



City of Madison

Proposed Rezoning

Location

1325 Greenway Cross

Applicant

Ryan Palmer – 1325GC, LLC/
Jeff Connelly – Strang, Inc

From: IL

To: CC-T

Existing Use

Multi-tenant building

Proposed Use

Rezone existing multi-tenant building

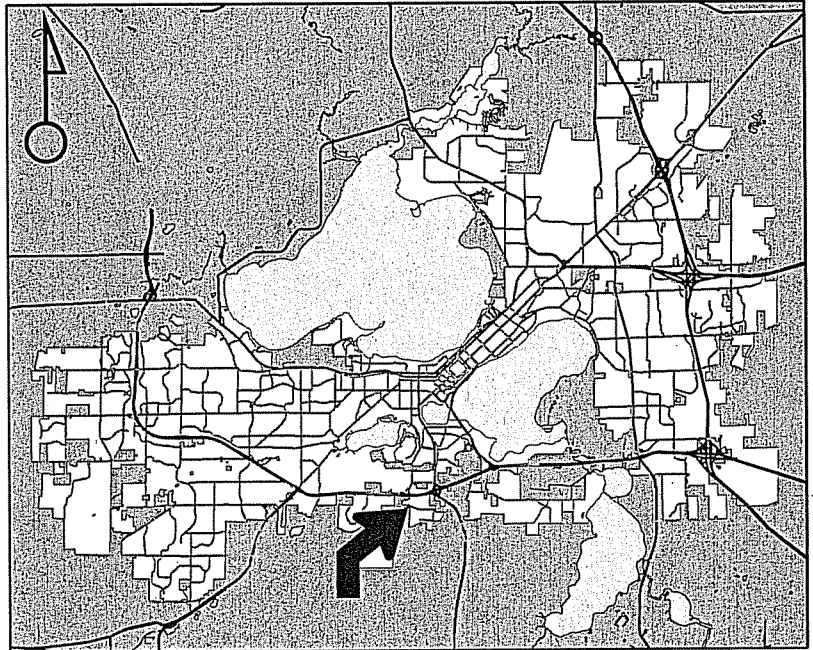
Public Hearing Date

Plan Commission

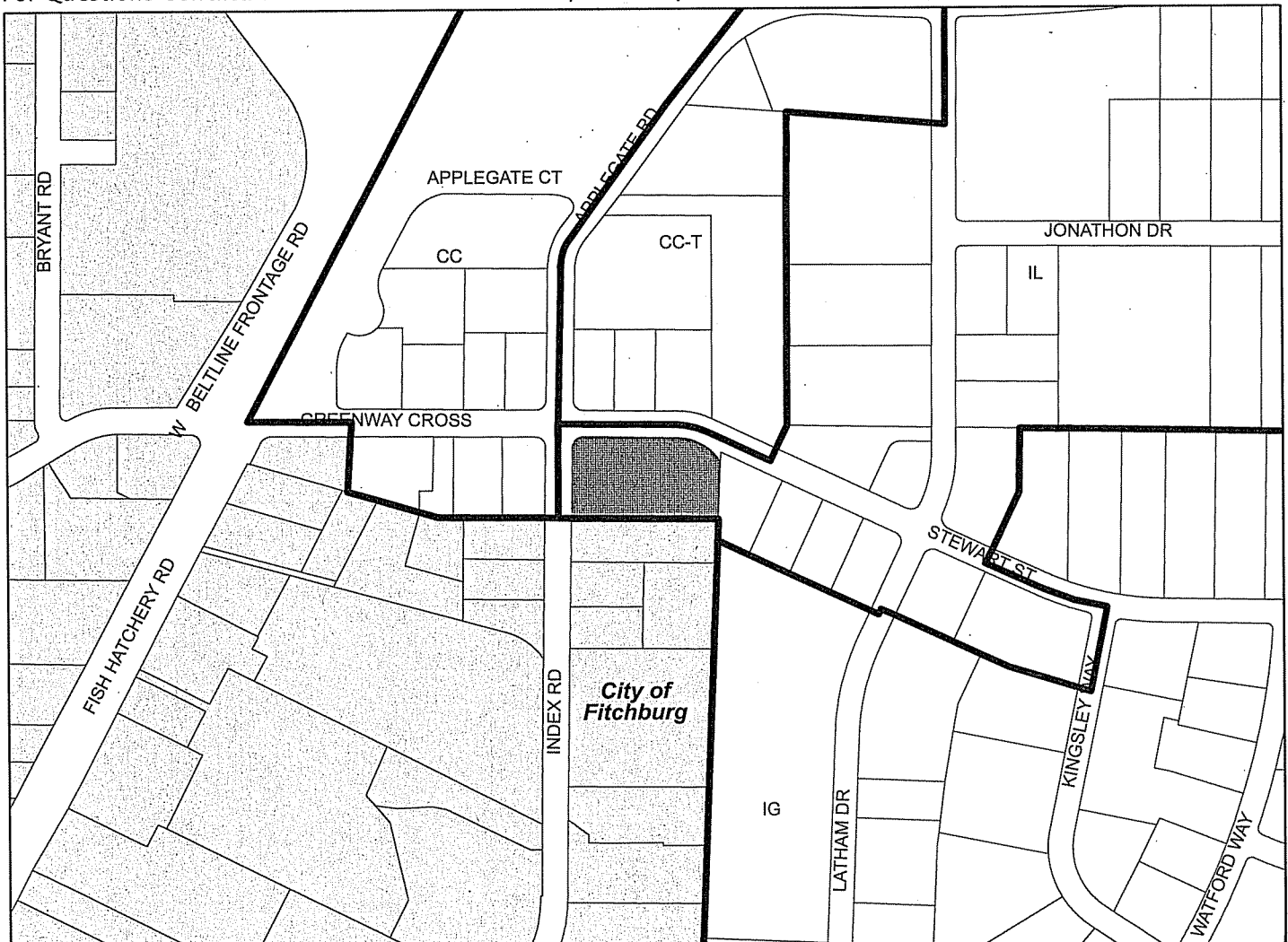
08 June 2015

Common Council

16 June 2015

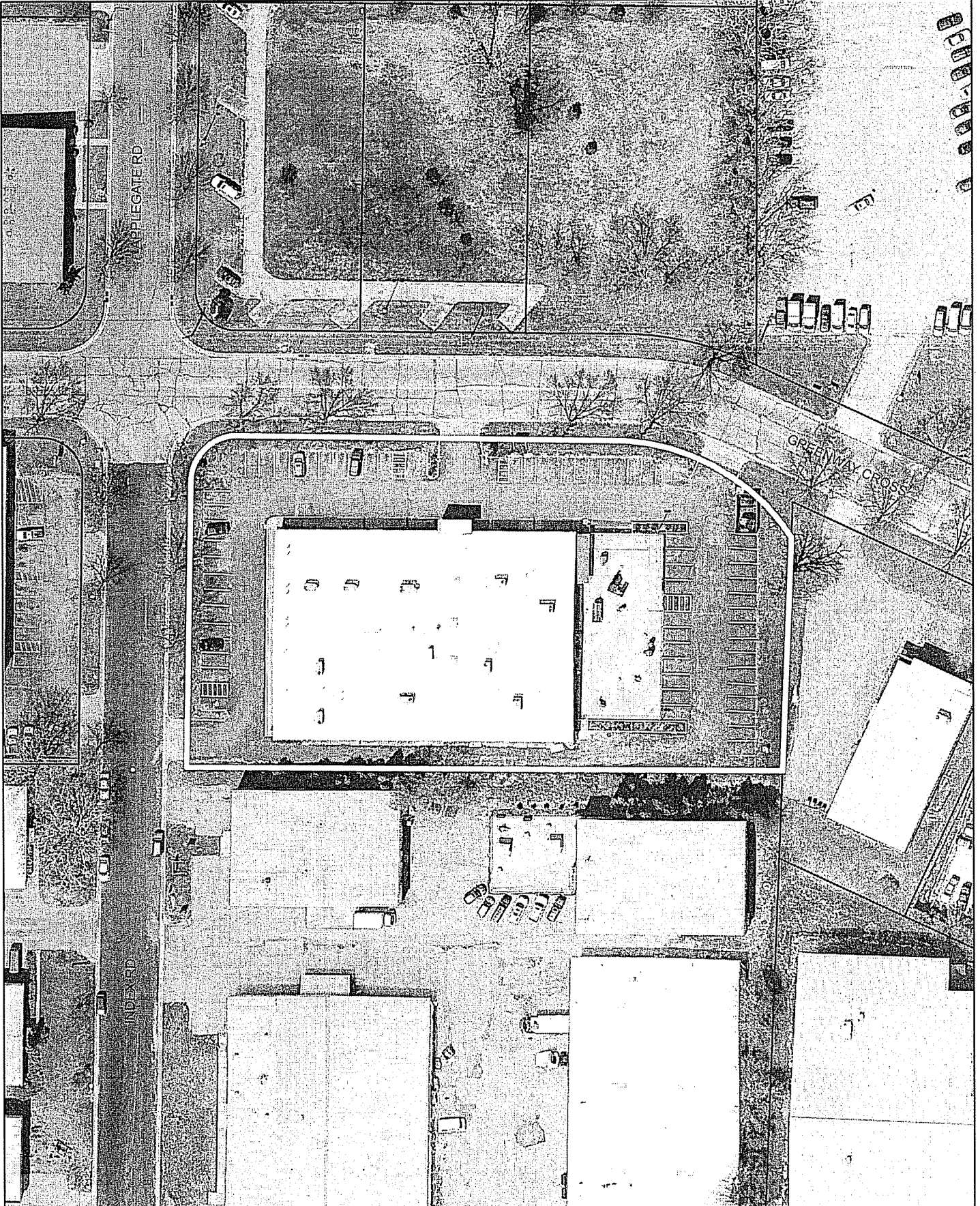


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 June 2015





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

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$ 1050</u>	Receipt No. <u>3098-0007</u>
Date Received <u>4/17/15</u>	
Received By <u>SK</u>	
Parcel No. <u>0609-031-0112-3</u>	
Aldermanic District <u>14 John Strasser</u>	
Zoning District <u>IL</u>	
Special Requirements <u>existing CU</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1325 Greenway Cross

Project Title (if any): Rezoning of property

2. This is an application for (Check all that apply to your Land Use Application):

- ☒ Zoning Map Amendment from Industrial Limited (IL) to Commercial Corridor - Transitional (CC-T)
- ☐ 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: Larry Barton Company: Strang, Inc.
Street Address: 6411 Mineral Point Road City/State: Madison, WI Zip: 53705
Telephone: (608) 276-9200 Fax: (608) 276-9204 Email: barton@strang-inc.com

Project Contact Person: Jeff Connelly Company: Strang, Inc.
Street Address: 6411 Mineral Point Road City/State: Madison, WI Zip: 53705
Telephone: (608) 276-9201 ext 131 Fax: (608) 276-9204 Email: connelly@strang-inc.com

Property Owner (if not applicant): Ryan Palmer; 1325GC, LLC (c/o 360 Commercial Real Estate)
Street Address: 701 E. Washington Ave., Ste. 113 City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Requesting the rezoning of the property from Industrial Limited (IL) to Commercial Corridor - Transitional (CC-T)

Development Schedule: Commencement n/a Completion n/a

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/alterd 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 ½ 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.

☒ **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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

☒ **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.

☐ **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:
Email sent to District 14 Alder John Strasser on April 16th (see attached waiver). Property owner to notify neighboring businesses.

→ 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: Matt Tucker Date: 4/10/15

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

Name of Applicant Larry Barton Relationship to Property: Architect of Record

Authorizing Signature of Property Owner [Signature] Date 4/17/2015

Sole Member 1325 GC, LLC



April 22, 2015

City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent
1325 Greenway Cross - Property Rezoning
Strang Project No. 2013083

Dear Members of the Plan Commission and Common Council,

Please find the enclosed drawings for the proposed rezoning of the property located at 1325 Greenway Cross (parcel # 060903101123). On behalf of the client (1325GC LLC), Strang Inc. is making this submittal for your consideration. We are submitting for approval at the June 22nd plan commission meeting and July 7th common council meeting. Drawing attachments consist of a site plan that shows the current configuration of the site and includes the building with tenant designations.

The existing 1.6 acre property located at the corner of Greenway Cross and Index Road is currently in an Industrial Limited (IL) district. The property across the street was rezoned to Commercial Corridor – Transitional (CC-T) shortly after the zoning code rewrite in 2013. Our proposal is to rezone the 1325 Greenway Cross property to the Commercial Corridor – Transitional district (CC-T). The CC-T district fits this mixed use commercial property that is intended for service businesses. The property remains automobile oriented but yet is seated along the Madison Metro transit route which encourages other means public transportation. Additional bicycle parking will also be added as part of a recent conditional use application. Prior to the zoning re-write in 2013, this property was zoned C3L which was a commercial service and distribution district. The rezoning to Industrial Limited (IL) did not coincide with the building intent as a mixed use service building, thus our request to rezone the property at this time.

The existing mixed-use building on the property is a non-sprinklered, type 5B, one story, 22,535 gsf. structure. Existing tenants in the building include Greenway Crossing Montessori School located in Suite 101 (9735 sf) which is a daycare/primary school use and Community Care Systems located in Suite 104 (487 sf) which is a non-profit office use. A proposed Salon to be located in Suite 105 (1198 sf) has been submitted for plan commission review at the upcoming May 18th meeting. Sixteen bicycle parking stalls will be added as part of this project to bring the property up to current zoning requirements.

No additional site modifications will take place as part of the re-zoning process. The existing asphalt parking lot contains the following number of automobile and bicycle parking stalls:

AUTOMOBILE PARKING:
TOTAL PARKING REQUIRED: 51 OFF-STREET PARKING STALLS
TOTAL EXISTING PARKING PROVIDED: 68 EXISTING OFF-STREET PARKING STALLS

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN



BICYCLE PARKING:
TOTAL BICYCLE STALLS REQUIRED = 15 STALLS
TOTAL BICYCLE STALLS PROVIDED = 16 STALLS

The property owner has received additional interest from prospective tenants looking for leased space in the building. Many times the delay in schedule having to submit a conditional use has led them to look at other properties some of which have been outside of the city of Madison. Therefore, with the approval of our proposal to rezone the property as a CC-T district, we can simplify the process for future prospective tenants.

Thank you in advance for your time and attention to this project. Feel free to contact me with any questions.

Sincerely,
Strang, Inc.

Larry Barton, AIA, LEED AP
President



1325 GREENWAY CROSS PROPERTY REZONING

MADISON, WISCONSIN

Project No.: 2013 083



Sheet Index

GENERAL	
T001	TITLE SHEET
ARCHITECTURAL	
C201	SITE LAYOUT PLAN

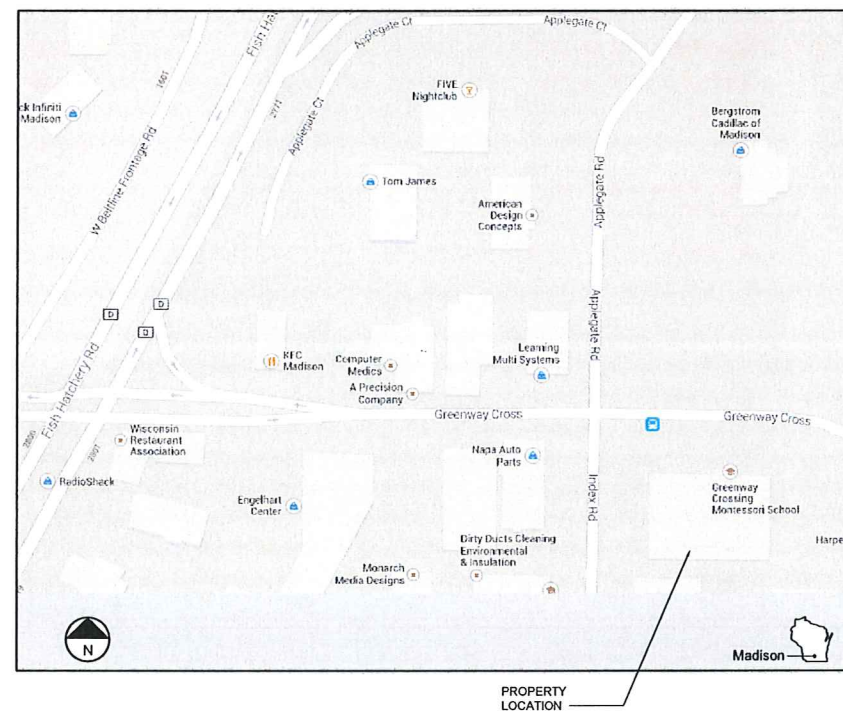
Design Team

Strang, Inc.

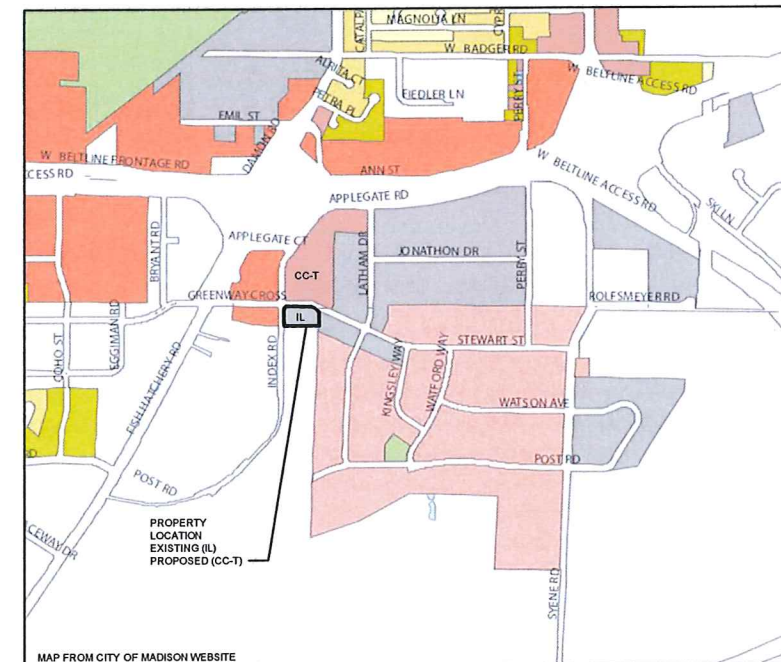
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC.
6411 MINERAL POINT ROAD
MADISON, WI 53705-4395
T/ 608 276 9200
F/ 608 276 9204

Location Map



Zoning Map



REZONING
APPROVAL

4-22-2015

DRAWING SET	APPROVAL
COPYRIGHT	2015
STRANG, INC.	
FILE NAME	2013083_TS01
REVISIONS	

DRAWN	JWC
CHECKED	LLB
DATE	4-22-2015
PROJECT NO.	2013083
PROJECT TITLE	

GREENWAY CROSS
PROPERTY
REZONING

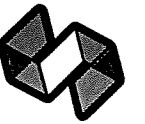
1325 GREENWAY CROSS
MADISON, WISCONSIN

SHEET TITLE

TITLE SHEET

SHEET NO.

T001



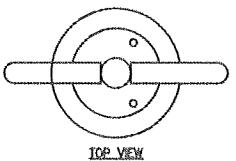
STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC.
6411 MINERAL POINT ROAD
MADISON, WI 53705-4395
T/ 608 276 9200
F/ 608 276 9204

GENERAL NOTE:
BIKE RACK DETAIL SHOWN WAS
PART OF A SUBMITTED
CONDITIONAL USE APPLICATION
WHICH IS AWAITING UPCOMING
PLAN COMMISSION MEETING ON
MAY 18TH.

BASIS OF DESIGN:
MADRIX PAR-2 RING TYPE
BIKE RACK (OR EQUAL)
PROVIDE POWDERCOAT FINISH
COLOR: BLACK



REZONING
APPROVAL

4-22-2015

DRAWING SET	APPROVAL
COPYRIGHT	2015
STRANG, INC.	
FILE NAME	2013083_C201.DWG
REVISIONS	
DRAWN	JWC
CHECKED	LLB
DATE	4-22-2015
PROJECT NO.	2013083
PROJECT TITLE	

GREENWAY CROSS
PROPERTY
REZONING

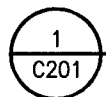
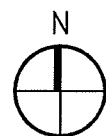
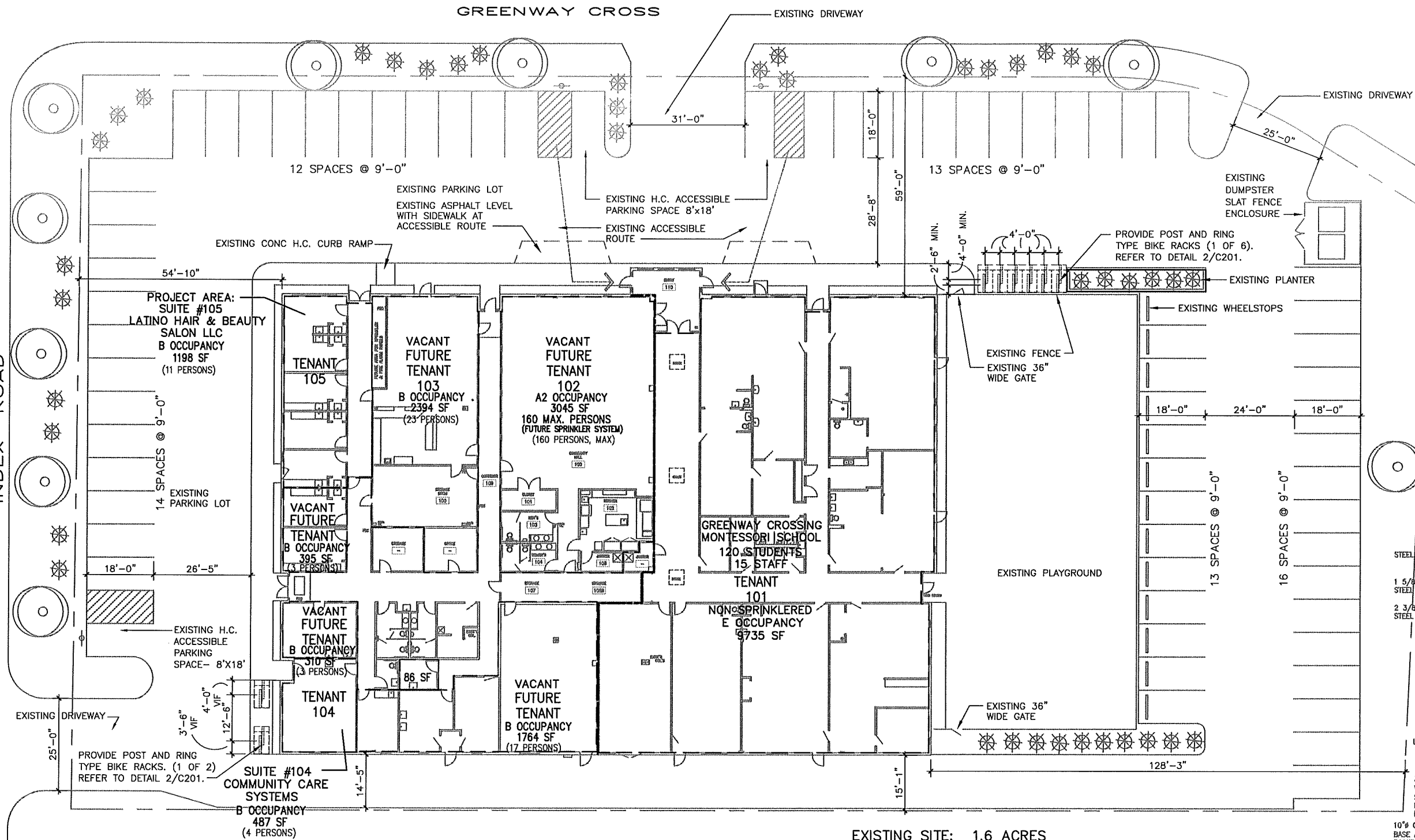
1325 GREENWAY CROSS
MADISON, WISCONSIN

SHEET TITLE

SITE LAYOUT PLAN

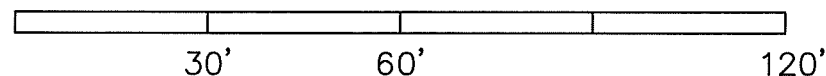
SHEET NO.

C201



SITE LAYOUT PLAN

SCALE: 1" = 30'



GENERAL NOTE:
THE TENANT LOCATED ON THE ABOVE PLAN IN SUITE
105 AND BIKE PARKING SHOWN ON THE PLAN WERE
PART OF A SUBMITTED CONDITIONAL USE
APPLICATION WHICH IS AWAITING UPCOMING PLAN
COMMISSION MEETING ON MAY 18TH.

EXISTING SITE: 1.6 ACRES

PARCEL # 060903101123

EXISTING PROPERTY ZONING: INDUSTRIAL LIMITED (IL)

PROPOSED PROPERTY ZONING: COMMERCIAL CORRIDOR - TRANSITIONAL (CC-T)

EXISTING BUILDING SQUARE FOOTAGE: 22,535 SF

REQUIRED AUTO PARKING

NURSERY SCHOOL (MIN. 1 PER 15 CLIENTS) = $141/15 = 10$ SPACES REQ'D

GENERAL SERVICES/OFFICE (MIN. 1 PER 400 SF) $6548 \text{ SF} / 400 = 17$ SPACES REQ'D

FUTURE RECEPTION (MIN. 15% CAPACITY) = $160 \times .15 = 24$ SPACES REQ'D

TOTAL AUTO PARKING REQUIRED:

51 TOTAL SPACES REQ'D

TOTAL AUTO PARKING PROVIDED:

68 TOTAL SPACES PROVIDED

REQUIRED BIKE RACKS

NURSERY SCHOOL (MIN. 1 PER 5 EMPLOYEES) = $15/3 = 3$ SPACES REQ'D

GENERAL SERVICES/OFFICE (MIN. 1 PER 2000 SF) $6548 \text{ SF} / 2000 = 4$ SPACES REQ'D

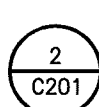
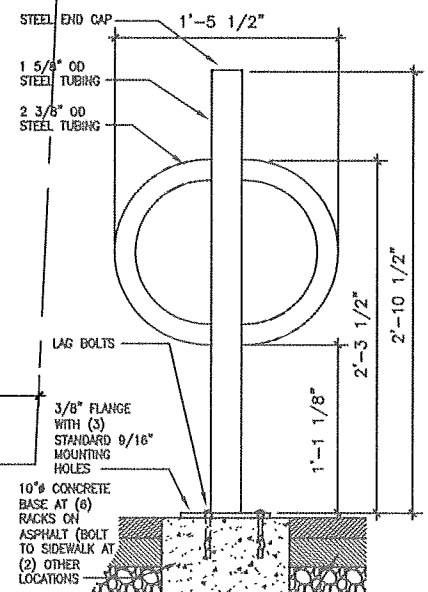
FUTURE RECEPTION (MIN. 15% CAPACITY) = $160 \times .05 = 8$ SPACES REQ'D

TOTAL BIKE PARKING REQUIRED:

15 TOTAL SPACES REQ'D

TOTAL BIKE PARKING PROVIDED:

16 TOTAL SPACES PROVIDED



TYP. BIKE RACK

SCALE: NTS