



September 17, 2007

City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985 Street

RE: Conditional Use Permit Application – Resubmittal of Site, Fire Access, and Site Lighting
1513 Lake Point Dr., Madison

Dear Commission members and Planning and Development Staff:

On behalf of the owner, Scott Norton, I am resubmitting the site, fire access, and site lighting plans as supplements to the previous application and drawing package for conditional use. We are seeking approval of a proposed drive-thru to be located within a new retail and office development, located at 1513 Lake Point Drive.

In an effort to address some concerns brought forth by City Traffic, we have asked to resubmit the site plan, fire access plan, and site lighting plan - sheets A1.0, A1.1, A1.2 respectively. The extent of changes as discussed with City Traffic engineer John Leach include the reconfiguring the drive-thru exit onto the westerly drive to avoid vehicle congestion at the south entrance off of West Broadway onto the site. Secondly, the north entrance onto the site from Lake Point Drive has moved to the east, providing a more central location onto the site. This entrance is located directly across from an existing roadway to the north of Lake Point Drive. The third adjustment at the request of City Traffic is to show a future building and parking layout for Lot 3, visually showing how each lot may interconnect at a future build-out condition.

The fire access plan has been revised accordingly to represent the required hose lay distances and fire access lanes for the proposed project, due to the revisions in entrance drive locations. The site lighting plan has been revised due to minor adjustments at the entrance drive locations as well. The remaining plans including grading and landscaping do not have extensive changes, but will be adjusted accordingly based on approval of the conditional use.

I hope that you find this development proposal acceptable and invite you to contact our office should you have any further questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Shulfer', is written over a horizontal line.

Steve Shulfer, AIA.
Shulfer Architects, LLC

Attachments: (7) full size A1.0, A1.1, A1.2 / (7) 11x17 size A1.0, A1.1, A1.2