



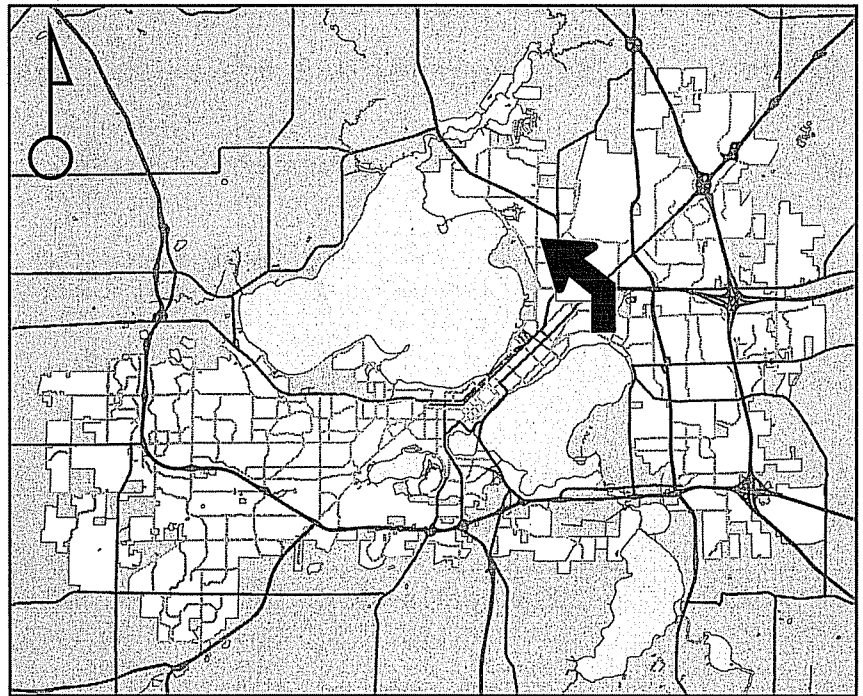
Location
 2110 North Sherman Avenue

Project Name
 Martinson Office Building

Applicant
 Dan Martinson – Martinson Real Estate/
 Roger Smith – Design Coalition Architects

Existing Use
 Vacant Restaurant

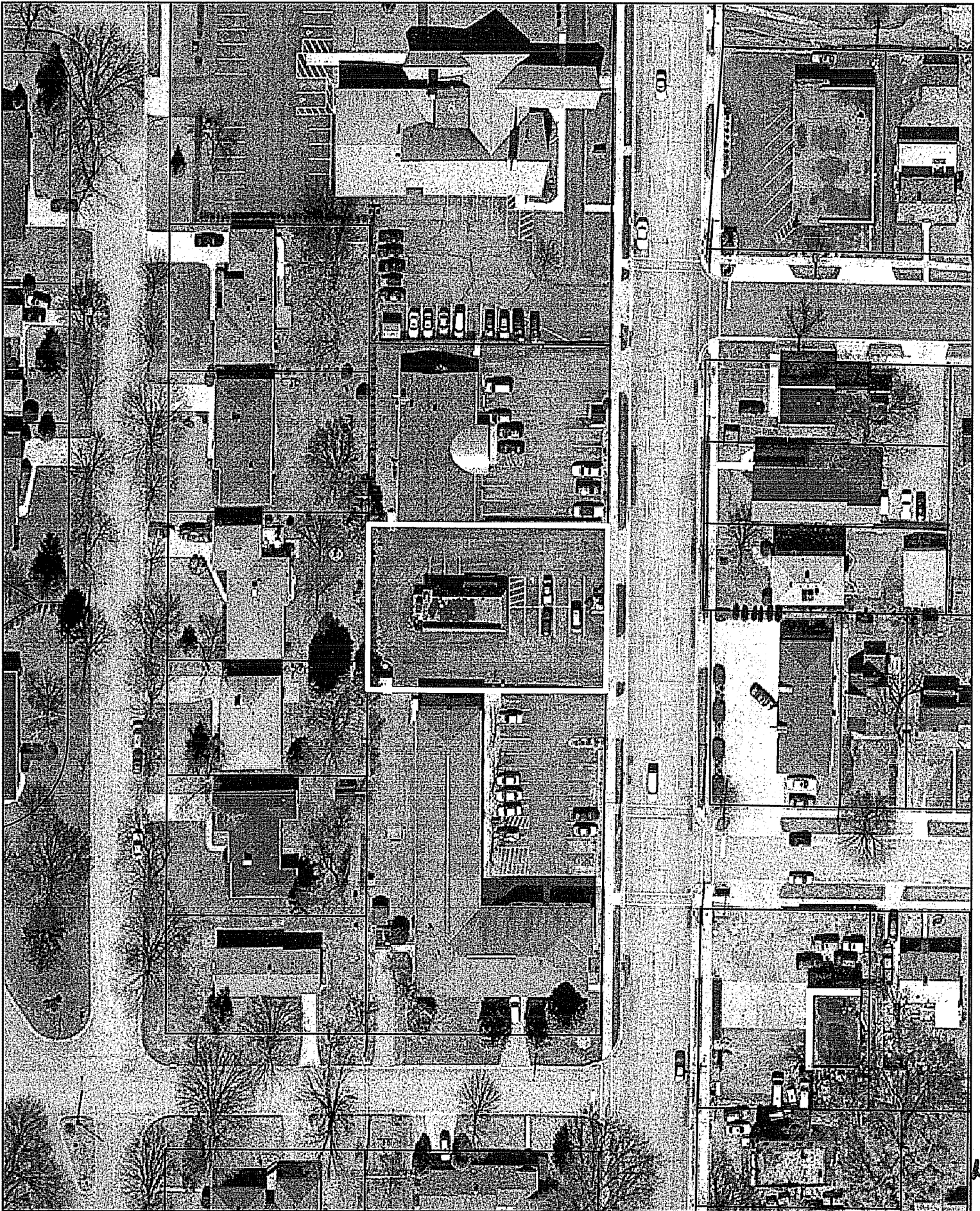
Proposed Use
 Demolish Former Restaurant to
 Allow New 2-Story Office Building



Public Hearing Date
 Plan Commission
 23 July 2007

For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





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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 zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550 -</u> Receipt No. <u>82087</u>
Date Received	<u>6/5/07</u>
Received By	<u>SGP</u>
Parcel No.	<u>0809-364-1009-4</u>
Aldermanic District	<u>12 - SATYA RHODES-CORREIA</u>
GQ	<u>EXISTING CUP</u>
Zoning District	<u>C1</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input checked="" type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<u>6/1/07</u> Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<u>6/5/07</u>

1. **Project Address:** 2110 N. Sherman Ave Project Area in Acres: 0.332 acre
Project Title (if any): Martinson Office Building

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

<input type="checkbox"/> Zoning Map Amendment (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"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: Dan Martinson Company: Martinson Real Estate
Street Address: 2110 N. Sherman Ave City/State: Madison WI Zip: 53704
Telephone: (608) 244-6500 Fax: (608) 244-6505 Email: dan@martinsonrealestate.com
Project Contact Person: Roger Smith Company: Design Coalition Architects
Street Address: 2088 A. Wood Ave City/State: Madison, WI Zip: 53704
Telephone: (608) 246-8846 Fax: (608) 246-8670 Email: roger@designcoalition.org
Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Demolish existing building and construct new 2-story, 5790 sqft office building with parking.

Development Schedule: Commencement (Est) Spring 08 Completion Fall 08

CONTINUE →

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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 1/2 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ _____ 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:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior 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 prior to issuance of wrecking permits.
- NA* 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.
- NA* 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. 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 the: comprehensive Land Use Plan, which recommends: _____ 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:
Alder Satya Rhodes Conway - District 12
 - 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 Counter and Planning Unit staff; note staff persons and date.
 - Planner Tim Parks Date 6-7-07 | Zoning Staff MARA Tucker Date 6-7-07

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

Printed Name Danny Martinson Date 6/7/07
 Signature [Signature] Relation to Property Owner is Owner

Authorizing Signature of Property Owner [Signature] Date 6/7/07

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Jun 06, 2006

To City of Madison Plan Commission,

Letter of Intent for 2110 N Sherman Ave - Martinson Office Building
per Land Use Application

Owner:

Martinson Real Estate
Dan Martinson
2110 N. Sherman Ave.
Madison, Wi 53704

Construction Schedule:

Spring 08 through Autumn '08

Design & Construction team:

Architect: Design Coalition Inc.
Builder: Undetermined
Surveyor: Badger Surveying and Engineering
Structural Engineer: Undetermined

Uses & Sizes of building

The property currently is occupied by Martinson Real Estate. We propose to remove the existing building, which was a former fast food restaurant, and construct a new 2 story, 5790 sq.ft building with 5258 sq.ft. of office space. Parking will be reconfigured, and one existing curb cut will be removed and another existing curb cut will be modified to reduce its width from 30'-0" to 24'-0".

Summary of building:

	Parking provided	
	Cars	Bikes
Office -- 5790 ft ² gross	16 (19.3 req.)	5

Square Footage of Site: 14,457± ft²,

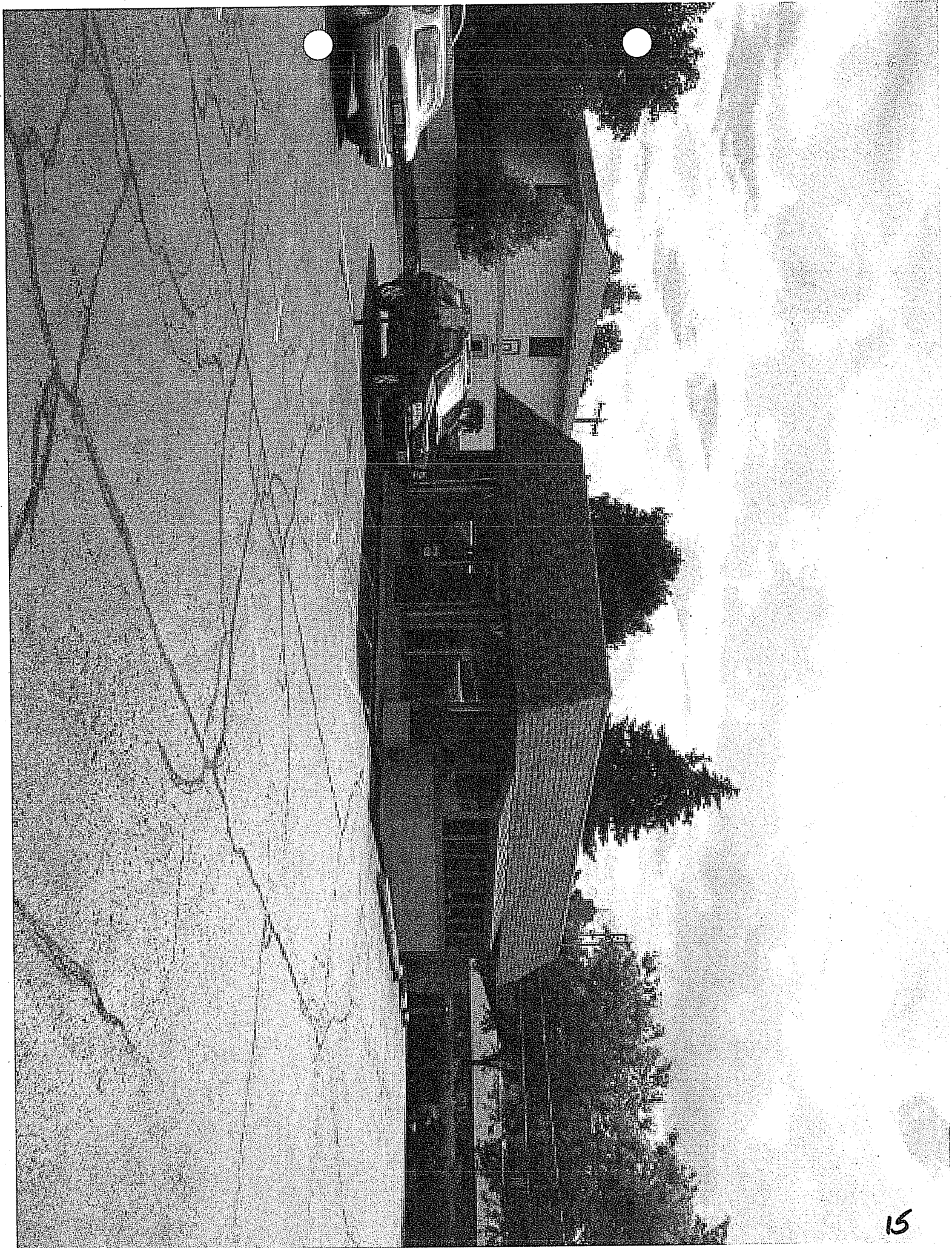
Capacity of building for assembly occupancy: N/A

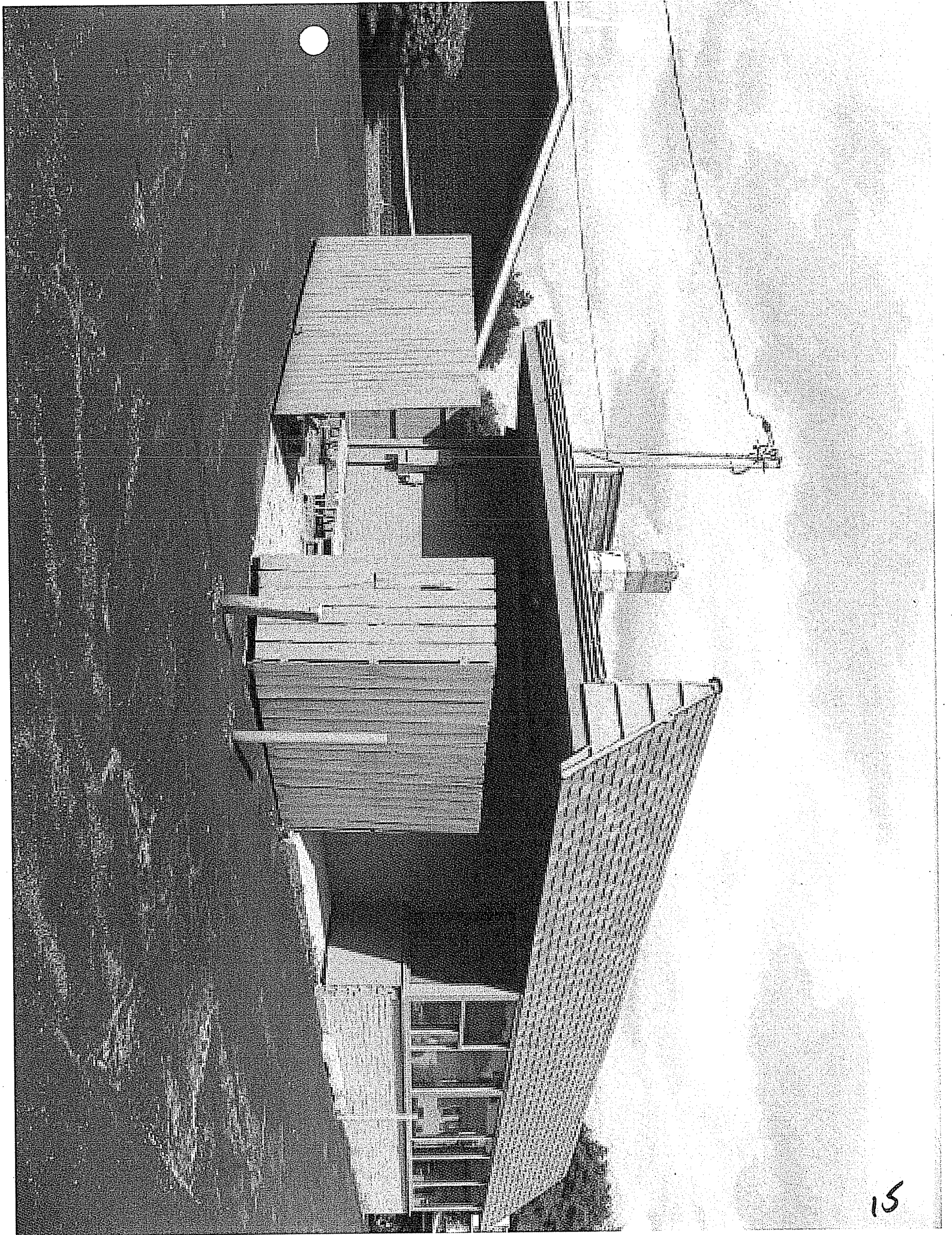
Hours of Operation: 6 AM to 10 PM business hours for commercial space.

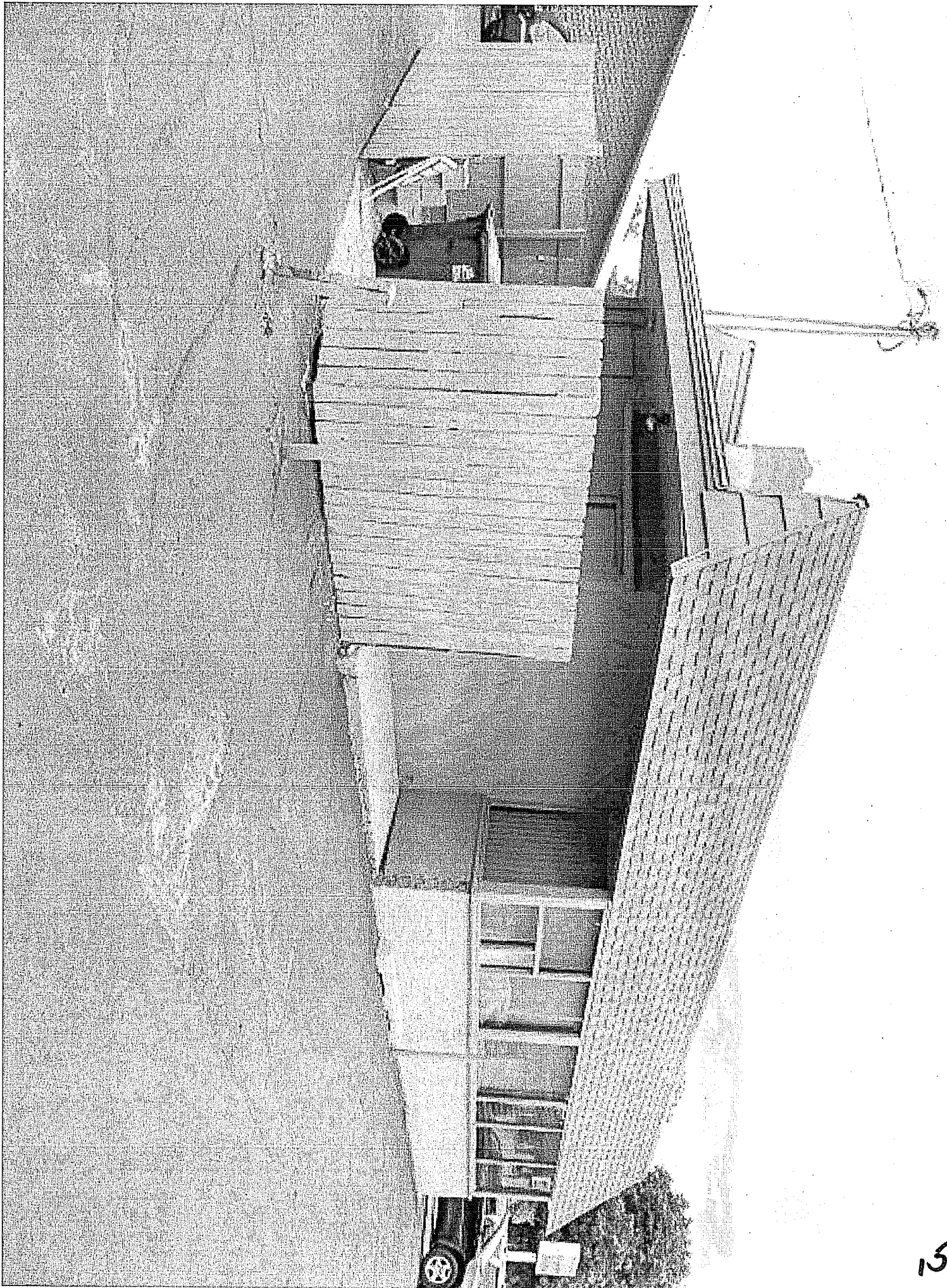
Snow & trash removal: Trash removal by city @ curbside. Snow clearing by Owner.

Legal Description: The north 1/2 of Lot 15, Lot 16 and the South 10 feet of Lot 17, Block 1, Prospect Hill, in the City of Madison, Dane County, Wisconsin

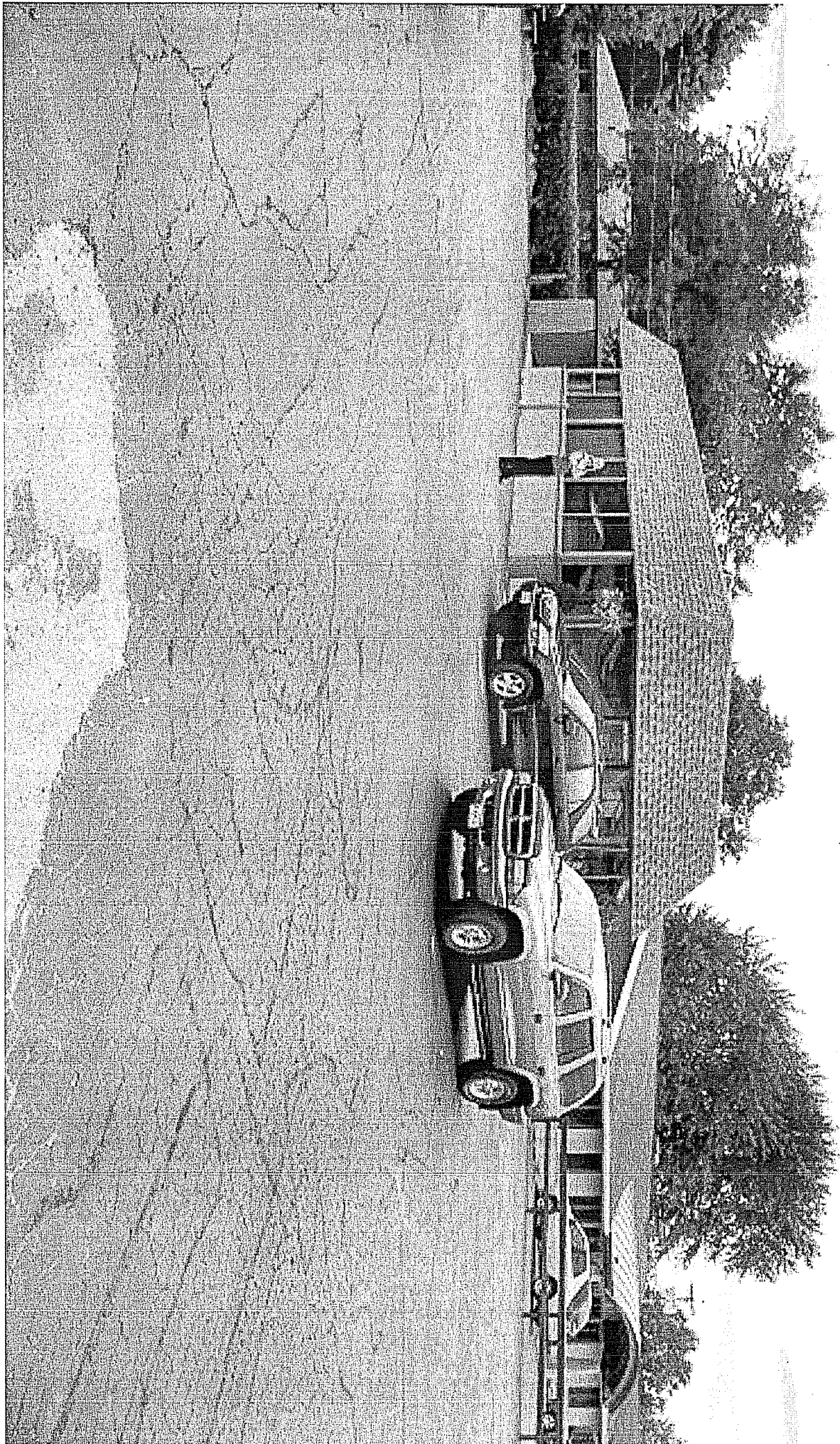
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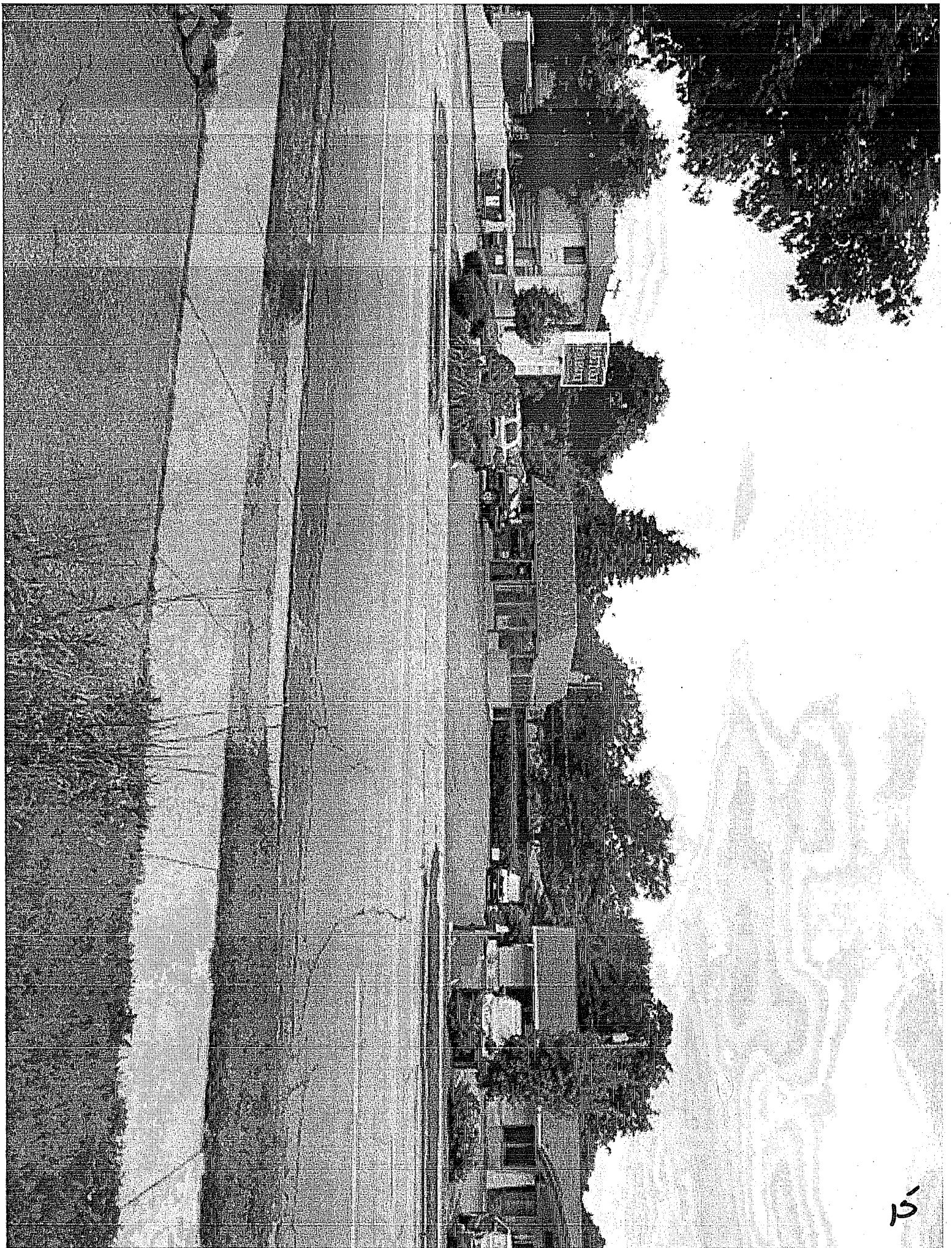


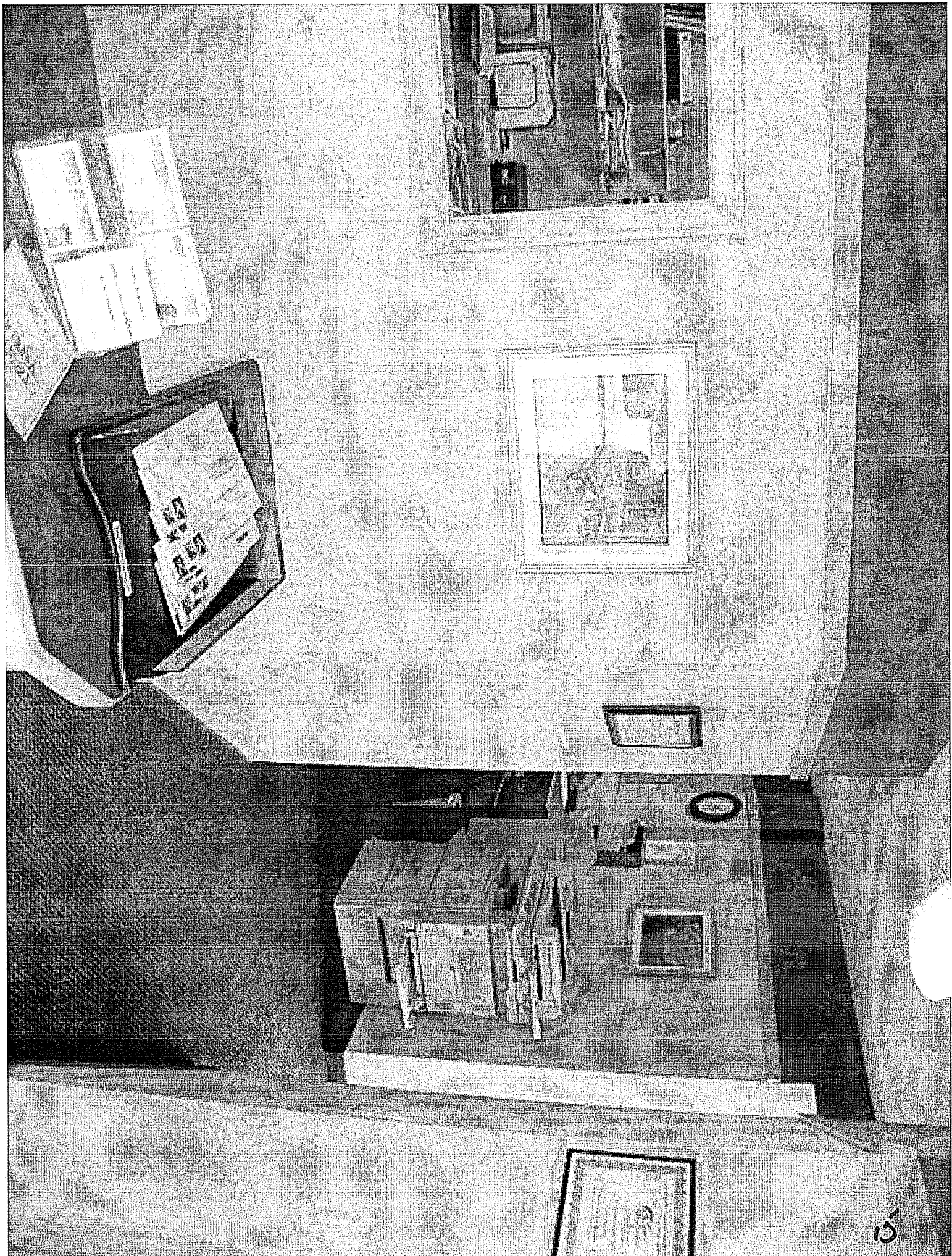


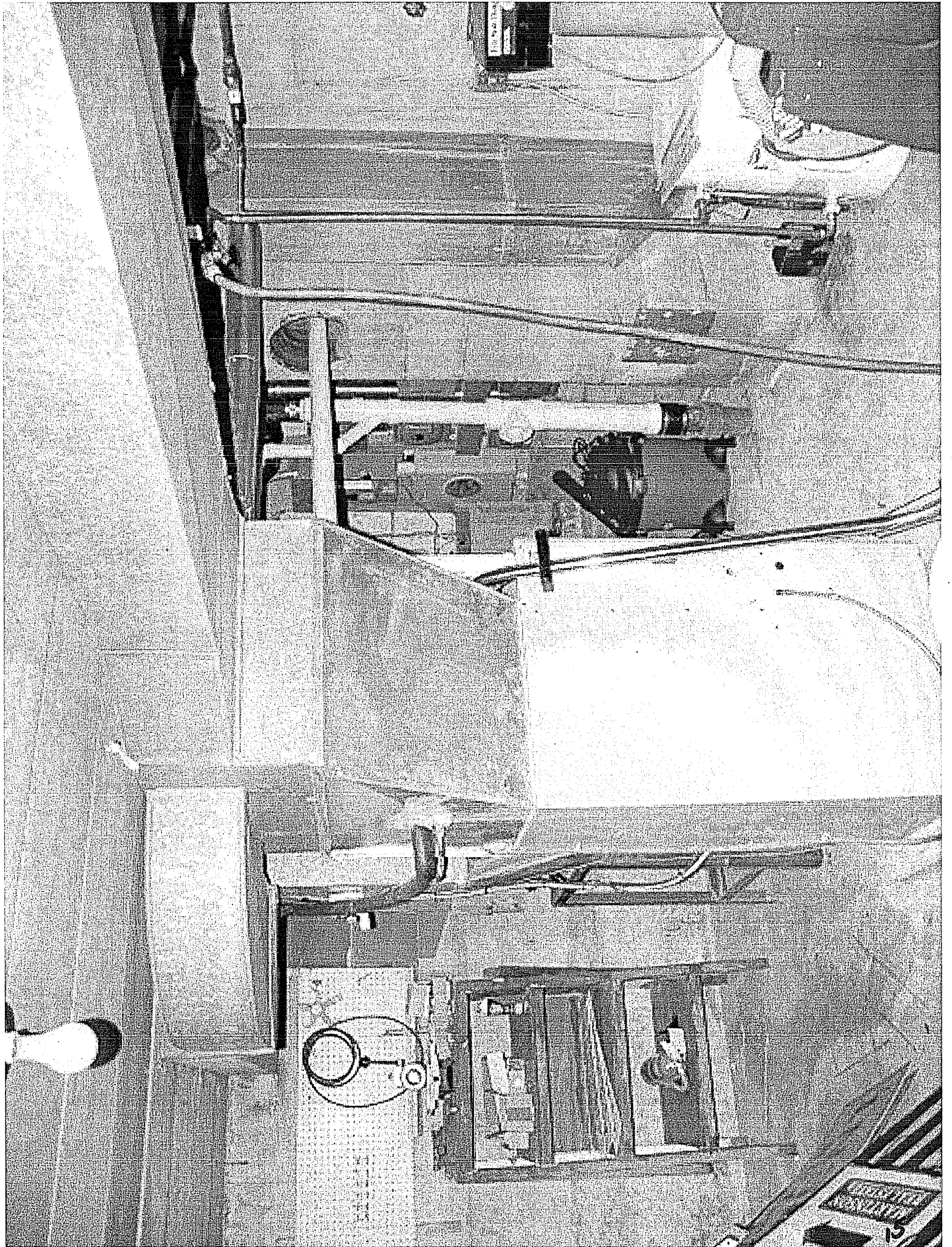






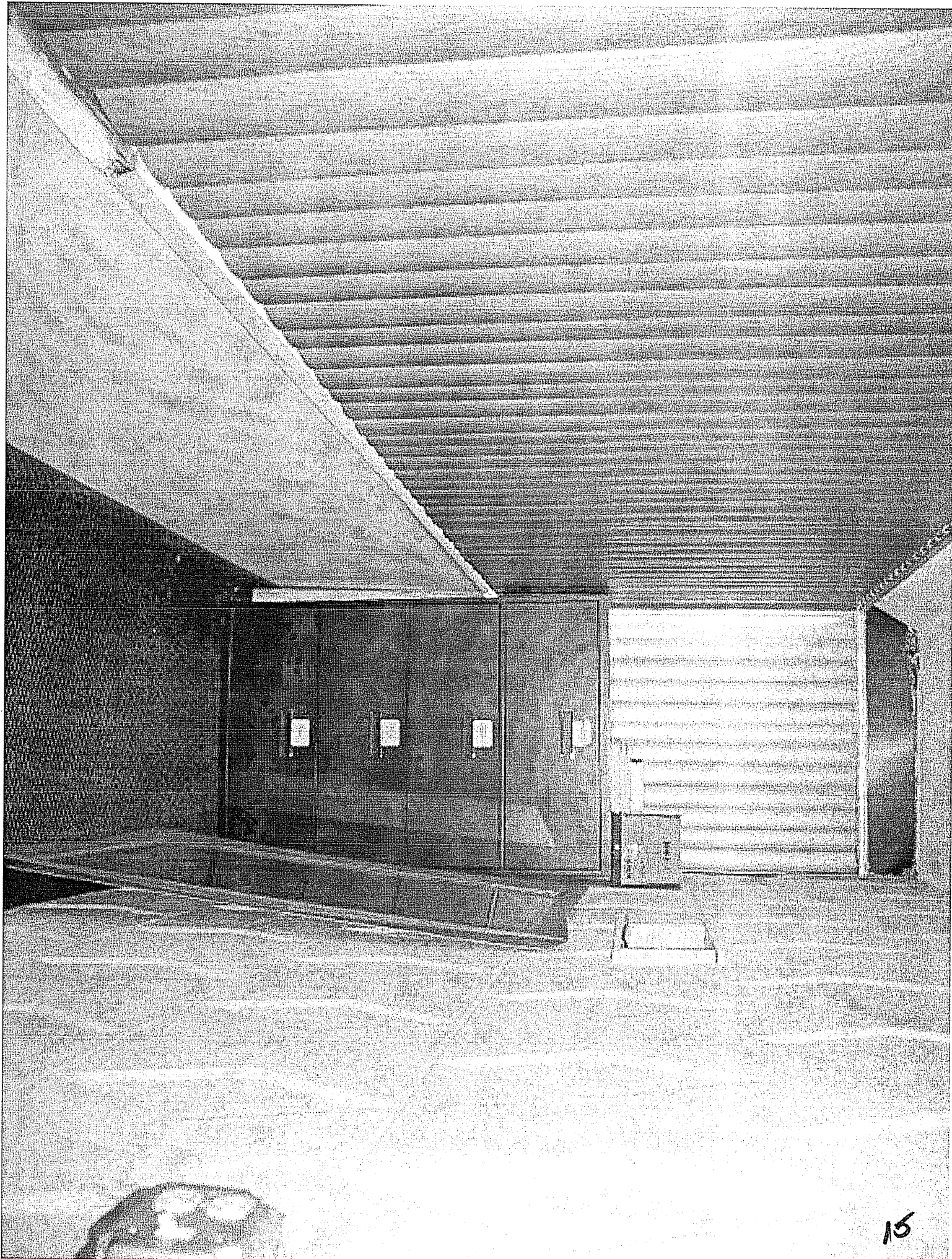


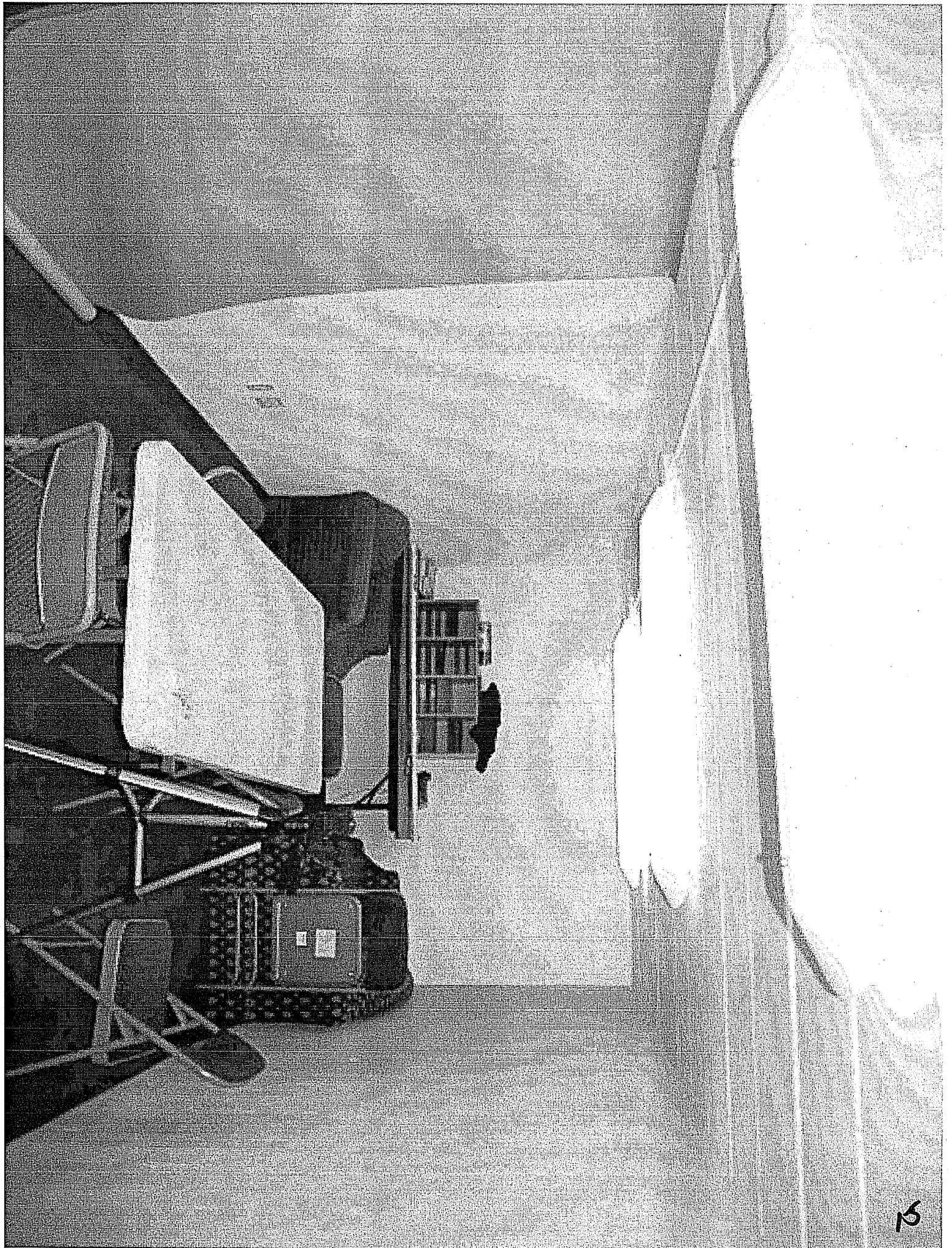


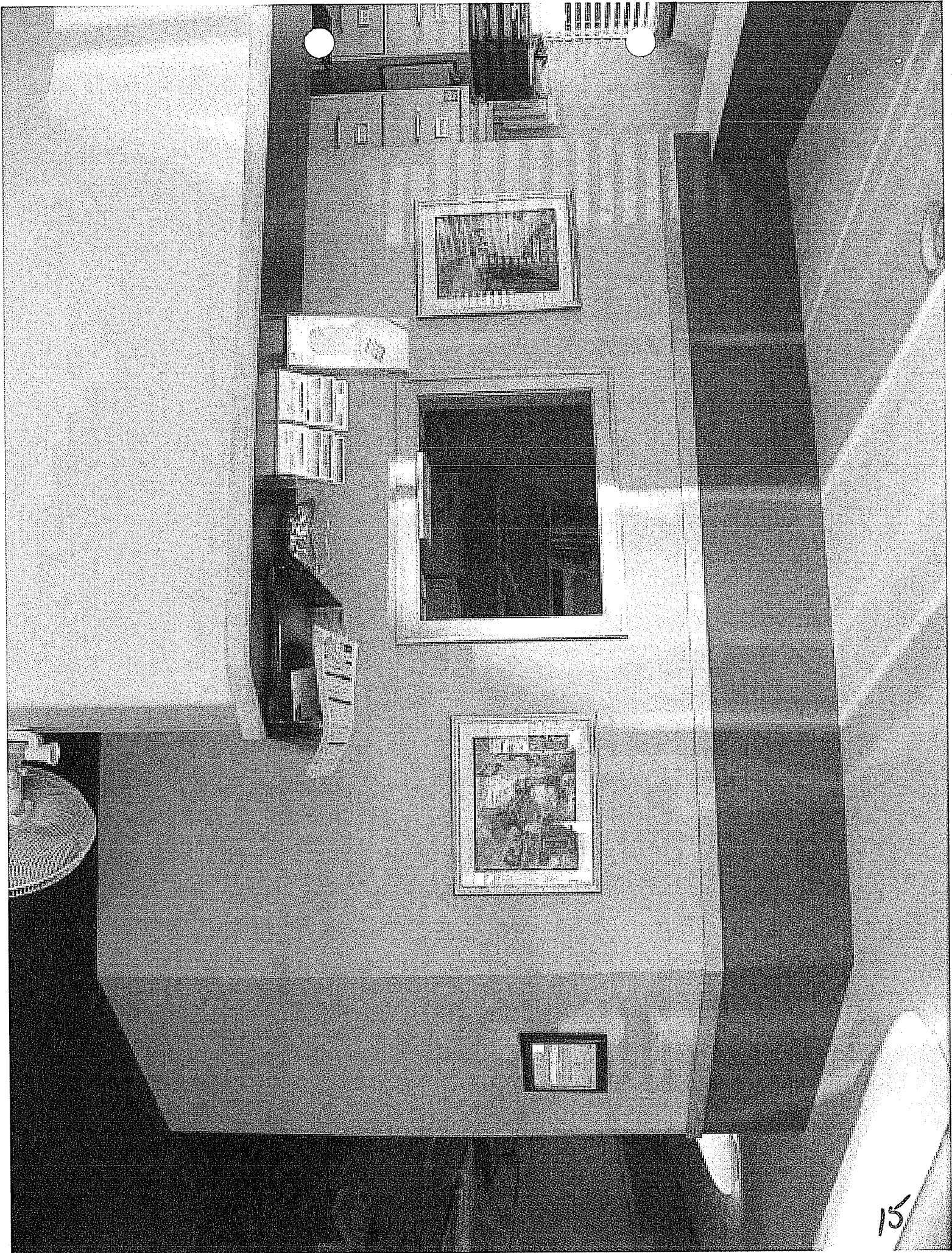


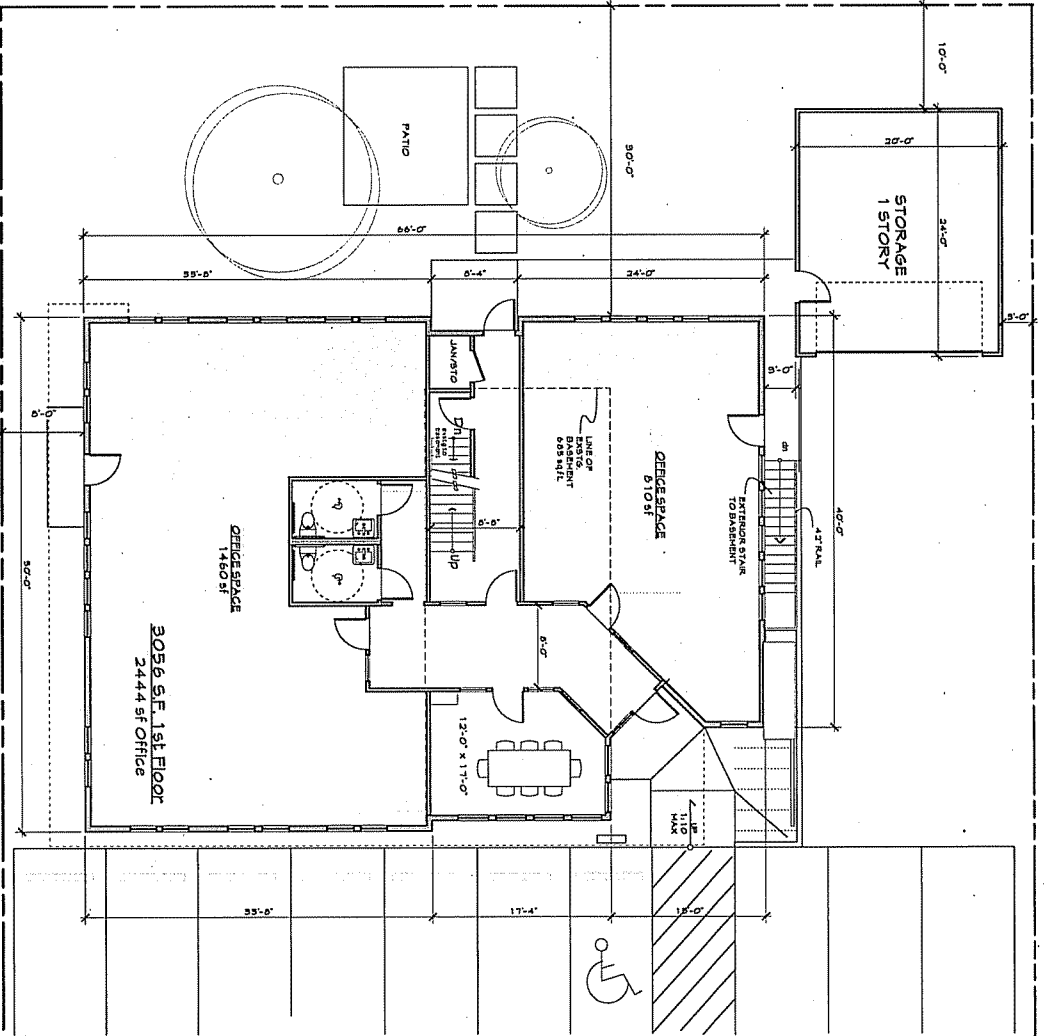
RENT
BDRM
244-6500
MARTINSON SIGN CO. INC.

EXIT









2 SECOND FLOOR PLAN
 Scale: 1/8" = 1'-0"

1 FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"

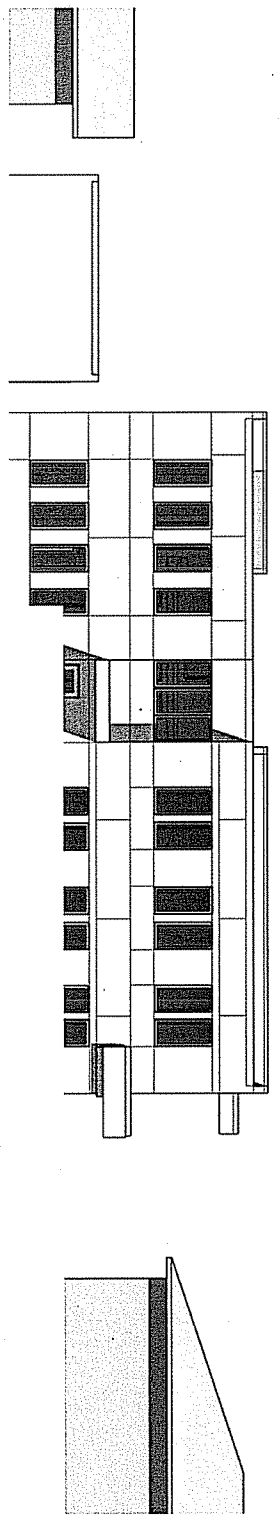
PRELIMINARY - NOT FOR CONSTRUCTION

Mark	Date	Description
06/06/01	06/06/01	Final Construction

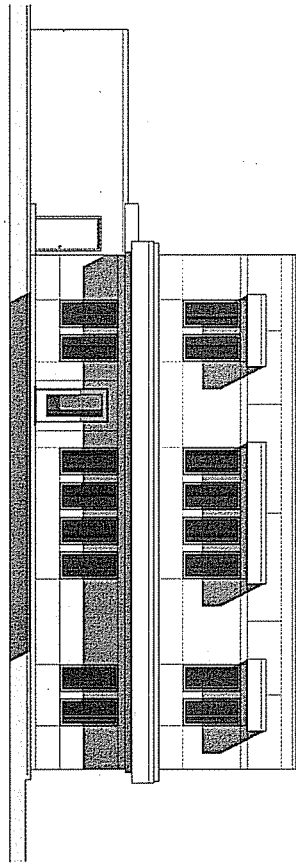
Drawn By: **RKS**
 Issue Date: **06/06/01**
 Sheet Title: **Floor Plans**

Project ID	Drawing No.
A-1	A-1
of	

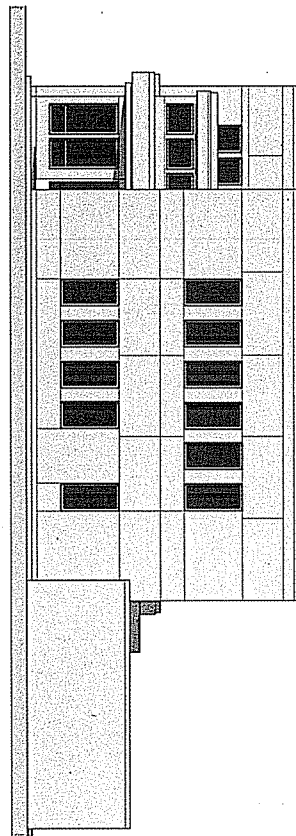
Design Coalition Inc.



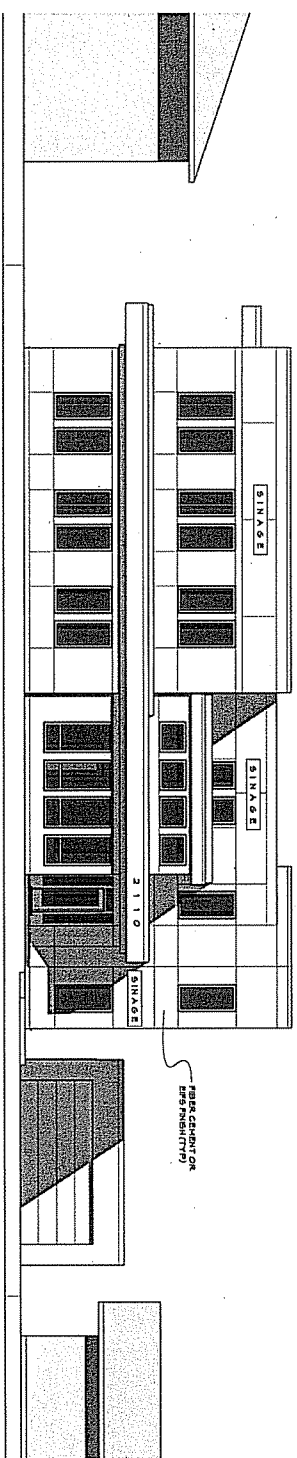
4 WEST ELEVATION
 A-2 Scale: 1/8" = 1'-0"



2 NORTH ELEVATION
 A-2 Scale: 1/8" = 1'-0"



1 EAST ELEVATION
 A-2 Scale: 1/8" = 1'-0"



**PRELIMINARY-
 NOT FOR
 CONSTRUCTION**

06/06/01 Submitted to

Plan Commission

Date | Description
 06/06/01 | Plan Commission

Project Title

New Office Building

Marlinton Real Estate

2110 N. Sherman Ave.

Madison, WI

Drawn By | Issue Date
 RKS | 06/06/01

Sheet Title

Elevations

Project ID | Drawing No.

A-2