



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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
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): Salon Suite 105

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

- Zoning Map Amendment from _____ to _____
- 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 conditional use for Salon in tenant space 105.
 Property district zoned: Industrial Limited.

Development Schedule: Commencement June 2015 Completion August 2015

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/altered 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:
3/30/15 Notified Dist. 14 Alder John Strasser. John waived the 30 day notification (attached email). 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: _____ Date: _____

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  13256, LLC Date 4/07/2015

Jeff Connelly

To: Jeff Connelly
Subject: FW: 1325 Greenway Cross, Madison - Conditional Use Alder Notification

From: Strasser, John [mailto:district14@cityofmadison.com]
Sent: Monday, March 30, 2015 3:28 PM
To: Jeff Connelly; Tucker, Matthew
Cc: Moskowitz, Jacob; Anderson, Patrick; Ryan Palmer; Janine Punzel
Subject: RE: 1325 Greenway Cross, Madison - Conditional Use Alder Notification

I am comfortable waiving the 30 day notification requirement on this project,

John Strasser

Alder John R. Strasser
Madison Common Council, District 14
(c) 608-271-1080
To receive automatic updates from me go to:
<https://www.cityofmadison.com/council/district14/blog/>

From: Jeff Connelly <Connelly@strang-inc.com>
Sent: Monday, March 30, 2015 12:46:34 PM
To: Strasser, John
Cc: Moskowitz, Jacob; Anderson, Patrick; Ryan Palmer; Janine Punzel
Subject: 1325 Greenway Cross, Madison - Conditional Use Alder Notification

Good afternoon Mr. Strasser,

I'm writing to inform you of our clients desire to submit a conditional use application for two Salon tenants within the single story tenant building located at 1325 Greenway Cross. I spoke briefly with Jacob Moskowitz with City of Madison Zoning on Friday March 20th to discuss this project. The site is classified as an Industrial Limited District in which a Salon would be allowed as a conditional use with Plan Commission approval. Back in April of 2014 we applied for a conditional use for a Banquet Hall in this same building (Suites 102 and 103). That project (also a conditional use) was submitted for Plan Commission review and was approved. However, it was canceled during the construction document process and will not occur. The proposed bicycle parking requirement from that submittal will be transferred to this submittal to meet Zoning and Plan Commission requirements.

The owner would like us to move forward right away on this CUP submittal for the Salon tenant 105. The next submittal deadline is Wednesday April 8th for a May 18th Plan commission Meeting. With that deadline of the 8th we once again will need your waiver of the 30 day notice. Ryan Palmer (the property owner) will once again notify the surrounding businesses of the plans for the Salon tenants. I have attached a copy of the site plan with the floor plan incorporated to assist you with the proposed locations. Let me know if you would like to meet to discuss or if the attachments are sufficient for your needs. Some additional background on the building. Back in 2012 another Salon occupied this same suite area in the building. They moved out June of 2013, thus the existing conditional use for that project has expired requiring us to resubmit.

Feel free to contact me with any questions. We will use your response to this email for the alder waiver and notification requirement that goes with the conditional use submittal. Ryan Palmer will contact the local businesses.

Thanks

Jeff Connelly, AIA

Architect, Associate

Strang, Inc.

6411 Mineral Point Rd., Madison, WI 53705

t: 608-276-9201 x131 | e: Connelly@strang-inc.com