



Location
1240 East Washington Avenue

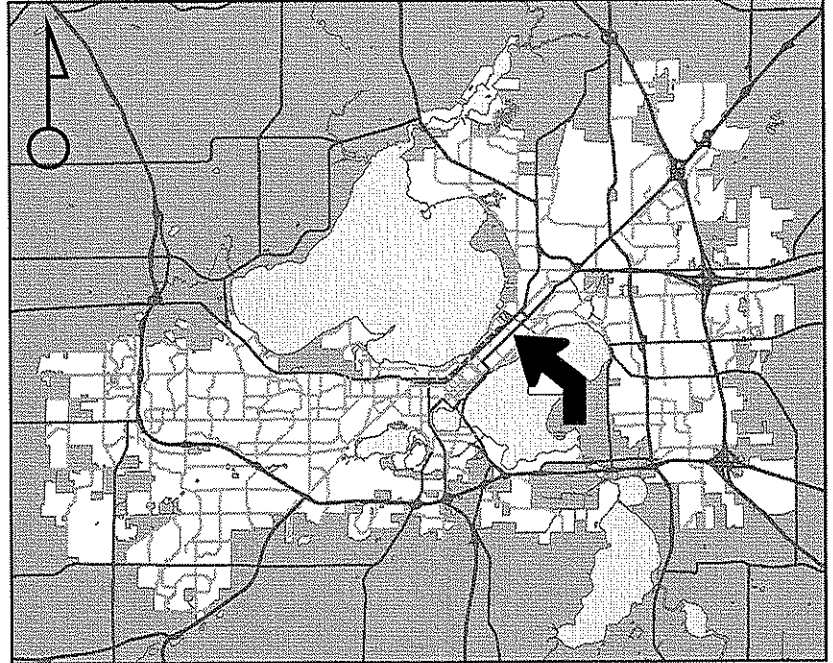
Project Name
Full Spectrum Solar

Applicant
David & Cherie, LLC/
Jim Glueck - Glueck Architects

Existing Use
Former Auto Body Shop

Proposed Use
Contractors Shop in C3 Zoning

Public Hearing Date
Plan Commission
07 June 2010



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@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</u> Receipt No. <u>109234</u>
Date Received	<u>4/21/10</u>
Received By	<u>JVK</u>
Parcel No.	<u>0709-131-0708-7</u>
Aldermanic District	<u>2 Bridge of Madison</u>
GQ	<u>400-08</u>
Zoning District	<u>C3</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>N/A</u>
Alder Notification	<u>BM</u> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<u>4/21/10</u>

1. **Project Address:** 1240 EAST WASHINGTON AVE. **Project Area in Acres:** 0.34
Project Title (if any): FULL SPECTRUM SOLAR

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: BURKE O'NEAL Company: FULL SPECTRUM SOLAR
Street Address: 100 S. BALDWIN ST City/State: MADISON, WI Zip: 53703
Telephone: (608) 284-9495 Fax: () Email: _____
Project Contact Person: JIM GLUECK Company: GLUECK ARCHITECTS
Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703
Telephone: (608) 251-2551 Fax: (608) 251-2550 Email: glueckarch@sbcglobal.net
Property Owner (if not applicant): DAVID & CHERIE LLC
Street Address: 6330 CLOVERNOOK RD. City/State: MIDDLETON, WI Zip: 53562

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: CONVERSION OF USE FROM AUTO BODY REPAIR TO CONTRACTOR SHOP
Development Schedule: Commencement MID-2010 Completion LATE 2010

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: \$550** 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 TENNEY-LAFRAM NEIGHBORHOOD Plan, which recommends: COMMUNITY MIXED 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: BRIDGET MANIACI, TENNEY-LAFRAM NEIGHBORHOOD ASSOCIATION
 - 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: KEVIN FIRCHOW Date: 3/26/10 Zoning Staff: MATT TUCKER Date: 3/26/10
- 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 JIM GUECK Date 4-21-10
 Signature [Signature] Relation to Property Owner AGENT/ARCHITECT

Authorizing Signature of Property Owner _____ Date _____

Wednesday, April 21, 2010

Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985

Dear Matt:

Please find included with this Letter of Intent our Conditional Use application package for the City of Madison Planning Commission's approval. We are applying for a Conditional Use Permit for the property located at 1240 East Washington Avenue, Madison, Wisconsin 53703. The property is located in the Tenney-Lapham Neighborhood, which is within Council District 2. The alderperson is Bridget Maniaci.

Legal Description of property:

SCHULKAMP'S SUBDIVISION, LOTS 6 & 7, & NORTHEASTERLY 7 1/2 FT OF LOT 8, CITY OF MADISON.

The reason for this Conditional Use is to allow use of the building as a contractor shop. (The previous use was an auto body shop.)

Full Spectrum Solar is a full service solar energy contractor. We install grid-connected solar-electric (photovoltaic) systems and solar thermal systems that can provide heat for domestic hot water, pools and space heating. Our warehouse is primarily used for storage of materials and vehicles. A portion of the space will be used for our offices. We occasionally pre-build plumbing or electrical assemblies in our shop.

Hours of operation will be from 7:30 am to 5:30 pm.

We have already had meetings with city staff regarding this request, and have spoken to the area alderperson, Bridget Maniaci. She supports the project.

This site is currently zoned as C-3. Contractor shops are a Conditional Use in this zoning.

The site for this project is approximately 0.34 acres.

There are approximately 6875 square feet of space on the first floor, with one finished story. There may be some finished mezzanine space.

Trash and recycling will be handled with city containers, stored within the building.

We have an accepted offer to purchase the property. One of our contingencies is zoning approval.

We will be making some alterations to the building floor plan in the future but there are no immediate plans.

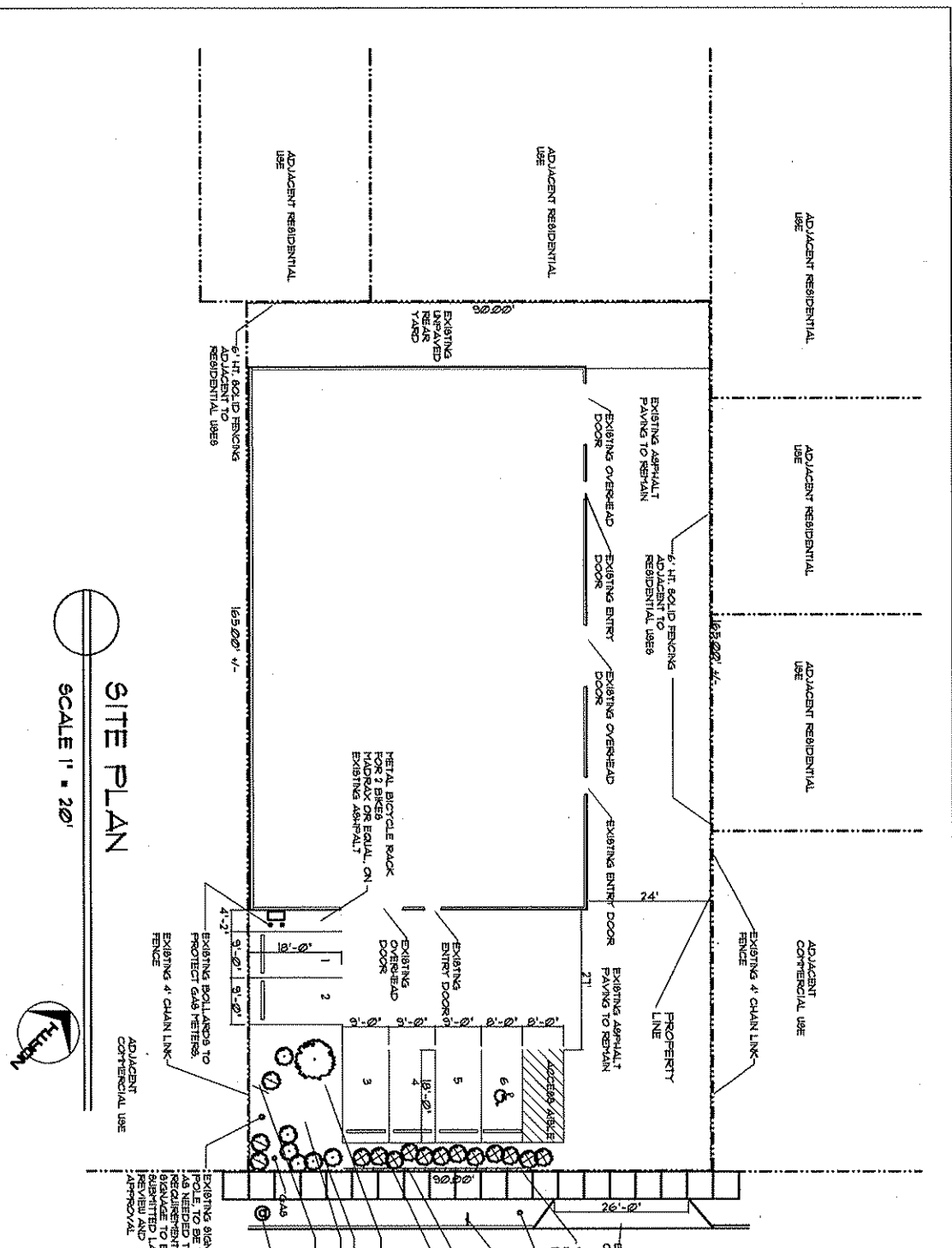
The proposed development schedule calls for doing the required site work as soon as possible after closing, with completion by mid- to late 2010.

The primary contact person for zoning issues for this project is the project architect, Jim Glueck of Glueck Architects. Jim can be reached at 116 North Few Street, Madison 53703. His phone number is (608) 251-2551 and his email address is glueckarch@sbcglobal.net. You can also contact me at 284-9495.

If there are any questions or concerns or any additional information required please do not hesitate to call me or Jim Glueck.

Sincerely,

Burke O'Neal
Director
Full Spectrum Solar
100 S. Baldwin Street, Suite 101
Madison, WI 53703
(608) 284-9495



PARKING SPACE SUMMARY

CAR PARKING	
SURFACE SPACES	SEVEN (7)
GARAGE SPACES	ZERO (0)
PROVIDED: SEVEN (7) TOTAL	
REQUIRED: SIX (6) TOTAL	
BICYCLE PARKING	
2 STALLS PROVIDED	
2 STALLS REQUIRED	

NOTES:

- EXISTING SIGN ON POLE TO BE MODIFIED AS NEEDED TO MEET SIGNAGE TO BE SUBMITTED LATER FOR REVIEW AND APPROVAL
- EXISTING SIGN ON 28" DIA. CONC. BASE (SPEED LIMIT 35') AND NO PARKING SIGN TREE DAMAGE ATTACHED.
- CITY STREET LIGHT ON 28" DIA. CONC. BASE (SPEED LIMIT 35') AND NO PARKING SIGN TREE DAMAGE ATTACHED.
- PROPOSED 2' TREE FOR SIGNATURE ILAC
- PROPOSED SIGNAGE FOR VAN ACCESSIBLE SIGNAGE PER CITY REGS.
- PROPOSED 3' HT. WOOD FENCE
- PROPOSED 3' HT. WOOD FENCE
- WHEEL STOP, TYP.
- PROPOSED 2' TREE FOR SIGNATURE ILAC
- PROPOSED SIGNAGE FOR VAN ACCESSIBLE SIGNAGE PER CITY REGS.
- PROPOSED TAUNTON TREE (6)
- PROPOSED GLOBE (PINE) (4)
- CITY STREET LIGHT ON 28" DIA. CONC. BASE (SPEED LIMIT 35') AND NO PARKING SIGN TREE DAMAGE ATTACHED.

SITE PLAN

SCALE 1" = 20'

42110	FULL SPECTRUM SOLAR	10/1
1740 EAST WASHINGTON AVENUE	MADISON, WISCONSIN	OF 1
CONDITIONAL USE		
116 North First Street, Madison, WI 53703 (608)251-2551		