



Location

7315 West Towne Way

Project Name

West Towne Retail District

Applicant

Ken Wittler – CBL & Associates Properties/
Rice Williams – Artech Design Group

Existing Use

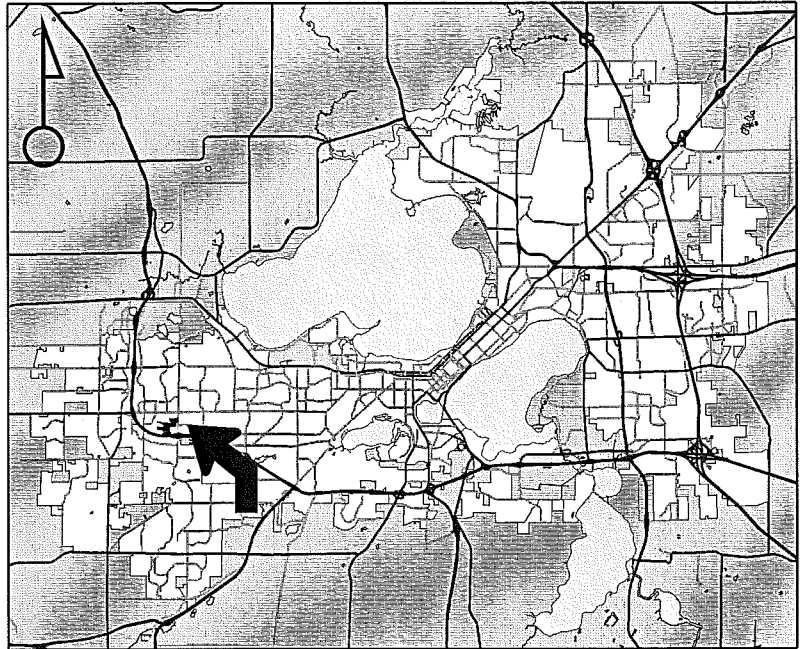
2 vacant commercial buildings

Proposed Use

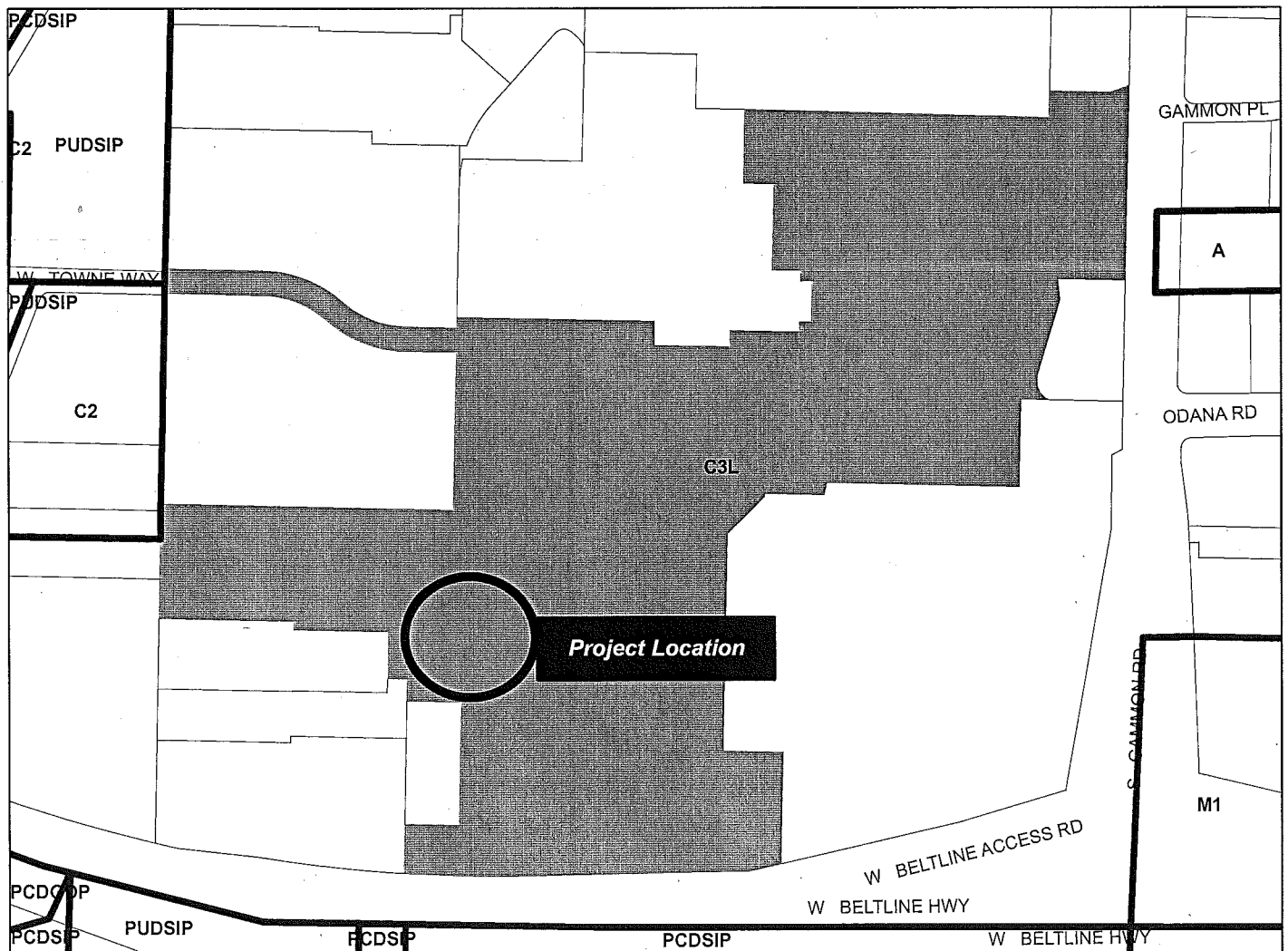
Demolish vacant restaurant and auto repair building to allow construction of two multi-tenant retail buildings at West Towne Mall with future outdoor eating areas

Public Hearing Date

Plan Commission
15 October 2012

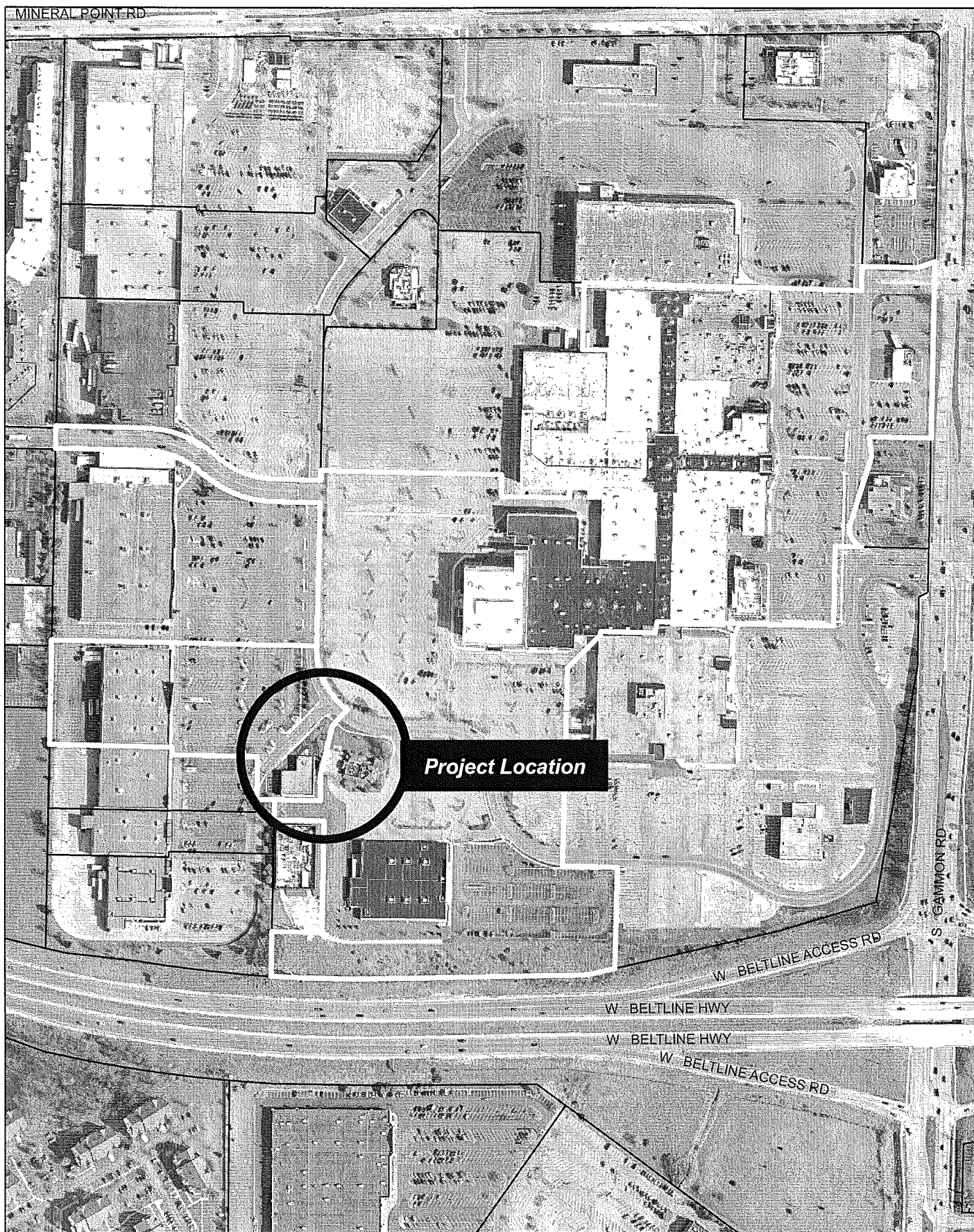


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 October 2012



Date of Aerial Photography : Spring 2010



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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	Receipt No.
Date Received	<u>Sept 05, 2012</u>
Received By	<u>TP</u>
Parcel No.	<u>0708-2610-0988</u>
Aldermanic District	<u>9-SKIDMORE</u>
GQ	
Zoning District	<u>C3L</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input checked="" type="checkbox"/> Legal Descript. <input type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	

1. **Project Address:** 7315 West Towne Way **Project Area in Acres:** +/- 3.396 ac

Project Title (if any): West Towne Retail District

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
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

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

Applicant's Name: Ken Wittler Company: CBL & Associates Properties, Inc.
Street Address: 2030 Hamilton Place Blvd., Suite 500 City/State: Chattanooga, TN Zip: 37421
Telephone: (423) 490-8385 Fax: (423) 490-8602 Email: ken_wittler@cblproperties.com

Project Contact Person: Rice Williams Company: Artech Design Group, Inc.
Street Address: 1410 Cowart Street City/State: Chattanooga, TN Zip: 37408
Telephone: (423) 643-0653 Fax: (423) 265-5413 Email: ricew@artechdgn.com

Property Owner (if not applicant): West Towne District, LLC
Street Address: 2030 Hamilton Place Blvd., Suite 500 City/State: Chattanooga, TN Zip: 37421

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Demolition of 2 existing buildings. New construction of 22,500 SF single-story, multi-tenant retail building and associated parking, landscaping, and utility infrastructure. Outdoor seating as indicated.

Development Schedule: Commencement January, 2013 Completion November, 2013

Effective August 31, 2012 CONTINUE →

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission, twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

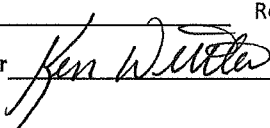
In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the City of Madison
Comprehensive Plan, which recommends Regional Mixed-Use for this property.
- Pre-application Notification:** Section 28.12 of 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:
April 19, 2012 Notification Letter to Alder Paul Skidmore; Paul Matyas, West Towne Mall Manager; Tim Parks / Patrick Anderson, City of Madison
- 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: Tim Parks Date: 4/19/12 DAT Zoning Staff: Patrick Anderson Date: 4/19/12 DAT

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

Name of Applicant Ken Wittler Relation to Property Owner Representative
 Authorizing Signature of Property Owner  Date 9/4/12

September 4, 2012

LETTER OF INTENT

To: City of Madison Plan Commission
Re: West Towne Retail District
Developer: CBL & Associates Properties, Inc.

Dear Commission Members:

Included in this submittal is information pertaining to a redevelopment project by CBL & Associates within the West Towne Mall development, generally located between the existing Toys-R-U's and the mall ring road (West Towne Way). The project is consistent with the City of Madison Comprehensive Plan by creating "Regional Mixed-Use" for the property and replaces two vacant, non-operating buildings with new retail construction which will add both temporary construction and full-time retail service employment opportunities to the local job market. Two existing parcels are currently being combined into one parcel through the City's subdivision process.

Existing Conditions

The current site contains a 7,075 SF vacant single-story concrete block and steel frame building previously occupied by Nation Tire & Battery retail store, a 5,767 SF vacant single-story wood frame building previously occupied by Mountain Jack restaurant, asphalt paved parking containing 156 parking spaces and associated infrastructure. A perimeter 5' wide concrete sidewalks extends around the site adjacent to the mall ring road (West Towne Way). The two buildings are not connected by a vehicular way. There are two existing curb cuts to the NTB paved area and one curb cut from ring road to the Mountain Jack paved area.

Project Details

The redevelopment project includes the following:

- Demolition of existing buildings, selective paving, and infrastructure (excluding underground public utilities and easements).
- New construction of 22,500 SF of multi-tenant single-story retail buildings with maximum height of 30' above finished grade elevation.
- 149 new automobile parking stalls including 8 accessible spaces; facilities for parking of 15 bicycles distributed in 3 separate locations within site; and 2/ 10' x 35' off-street loading berths.
- Vehicular access will be provided at 3 locations: southeast property corner from ring road (no change/existing); northern property (existing location/internal modification); and southwestern property (new location/ single curb cut versus two existing curb cuts)
- Pedestrian features to include expanded perimeter sidewalks at 6' wide (existing 5'); new sidewalk/crosswalk connection from southeast corner of new building to Toys-R-U's; offsite sidewalk/crosswalk connection from existing sidewalk from Dick's Sporting Goods across mall ring road to development's building sidewalk; and sidewalk passage/node between new buildings.
- Landscaping per attached Landscape Plans

- Site Lighting to include relamping/reuse of existing area light poles; building mounted sconce lighting and ornamental light poles for building sidewalk lighting; and a combination of ornamental light poles and string lights at sidewalk passage/node between new buildings.
 - Signage: Specific tenants are not identified. A signage package will be submitted as tenants are secured and proposed signage will be consistent with Chapter 31 and other City Ordinances.
 - Two outdoor seating areas containing 490 SF/69 seats and 990 SF/116 seats respectively in locations shown on plans. *Use and hours of operation to be determined.
 - Floor Area Ratio (FAR) is 0.15 [22,500sf/146,773sf(3.3695ac)]
 - Zoning: C-3L "Commercial Service & Distribution District"
 - Hours of Operation: Retail operation - 10:00am to 10:00pm Monday through Sunday
 - Construction Schedule (*):
 - Demolition of existing buildings January-February, 2013
 - Site Preparation February-March, 2013
 - Building Construction March-October, 2013
 - Tenant Fixturing October-November, 2013
 - Grand Opening November, 2013
- (*) Pending Construction Contract with General Contractor

Parties Involved

Developer	CBL & Associates Properties, Inc. Contact: Ken Wittler 423.490.8385 ken_wittler@cblproperties.com
Property Owner	West Towne District, LLC Contact: Ken Wittler 423.490.8385 ken_wittler@cblproperties.com
Architect:	Artech Design Group, Inc. Contact: Rice Williams 423.643.0653 ricew@artechdgn.com
Civil Engineer:	Miller McCoy, Inc. Contact: Ben Berry 423.698.2661 bberry@millermccoy.com
Landscape Architect:	Landscape Architecture, Inc. Contact: Cinde Drilling 501.374.5610 cdrilling@lai-ar.com
Surveyor:	R.A. Smith National, Inc. Contact: Eric Sturm 262.317.3237 eric.sturm@rasmithnational.com
General Contractor:	To Be Determined

Summary

The redevelopment of this site will accomplish the removal of existing vacant and deteriorating properties within West Towne Mall and the creation of a vibrant and distinctive shopping district that enhances pedestrian movement and reconnects the Toy-R-Us store with the remainder of the mall. We look forward to working with the City to make the West Towne Retail District project a successful addition to the City of Madison's retail experiences.

Respectfully submitted by,



Rice Williams
Artech Design Group, Inc.

Enclosures

cc: Ken Wittler, CBL & Associates
Trey Conway, CBL & Associates
Bill White, Michael Best & Friedrich LLP

Demolition - Existing Building Summary

Two on-site buildings are to be demolished along with utility infrastructure, asphalt paving and curbing. It is understood that a "Reuse and Recycling Plan" must be submitted to and approved by the City of Madison Recycling Coordinator along with a Hazardous Material Assessment prepared by an Environmental Engineer prior to any demolition activities.

NTB Store: 7,075 square foot single story building previously occupied by and operated as Nation Tire and Battery store. Exterior construction is decorative concrete masonry unit construction to parapet height at west, south and east elevations. Steel column and steel bar joist roof framing with metal stud and exterior insulation and finish system at north elevation and partial west elevation above aluminum storefront system. Concrete slab-on-grade floor construction. Roofing: single ply flat EPDM on rigid insulation.

Mountain Jack Restaurant: 5,767 square foot single-story building with loft previously occupied by and operated as Mountain Jack's Restaurant. Exterior construction is load-bearing wood frame clad with stucco and brick. Roof material is combination of faux slate on gable and hip roof framing and built-up flat roof with mansards above kitchen area. Floor in concrete slab-on-grade.

Summary: Because of the existing grade separation of 11' from east to west across the site and the desire for a continuous traffic drive that is interior to the property, the site will be stripped of existing asphalt and buildings and replaced with new construction. See enclosed Sheet C-02 "Existing Conditions & Demolition Notes" for additional information regarding proposed demolition.

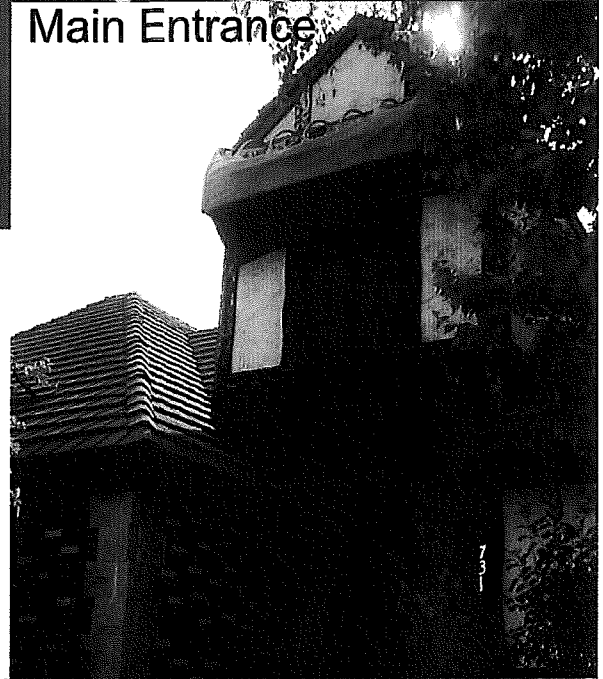
View Looking Southeast



Main Entrance

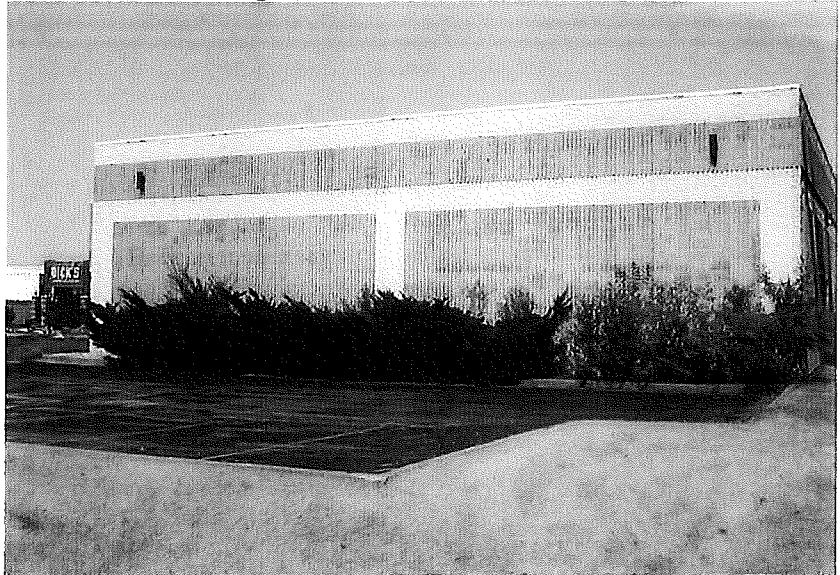
Mountain Jack (Vacant)

7315 west Towne Way
5,767 SF Wood framed building
One story building with loft



Interior View

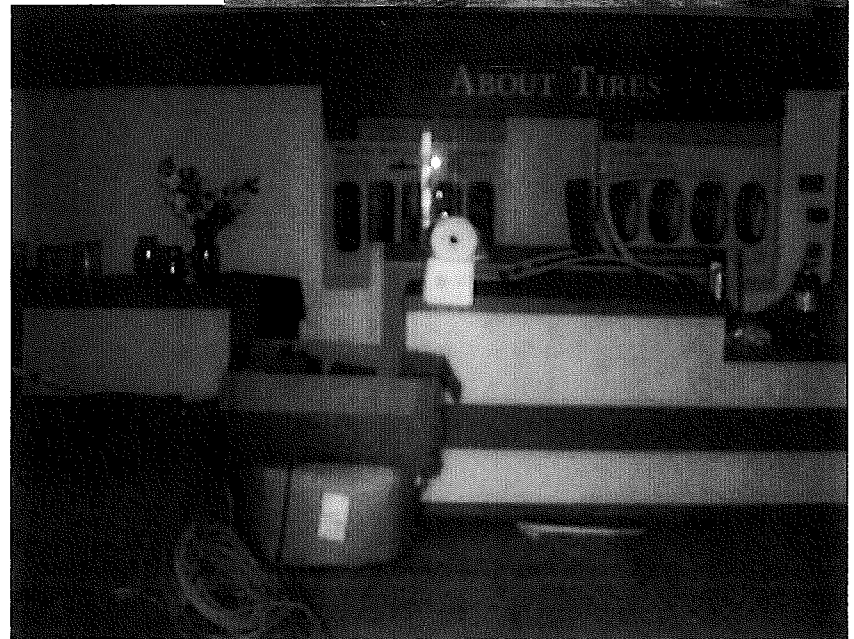
View Looking East



N.T.B. Store (Vacant)

7321 West Towne Way
7,075 SF Concrete Block w/ Steel Frame
One story building

View Looking East



Interior View