



# City of Madison

## Conditional Use

Location  
1401 Emil Street

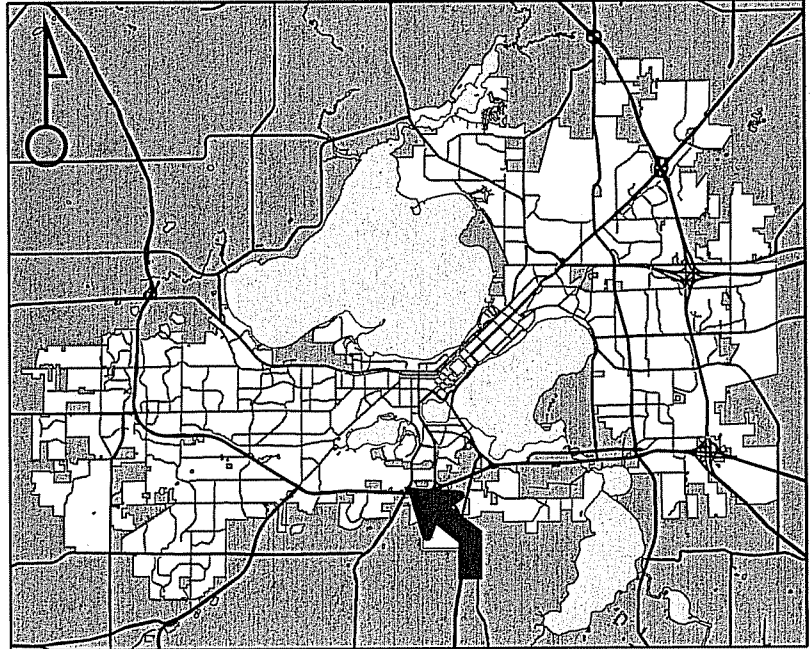
Project Name  
Drive-thru Reapproval

Applicant  
Maxjet, LLC/  
Scott Faust - Boardwalk

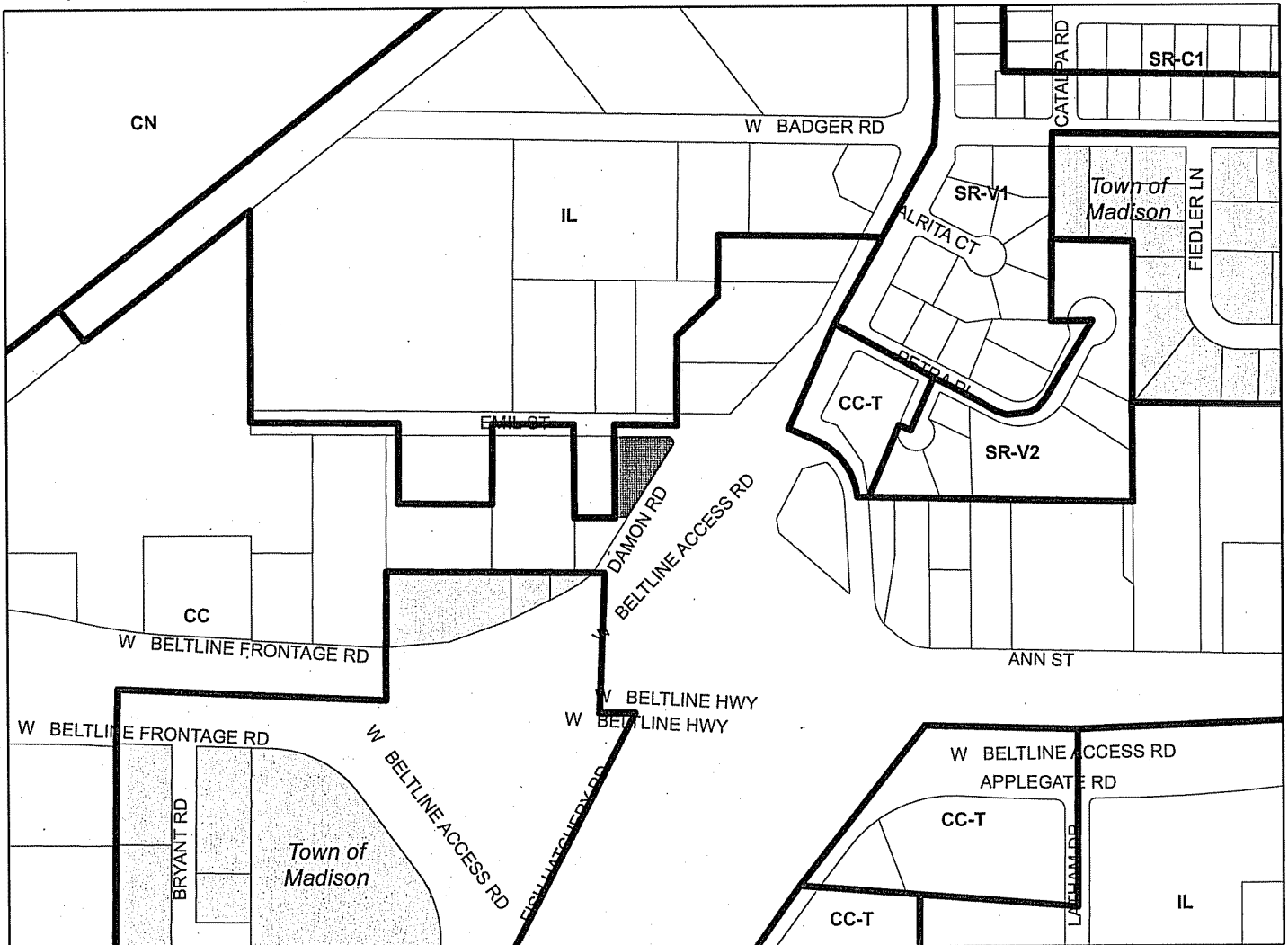
Existing Use  
Existing office building

Proposed Use  
Establish vehicle-access sales and  
service window for multi-tenant  
commercial building

Public Hearing Date  
Plan Commission  
07 November 2016

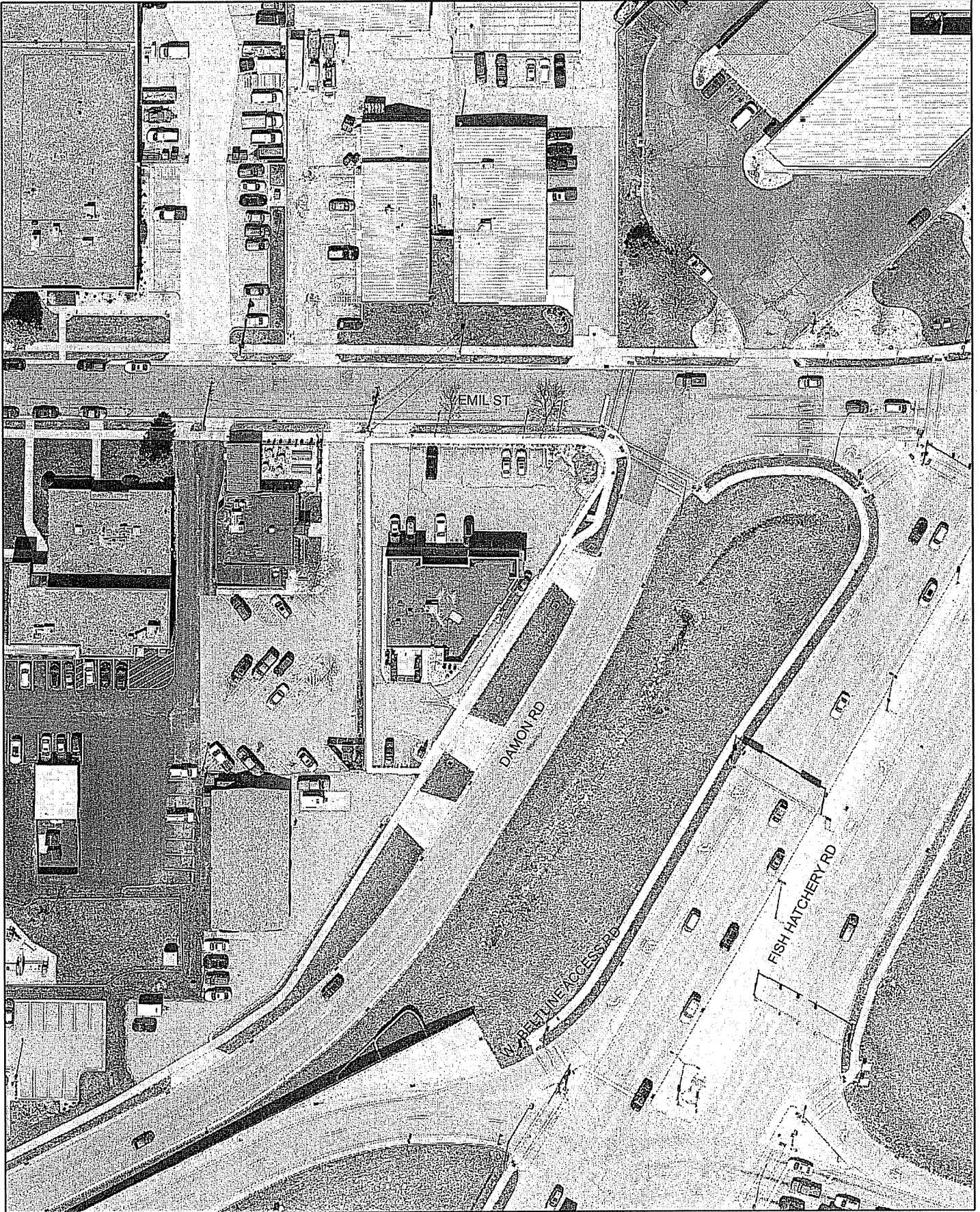


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 01 November 2016





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid \$600 Receipt No. 021065-6001

Date Received 9/21/16

Received By [Signature]

Parcel No. 0709-344-0208-6

Aldermanic District 14-Carter

Zoning District LC

Special Requirements Eng. Hold

Review Required By:

Urban Design Commission  Plan Commission

Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 1401 Emil Street  
Project Title (if any): \_\_\_\_\_

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: Scott Faust Company: \_\_\_\_\_

Street Address: 210 N. Bassett St City/State: Madison WI Zip: 53703

Telephone: (608) 256 9500 Fax: (608) 256 9518 Email: Scott@rentmadison.com

Project Contact Person: Scott Faust Company: Boardwalk

Street Address: 210 N. Bassett St City/State: Madison WI Zip: 53703

Telephone: (608) 256 9500 Fax: (608) 256 9518 Email: Scott@rentmadison.com

Property Owner (if not applicant): MaxJet, LLC

Street Address: 210 N. Bassett St City/State: Madison WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Renew approval of conditional use to allow use of existing Drive Thru.

Development Schedule: Commencement \_\_\_\_\_ Completion Complete already

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 1/2 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.

32  
11x17  
Site plan  
Elevation

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 <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

32

\$600

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](mailto:pcapplications@cityofmadison.com).

Send a PDF →

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:

→ 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: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: Math Tucker Date: 9/20/16

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

Name of Applicant: Scott Faust Relationship to Property: owner

Authorizing Signature of Property Owner: Scott Faust Date: 9/20/16

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**Letter of Intent: 1401 Emil Street**

Our intent is to use the existing Drive-Thru that was previously approved and built per the attached approved site plan. The existing building 1401-1403 Emil Street is currently built with the Drive Thru per the approved plans, which was completed approximately 3 years ago. Do to unforeseen circumstances our intended tenant never moved in and the 1401 space has been for lease ever since then. Recently we realized while working with a new potential tenant when they had brought it to our attention that our Conditional use had expired because the space was never occupied. What we are asking/requesting is that our original Conditional Use for Drive Thru be granted and approved again in order for us to use and lease the space for it's intended use and to secure a interested long term tenant for this location and eliminate the current vacant dark box.

The likely occupants previously approved use will remain the same and would likely be food related use with drive-thru and indoor/outdoor seating. Said retailer would have expected operation hours 24 hours a day, 7 days a week. We will also be exploring other retail users based on any other interested users for this location if the current interested user was to not move forward.

Owner: Scott Faust

Construction Jobs Created: for interior build outs would be about 20 employees used throughout the construction phases

Possible New Job Creation: 15 new jobs, including employees hired to staff new retail establishments

The project will bring one new businesses to the area and create 35 full or part time jobs through construction and the anticipated retail work force.

Scott Faust

Scott Faust

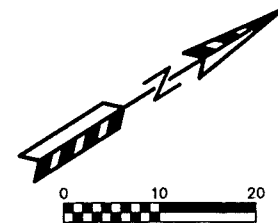
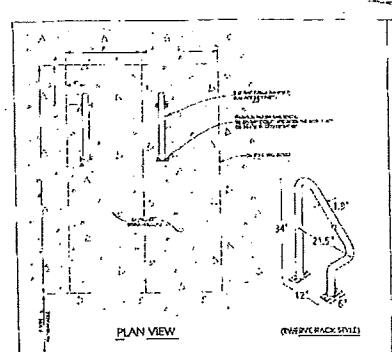
9/16/16

**PARKING LOT PLAN SITE INFORMATION BLOCK**

Site Address 1401 EAST EMIL STREET  
 Site acreage (total) 0.43 ACRES  
 Number of building stories (above grade) ONE  
 Building height 20 FEET  
 D/S/P type of construction (new structures or additions) 58  
 Total square footage of building 3,864 SQUARE FEET  
 Use of property FAST FOOD  
 Gross square feet of office N/A  
 Gross square feet of retail area N/A  
 Number of employees in warehouse N/A  
 Number of employees in production N/A  
 Capacity of restaurant/peace of assembly 40  
 Number of bicycle stalls shown 3

Number of Parking stalls:	SHOWN
Small Car	0
Large Car	22
Accessible	1
Total	23

Number of trees shown (See Landscape Plan)



**1401 EMIL STREET REDEVELOPMENT**  
 PROPOSED SITE PLAN  
 PAGE: 2 OF 4  
 DATED: APRIL 16, 2013

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

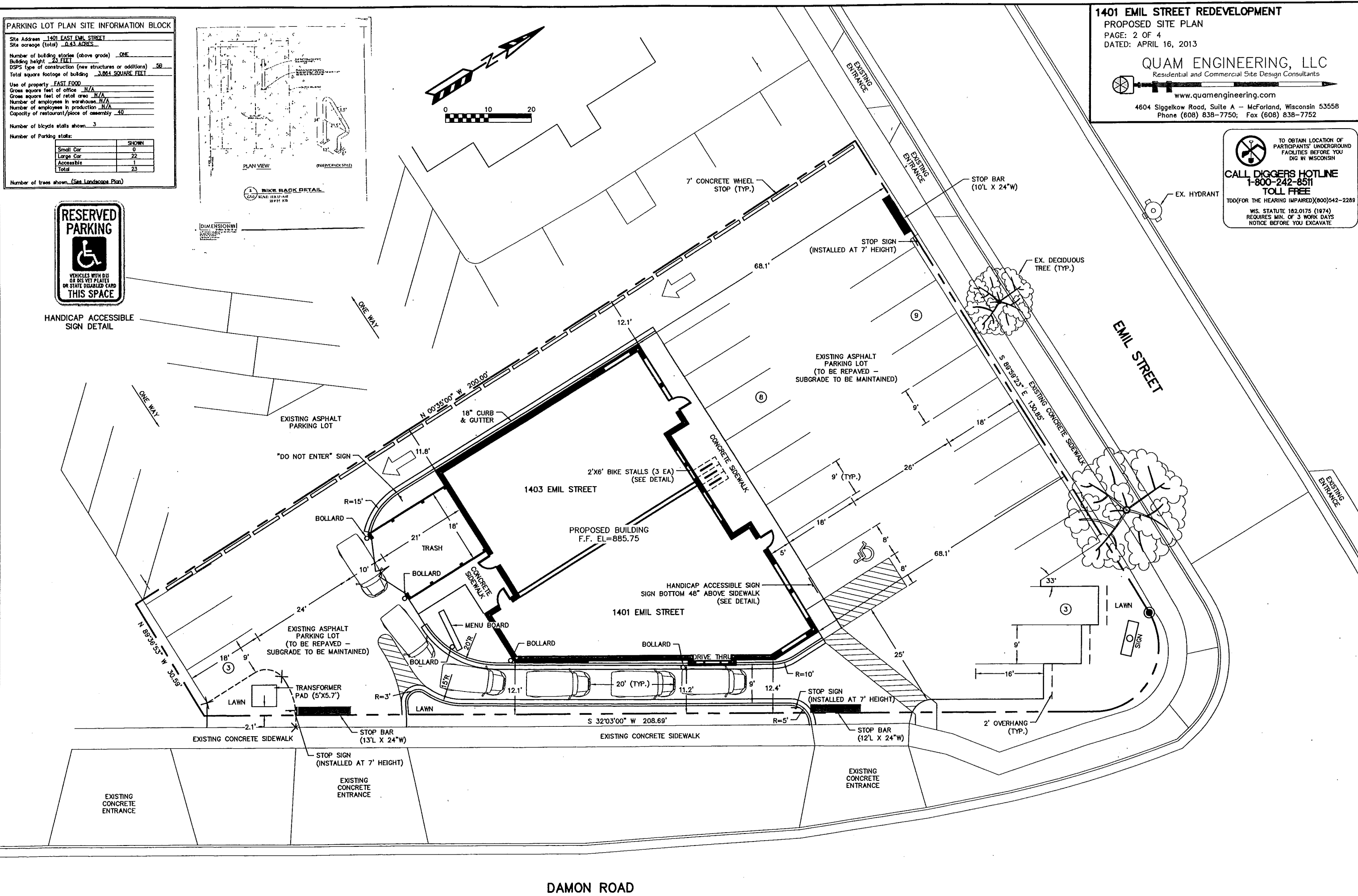
**CALL DIGGERS HOTLINE**  
 1-800-242-8511  
 TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1074)  
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



HANDICAP ACCESSIBLE SIGN DETAIL



DAMON ROAD



View along Emil toward Damon

