



# City of Madison

## Proposed Demolition and Conditional Use

Location  
4502-4544 Monona Drive

Project Name  
Klinke Cleaners

Applicant  
Richard Klinke - Klinke Monona Corporate/  
John Bieno - TJK Design Build

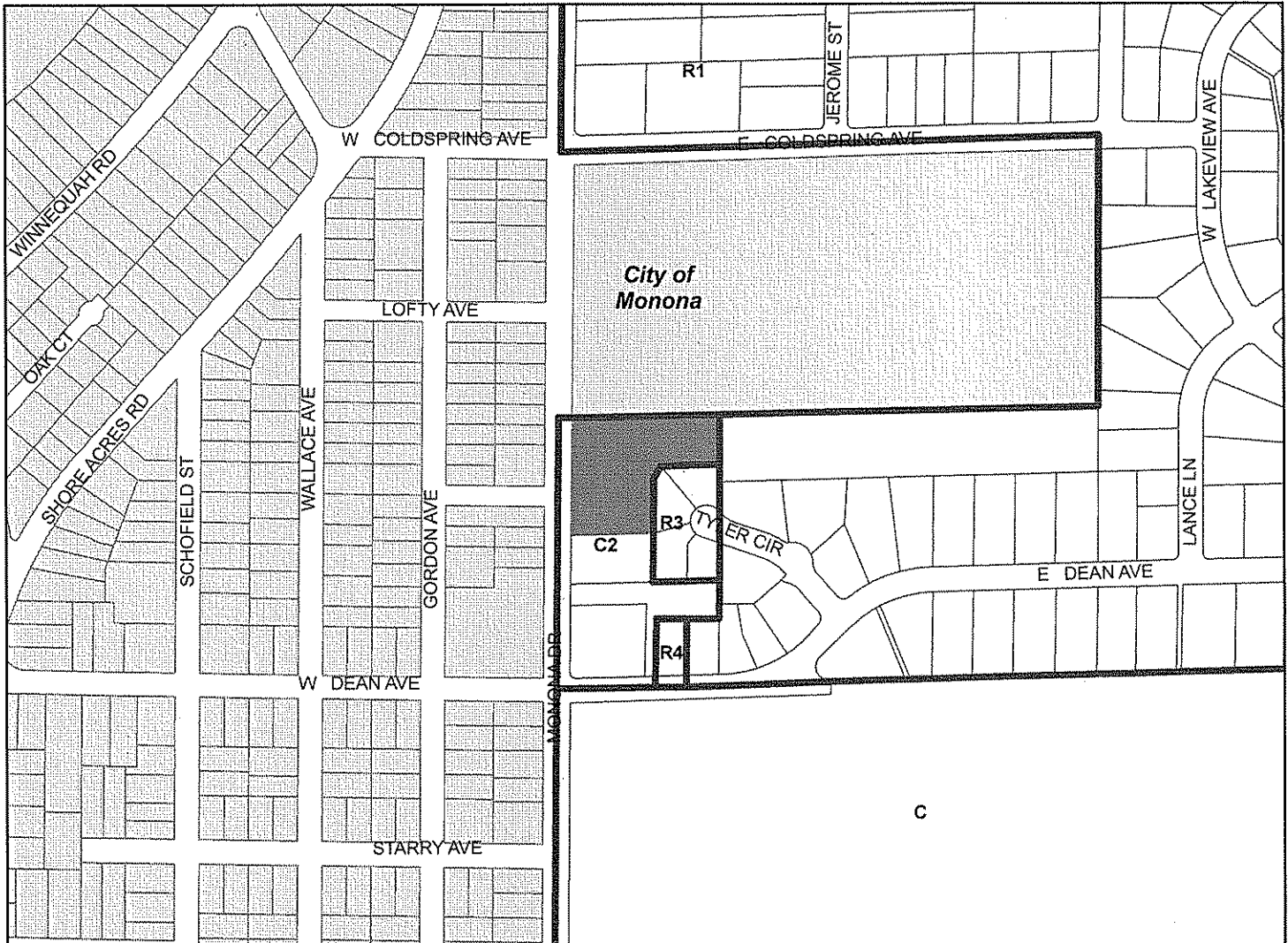
Existing Use  
Multi-Tenant Retail Office Buildings

Proposed Use  
Demolish Commercial Building and  
Construct New Commercial Building  
with Drive-Thru

Public Hearing Date  
Plan Commission  
22 February 2010

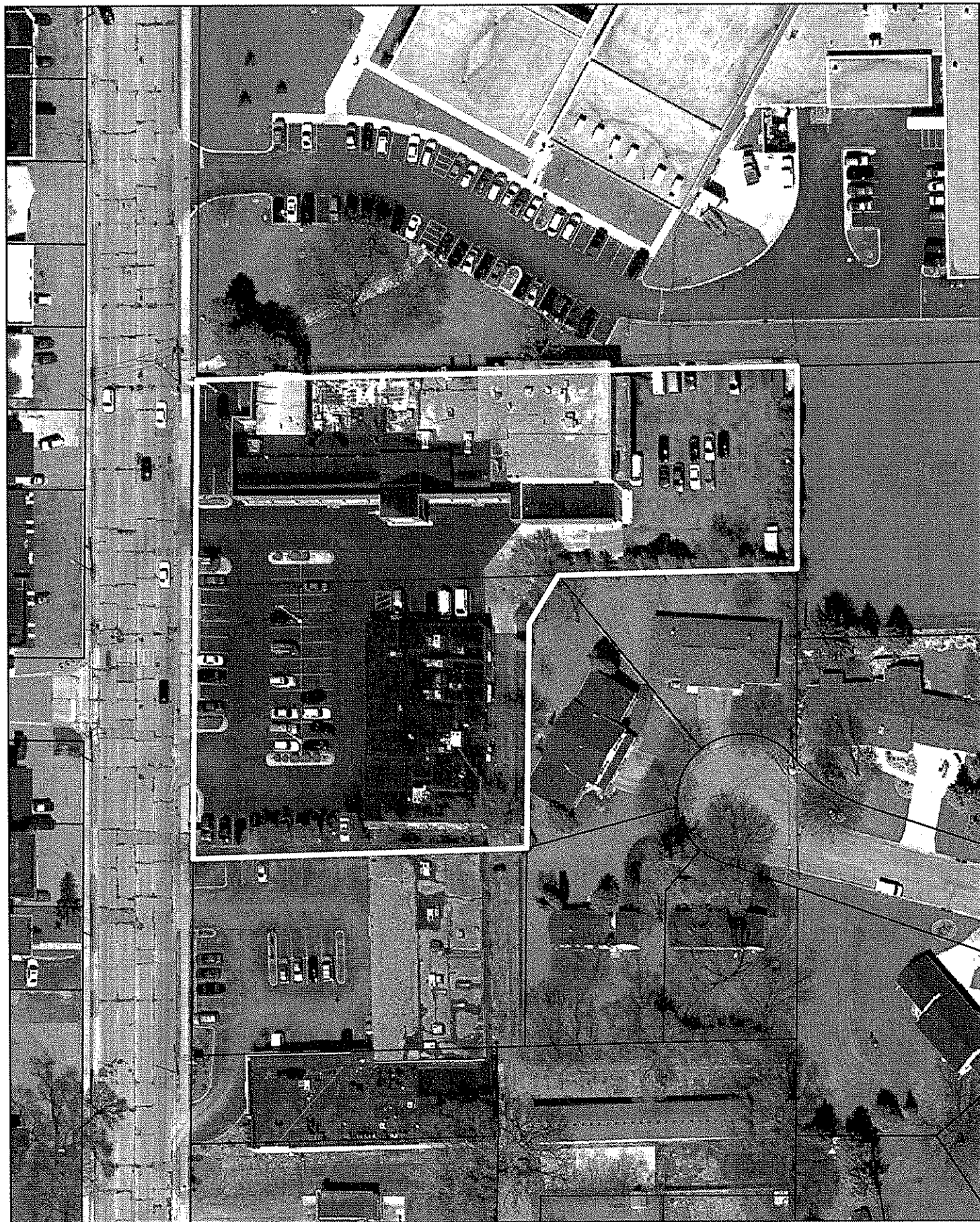


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 08 February 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 with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

\$50 notification 106473

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$500<sup>00</sup></u>	Receipt No. <u>106442</u>
Date Received <u>12/22/09</u>	
Received By <u>GJP/JCK</u>	
Parcel No. <u>0710-162-0701-3</u>	
Aldermanic District <u>15-PALM</u>	
GQ <u>ok</u>	
Zoning District <u>15-PALM</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>12/22/09</u>	

1. Project Address: 4518 MONONA DRIVE Project Area in Acres: .66 ACRE +/-

Project Title (if any): KLINKE CLEANERS

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JOHN BIENKO Company: TJK DESIGN BUILD  
Street Address: 1824 WEST MAIN ST City/State: MADISON Zip: 53703  
Telephone: ( ) 267 10910 Fax: ( ) 267 10912 Email: JBIENKO@TJKDESIGNBUILD.COM

Project Contact Person: SAULIE AS ABOVE Company: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner (if not applicant): KLINKE MONONA CORPORATE LLC RICHARD KLINKE  
Street Address: 4518 MONONA DR City/State: MADISON, WI Zip: 53714

4. Project Information:

Provide a general description of the project and all proposed uses of the site: MULTI-TENANT RETAIL/OFFICE

Development Schedule: Commencement SPRING 2010 Completion FALL

CONTINUE →



**5. Required Submittals:**

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 500 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of the: COMPREHENSIVE Plan, which recommends: NEIGHBORHOOD MIXED-USE for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
  - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

*NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.
  - Planner DAT MEETING Date 9.24.09 | Zoning Staff DAT MEETING Date 9.24.09

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

Printed Name John Burns Date 12.22.09

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 12.22.09



DESIGN BUILD INC

December 22, 2009

634 W. Main Street  
Madison, WI 53703  
Office 608-257-1090  
Fax 608-257-1092  
www.tjkdesignbuild.com

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison WI 53701

RE: **Letter of Intent**  
4518 Monona Drive  
Madison WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational structure:**

Owner: Klinke Monona Corporate, LLC  
4518 Monona Drive  
Madison WI 53716  
608-222-6060  
608-222-6546 fax  
Contact: Richard Klinke

Architect: TJK Design Build Inc.  
634 West Main Street  
Madison WI 53703  
608-257-1090  
608-257-1092 fax  
Contact: John J Bjeno  
jjbieno@tjkdesignbuild.com

Engineer: Quam Engineering, LLC  
4893 Larson Beach Road  
McFarland, WI 53558  
608-838-7750  
608-838-7752 fax  
Contact: Ryan Quam

Landscape Design: Richard Slayton, ASLA

### Introduction:

The proposed site is located on the East side of the 4500 block of Monona Drive. The site is approximately 16,096 sq ft in size and contains a total of 2 structures. It is under the control of a single developer who also maintains these corporate offices on the site. The structure to the South is existing to remain with no work being done to it. The structure to the North is a complex of buildings that have been unified with a façade renovation dating back approximately 20 years. The complex of structures on the front of the building date back as far as the early 1900's. The back portion of this structure is a 2-story office/warehouse that is existing to remain on the interior.

### Deconstruction:

This proposed development envisions the deconstruction of the front portion of the Northern structure. This would also include the associated sidewalk and paved areas. Inspections of these properties have been made by the development team. It's been concluded that the structures are beyond the capacity of any reasonable rehabilitation. Additional reports on the structures existing condition will be prepared for distribution to the staff and Plan Commission. The developer will contract to prepare a recycling and reuse plan for the building and the components and materials will be handled appropriately. Although the zoning code clearly encourages the preservation of existing structures, the zoning codes purpose also includes promoting the general welfare of the City, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. We believe that the Plan Commission can determine that the demolition standards are met.

### Project Description:

The site under consideration is located along the boundary between the City of Monona and the City of Madison on the East side of Monona Drive. It is bordered on the North by Monona Grove High School and to the South by an empty gas station. Across Monona Drive to the West is an assortment of commercial buildings and to the East, is a multi-family development. The proposed project involves tearing off an approximate 13,000 SF of single story multi-tenant commercial space of the northern building of this two building site development. The rear portion of this northern building is a two story masonry structure that is the corporate offices and warehouses for the Klinke Enterprises. This portion of the building would be maintained after the deconstruction of the single story commercial space new construction would then begin on an approximate 8,000 SF single story multi-tenant commercial space. New utilities would be brought to the development as well as new site amenities added. Klinke Cleaners would maintain a tenant space in the new development as well a drive-thru. The new addition would be given a new aesthetic that would include extensive use of aluminum storefront, a strong masonry base and brick veneer as well as an exterior insulation and finish system sign band that would be capped off in a cornice detail. New decorative lighting would also be introduced to help give the building an attractive appearance at night as well as help to light pedestrian ways and traffic patterns. Site circulation would be improved with a clear attempt to maintain the separation between the drive-thru and site drive aisle. Additional parking would be introduced between the new addition and Monona Drive. New landscape islands and pedestrian traffic patterns will be introduced to improve the overall flow of the development. No work would be currently proposed for the second building located on the South portion of the development.

**Project Schedule:**

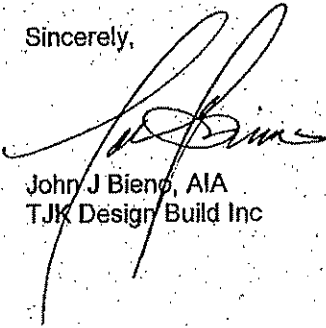
It is anticipated that construction will start in the early spring of 2010 and will be completed in the fall of 2010.

**Social and Economic Impact:**

This development will have a positive social and economic impact. The development will potentially increase the city's tax base with minimal if any increased cost to the city. The redevelopment will provide new work opportunities while promoting pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Bieng". The signature is fluid and cursive, with a large initial "J" and "B".

John J. Bieng, AIA  
TJK Design Build Inc

PROPOSED FACILITY FOR

# KLINKE CLEANERS

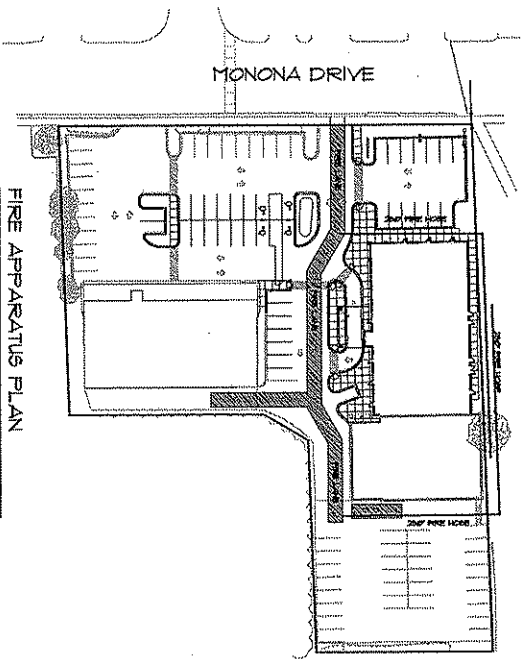
4518 MONONA DRIVE  
MADISON, WISCONSIN

**TKK** TJK Design Build  
634 West Main Street  
Madison, WI 53703

DESIGN/BUILD 608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:

- C-11 PROPOSED SITE PLAN
- C-12 EXISTING / DEMO SITE PLAN
- C-13 GRADING AND EROSION CONTROL PLAN
- C-14 UTILITY PLAN
- C-15 LANDSCAPE PLAN
- C-16 PHOTO-METRIC PLAN
- A-11 FLOOR PLAN
- A-21 EXTERIOR ELEVATIONS



SITE LOCATION MAP

FIRE APPARATUS PLAN

SCALE: 1" = 40'-0"



TO OBTAIN LOCATIONS OF  
PARTICIPATING UNDERGROUND  
UTILITIES CONTACT  
DIA IN WISCONSIN

CALL DIGGERS HOTLINE  
1-800-242-8911  
TOLL FREE  
USE GRANTITE 6620/16/40  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

PROPOSED FACILITY FOR  
KLINKE CLEANERS - MONONA DR



**EXISTING PARKING LOT PLAN SITE INFORMATION BLOCK**

DATE OF RECORDING: 08/15/2007  
 DATE OF APPROVAL: 08/15/2007  
 TYPE OF CONSTRUCTION: RECONSTRUCTION  
 TOTAL SQUARE FOOTAGE OF EXISTING: 15,000 SQ FT  
 DATE OF PROJECT: 08/15/2007  
 SPECIAL INSULATION: NONE  
 NUMBER OF STORIES: 1  
 NUMBER OF PARKING SPACES: 15  
 TYPE OF PARKING: SURFACE

**EXISTING SITE INFORMATION**

SITE SIZE: 175,000 SQ FT  
 FLOOR AREA: 15,000 SQ FT  
 PARKING AREA: 15,000 SQ FT  
 PERCENTAGE ASSESSMENT: 15,000 SQ FT  
 PERCENTAGE RATIO: 15,000/175,000 = 8.57%

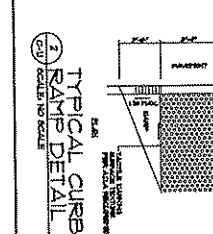
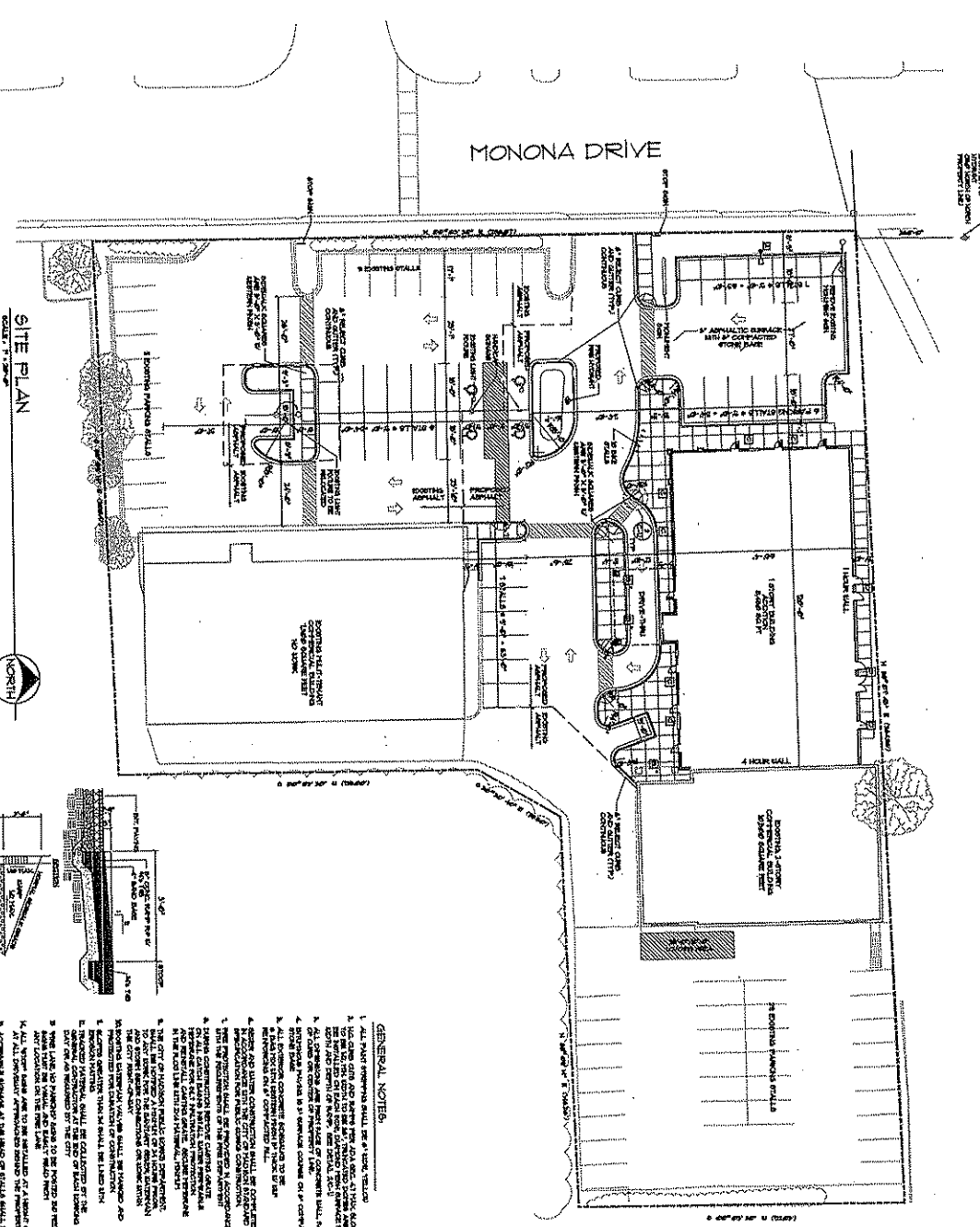
**PROPOSED PARKING LOT PLAN SITE INFORMATION BLOCK**

SITE ADDRESS: 4518 MONONA DRIVE, MONONA, WISCONSIN  
 TYPE OF CONSTRUCTION: RECONSTRUCTION  
 TOTAL SQUARE FOOTAGE OF PROPOSED: 15,000 SQ FT  
 DATE OF PROJECT: 08/15/2007  
 SPECIAL INSULATION: NONE  
 NUMBER OF STORIES: 1  
 NUMBER OF PARKING SPACES: 15  
 TYPE OF PARKING: SURFACE

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- LIGHT FIXTURE KEY**
- 1. 150 WATT HPS LIGHT FIXTURE
  - 2. 150 WATT HPS LIGHT FIXTURE
  - 3. 150 WATT HPS LIGHT FIXTURE
  - 4. 150 WATT HPS LIGHT FIXTURE
  - 5. 150 WATT HPS LIGHT FIXTURE



- GENERAL NOTES:**
1. ALL NEW CONSTRUCTION SHALL BE AT LEAST 1/2" CLEARANCE FROM EXISTING CURB AND DRIVE AISLES.
  2. ALL NEW CONSTRUCTION SHALL BE AT LEAST 1/2" CLEARANCE FROM EXISTING CURB AND DRIVE AISLES.
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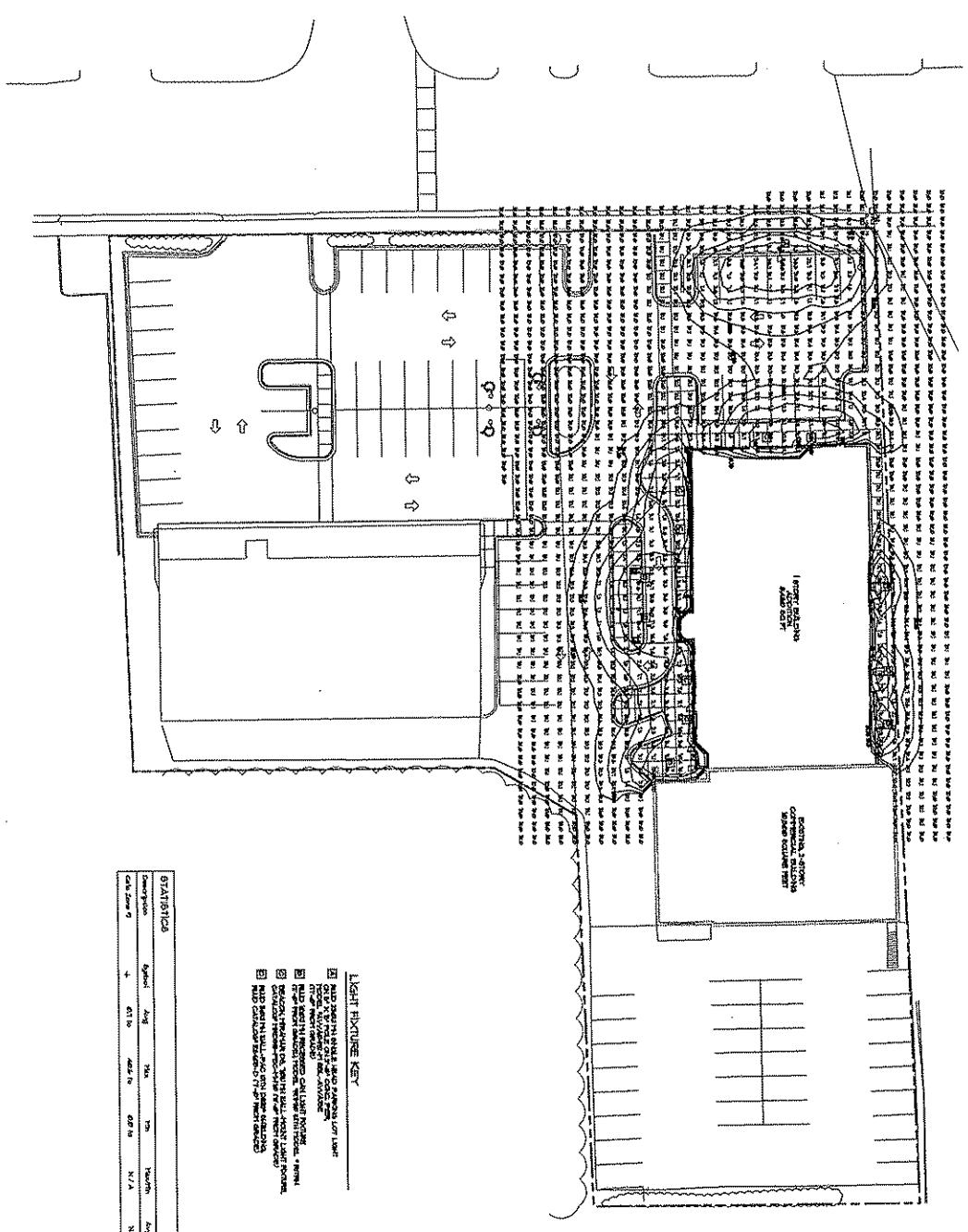
<p>C-11</p> <p>12.21.09</p>	<p>PROPOSED FACILITY FOR:  <b>KLINKE CLEANERS</b>  <b>MONONA DRIVE FACILITY</b></p> <p>4518 MONONA DRIVE        MONONA, WISCONSIN</p>	<p>DATE OF RECORDING: 08/15/2007        DATE OF APPROVAL: 08/15/2007        TYPE OF CONSTRUCTION: RECONSTRUCTION</p>	<p>REV. DATE</p> <p>1. XXXX</p> <p>2. XXXX</p> <p>3. XXXX</p> <p>4. XXXX</p> <p>5. XXXX</p> <p>6. XXXX</p>	<p>634 West Main Street        Madison, WI 53703        608-251-1090        FAX 608-251-1092</p>	<p><b>TIK</b>        DESIGNERS</p>
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SITE PLAN  
SCALE: 1" = 20'



**STATISTICS**

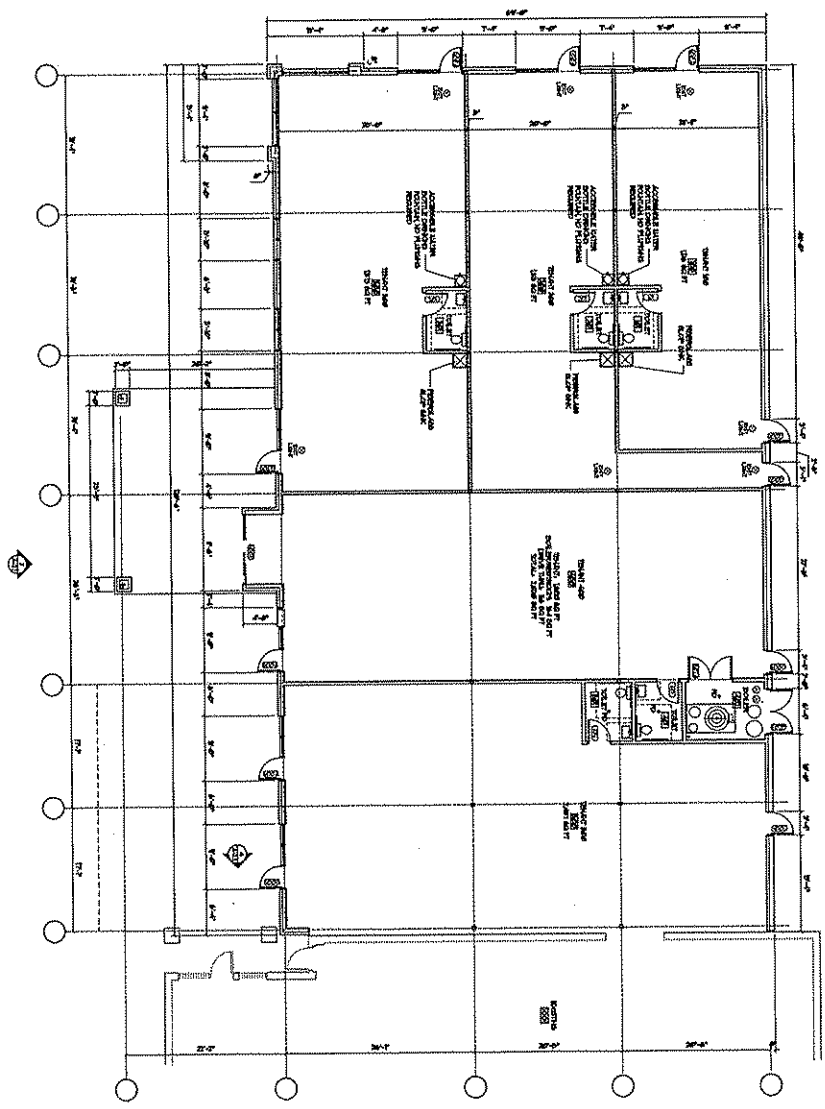
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Excavation	1	sq ft	4500	
Gravel	1	cu yd	450	
Asphalt	1	sq ft	4500	
Concrete	1	sq ft	4500	
Foundation	1	sq ft	4500	
Roofing	1	sq ft	4500	
Interior Finishes	1	sq ft	4500	
Exterior Finishes	1	sq ft	4500	
Landscaping	1	sq ft	4500	
Site Work	1	sq ft	4500	
Permits	1	sq ft	4500	
Professional Fees	1	sq ft	4500	
Contingency	1	sq ft	4500	
Total				

- LIGHT FIXTURE KEY**
- 1. RECESSED CANOPY LIGHT
  - 2. RECESSED CANOPY LIGHT
  - 3. RECESSED CANOPY LIGHT
  - 4. RECESSED CANOPY LIGHT
  - 5. RECESSED CANOPY LIGHT
  - 6. RECESSED CANOPY LIGHT

<p>C-16 12/1/09</p>	<p>PROPOSED FACILITY FOR <b>KLINKE CLEANERS</b> MONONA DRIVE FACILITY</p> <p>4518 MONONA DRIVE MADISON, WISCONSIN</p>	<p>634 West Main Street Madison, WI 53710 608-251-1090 FAX 608-251-1092</p>	<p><b>TJK</b> DESIGNISTS</p>	<p>3</p>																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>XXX</td> <td></td> </tr> <tr> <td>2</td> <td>XXX</td> <td></td> </tr> <tr> <td>3</td> <td>XXX</td> <td></td> </tr> <tr> <td>4</td> <td>XXX</td> <td></td> </tr> <tr> <td>5</td> <td>XXX</td> <td></td> </tr> <tr> <td>6</td> <td>XXX</td> <td></td> </tr> </tbody> </table>					REV	DATE	DESCRIPTION	1	XXX		2	XXX		3	XXX		4	XXX		5	XXX		6	XXX	
REV	DATE	DESCRIPTION																							
1	XXX																								
2	XXX																								
3	XXX																								
4	XXX																								
5	XXX																								
6	XXX																								



FLOOR PLAN  
 1/2" = 1'-0"



A-11  
 12.2009

PROPOSED FACILITY FOR:  
**KLINKE CLEANERS**  
**MONONA DRIVE FACILITY**  
 4518 MONONA DRIVE  
 MADISON, WISCONSIN

DATE: 12/2/09  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

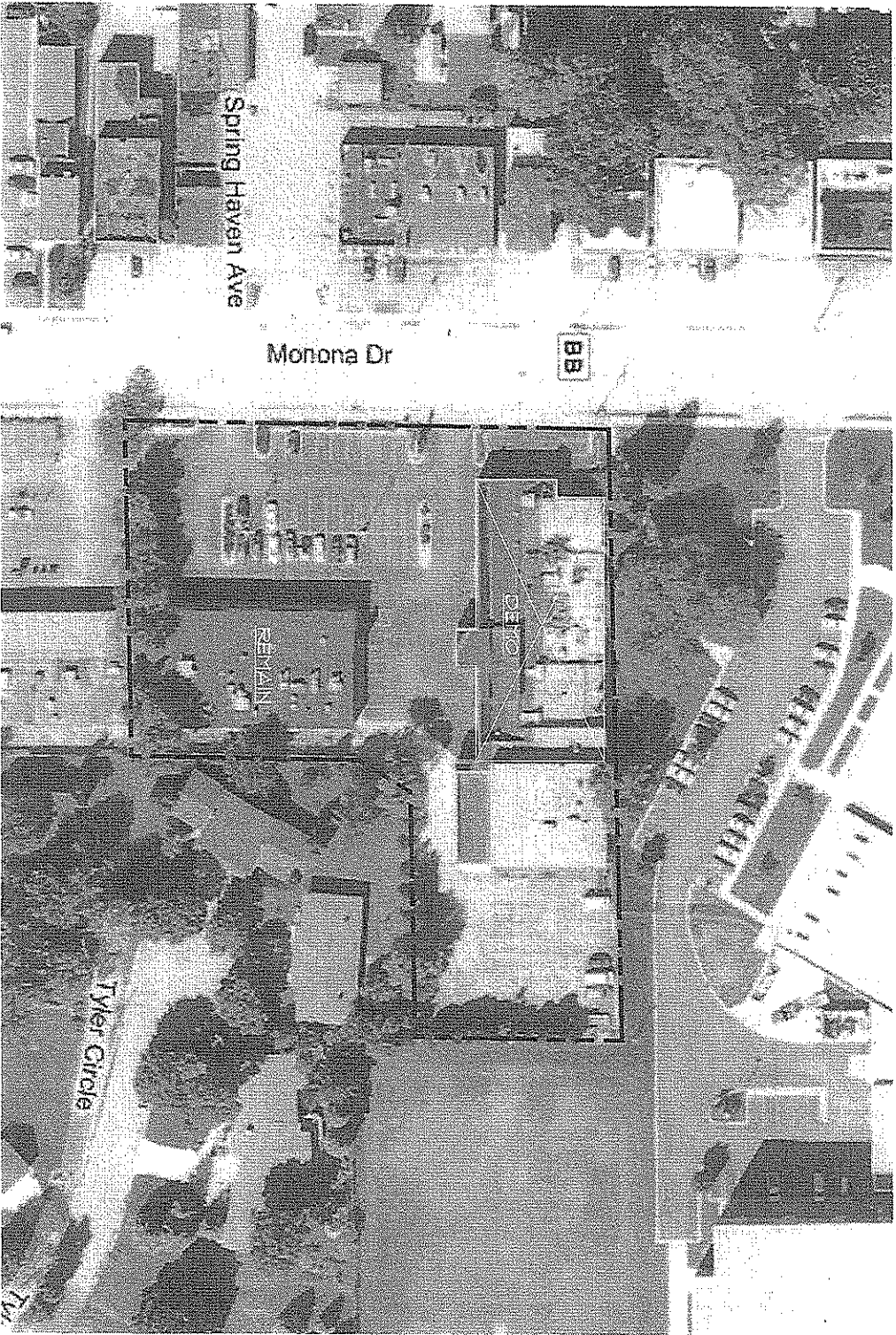
REV	DATE
1	XXXX
2	XXXX
3	XXXX
4	XXXX
5	XXXX
6	XXXX

634 West Main Street  
 Madison, WI 53703  
 608-257-1090  
 FAX 608-257-1092





AERIAL VIEW OF EXISTING SITE  
KLINKE CLEANERS  
MORRISON, WJ  
PHOTOS:

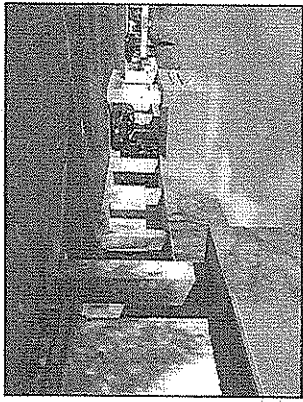


AERIAL VIEW

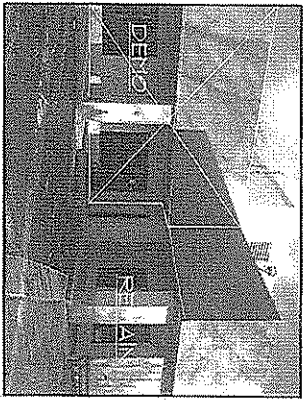
**PHOTOS OF EXISTING SITE CONDITIONS:**  
**KLINKE CLEANERS**  
 MAOISSA, ILL  
 PHOTOS:



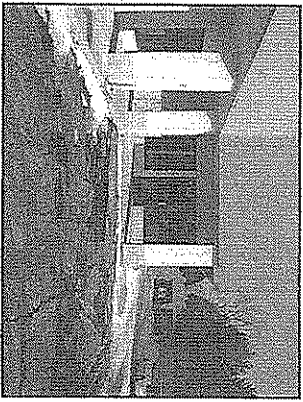
**SOUTHWEST ELEVATION**



**SOUTH ELEVATION**



**PARTIAL SOUTH ELEVATION**



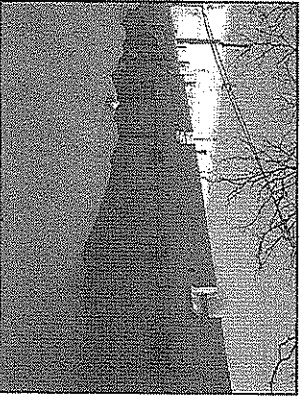
**PARTIAL WEST ELEVATION**



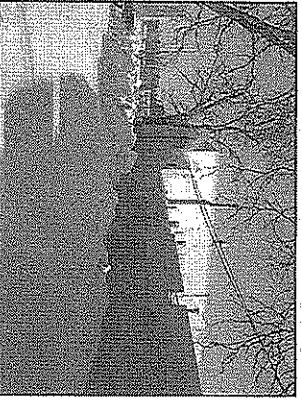
**WEST ELEVATION**



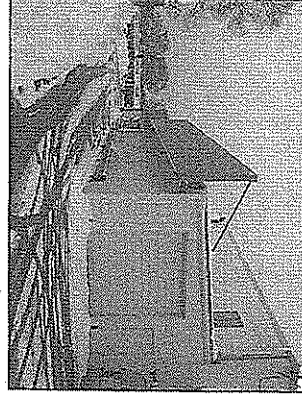
**WEST ELEVATION**



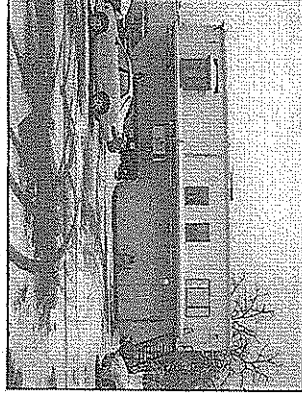
**NORTH ELEVATION**



**NORTH ELEVATION**



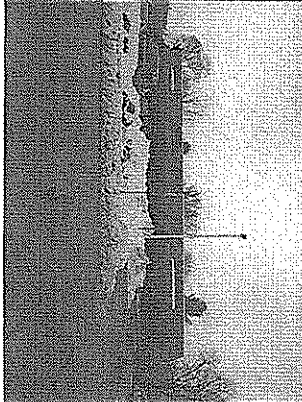
**SOUTHEAST ELEVATION**



**EAST ELEVATION**



**EAST OF SITE  
LOOKING SOUTH**



**WEST ELEVATION OF  
EXISTING BLDG. TO REMAIN**

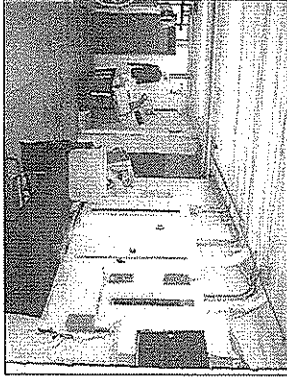


PHOTOS OF EXISTING INTERIOR CONDITIONS,

KLINKE CLEANERS

MAJORSU, III

PHOTOS:



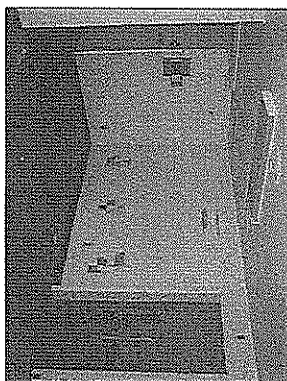
EXISTING BLOCK WALL  
TO REMAIN



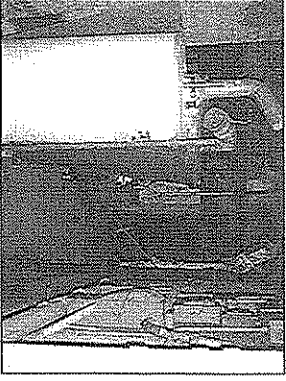
SOUTH ELEVATION



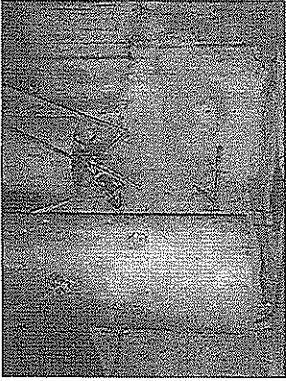
TENANT TO BE DEMOLISHED



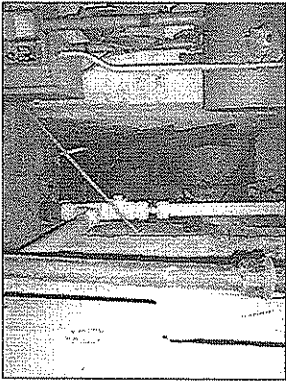
TENANT TO BE DEMOLISHED



PARTIAL LOWER LEVEL  
TO BE DEMOLISHED



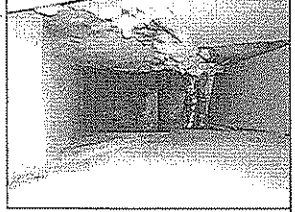
PARTIAL LOWER LEVEL  
TO BE DEMOLISHED



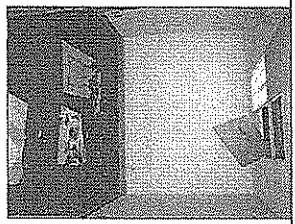
PARTIAL LOWER LEVEL  
TO BE DEMOLISHED



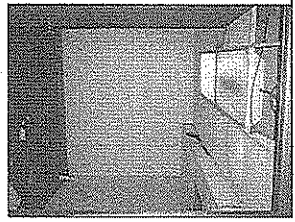
TENANT TO BE DEMOLISHED



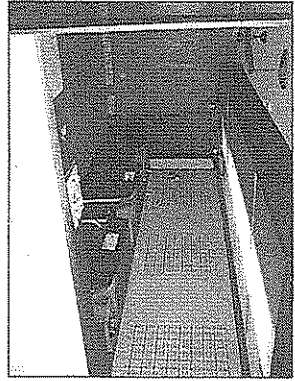
STAIR TO PARTIAL  
LOWER LEVEL



TENANT TO BE  
DEMOLISHED



TENANT TO BE  
DEMOLISHED



TENANT TO BE DEMOLISHED



TENANT TO BE DEMOLISHED