



City of Madison

Proposed Conditional Use

Location
2103 Zeier Road

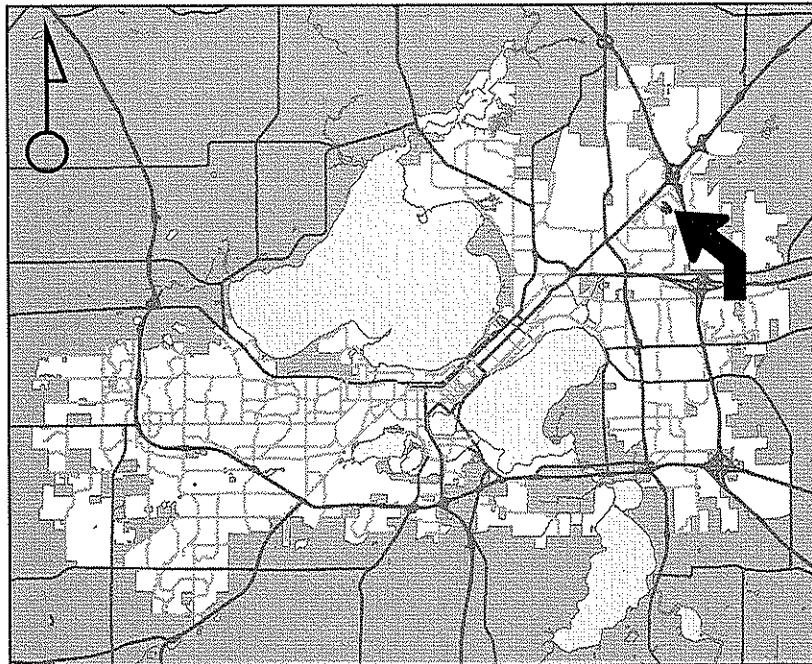
Project Name
Check N' Go

Applicant
East Town Plaza, LLC/
Heather Johnston – Interplan, LLC

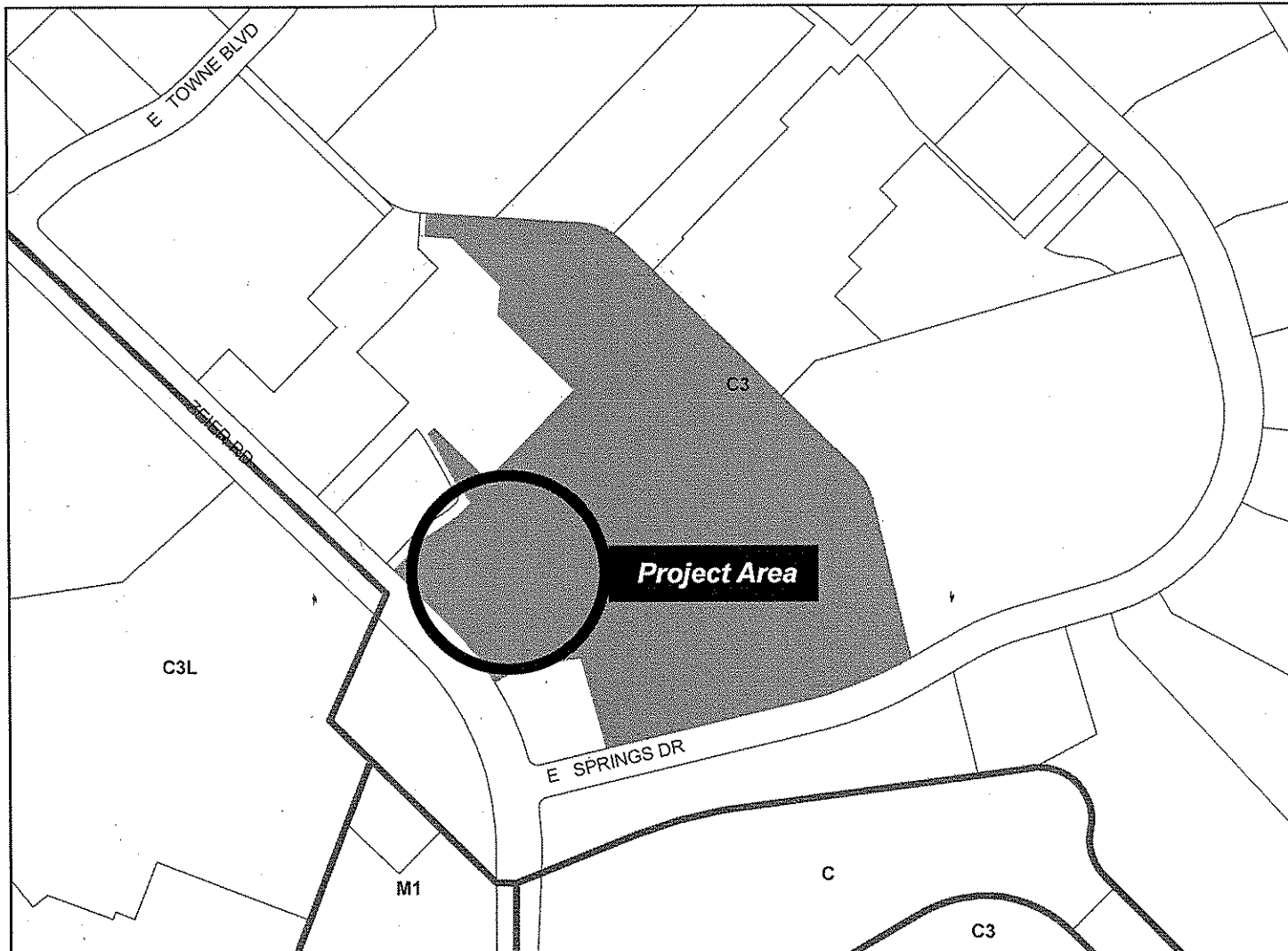
Existing Use
Multi-Tenant Retail Building

Proposed Use
Establish payday loan business in
existing retail space

Public Hearing Date
Plan Commission
06 December 2010

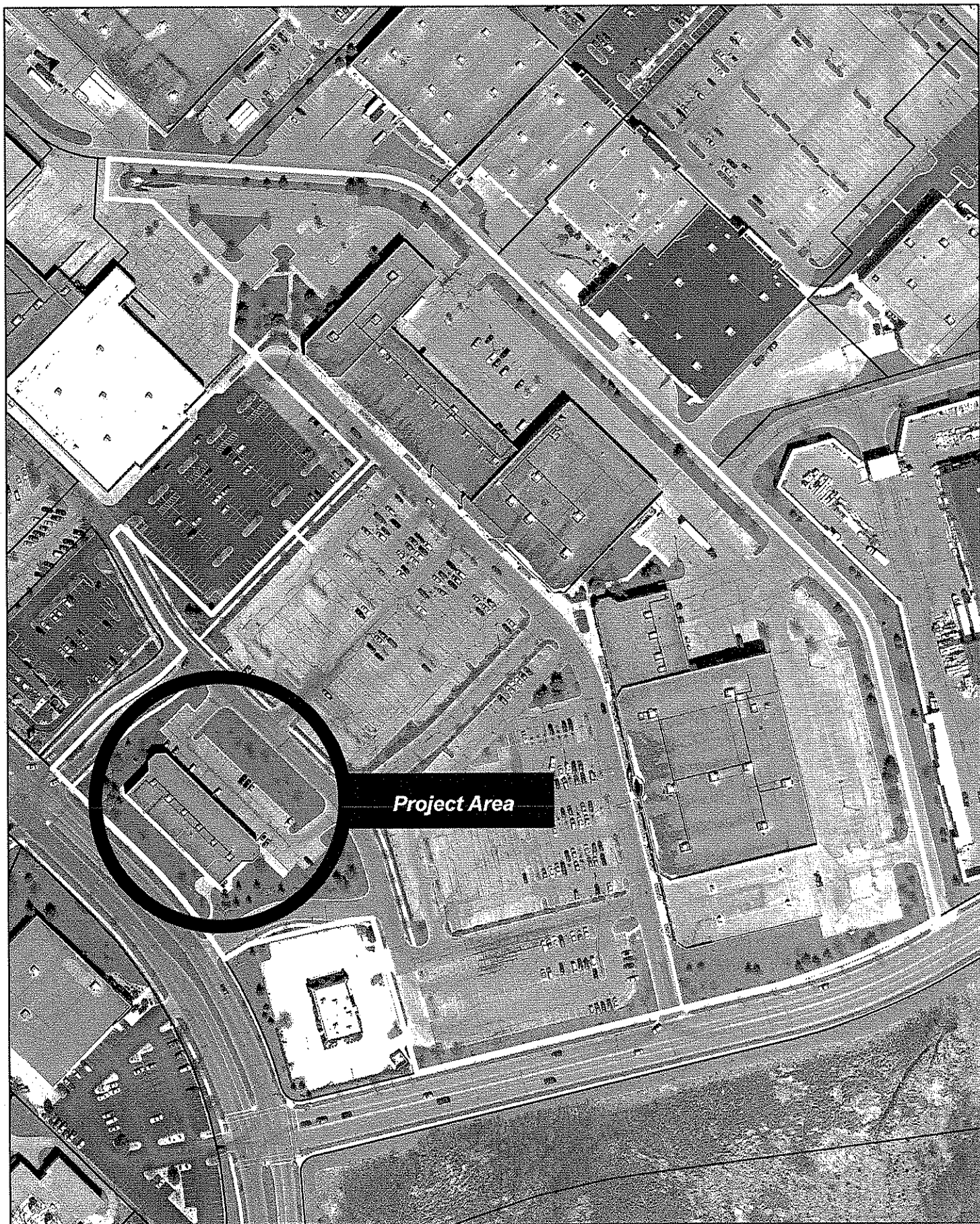


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 November 2010





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 _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
GQ _____
Zoning District _____

For Complete Submittal

Application _____ Letter of Intent _____
IDUP _____ Legal Descript. _____
Plan Sets _____ Zoning Text _____
Alder Notification _____ Waiver _____
Nbrhd. Assn Not. _____ Waiver _____
Date Sign Issued _____

1. Project Address: 2103 Zeier Rd. Space G108 Project Area in Acres: _____

Project Title (if any): Check N' Go

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): _____		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: Heather Johnston Company: Interplan, LLC
Street Address: 1001 Courtland St., Ste 100 City/State: Orlando FL Zip: 32804
Telephone: (407) 645-5008 Fax: (407) 629-9124 Email: hjohnstone@interplanllc.com

Project Contact Person: Same as above Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): East Town Plaza LLC c/o Ramco-Greshenson
Street Address: P.O. Box 4900 City/State: Scottsdale, AZ Zip: 85261

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Interior renovation of an existing 2100 SF tenant space.

Development Schedule: Commencement Jan 5, 2011 Completion Feb 2, 2011

Z.P. 7

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: \$500. 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 Comprehensive Plan Plan, which recommends: Regional Commercial 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:

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: Heather Stouder Date: 9/23/10 Zoning Staff: Jenny Kivhage Date: 9/23/10
- ☐ 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 Heather Johnston Date _____
 Signature Heather Johnston Relation to Property Owner Agent for lessee
 Authorizing Signature of Property Owner [Signature] Date 10/13/10

Effective May 1, 2009

EP.8

INTERPLAN^{LLC}

Check N' Go – Madison, WI
October 18, 2010
Page 1 of 2

October 18, 2010

City of Madison
Zoning Administrator
215 Martin Luther King Jr. Blvd., Room LL-100
Madison, WI 53701
608.266.4635

Re: Land Use Application for Conditional Use
Check N' Go
2103 Zeier Rd., Space C-108

To Whom It May Concern:

Please accept this Letter of Intent for the City of Madison Land Use Application for Conditional Use of a proposed Check N' Go facility to be located at 2103 Zeier Rd., Space C-108, within an existing mixed use building outparcel to the mall located at the Northeast corner of Zeier Rd and East Springs Dr. The previous use of this space was Yankee Candle. This location has a zoning classification of C3 which requires a Conditional Use for a payday loan facility. The minimum requirement of 5,000 feet from any other payday loan business or auto title loan business has been met. There are 59 parking stalls in the lot immediately adjacent to 2101-2109 Zeier Rd. There are no proposed changes to parking or landscaping for this project.

The scope of work is an interior build-out of an existing tenant space approximately 2,100 square feet in size which does not include additional plumbing fixtures, exterior elevation changes, site and/or landscape work. The Architect of Record is David Boyce with Interplan, LLC, 604 Courtland St., Ste. 100, Orlando, FL 32804, (407) 645-5008 Phone; (407) 629-91254 Fax. Jarrod Cooper is the Architectural Project Manager and he can be reached at (972) 980-0002 or via email jcooper@interplanllc.com. The General Contractor who will perform the scope of work is out to bid at the time of this submittal.

The formal notification was received by the District 17 Alder's office on September 20, 2010 via certified mail. A telephone conversation with Alder Clausius occurred the afternoon of September 28, 2010. Interplan has targeted the first available submittal deadline of October 20, 2010 to be placed on the agenda for the corresponding Planning Commission hearing December 6, 2010.

The proposed Check N' Go is a relocation of an existing facility along with the current 2 employees. More employees could be added if business dictates the need. The hours of operation are Monday thru Thursday 10 am to 6 pm; Friday 10 am to 7 pm; Saturday 10 am to 1 pm; Sunday Closed.

INTERPLAN³

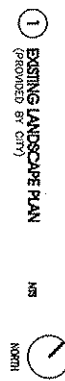
Check N' Go – Madison, WI
October 18, 2010
Page 2 of 2

Thank you for time and attention in this matter. Please do not hesitate to contact me for any questions, comments or concerns.

Sincerely,

A handwritten signature in black ink that reads "Heather Johnston". The signature is written in a cursive, flowing style.

Heather Johnston
Permit Manager



[illegible][illegible]

DAVID BOTTEL
ARCHITECT

444 COLUMBIA DRIVE
SUITE 100
CHICAGO, ILLINOIS 60606
PH: 312.762.0000
FX: 312.762.0010
WWW.DBAI.COM

DATE:

COMPLAINT:

NO. 101
DATE:



CHECK N GO

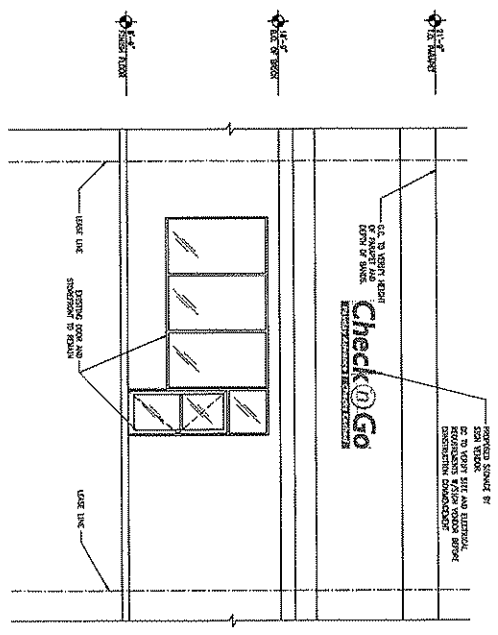
2115 JENSEN RD
SUITE C-104
MADISON, WI

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ALL RIGHTS RESERVED. NO PART
OF THIS DOCUMENT MAY BE
REPRODUCED OR TRANSMITTED
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OR BY ANY INFORMATION
SYSTEM.

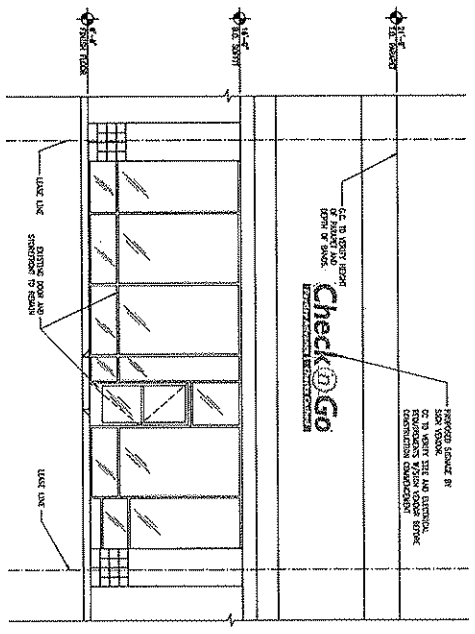
PROJECT NO. 080501.01.01.00
DATE: 10/18/10

A2

CHECKS:



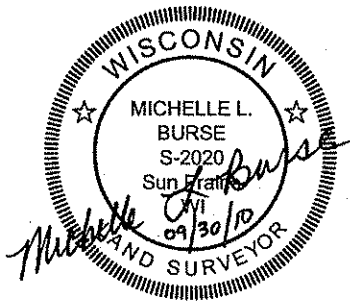
① ELEVATION (REAR ENTRY) SCALE 1/8"=1'-0"



① ELEVATION (FRONT ENTRY) SCALE 1/8"=1'-0"

METES AND BOUNDS DESCRIPTION

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 9136, AS RECORDED IN VOLUME 51 OF CERTIFIED SURVEY MAPS, ON PAGES 189-195, AS DOCUMENT NUMBER 3059234, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



ASSUMED NORTH
BEARINGS ARE BASED UPON
THE CSM#9136

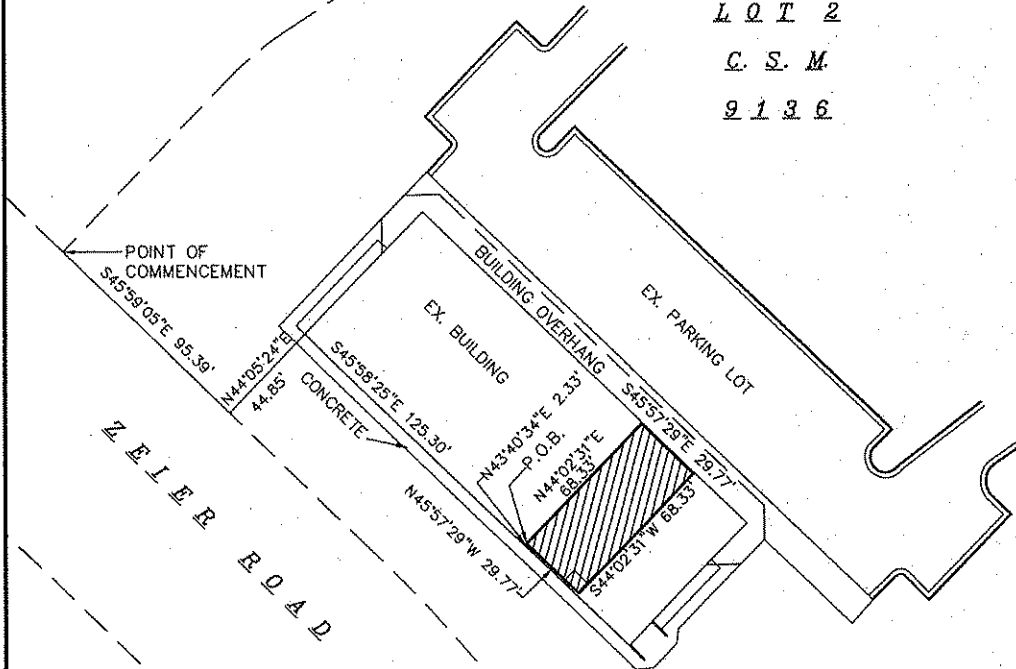


SCALE : ONE INCH = SIXTY FEET

LOT 2

C. S. M.

9136



PREPARED FOR :
INTERPLAN LLC
604 COURTLAND STREET, SUITE 100
ORLANDO FL, 32804

PREPARED BY :

Burse

surveying & engineering s

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: Mburse@BSE-INC.net
www.bursesurveyengr.com

Date: 09-30-10
Plot View: M&B Tenant Space
\\PROJECTS\\BSE1403\\dwg\\BSE1403.DWG

LOT 1

C. S. M.

9136

SHEET 1 OF 1

METES AND BOUNDS DESCRIPTION

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 9136, AS RECORDED IN VOLUME 51 OF CERTIFIED SURVEY MAPS, ON PAGES 189-195, AS DOCUMENT NUMBER 3059234, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- 2) No attempt has been made as a part of this metes and bounds survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: 09/23/10
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5) All buildings, and surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) This map is not intended to comply with Chapter A-E7.

METES & BOUNDS DESCRIPTION

Part of Lot 2, Certified Survey Map Number 9136, as recorded in Volume 51 of Certified Survey Maps, on Pages 189-195, as Document Number 3059234, Dane County Registry, Located in the Southwest Quarter of Section 27, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the most westerly corner of said Lot 2; thence South 45 degrees 59 minutes 05 seconds East, along the northeasterly right-of-way line of Zeier Road, 95.39 feet; thence North 44 degrees 05 minutes 24 seconds East, 44.85 feet; thence South 45 degrees 58 minutes 25 seconds East, 125.30 feet; thence North 43 degrees 40 minutes 34 seconds East, 2.33 feet to the Point of Beginning; thence North 44 degrees 02 minutes 31 seconds East, 68.33 feet; thence South 45 degrees 57 minutes 29 seconds East, 29.77 feet; thence South 44 degrees 02 minutes 31 seconds West, 68.33 feet; thence North 45 degrees 57 minutes 29 seconds West, 29.77 feet to the Point of Beginning. This description contains 2034 square feet.

Bearings are based upon said CSM Number 9136.

