



Location  
1910 Lake Point Drive

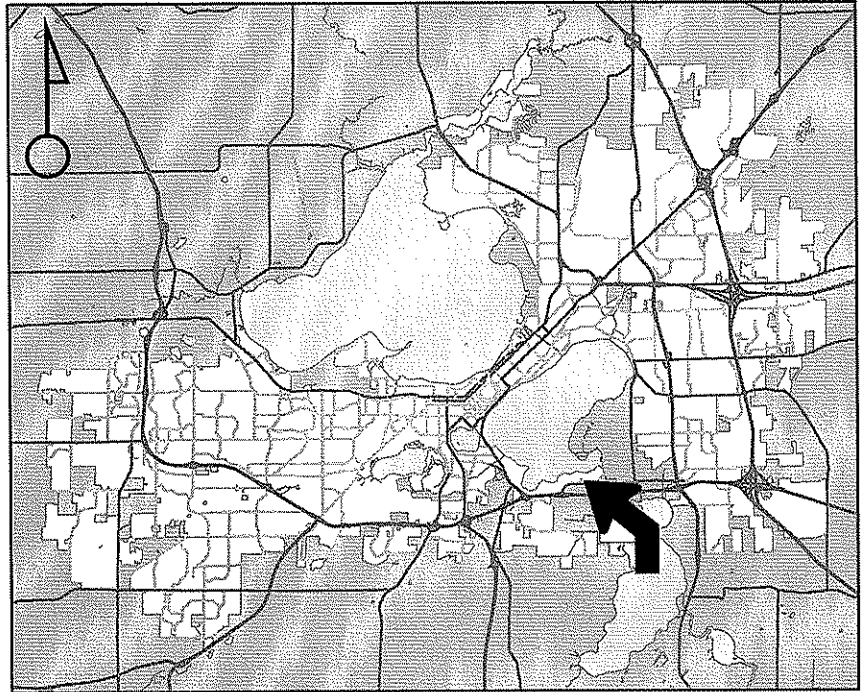
Project Name  
Bridge Lake Point Waunona  
Neighborhood Center Annex

Applicant  
Tom Solyst - Bridge Lake Point Waunona  
Neighborhood Center/Jim Glueck -  
Glueck Architects

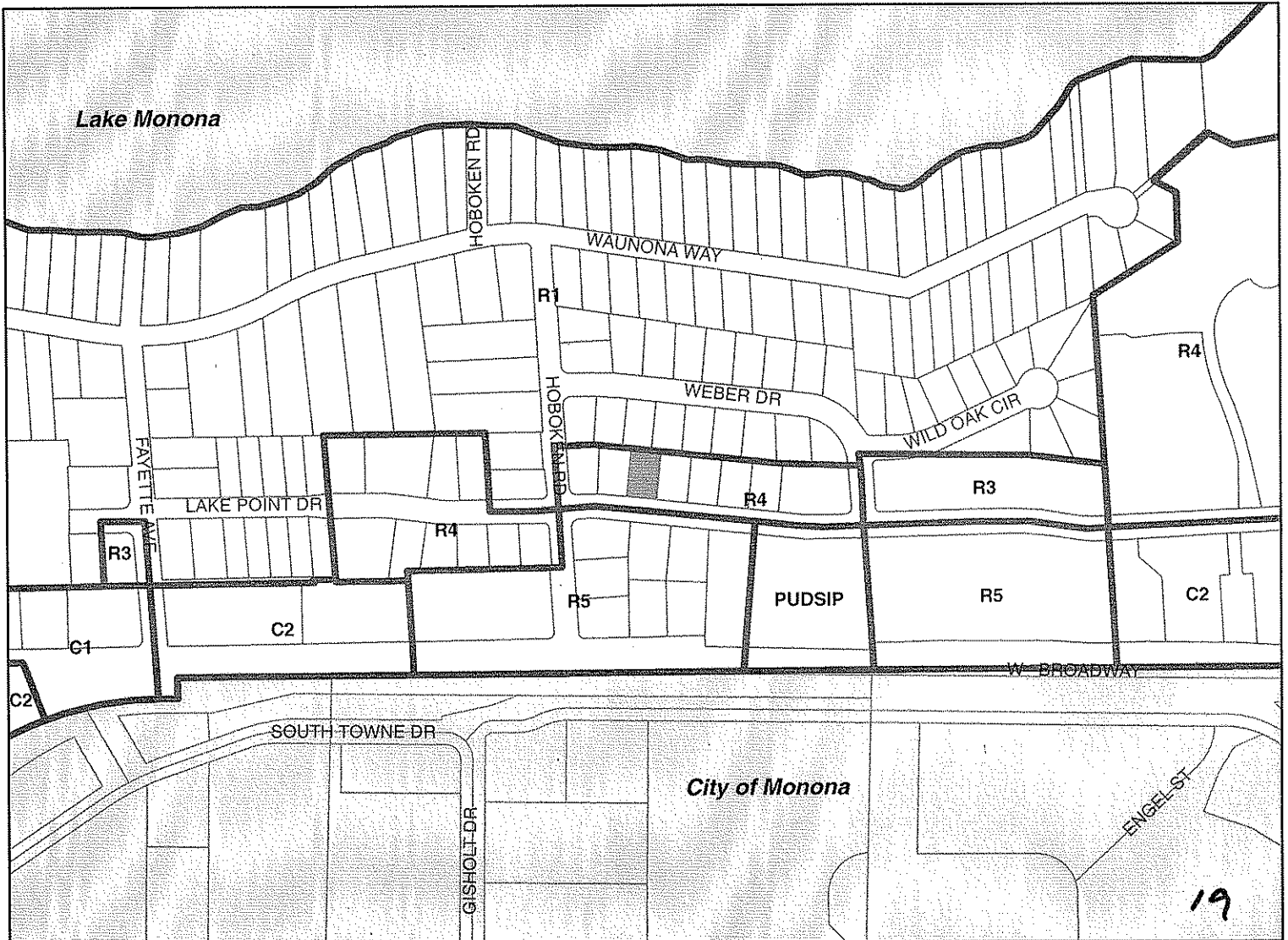
Existing Use  
Apartment Building

Proposed Use  
Convert Former 4-Unit Apartment/  
Daycare Building into a Community  
Center Annex

Public Hearing Date  
Plan Commission  
18 August 2008



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 August 2008



# 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.
- 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid <u>11550.00</u>	Receipt No. <u>92884</u>
Date Received <u>7/16/08</u>	
Received By <u>JLK</u>	
Parcel No. <u>071019407032</u>	
Aldermanic District <u>14-Tim Bruer</u>	
GQ <u>OK</u>	
Zoning District <u>R4</u>	
<b>For Complete Submittal</b>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>N/A</u>	Legal Descript. <u></u>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>N/A</u>
Alder Notification <u>6/11/08</u>	Waiver <u></u>
Ngbrhd. Assn Not <u>6/11/08</u>	Waiver <u></u>
Date Sign Issued <u>7/16/08</u>	

1. **Project Address:** 1910 LAKE POINT DRIVE **Project Area in Acres:** 0.203  
**Project Title (if any):** BRIDGE LAKE POINT WAUNONA NEIGHBORHOOD CENTER ANNEX

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)			
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP		
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP		
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests</b> (Specify): _____	

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

Applicant's Name: TOM SOLYST Company: BRIDGE LAKE POINT WAUNONA NEIGHBORHOOD CENTER  
 Street Address: 1917 LAKE POINT DRIVE City/State: MADISON, WI Zip: 53713  
 Telephone: (608) 441-6991 Fax: (608) 441-6993 Email: blwcenter@yahoo.com  
 Project Contact Person: JIM GWECK Company: GWECK ARCHITECTS  
 Street Address: 116 N. FEW STREET City/State: MADISON, WI Zip: 53703  
 Telephone: (608) 251-2551 Fax: (608) 251-2550 Email: glueckarch@sbcglobal.net  
 Property Owner (if not applicant): MADISON MUTUAL HOUSING ASSOCIATION  
 Street Address: 550 W. WASHINGTON AVE. City/State: MADISON, WI Zip: 53703

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: SITE AND BUILDING WILL BE USED AS AN ANNEX FOR THE EXISTING BRIDGE LAKE POINT WAUNONA NEIGHBORHOOD

Development Schedule: Commencement SEP 1, 2008 Completion OCT 15, 2008

**5. Required Submittals:**

**Site 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:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.

**Filing Fee:** \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

N/A  For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

N/A  A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

N/A  A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**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:

LOW-DENSITY RESIDENTIAL for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

TIM BRUER et al (attached)

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 Counter and Planning Unit staff; note staff persons and date.

Planner TIM PARKS Date 7/9/08 | Zoning Staff MATT TUCKER Date 6/2/08

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name JIM GUECK Date 7/15/08

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 7/15/08  
PRES  
MMHA

Tuesday, July 15, 2008

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 1910 Lake Point Drive, Madison, Wisconsin 53713. The property is located in the Bridge Lake Point Waunona Neighborhood, which is within Council District 13, Tim Bruer. The reason for this Conditional Use is to allow use of the building for a variety of functions, including its current daycare function. It essentially will serve as an annex to the existing Bridge Lake Point Waunona Neighborhood Center building across the street at 1917 Lake Point Drive. This means that we will use space for some or all of these functions:

Pre School program - 3 -5 years of age (used for this purpose previously)  
Elementary School- After School and Summer Camp  
Middle School- After School and Summer Camp  
Senior program - meeting space  
Facility Use groups - meetings, trainings, classes  
Adult programs - meeting space, trainings, classes  
Job skill trainings - meetings, classroom instruction  
Computer lab  
Arts and crafts classes  
Office space  
Kitchen use (minor-not commercial kitchen)

Please note that these functions are currently occurring in the existing neighborhood center building, where we are very tight for space. Having the annex space available will allow community residents and families to have

adequate meeting space for ongoing programs. Please note that all large meetings would still be held at the current center.

Programming would be between 8:00 am and 9:00 pm.

We have already had meetings with city staff regarding this request, and have spoken to the area alderperson, Tim Bruer. He strongly supports the project.

This site is currently zoned as R4 and it is currently approved as a day care facility.

The site for this project is approximately 0.203 acres.

There is approximately 1883 square feet of space on the each floor, with two finished stories. Total square footage is approximately 3766 square feet.

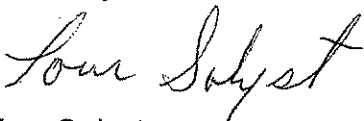
Trash and recycling will be handled with city containers, with any overflow going into the privately collected dumpsters at the existing neighborhood center.

The proposed development schedule calls for a construction start on or about September 1, 2008 with final completion on or about October 15, 2008.

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](mailto:glueckarch@sbcglobal.net). You can also contact me at 441-6991.

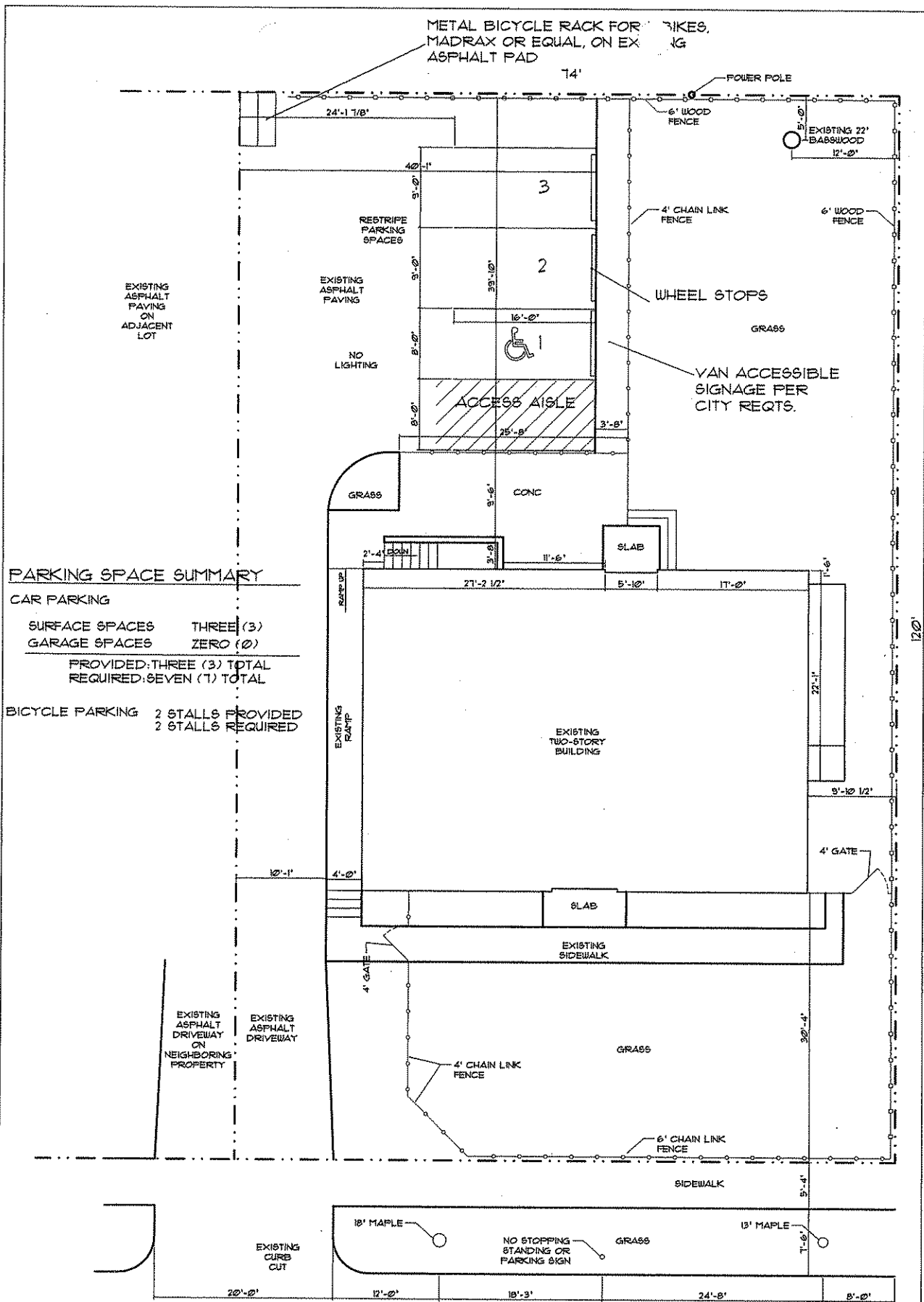
If there are any questions or concerns or any additional information required please do not hesitate to call me or Jim Glueck.

Sincerely,



Tom Solyst  
Executive Director  
Bridge Lake Point Waunona Neighborhood Center

METAL BICYCLE RACK FOR BIKES,  
MADRAX OR EQUAL, ON EXISTING  
ASPHALT PAD



**PARKING SPACE SUMMARY**

<b>CAR PARKING</b>	
SURFACE SPACES	THREE (3)
GARAGE SPACES	ZERO (0)
PROVIDED: THREE (3) TOTAL	
REQUIRED: SEVEN (7) TOTAL	
<b>BICYCLE PARKING</b>	
2 STALLS PROVIDED	2 STALLS REQUIRED

LAKE POINT DRIVE

	BRIDGE LAKE POINT WAUNONA NEIGHBORHOOD CENTER		
	1810 LAKE POINT DRIVE		
	MADISON, WISCONSIN		
	PROPOSED ANNEX BUILDING		
	118 North Few Street, Madison, WI 53703 (608)251-2551		

**SITE PLAN**

SCALE 1" = 10'

ALL ITEMS ARE EXISTING UNLESS NOTED