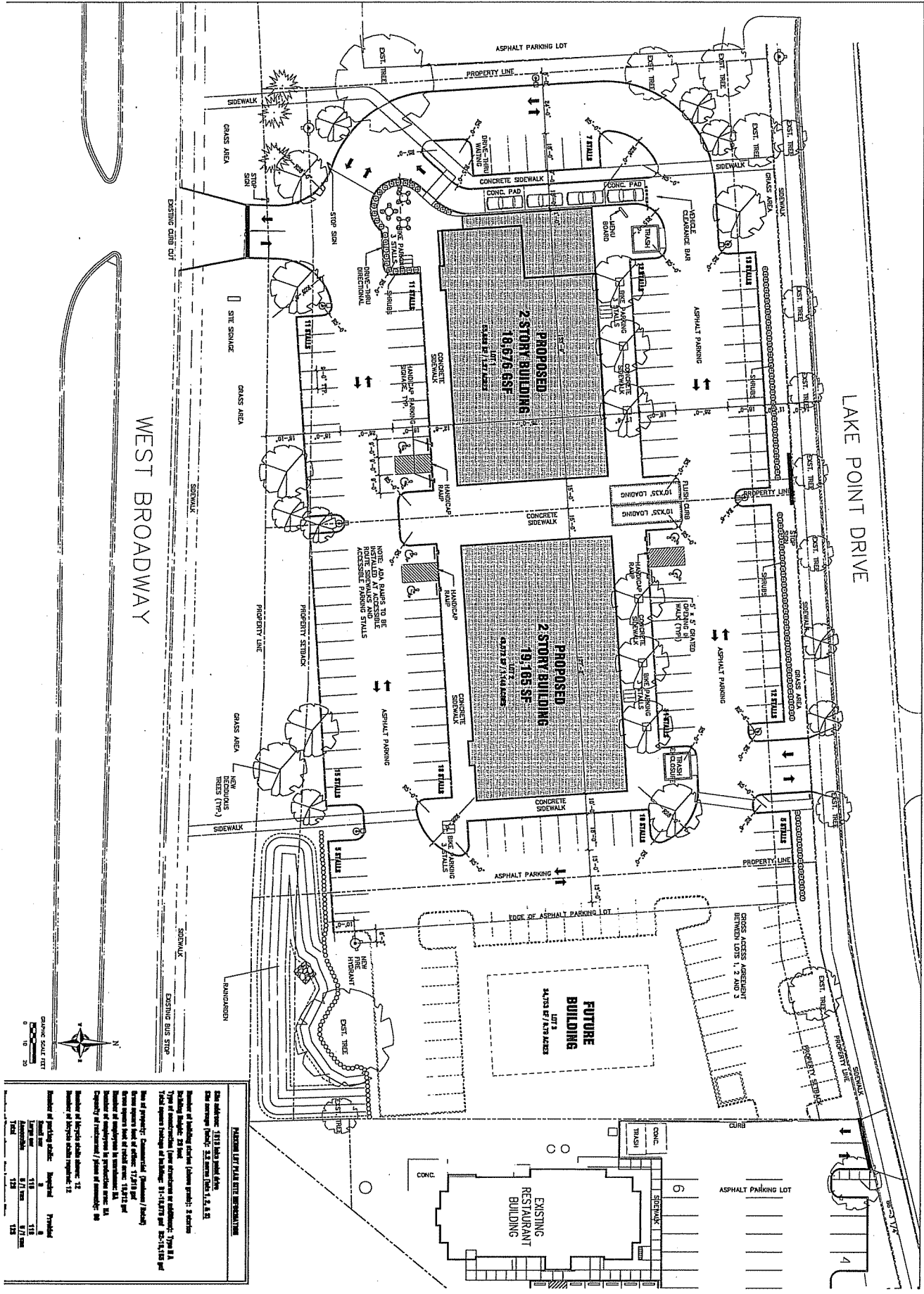
Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Shulfer', written in a cursive style.

Steve Shulfer, AIA.
Shulfer Architects, LLC

Attachments:

- Seven copies large-sized site and building plans
- Seven copies reduced (11x17) size site and building plans



WEST BROADWAY

LAKE POINT DRIVE



PROPOSED 2-STORY BUILDING

Site address: 1618 Lake Point Drive
 The average floor: 2.4 (above) 1.5, 1.5, 1.5
 Number of building stories (above grade): 2 stories
 Building height: 20 feet
 Type of construction (from construction in accordance with 17.01.01.01):
 Total square footage of building: 17,171 sq ft
 Total square footage of parking: 17,171 sq ft
 Total square footage of other uses: 17,171 sq ft
 Number of employees in accordance with 17.01.01.01:
 Capacity of restaurant / place of assembly: 80
 Number of bicycle racks proposed: 12
 Number of bicycle racks required: 12

PROPOSED 2-STORY BUILDING

Site address: 1618 Lake Point Drive
 The average floor: 2.4 (above) 1.5, 1.5, 1.5
 Number of building stories (above grade): 2 stories
 Building height: 20 feet
 Type of construction (from construction in accordance with 17.01.01.01):
 Total square footage of building: 19,165 sq ft
 Total square footage of parking: 19,165 sq ft
 Total square footage of other uses: 19,165 sq ft
 Number of employees in accordance with 17.01.01.01:
 Capacity of restaurant / place of assembly: 80
 Number of bicycle racks proposed: 12
 Number of bicycle racks required: 12

FUTURE BUILDING

Site address: 1618 Lake Point Drive
 The average floor: 2.4 (above) 1.5, 1.5, 1.5
 Number of building stories (above grade): 2 stories
 Building height: 20 feet
 Type of construction (from construction in accordance with 17.01.01.01):
 Total square footage of building: 24,793 sq ft
 Total square footage of parking: 24,793 sq ft
 Total square footage of other uses: 24,793 sq ft
 Number of employees in accordance with 17.01.01.01:
 Capacity of restaurant / place of assembly: 80
 Number of bicycle racks proposed: 12
 Number of bicycle racks required: 12

A1.0

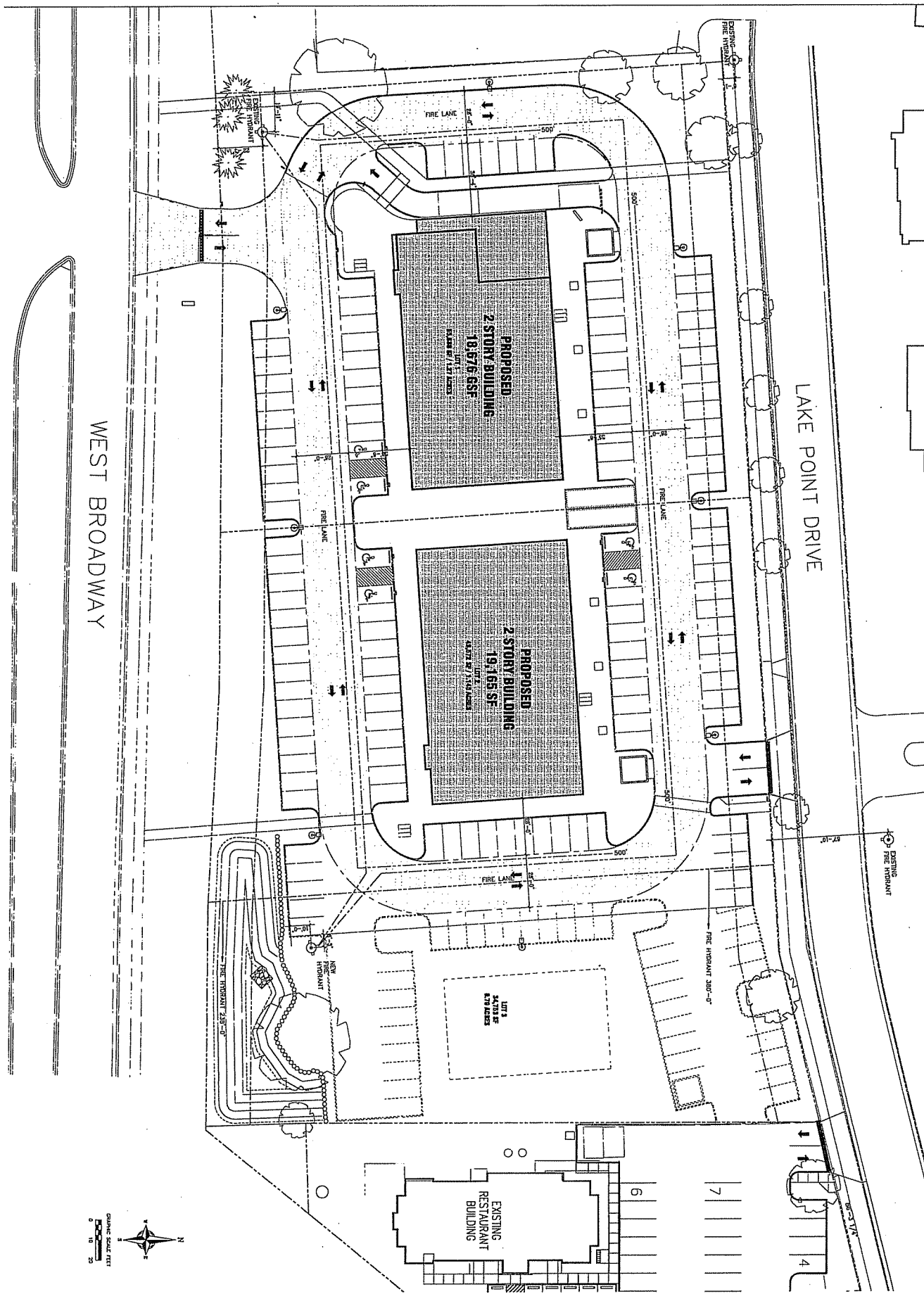
SITE PLAN

BROADWAY STATION

1618 LAKE POINT DRIVE

WEST BROADWAY

LAKE POINT DRIVE



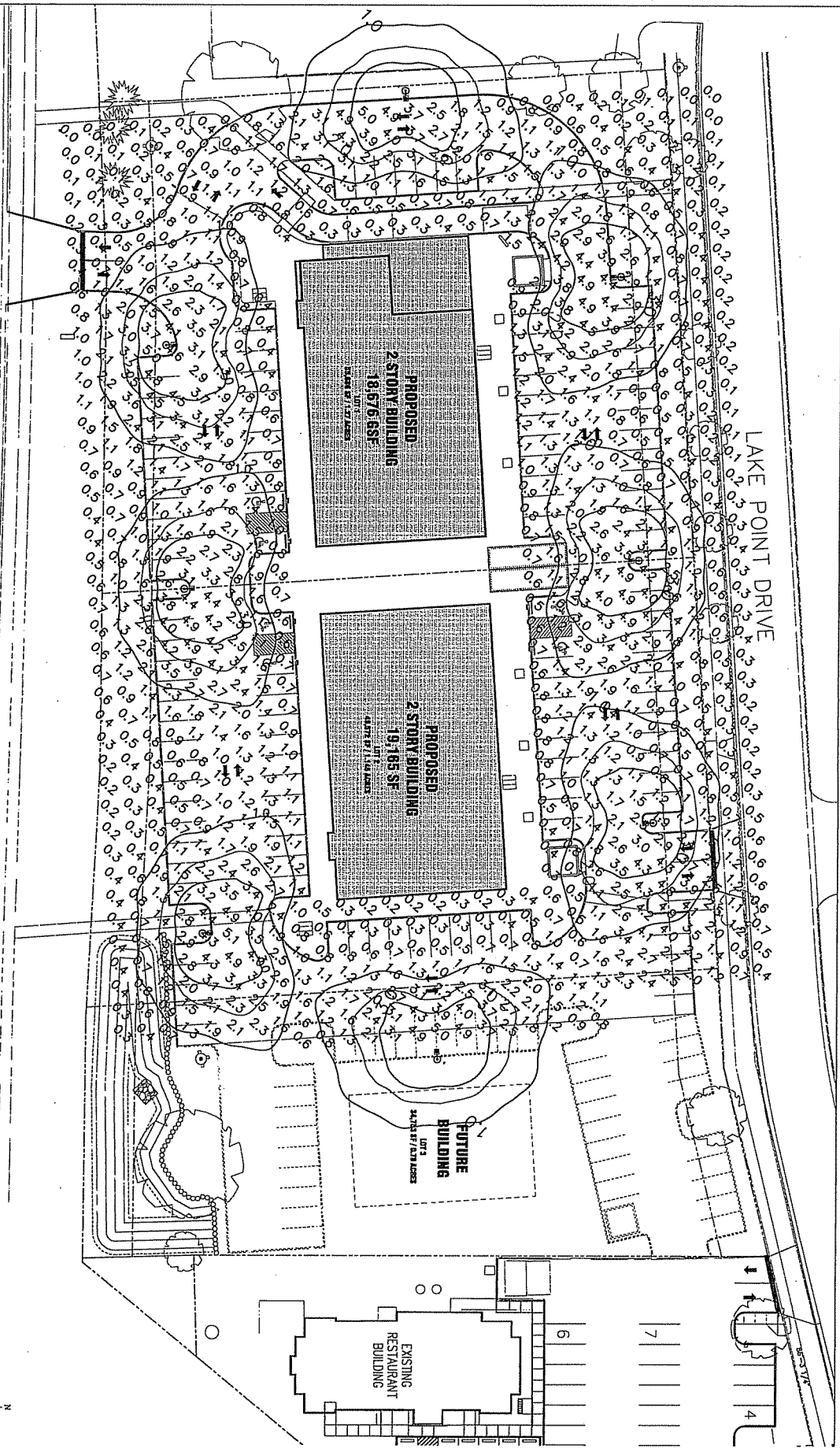
FIRE ACCESS PLAN

BROADWAY STATION

1513 LAKE POINT DRIVE

MADISON, WISCONSIN





SITE LIGHTING PLAN

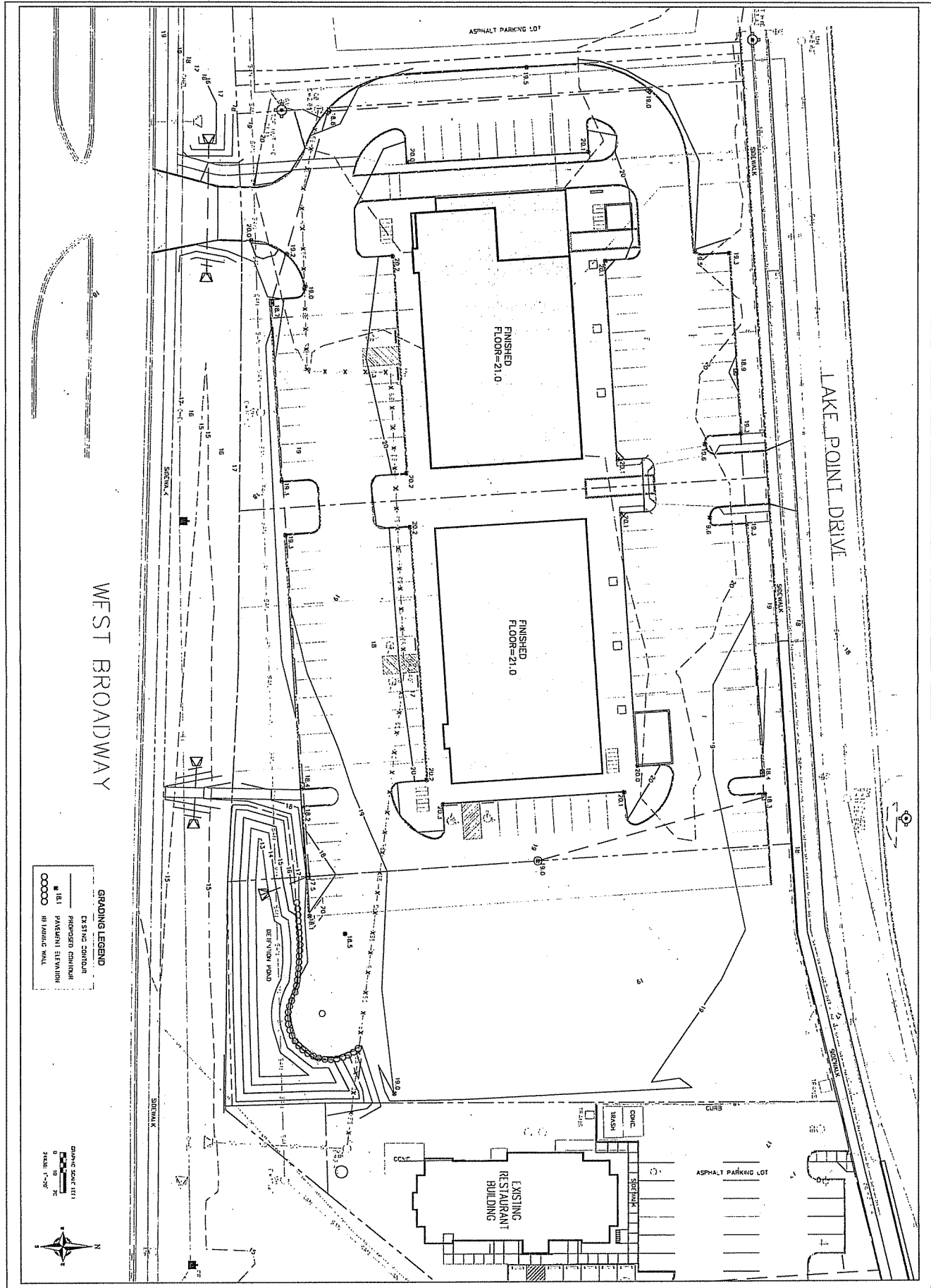
BROADWAY STATION

1513 LAKE POINT DRIVE

MADISON, WISCONSIN



PROJECT
DATE
DRAWN BY
CHECKED BY
DATE



GRADING LEGEND

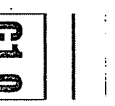
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
■	18.1 PAVED/PAVEMENT ELEVATION
○	18.1 PAVED/PAVEMENT ELEVATION
○	18.1 PAVED/PAVEMENT ELEVATION
○	18.1 PAVED/PAVEMENT ELEVATION

GRAPHIC SCALE 1" = 20'

DATE: 11/11/11

PROJECT: BROADWAY STATION

CLIENT: SHULFER ARCHITECTS, LLC



C1.0

GRADING PLAN

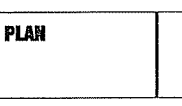
1513 LAKE POINT DRIVE

MADISON, WISCONSIN

BROADWAY STATION

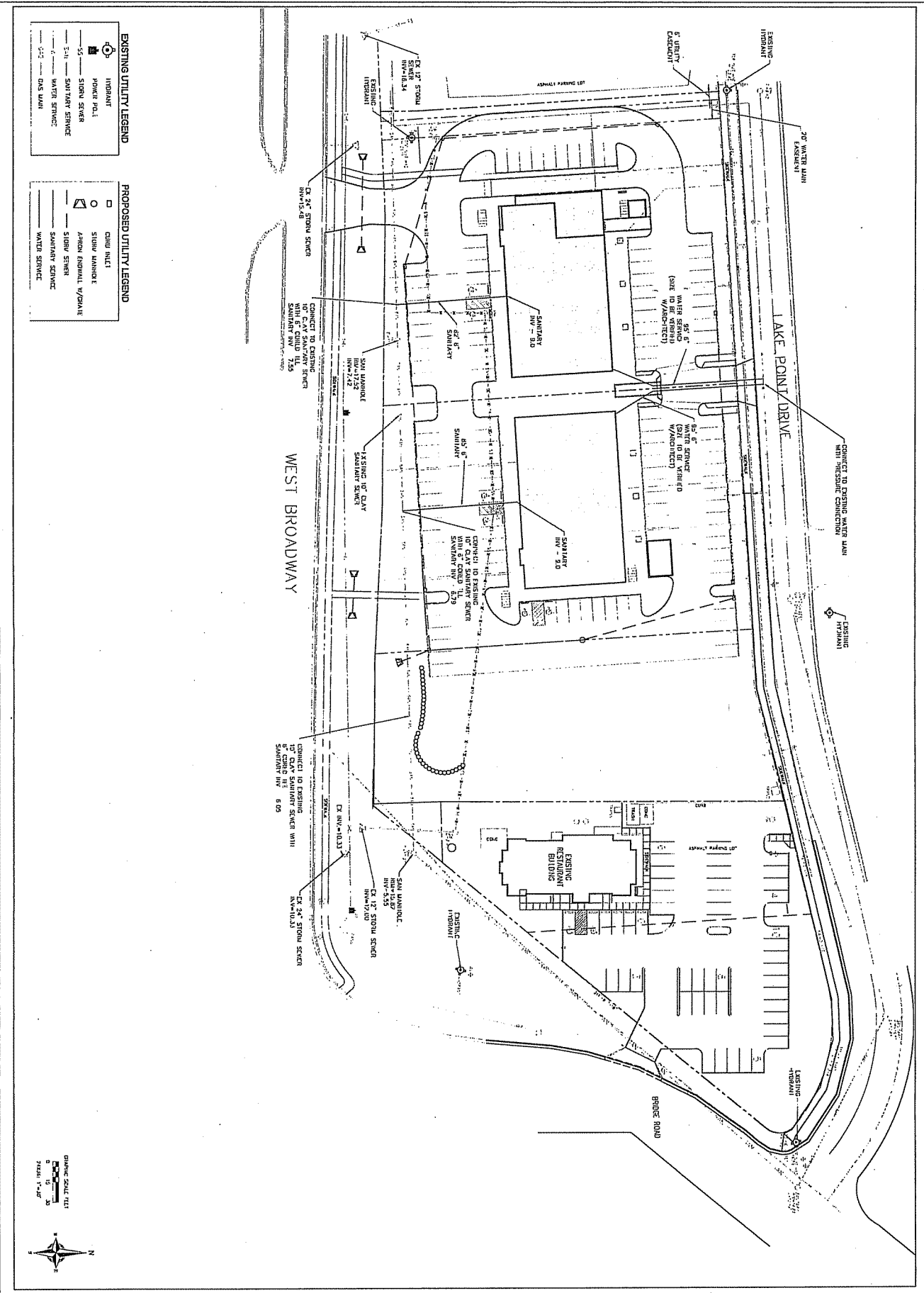
1513 LAKE POINT DRIVE

MADISON, WISCONSIN



PROFESSIONAL ENGINEERING

1513 Maple Court
Madison, WI 53704
Tel: 608.261.1234
Fax: 608.261.1235

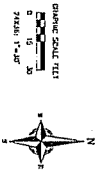


EXISTING UTILITY LEGEND

	HYDRANT
	POWER POLE
	STORM SEWER
	SANITARY SEWER
	GAS LINE
	WATER SERVICE

PROPOSED UTILITY LEGEND

	CATCH BASIN
	STORM MANHOLE
	ASBESTOS REMOVAL W/CHUTE
	STORM SEWER
	SANITARY SEWER
	WATER SERVICE



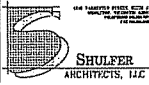
C2.0

DATE: 11/11/11
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT: BROADWAY STATION
 SHEET: C2.0

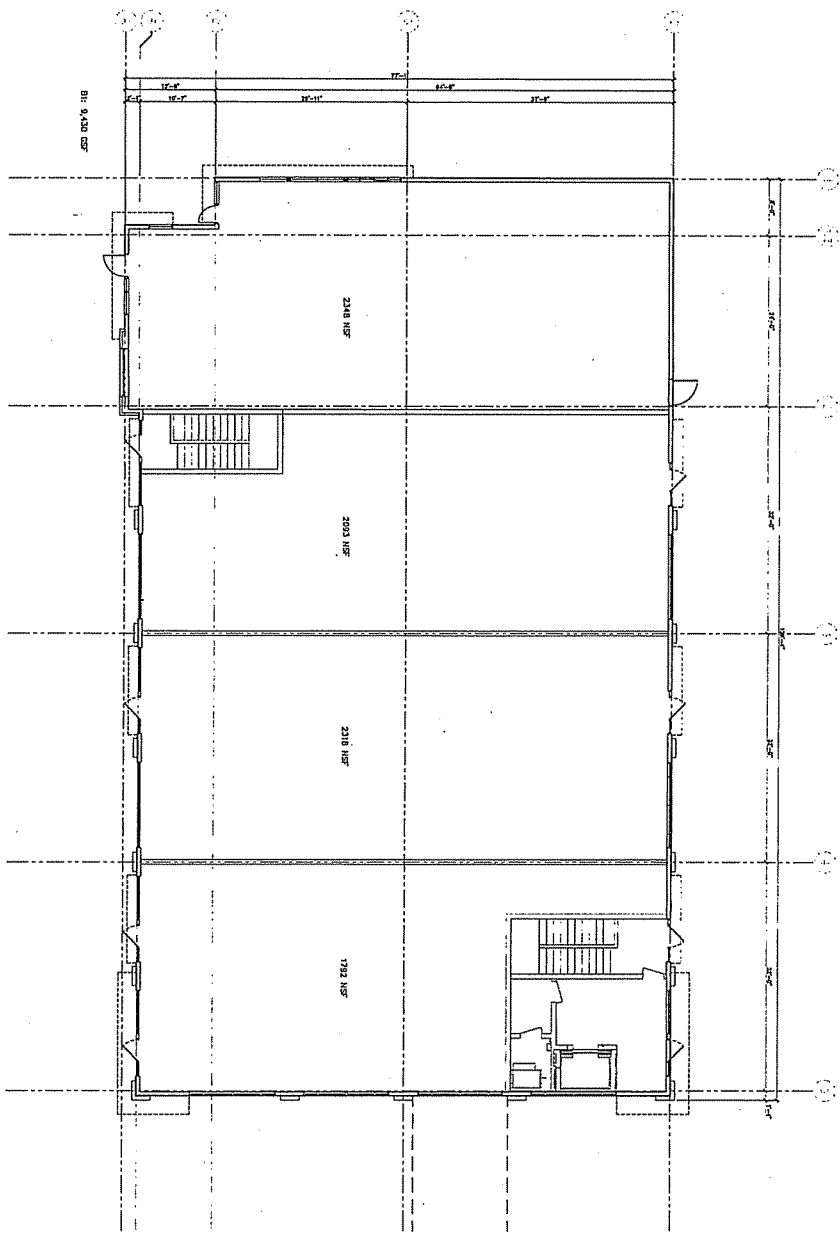
UTILITY PLAN

BROADWAY STATION

1513 LAKE POINT DRIVE
 MADISON, WISCONSIN



FIRST FLOOR PLAN
1/8" = 1' - 0"



FIRST FLOOR PLAN

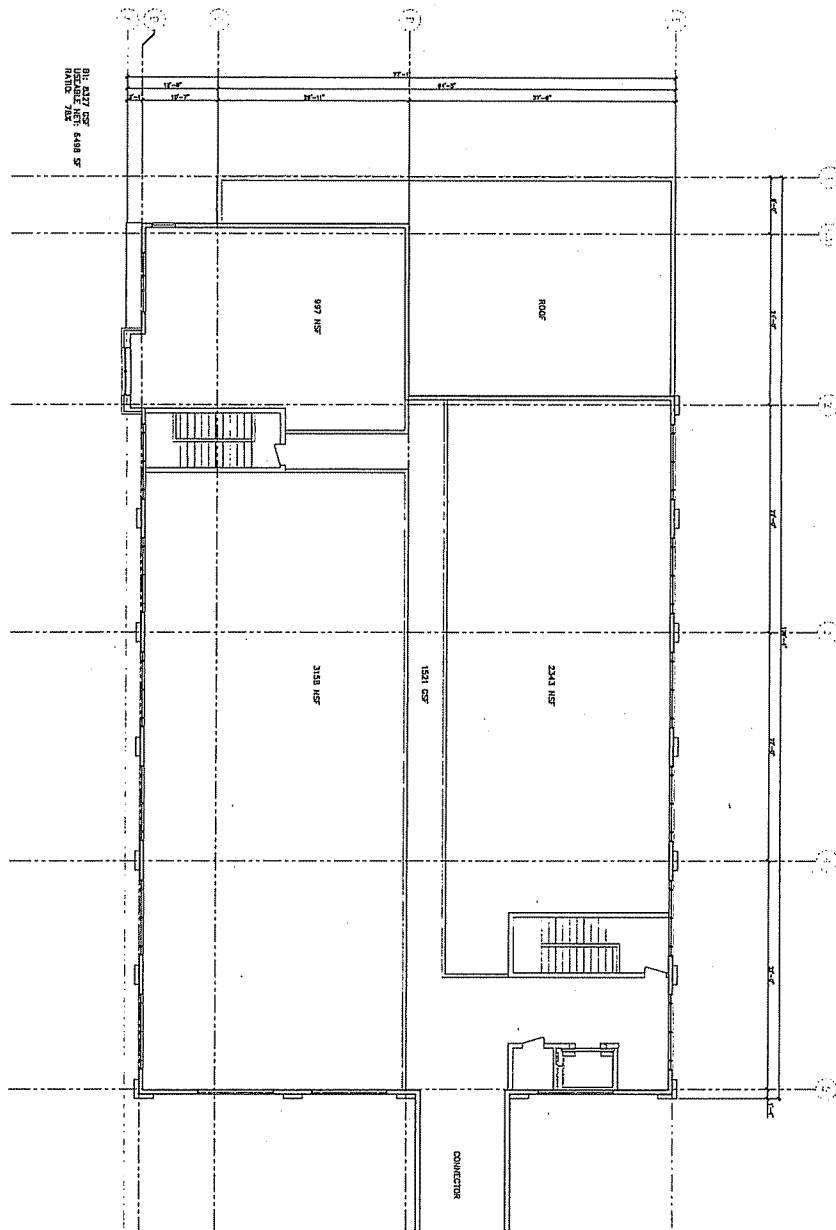
BROADWAY STATION

1518 LAKE POINT DRIVE
MADISON, WISCONSIN

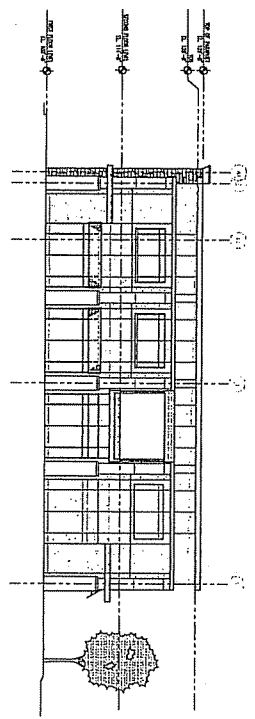


A2.0

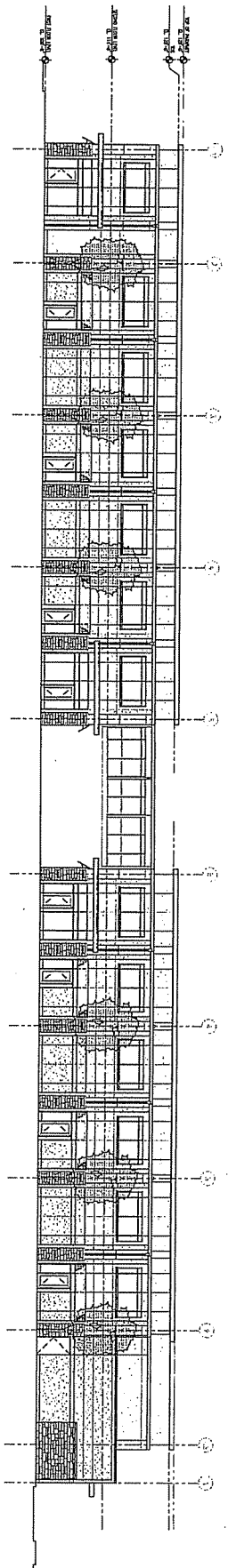
SECOND FLOOR PLAN
1/8"=1'-0"



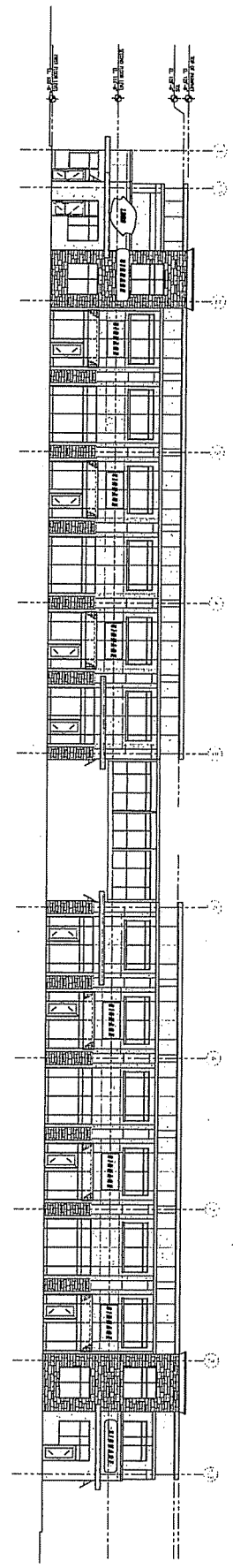
3 EAST ELEVATION
3/22/10



2 NORTH ELEVATION
3/22/10



1 SOUTH ELEVATION
3/22/10



4 WEST ELEVATION
3/22/10

