



Location
1325 Greenway Cross

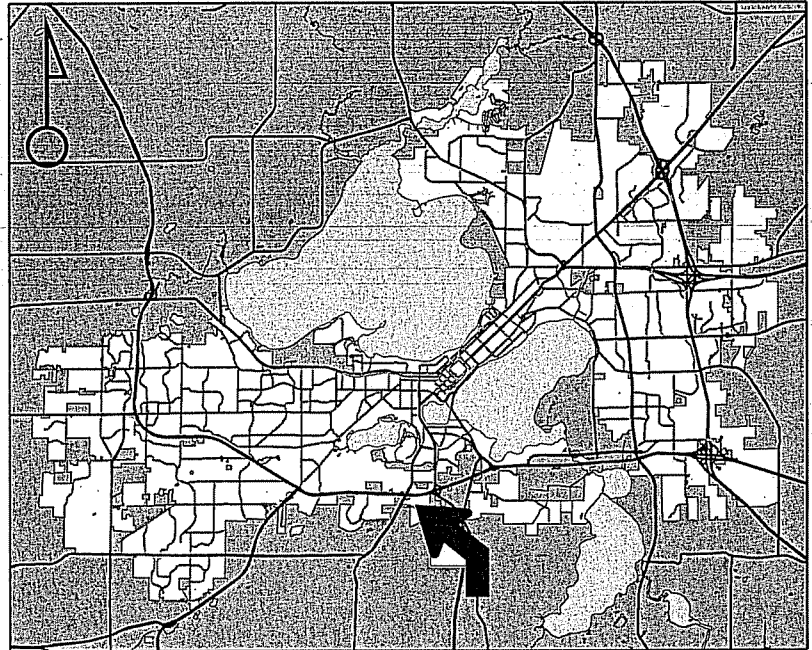
Project Name
Tenant Suite 102

Applicant
Ryan Palmer — 1325GC, LLC/
Larry Barton - Strang, Inc.

Existing Use
Multi-tenant retail building

Proposed Use
Establish reception hall in existing
multi-tenant retail building in IL zoning

Public Hearing Date
Plan Commission
28 July 2014

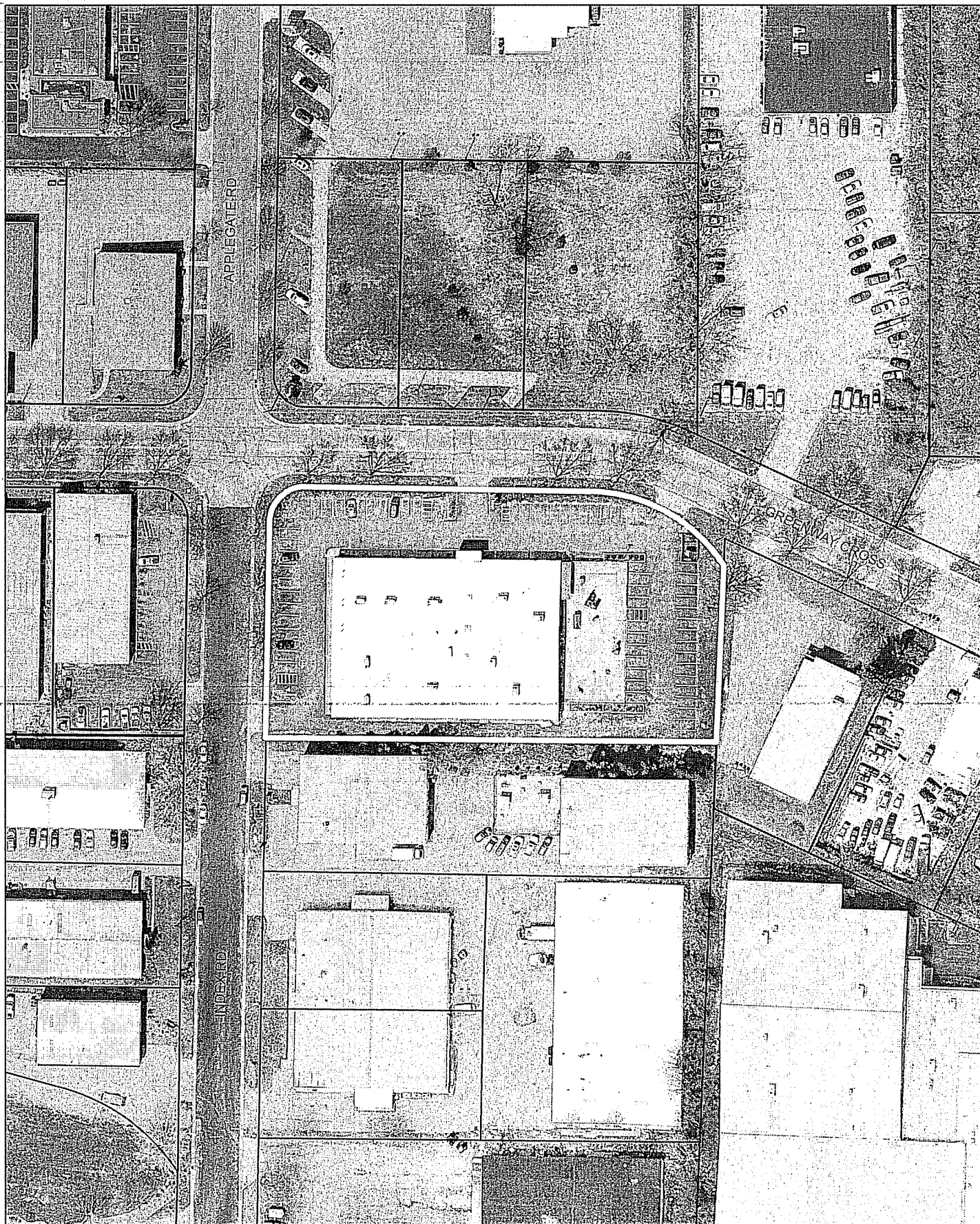


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 July 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- 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.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1325 Greenway Cross
Project Title (if any): Tenant Suite 102

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
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Larry Barton Company: Strang, Inc
Street Address: 6411 Mineral Point Road City/State: Madison, WI Zip: 53713
Telephone: (608) 276-9200 Fax: (608) 276-9204 Email: barton@strang-inc.com

Project Contact Person: Larry Barton Company: Strang, Inc
Street Address: 6411 Mineral Point Road City/State: Madison, WI Zip: 53705
Telephone: (608) 276-9200 Fax: (608) 276-9204 Email: barton@strang-inc.com

Property Owner (if not applicant): Ryan Palmer, 1325GC, LLC
Street Address: 1018 Hackberry Lane City/State: Madison, WI Zip: 53713

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Requesting approval for conditional use of A3 occupancy in Industrial Limited zoned property.

Development Schedule: Commencement July 2014 Completion September 2014

//

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & 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 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.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: 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:
4/18/14 notified Dist. 14 Alder John Strasser. John waived the 30 day requirement via email on 4/22/14. See attached.

→ 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: Patrick Anderson Date: 4/21/14 Zoning Staff: _____ Date: _____

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

Name of Applicant _____ Relationship to Property: _____

Authorizing Signature of Property Owner _____ Date _____



April 23, 2014

City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent
Greenway Cross Tenant Suite 102
Strang Project No. 2013083

Dear **Members of the Plan Commission,**

Please find enclosed drawings for a proposed tenant suite alteration located at 1325 Greenway Cross. On behalf of the client, Strang Inc. is making this submittal for your consideration. The tenant along with Strang, Inc. is submitting for conditional use approval at the upcoming plan commission meeting to be held on Monday, June 9, 2014. Drawing attachments consist of a site plan, existing/demo floor plan, and new work plan.

The existing building is located at the corner of Greenway Cross and Index Road. The existing building is a non-sprinklered, type 2B, one story, 21,466 gsf. structure. The existing building is currently divided up into four tenant spaces. This submittal proposes an interior alteration joining two of the tenant suites (existing suites 102 and 105) into one larger suite. The proposed tenant suite (Suite 102) will function as a gathering space for private functions and events not open to the general public. The total tenant square footage will be 5307 square feet. By merging suites 102 and 105 into a single tenant suite, the combined square footage now exceeds that of a "B" business occupancy for this use. Therefore we are requesting a change of the new larger tenant suite to be classified as an A3 occupancy with (2) hour fire barrier separation from the other tenant suites in the building.

The existing property is zoned Industrial Limited (IL). A3 occupancies of this usage are considered conditional uses in the Industrial Limited zoned properties. There are no planned modifications to the site at this time as the project is limited to an interior remodeling.

The proposed tenant suite will typically be used for weekend events such as private receptions, banquets and seminars. The adjacent tenants will typically be closed during that time, thus freeing up additional parking and bicycle stalls. Refer to the building parking and bicycle calculation below and note the request for the reduction.

BICYCLE PARKING:

B OCCUPANCY: 1 PER 2000 SF = 1 STALL
A3 OCCUPANCY: 5% OF CAPACITY OF A3 HALL = 13 BIKE STALLS
E OCCUPANCY: SEPARATE GATED/PRIVATE BIKE STALLS FOR STUDENTS
TOTAL BICYCLE STALLS REQUIRED = 14 STALLS (FOR B AND A3 OCCUPANCIES)

TOTAL BICYCLE STALLS PROVIDED: 5 EXISTING BIKE STALLS PROVIDED IN ADDITION TO THE STUDENT BIKE STALLS NOTED ABOVE, REQUEST REDUCTION FROM ZONING ADMINISTRATOR, DUE TO WEEKEND USE OF (A3) OCCUPANCY, ON BUS ROUTE, AND FORMAL GATHERINGS IN HALL WILL LIMIT BIKE USAGE AS NO SHOWERS ARE PROVIDED IN THE FACILITY.

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN



VEHICLE PARKING:

(The existing property is zoned Industrial Limited (IL) which does not have parking minimum requirements)

TOTAL PARKING PROVIDED: 68 EXISTING OFF-STREET PARKING STALLS PROVIDED FOR BUILDING

Thank you in advance for your time and attention to this project. Feel free to contact me with any questions.

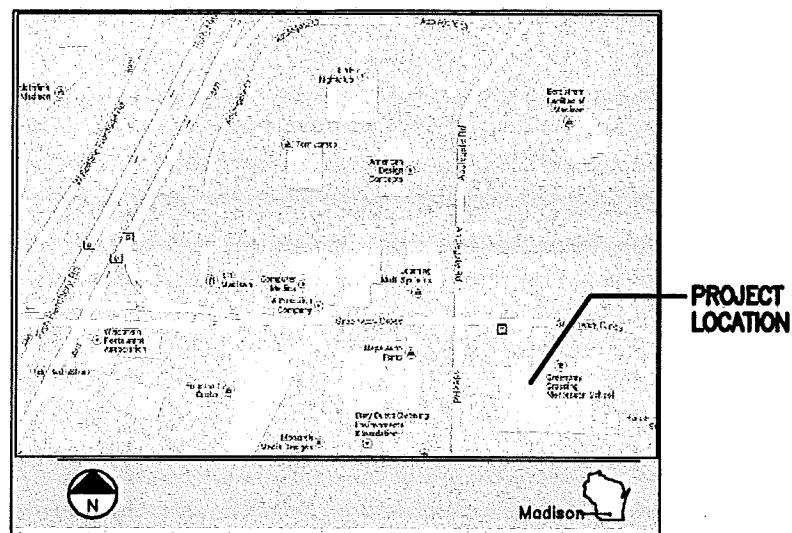
Sincerely,
Strang, Inc.

A handwritten signature in cursive script that reads "Larry Barton". The signature is fluid and includes a long horizontal flourish at the end.

Larry Barton, AIA, LEED AP
President



Location Map



Code Summary

ONE STORY, NO SPRINKLER SYSTEM
 BUILDING CONSTRUCTION TYPE: 1B
 GROSS BUILDING AREA: 21,466 SF
 PROJECT TENANT AREA: 5307 SF
 PROJECT AREA OCCUPANCY TYPE: A3
 PROJECT FIRE AREA: 5360 SF
 IBC MAX AREA (A3) W/O SPRINKLER SYSTEM: 12,000 SF

PROJECT OCCUPANCY CALCULATION:
 KITCHEN SF 360 SF / 200 = 1 PERSONS
 MEETING ROOM (ACCESSORY TO A3) 488 SF / 15 = 31 PERSONS
 OFFICE (B) 184 SF / 100 = 1 PERSON
 COMMUNITY HALL (A3) 3632 SF / 15 = 242 PERSONS
 TOTAL TENANT OCCUPANCY: 275 PERSONS
 IBC MAX OCCUPANCY (A3) W/O SPRINKLER SYSTEM: 300 PERSONS
 IBC MAX TRAVEL DISTANCE (A3) 200 FT W/O SPRINKLER SYSTEM

EXIT WIDTH CALCULATION:
 275 PERSONS x 0.2 = 55 INCHES REQUIRED
 TOTAL EXIT INCHES PROVIDED: 100.5 INCHES

MAXIMUM DEAD END CORRIDOR LENGTH: 20 FEET

BUILDING CALCULATIONS:

BICYCLE PARKING:
 B OCCUPANCY: 1 PER 2000 SF = 1 STALL
 A3 OCCUPANCY: 5% OF CAPACITY OF A3 HALL = 13 BIKE STALLS
 E OCCUPANCY: SEPARATE GATED/PRIVATE BIKE STALLS FOR STUDENTS TO REMAIN UNCHANGED
 TOTAL BIKE STALLS REQUIRED = 14 STALLS
 5 EXISTING BIKE STALLS PROVIDED, REQUEST REDUCTION FROM ZONING ADMINISTRATOR, DUE TO WEEKEND USE OF (A3) OCCUPANCY, ON BUS ROUTE, AND FORMAL GATHERINGS IN HALL WILL LIMIT BIKE USAGE AS NO SHOWERS ARE PROVIDED IN THE FACILITY.

VEHICLE PARKING:
 A3 OCCUPANCY: 20% OF CAPACITY OF A3 HALL = 49 STALLS
 B OCCUPANCY: 1 PER 400 SF = 7 STALLS
 E OCCUPANCY: 1 SPACE PER CLASSROOM = 15 STALLS
 TOTAL PARKING REQUIRED: 71 STALLS

68 EXISTING OFF-STREET PARKING STALLS PROVIDED FOR BUILDING (REQUEST PARKING REDUCTION FROM ZONING ADMINISTRATOR, DUE TO LESS 3 STALLS AS (A3) OCCUPANCY WILL OCCUR OVER WEEKENDS WHEN (E) OCCUPANCY IS CLOSED).

GREENWAY CROSS TENANT SUITE 102

1325 Greenway Cross
 MADISON, WISCONSIN

Project No.: 2013 083



Sheet Index

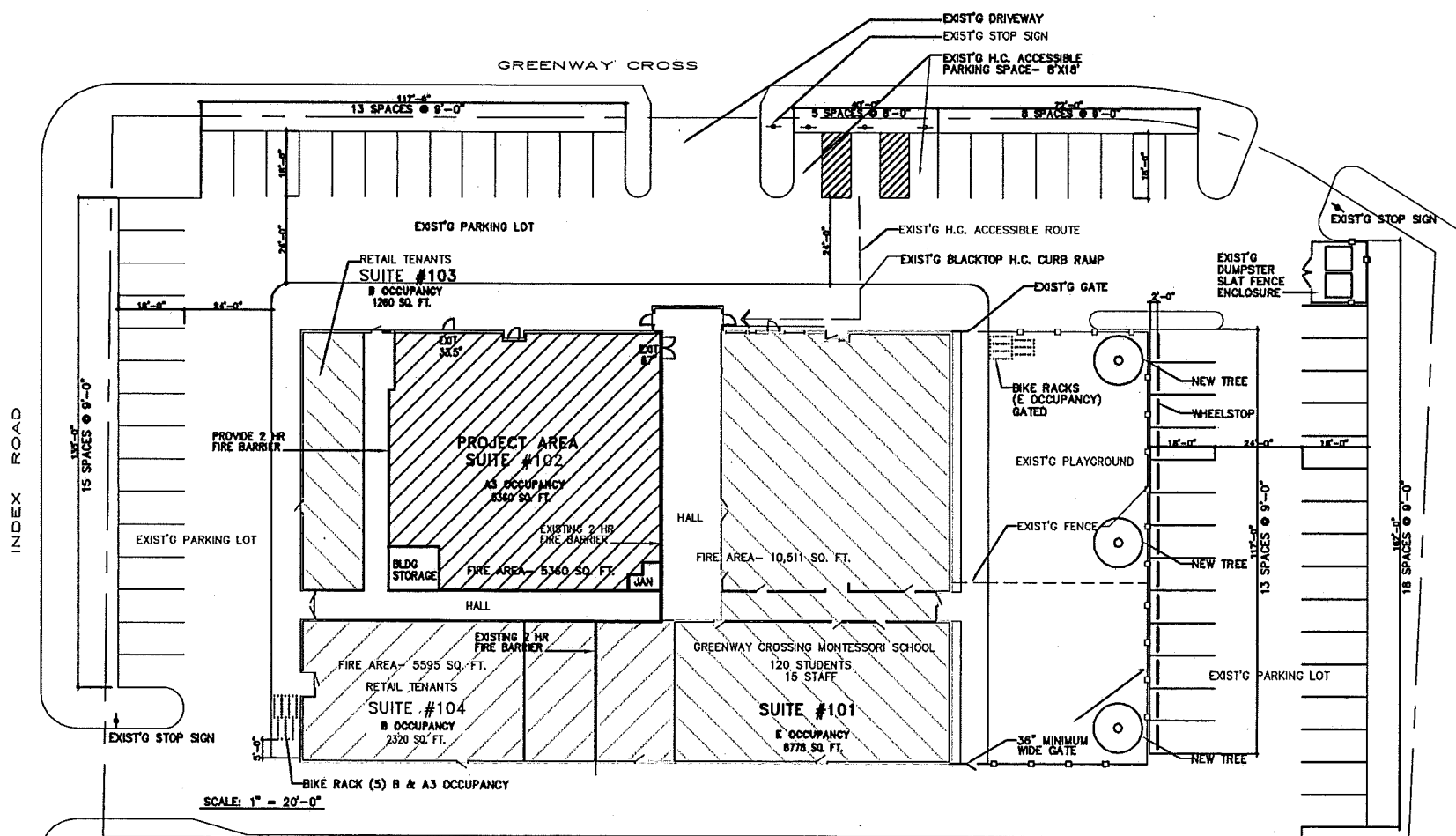
GENERAL
 TS01 TITLESHEET AND SITE LAYOUT

ARCHITECTURAL
 A101 FIRST FLOOR EXISTING/DEMO PLAN
 A201 FIRST FLOOR ARCHITECTURAL PLAN

Design Team

Architectural Design
 STRANG, INC.

Site Layout



SITE PLAN- 1325 GREENWAY CROSS

25' 100'

ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN

STRANG INC.
 8411 MINERAL POINT ROAD
 MADISON, WI 53708-4385
 T/ 608 276 9200
 F/ 608 276 9204

PLAN
 COMMISSION
 REVIEW
 04-23-2014

DRAWING SET CITY
 COPYRIGHT STRANG, INC. 2014
 FILE NAME
 REVISIONS

DRAWN
 CHECKED
 DATE 00-00-00
 PROJECT NO. 2013083
 PROJECT TITLE

GREENWAY CROSS
 TENANT 102

1325 GREENWAY CROSS
 MADISON, WISCONSIN

SHEET TITLE
 TITLE SHEET
 AND SITE LAYOUT

SHEET NO.
 TS01



STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC.
6411 MINERAL POINT ROAD
MADISON, WI 53705-4395
T/ 608 278 9200
F/ 608 278 9204

PLAN
COMMISSION
REVIEW

04-23-2014

DRAWING SET CITY

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FILE NAME ###000-#000.DWG

REVISIONS

DRAWN

CHECKED

DATE 00-00-00

PROJECT NO. 2013083

PROJECT TITLE

GREENWAY CROSS
TENANT 102

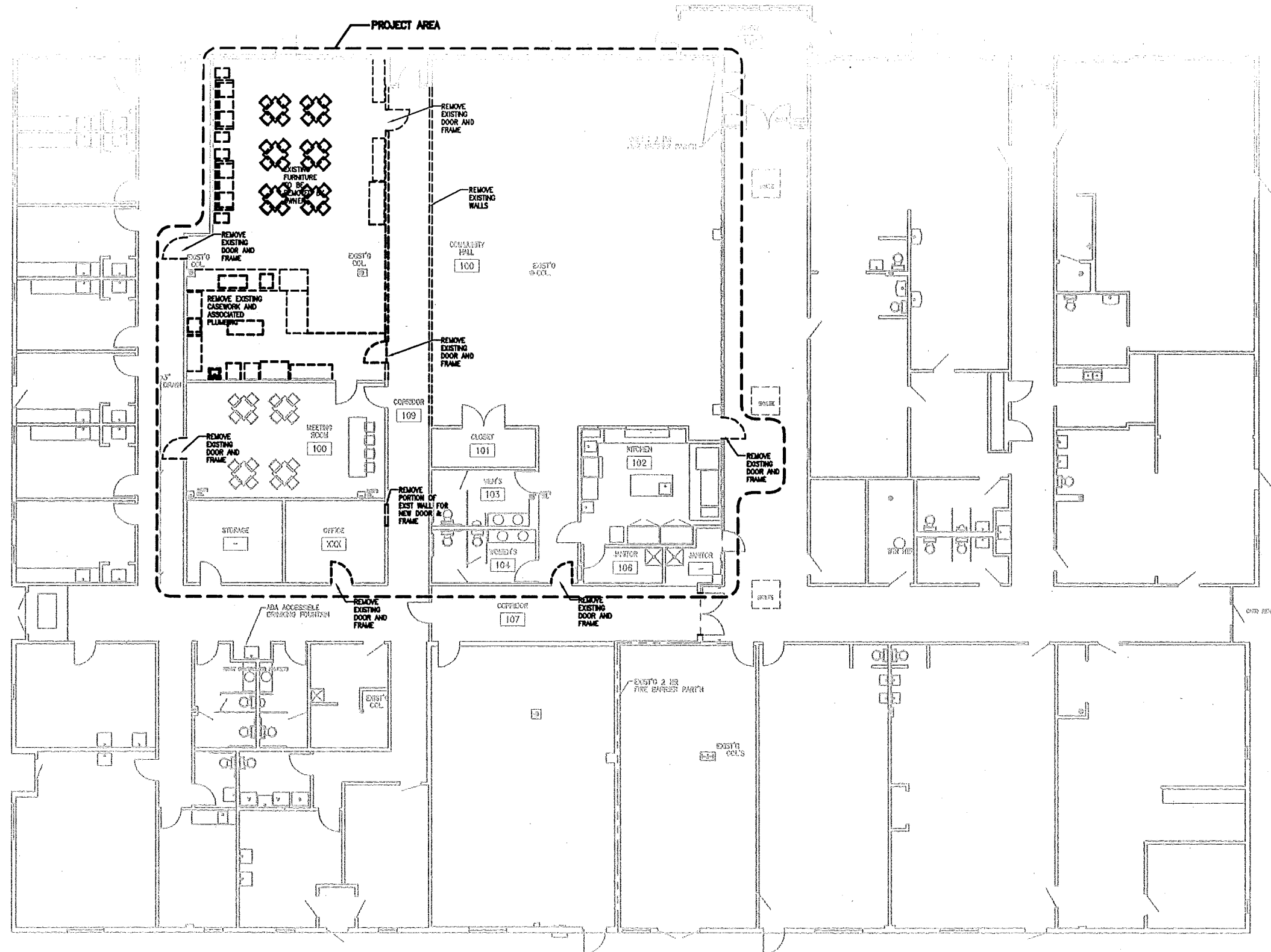
1325 GREENWAY CROSS
MADISON, WISCONSIN

SHEET TITLE

EXISTING/DEMO
FLOOR PLAN

SHEET NO.

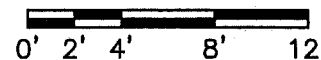
A101



1
A101

EXISTING/DEMO FLOOR PLAN

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





STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC.
8411 MINERAL POINT ROAD
MADISON, WI 53705-4395
T/ 608 276 8200
F/ 608 276 8204

**PLAN
COMMISSION
REVIEW**
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DRAWING SET CITY
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FILE NAME ###000-#000.DWG
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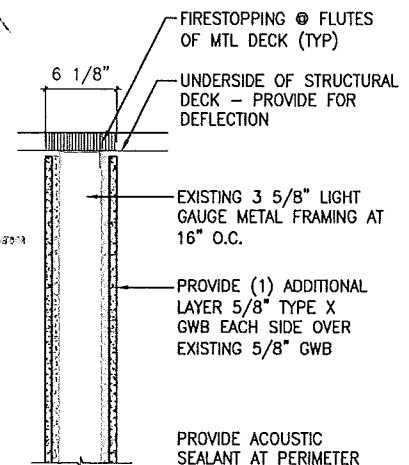
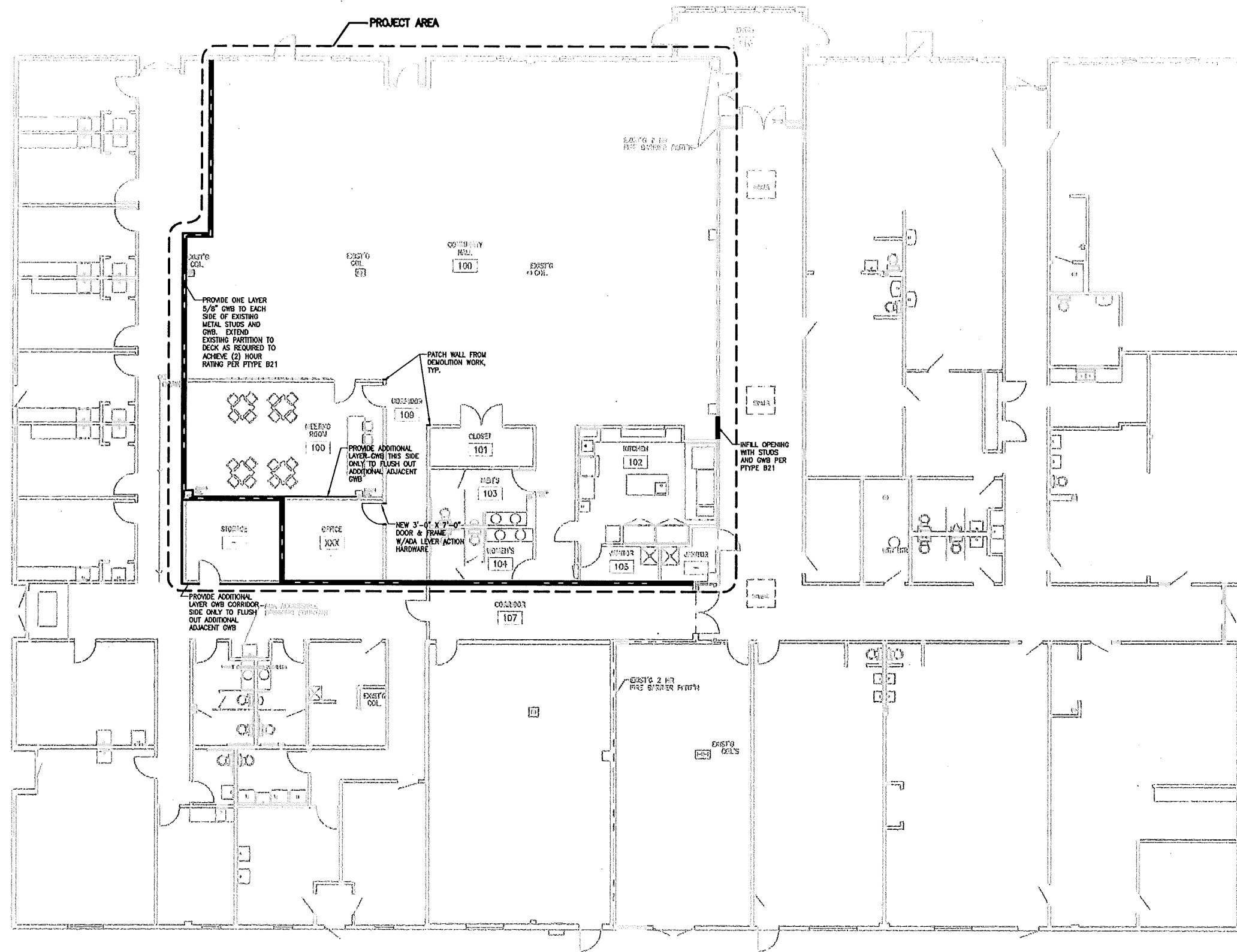
DRAWN
CHECKED
DATE 00-00-00
PROJECT NO. 2013083
PROJECT TITLE

**GREENWAY CROSS
TENANT 102**

1325 GREENWAY CROSS
MADISON, WISCONSIN

SHEET TITLE
FLOOR PLAN

SHEET NO.
A201



NOTE: WHERE EXISTING WALLS DO NOT CURRENTLY EXTEND TO DECK, PROVIDE ADDITIONAL 3 5/8" METAL STUDS AND GWB TO DECK. FIELD VERIFY EXISTING CONDITIONS AS REQUIRED.

B21 UL: U419, 2 HOUR



1
A201

FLOOR PLAN

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

