



City of Madison

Conditional Use

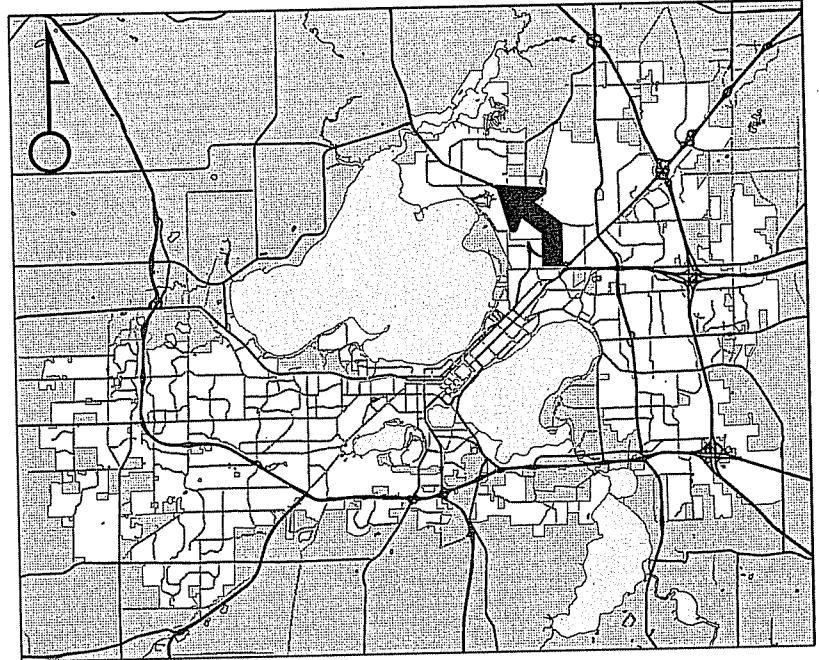
Location
1438 Northport Drive

Applicant
Lisa McKenzie/Matt Anderson -
Pizza Hut of Southern, WI

Existing Use
Multi-tenant commercial
development

Proposed Use
Re-establish drive-up service
window for restaurant

Public Hearing Date
Plan Commission
21 November 2011

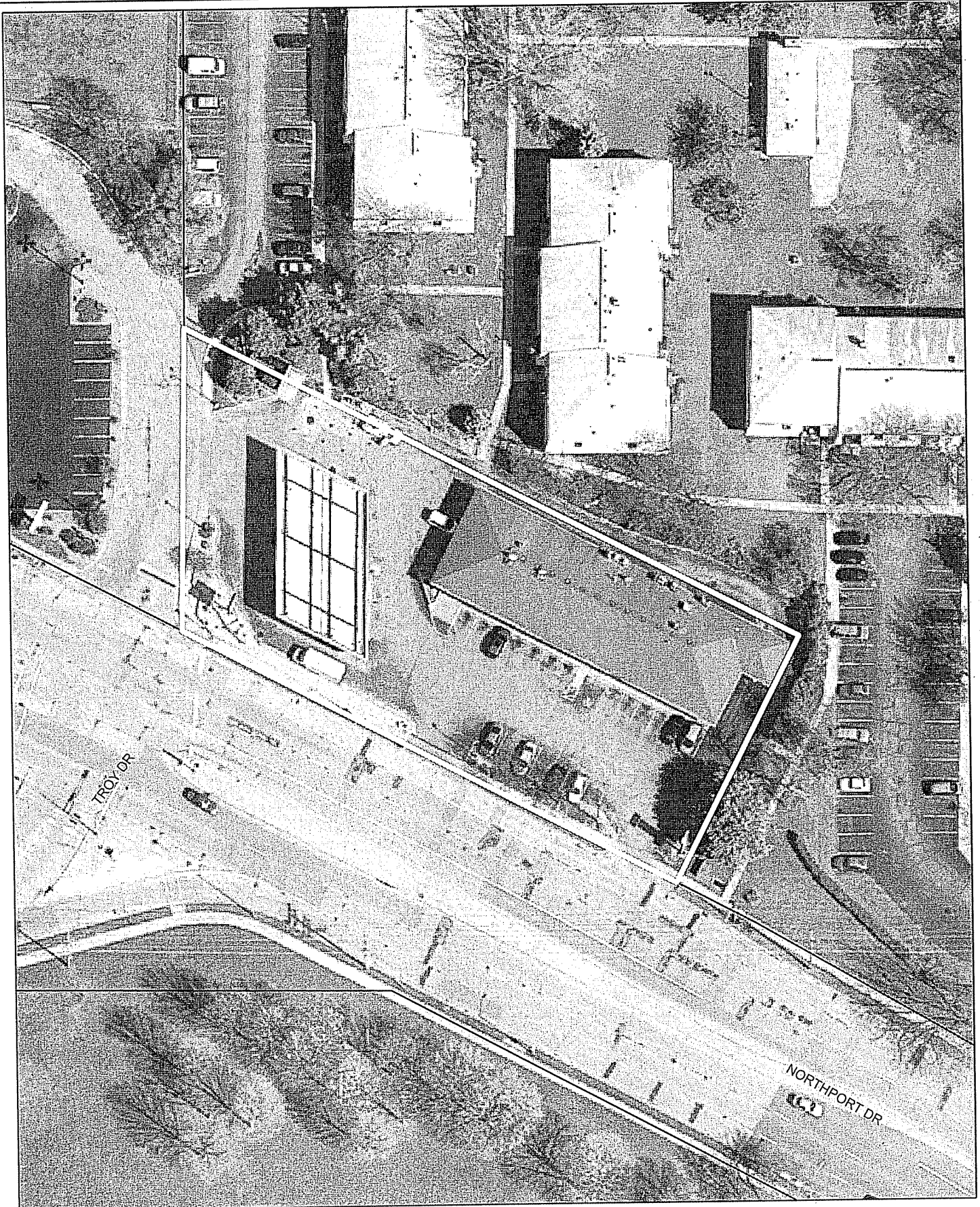


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 November 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.

HS

FOR OFFICE USE ONLY:	
Amt. Paid	550. ⁰⁰ Receipt No. 125490
Date Received	10/5/11
Received By	PDA
Parcel No.	0809-254-1598-0
Aldermanic District	18 ANITA WELTA
GQ	EXIST. C.U. HOLD ALL
Zoning District	C2
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/> YES
Ngbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	

1. Project Address: 1438 Northport Dr Project Area in Acres: ~1,100 sq ft

Project Title (if any): Pizza Hut pick-up window

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: Ma H Anderson Company: Pizza Hut of Southern WI
 Street Address: 434 S Yellowstone Dr City/State: Madison WI Zip: 53719
 Telephone: (608) 662-3460 Fax: () Email: MAnderson@phsw.net
 Project Contact Person: Same as above Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____
 Property Owner (if not applicant): Lisa McKenzie
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Conditional use permit for a pick-up window at 1438 Northport for pizza restaurant
 Development Schedule: Commencement late 2011 Completion April 2012

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 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 Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Alder : Anita Weier, Neighborhood : Char Tortorice, Lorie Walker (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: H. Stouder Date: 4/20 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 Ma H Andersen Date 10/4/11

Signature [Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 10/4/11

Effective May 1, 2009



Pizza Hut of Southern Wisconsin, Inc.
Rockford Pizza, LLC
434 S. Yellowstone Drive Suite 101 • Madison, Wisconsin 53719
Phone: (608) 833-2113 • Fax: (608) 833-2977

October 4, 2011

City of Madison-Planning Commission
215 Martin Luther King Jr. Blvd; LL-100
PO Box 2985
Madison, WI 53701-2985

Re: Conditional Use for Pick-up Window at 1438 Northport Dr., Madison

Sir or Madam:

At the expiration of our lease, Pizza Hut of Southern WI's location at 1426 Northport Dr. will be razed and a branch will be built by UW Credit Union. We are currently looking for viable locations in the Northport Dr. vicinity to relocate. We have identified an adjacent multi-tenant facility that contains a PDQ convenience/fuel station, Jim's Meat/Deli, and an end-cap unit previously leased by Home Savings Bank. We have interest in the old Home Savings Bank location due to its close proximity to our current location and primarily the opportunity for a pick-up window.

If the window is approved, we would be looking to take occupancy and begin construction in late 2011/early 2012 with the intent of opening a delivery/carryout pizza restaurant in March/April 2012. The approx. 1,100 sq. ft. space has been vacant since Home Savings left and has been used for the convenience store storage. The total square footage of the multi-tenant facility is 5,700 sq. ft. and there are currently 28 parking spaces.

Russ Kowalski, of GMK Architecture in Madison, is completing design work and internal Pizza Hut facilities members will be coordinating the interior construction efforts. No other exterior construction changes are proposed other than the addition of the pick-up window.

Pizza Hut will employ 20-25 total employees at this location with less than 10 working at any one time. Hour of operation are 11am to 11pm on the weekdays and 11am to 12 am on Fri/Sat.

There is a dumpster corral located at the Northwest end of the facility that provides for all tenants.

The proposed pick-up window differs from a drive-thru in that it will be for call ahead orders only. There will be no menu board or orders taken at the window. The proposal allows for two-car stacking and one pull up space for a total of three dedicated spaces. The Bank previously had two drive-up lanes and the second lane will now be utilized as a dedicated pass lane. Additionally, Pizza Hut is in the process of reestablishing an expired easement with the apartment complex located North and East to allow for an additional pass lane.

Regards,

Matthew Anderson
Pizza Hut Southern WI
Corporate Controller

