

CITY OF MONONA: APPLICATION FOR PLAN COMMISSION REVIEW

It is the responsibility of the applicant to contact the City Planner at (608)222-2525 prior to submittal of application materials to discuss the process and any questions or concerns you might have, and how to be included on a Plan Commission Agenda. Please note that your application will not be put on the agenda until all materials are received at the City Planning office.

APPLICANT:

Name Steve Doran
Company SWD Aquisitions, LLC.
Address 6430 Bridge Road, Ste 230
City Madison
State/Zip Wisconsin
Telephone 608-327-4000
Fax _____
Email sdoran@lee-associates.com



THE APPLICANT WILL BE REPRESENTED BY:

The owner’s representative (if any) will receive all official correspondence.

Name Brad Koning
Company Shulfer Architects, LLC.
Address 1918 Parmenter St. Ste. 2
City Middleton
State/Zip Wisconsin
Telephone 608-836-7570
Fax _____
Email bkoning@shulferarchitects.com

PROPERTY INFORMATION:

Address 101 W Broadway Ave.
Current Zoning Community Design District
Owner Broadway Hotel Partners, LLC
Owner’s Address 4802 Tradewinds Pkwy Madison WI
Existing Use of the property AmericInn Hotel

DESCRIPTION OF YOUR POROPSAL:

Please attach a letter explaining your proposal in detail.

Include a description of items including: the current and proposed business, hours of operation, number of employees, number of anticipated visitors per day, number of parking stalls, how and where deliveries are made, the modifications or additions to be made to the property, etc.

Signature: _____
Date: _____

For use by City Planner:

Date received _____
Amount paid _____
Permit Number _____
Date scheduled for review _____



October 13, 2014

City of Monona
Sonja Reichertz
City Planner & Assistant Economic Development Director
5211 Schluter Road
Monona, WI 53716

RE: Informational Plan Commission Review Submittal
Multi-Tenant Development – 101 W. Broadway Ave.

Ms. Reichertz,

On behalf of SWD Acquisitions, LLC. I am submitting this letter of intent and application for an Informational review of a proposed multi-tenant development to a Community Design District zoned property to be located in the outlot of 101 W. Broadway Ave.

Project Overview:

Proposed is an 8,643 gsf multi-tenant building for the use of restaurant, office and retail. The construction of this building would consist of load bearing wood walls, slab on grade flooring, and low-slope wood truss roof structure sloping to the south of the property. Sixty three (63) parking stalls are shown to the west and east of the building, with the building placed adjacent to Broadway Ave. An additional 43 stalls will remain as part of the AmericInn Hotel parking areas. It is the intent of the development to utilize shared parking facilities in an effort to maximize parking lot efficiency. We feel that although the parking does not meet the minimum required for each individual use, having the flexibility between all occupancies will provide sufficient parking throughout the day. A drive-thru is desired for a potential restaurant, having light to medium volume.

The project will be generously landscaped to provide a neat and inviting appearance. Although there are several of the existing trees identified for removal, we are prepared to populate the site with sufficient large caliper trees that will continue to provide the site with natural screening. There is a proposed pedestrian connection from the existing sidewalk along Broadway Ave. to the building entrance. A sidewalk will front the building to the north and allow for sufficient bicycle stalls for those customers who choose to use alternative methods of transportation. Adequate site lighting will be provided in the parking areas, with full cut off lenses to shield unwanted light to the surrounding areas.

Tenant store fronts consist of large areas of clear glass for greater visibility, as well as variation of the building façade to highlight store front entrances and represent the tenants brand and franchise colors. The use of various materials to create a human scale to the building while maintaining areas for signage allows for greater visibility to the tenants and customers.



In summary, the project will consist of the general criteria listed below:

Zoning District:

The property is currently zoned Community Design District– the proposed use is allowable for this zoning district with a conditional use for the drive-thru.

Project Schedule:

Construction Start:	March, 2015
Substantial Completion:	July, 2015
Tenant Build-out Completion	August, 2015

Project Design Team:

The key individuals and firms involved in this planning and design process include:

Owner:

SWD Acquisitions, LLC.
6430 Bridge Road, Ste 230
Madison, WI 53713

Architect

Shulfer Architects, LLC.
Brad Koning, AIA
1918 Parmenter St., Suite 2
Middleton, WI 53562

Building General Contractor:

TBD

Civil Engineer:

Professional Engineering, LLC
818 N. Meadowbrook Lane
Waunakee, WI 53597

I hope that you find this Conditional Use Application acceptable and invite you to contact our office should you have any further questions.

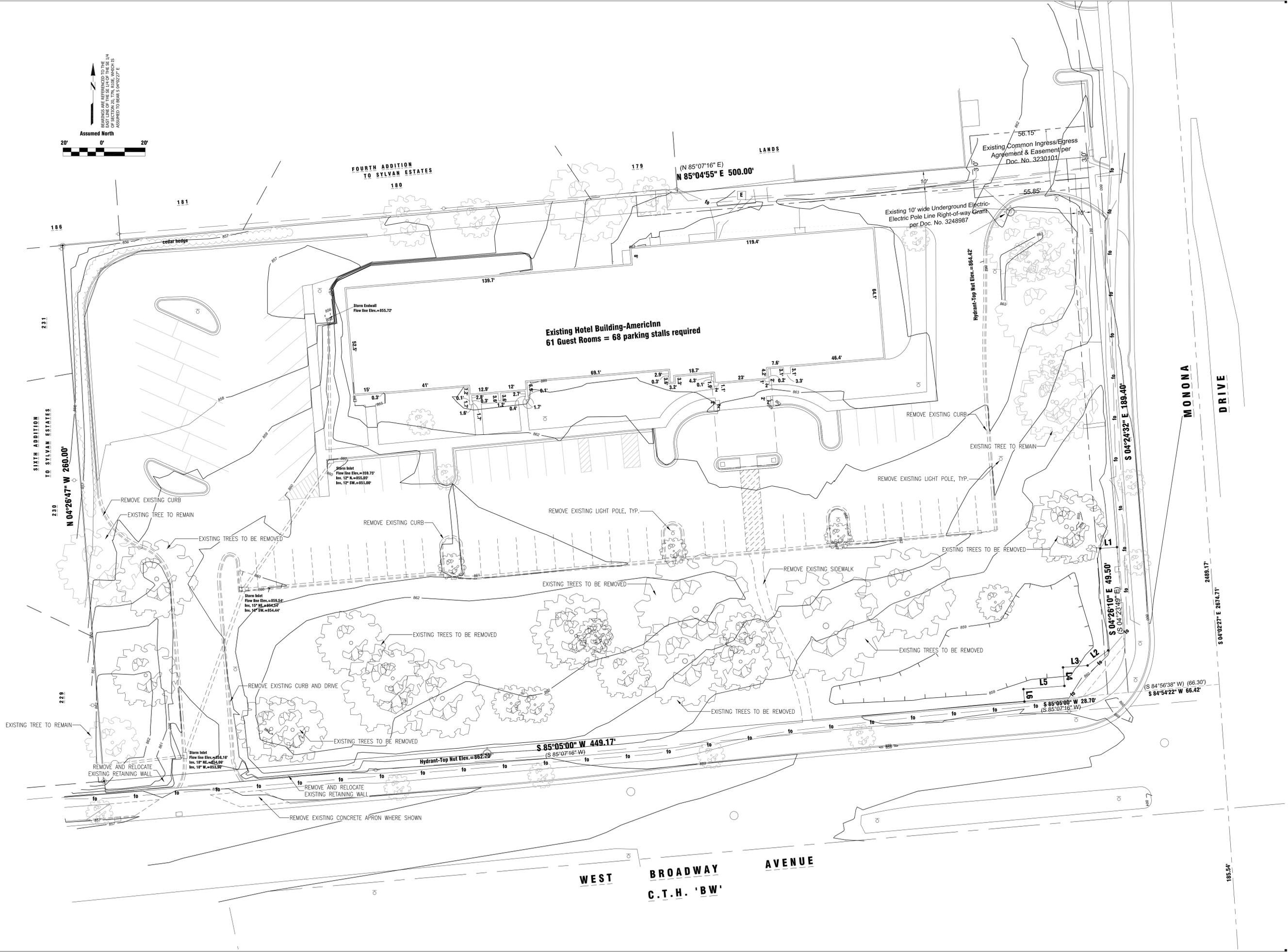
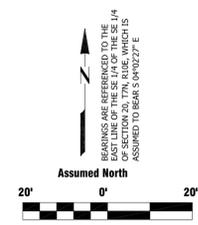
Respectfully,

A handwritten signature in black ink that reads 'Bradley Koning'. The signature is written in a cursive, flowing style.

Brad Koning, AIA.
Shulfer Architects, LLC

Attachments:

Conceptual Site Plan
Conceptual Building Elevations



AMERIC-INN OUTLOT
REDEVELOPMENT
101 W. BROADWAY AVENUE
MONONA, WISCONSIN

EXISTING/DEMOLITION SITE PLAN
1"=20'-0"

10.13.14
PC Submittal-Info

A1.1

PLAN KEY

- 1 NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY STANDARDS
- 2 24" CURB AND GUTTER
- 3 18" CURB AND GUTTER
- 4 CONCRETE SIDEWALK
- 5 VAN ACCESSIBLE STALL, TYP.
- 6 VAN ACCESSIBLE PARKING SIGN, TYP.
- 7 PAVEMENT STRIPING, TYP.
- 8 CURB RAMP
- 9 DETECTABLE WARNING FIELD
- 10 7' HIGH STOP SIGN
- 11 BIKE RACK TO BE U-SHAPED SURFACE MOUNTED BICYCLE RACKS (MADRAX U190-SF-G)
- 12 TRASH ENCLOSURE, SEE ARCHITECTURALS
- 13 BIORETENTION
- 14 DRIVE-THRU
- 15 THICKENED EDGE CONCRETE SIDEWALK
- 16 EX CURB AND GUTTER
- 17 EX SIDEWALK
- 18 LIGHT POLE

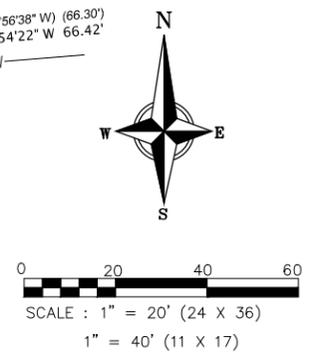
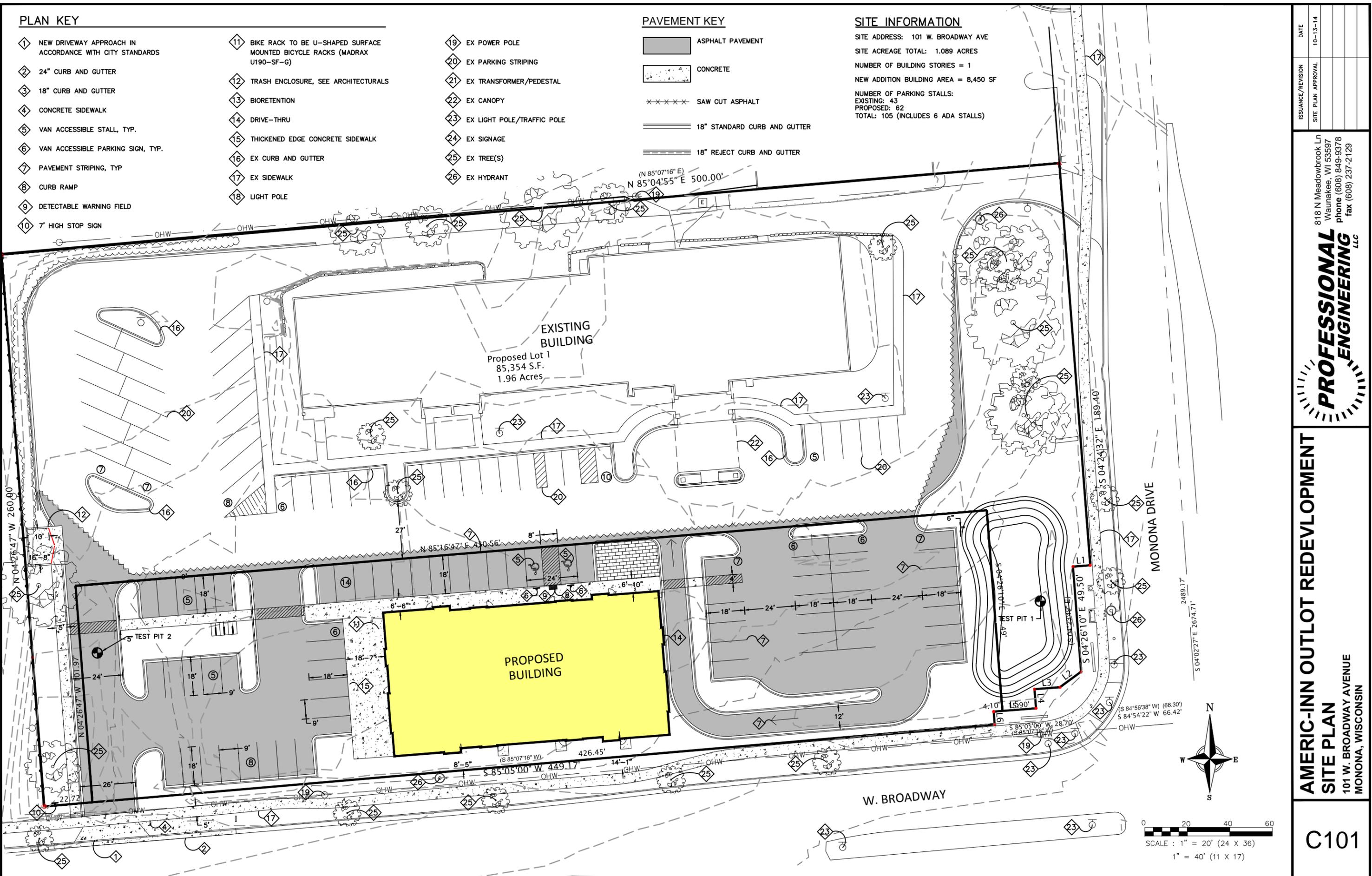
- 19 EX POWER POLE
- 20 EX PARKING STRIPING
- 21 EX TRANSFORMER/PEDESTAL
- 22 EX CANOPY
- 23 EX LIGHT POLE/TRAFFIC POLE
- 24 EX SIGNAGE
- 25 EX TREE(S)
- 26 EX HYDRANT

PAVEMENT KEY

- ASPHALT PAVEMENT
- CONCRETE
- SAW CUT ASPHALT
- 18" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER

SITE INFORMATION

SITE ADDRESS: 101 W. BROADWAY AVE
 SITE ACREAGE TOTAL: 1.089 ACRES
 NUMBER OF BUILDING STORIES = 1
 NEW ADDITION BUILDING AREA = 8,450 SF
 NUMBER OF PARKING STALLS:
 EXISTING: 43
 PROPOSED: 62
 TOTAL: 105 (INCLUDES 6 ADA STALLS)



ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	10-13-14

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

AMERIC-INN OUTLOT REDEVELOPMENT
SITE PLAN
 101 W. BROADWAY AVENUE
 MONONA, WISCONSIN

C101

SHARED PARKING-PEAK USAGE:

USE	8-12a	12-4p	4-8p	8-12p
HOTEL	10%	10%	50%	80%
TENANT 1 (A-2)	50%	100%	50%	50%
TENANT 2/3 (M)	50%	100%	100%	0%
TENANT 4 (A-2)	50%	100%	50%	100%
TOTAL PEAK USE	34	61	67	87
REMAINING	72	45	39	19

PARKING PROVIDED:

72 EXISTING STALLS
 36 STALLS REMOVED
 63 NEW STALLS

27 STALL INCREASE

106 TOTAL STALLS

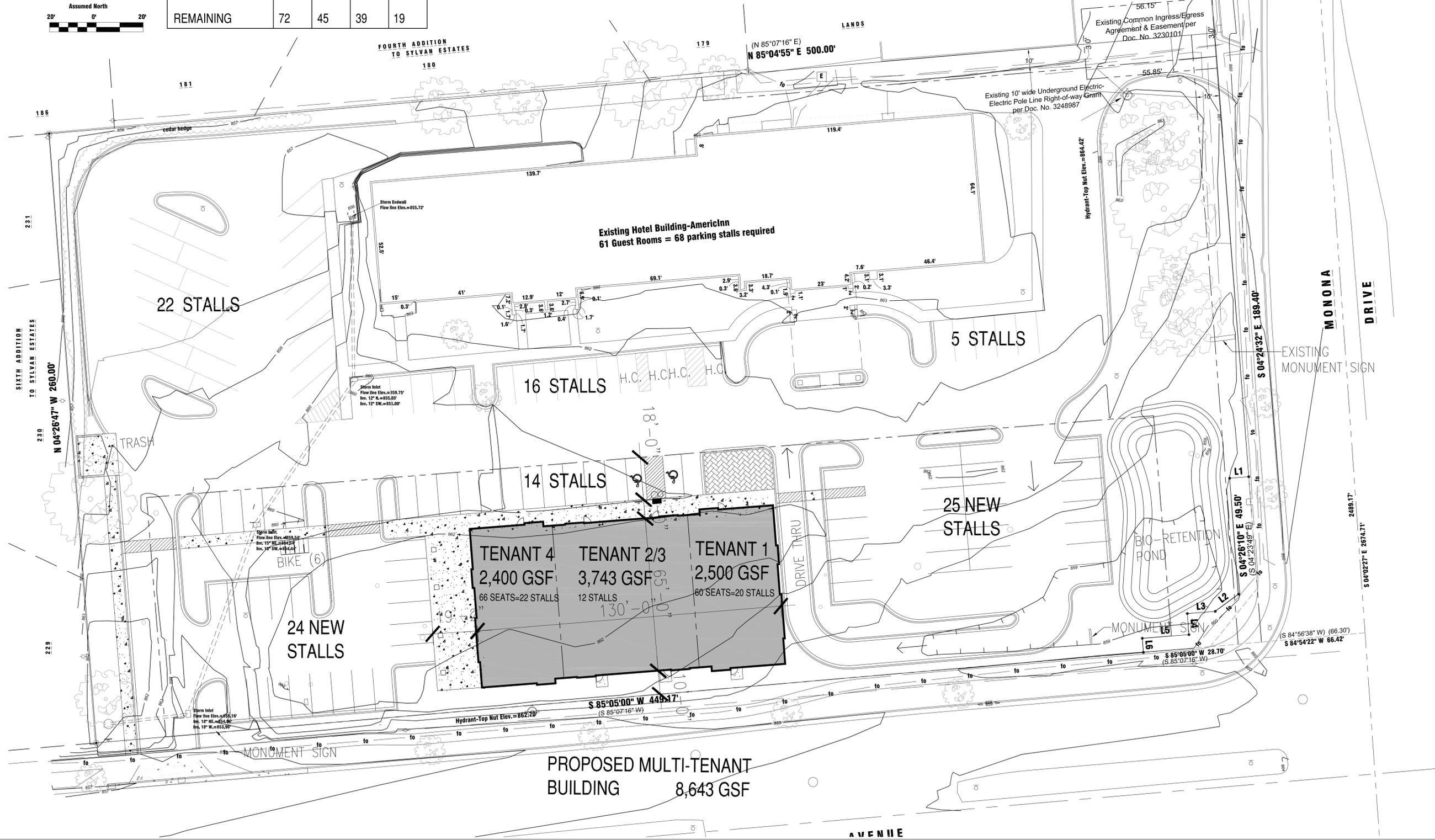
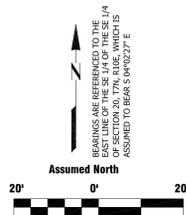
PARKING REQUIRED:

68 STALLS - HOTEL
 54 STALLS - PROPOSED BUILDING
 122 STALLS REQUIRED

GREENSPACE:

128,975.93 SF (2.96 ACRES)
 38,693 SF GREENSPACE REQUIRED (30%)

32,634 SF GREENSPACE PROVIDED (25.3%)

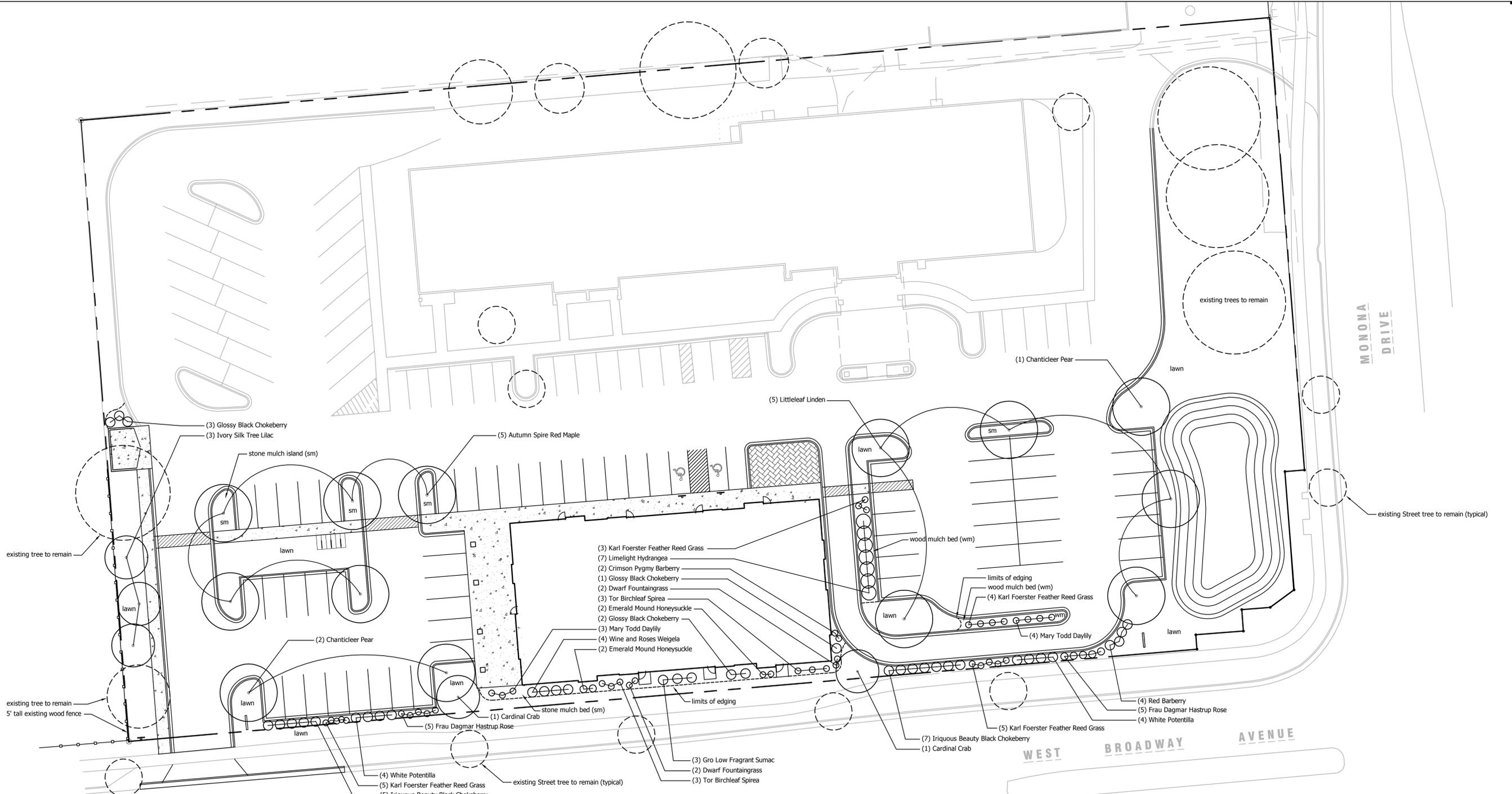


AMERIC-INN OUTLOT
 REDEVELOPMENT
 101 W. BROADWAY AVENUE
 MONONA, WISCONSIN

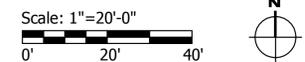
SITE PLAN
 1"=20'-0"

10.13.14
 PC Submittal-Info

A1.0

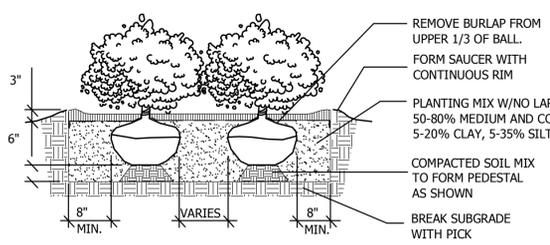


1 LANDSCAPE PLAN

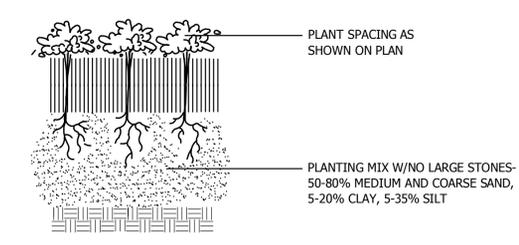


NOTES:

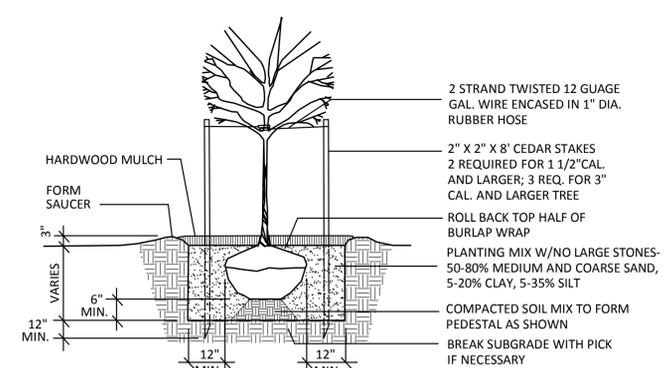
- Individual lawn trees and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 - "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)
 - "Stone mulch" to be locally available, clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
 - "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries. (www.valleyviewind.com/professional/)
- CITY OF MONONA CODE OF ORDINANCES:**
 Min. Canopy Tree and Parking Space Requirements
 (1) Canopy Tree per (12) Parking Spaces
 62 Spaces = 5 Trees Required
 5 Trees Proposed as Shown
- Screening Standards for Parking Areas near Residentially Zoned Parcels
 Effective height of barrier to be 3 1/2' above parking area
 A 5' tall wood fence is existing in location as Shown.
- Max. Landscape Element Standards
 (15) points required for each parking space
 62 Spaces = 930 Points Required
 1,171 Points Proposed as Shown (321 Points from Shrubs and 850 Points from Trees)



3 SHRUB PLANTING
 NTS



4 PERENNIAL PLANTING
 NTS



5 TREE PLANTING
 NTS



NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHWEST ELEVATION



SOUTH EAST PERSPECTIVE

1918 FARMINGTON ST., SUITE #2
MILWAUKEE, WISCONSIN 53222
TELEPHONE: 414.224.1270
FAX: 414.224.1270



AMERIC-INN OUTLET
REDEVELOPMENT
101 W. BROADWAY AVENUE
MONROE, WISCONSIN

EXTERIOR RENDERINGS

09.29.14
Concept Elevations

A3.0

T&G CEDAR SIDING

CEMENT BOARD LAP SIDING-5"



SPIT-FACED MASONRY VENEER

EIFS ACCENT WALL WITH SPIT-FACE MASONRY BASE

CLEAR ANODIZED ALUMINUM STOREFRONT

PRE-FINISHED GUTTER AND DOWNSPOUTS

SOUTH ELEVATION

ALLOWABLE SIGNAGE = 10% FACADE <200 SF
50 SF PER TENANT (APPROX. 3X16)

T&G CEDAR SIDING



SPLIT-FACE MASONRY VENEER

EAST ELEVATION



CEDAR TRELLIS - STAINED

SPLIT-FACE MASONRY PIERS

WEST ELEVATION

ALLOWABLE SIGNAGE AREA=10% FACADE
117 SF ALLOWABLE SIGNAGE AREA
APPROX. 4' X 30'

T&G CEDAR SIDING



EIFS ACCENT WALL WITH SPLIT-FACE MASONRY BASE

CEMENT BOARD LAP SIDING - 5"

NORTH ELEVATION

