



Location  
 515 South Gammon Road

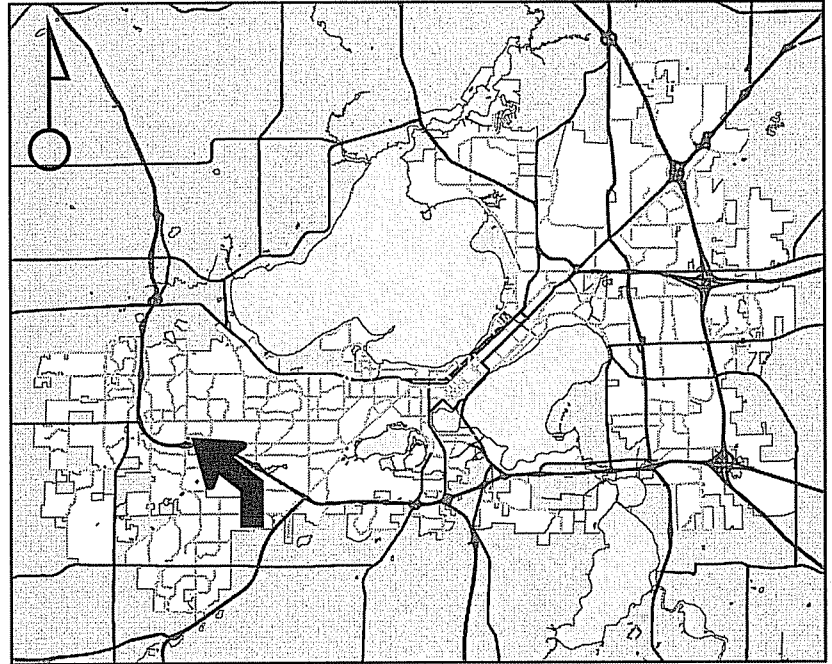
Project Name  
 Diamond Retail Center

Applicant  
 S&J 515 Gammon, LLC/  
 Steve Harms - Tri-North Builders

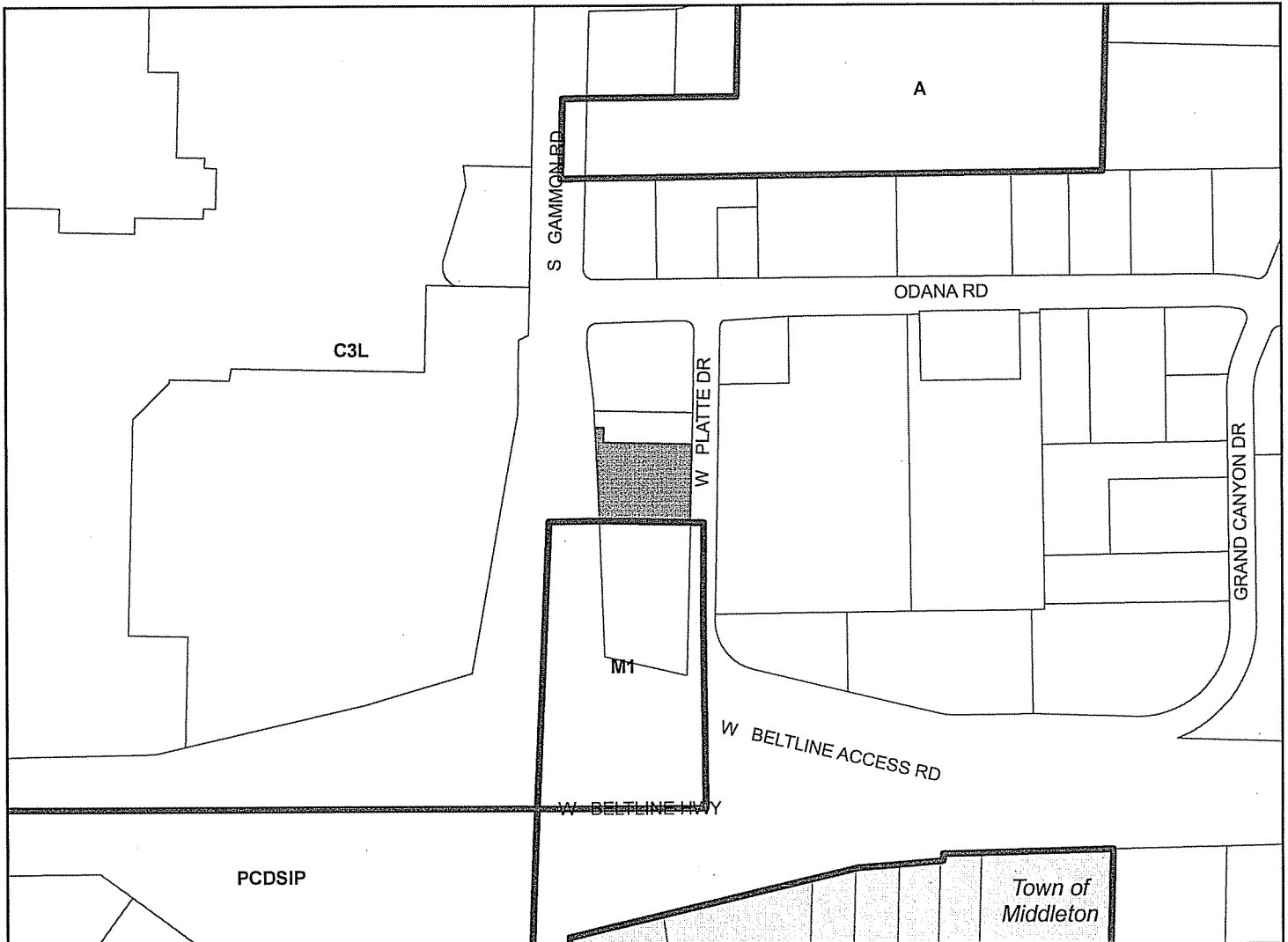
Existing Use  
 Vacant Restaurant

Proposed Use  
 Demolish vacant restaurant to allow  
 construction of a multi-tenant retail  
 building

Public Hearing Date  
 Plan Commission  
 06 May 2011

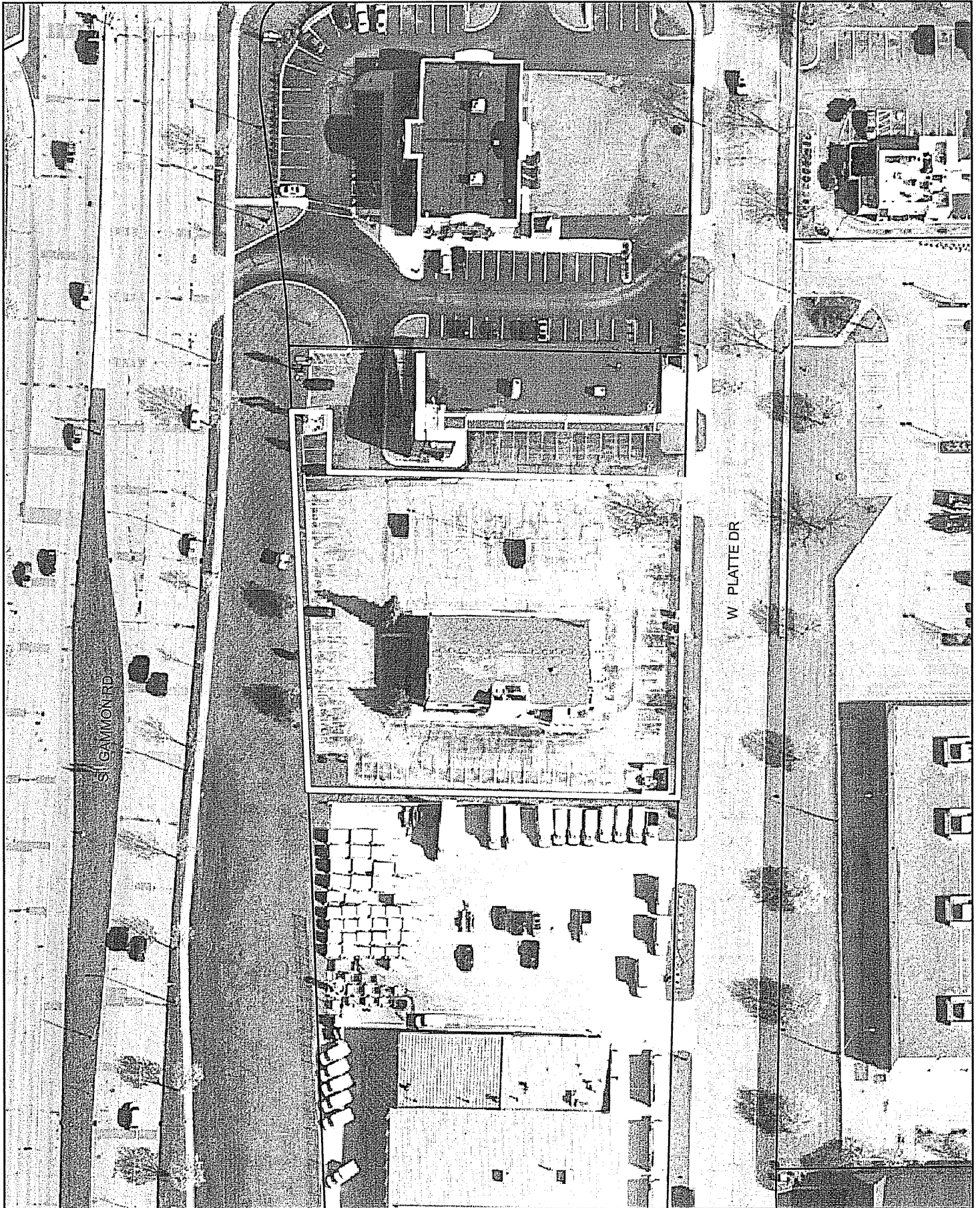


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 May 2011





# 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:		
Amt. Paid	<u>550</u>	Receipt No. <u>119589</u>
Date Received	<u>4/19/11</u>	
Received By	<u>PPA.</u>	
Parcel No.	<u>0708-252-0094-2</u>	
Aldermanic District	<u>19 MARC CLEAR</u>	
GQ	_____	
Zoning District	<u>E3C</u>	
For Complete Submittal		
Application	Letter of Intent	<input checked="" type="checkbox"/>
IDUP	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	Zoning Text	<input checked="" type="checkbox"/>
Alder Notification	<u>3/8/11</u> Waiver	<input type="checkbox"/>
Ngrbrhd. Assn Not.	<u>3/11/11</u> Waiver	<input type="checkbox"/>
Date Sign Issued	_____	

1. Project Address: 515 S. GAMMON RD Project Area in Acres: 1.

Project Title (if any): DIAMOND RETAIL CENTER

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a <u>Non-PUD or PCD</u> Zoning Dist.:	Rezoning to or Amendment of a <u>PUD or PCD</u> District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input 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: STEVE HARMS Company: TRI-NORTH BUILDERS  
 Street Address: 2625 RESEARCH PARK DR City/State: FITCHBURG, WI Zip: 53711  
 Telephone: (608) 271-8717 Fax: (608) 271-8354 Email: sharms@tri-north.com  
 Project Contact Person: STEVE HARMS Company: \_\_\_\_\_  
 Street Address: GMMU City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_  
 Property Owner (if not applicant): S + J 515 GAMMON LL  
 Street Address: 42500 MILTON AVE #110 City/State: JANESVILLE, WI Zip: 53545

4. Project Information:

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

Development Schedule: Commencement JUNE 2011 Completion JAN 2012

CONTINUE →

5. Required Submittals:

- 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:
  - 7 copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - 14 copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - 1 copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies): describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$500 See the fee schedule on the application cover page. 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 and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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

- 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.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies): must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals. NA

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 COMPREHENSIVE Plan, which recommends: RETAIL 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 & business associations in writing 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: AUDAL MARY CLEAR 3-8-11 (no neighborhood assoc. - MET w/ PARKTOWNE 3-11-11)
  - 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 and Planning Division staff; note staff persons and date.
  - Planning Staff: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: MATT TUCKER Date: 3-2-11
- Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

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

Printed Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner [Signature] Date 3-1-11

Effective May 1, 2009



Madison | Milwaukee | Dallas

April 19, 2011

City of Madison  
Land Use Application – Demolition Permit  
Zoning Dept.  
215 Martin Luther King Jr. Blvd.  
Room LL-100  
PO Box 2985  
Madison, WI 53701-2985

RE: 515 S. Gammon Road  
Demolition Permit

Gentlemen,

Enclosed is our application for demolition of the existing building at the above address.

Owner is 515 Gammon, LLC, Steve Yeko and Jack Bussa

Site is 45,300 SF or 1.039 Acres

Construction Manager, Design-Build: Tri-North Builders, Inc. 2625 Research Park Drive, Fitchburg, WI 53711.  
Architect - Dimension IV of Madison

New Building = 12,700 SF \*(approximately) of retail/ commercial space, employees and hours to be determined with tenants. There will be 55 parking stalls on site (4.3 stalls per thousand SF) plus a number to be determined to be shared with the Diamond Center adjacent to the north. (this will be determined with tenant(s) that may need added stalls)

Our intent is to demolish the Ponderosa restaurant building and foundations, remove or cap all utilities. Any materials that can be reused for new construction will be retained on site such as concrete or concrete block (crushed for use under slabs or parking areas), asphalt reused for base under new asphalt; kitchen equipment will be sold if possible.

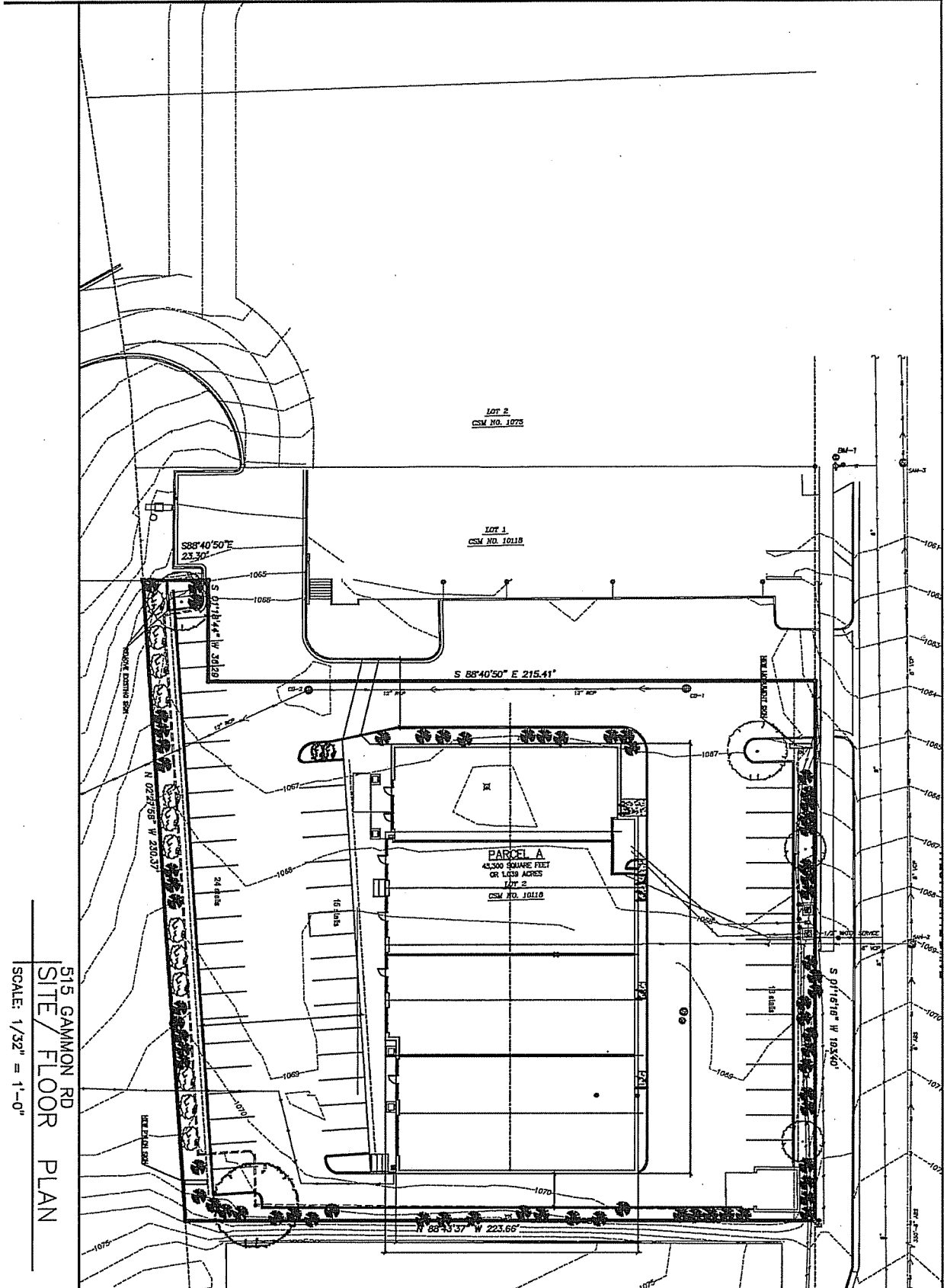
We intend to finalize leases by June 15 the and start construction as soon as possible after. We have 3 Letters of Intent and are negotiating leases currently.

Sincerely:

Steve Harms, Director of Pre-Construction Services  
Tri-North Builders, Inc.

WWW.TRI-NORTH.COM





515 GAMMON RD  
 SITE FLOOR PLAN  
 SCALE: 1/32" = 1'-0"

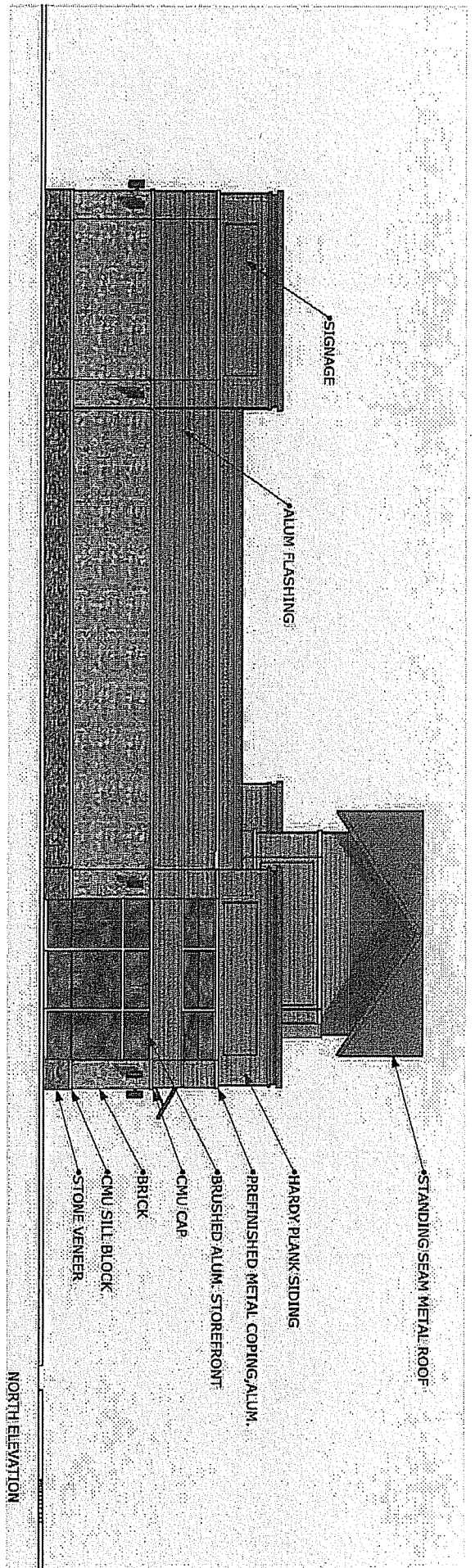
TRI-NORTH BUILDERS  
 1000 WESTERN AVENUE  
 SUITE 100  
 FAYETTEVILLE, NC 27034  
 PHONE: 704-782-1017  
 FAX: 704-782-1018  
 WWW.TRI-NORTH.COM

ADD1  
 ADD2  
 STORE

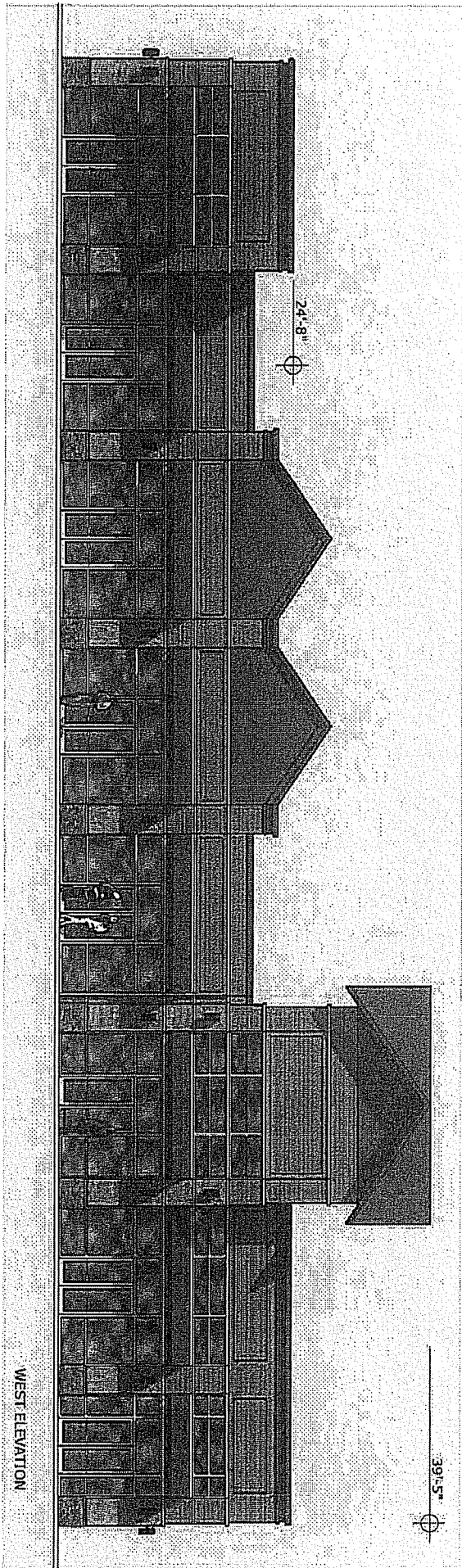
# DIAMOND RETAIL CENTER

Date: \_\_\_\_\_ DATE  
 Drawn By: AUTHOR  
 Proj. No. PROJECT

A1

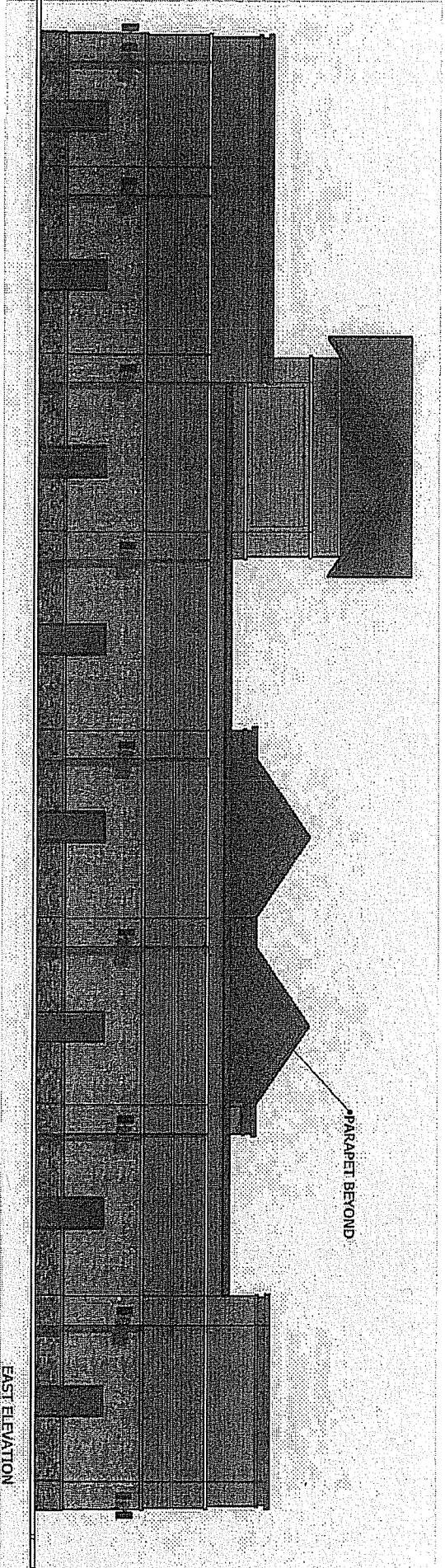
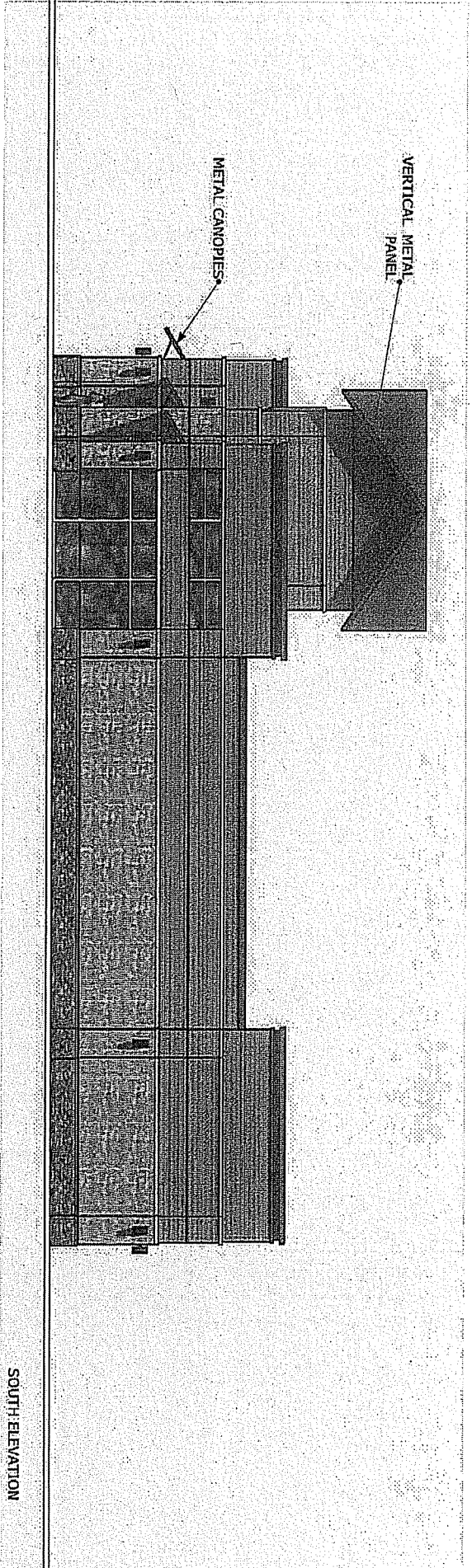


NORTH ELEVATION



WEST ELEVATION





**TTI-NORTH**  
 BUILDERS

2020 Research Park Drive | Fitchburg, WI 53711 PO Box 229568 | Madison, WI 53726-9668  
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5. Gammon Road Retail Center Madison, WI	Elevations 4/19/2011.	Not to Scale	3
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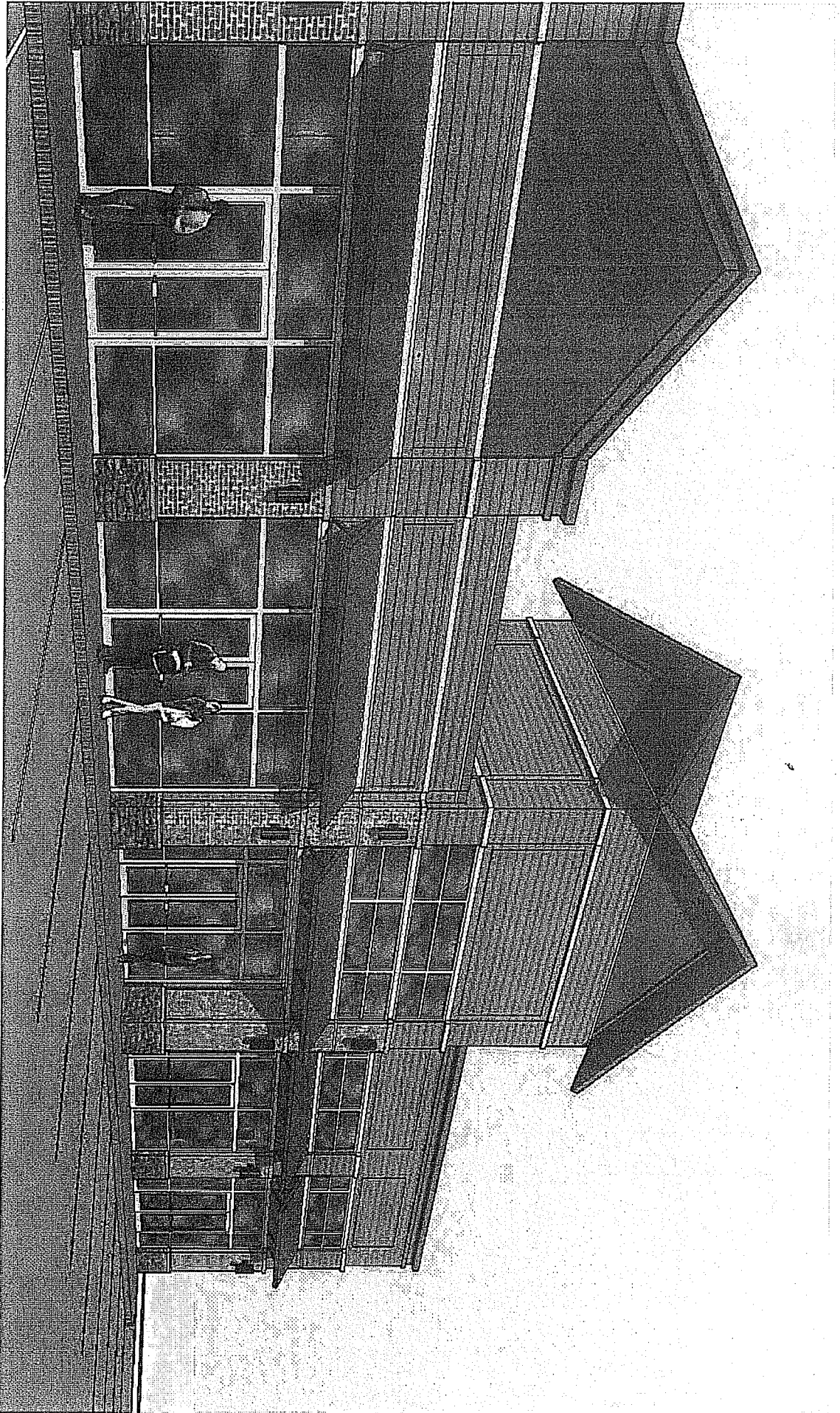


**TTF-NORTH**  
BUILDERS

2625 Research Park Drive | Fitchburg, WI 53711 | PO Box 259560 | Madison, WI 53725-9560  
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S. Gammon Road Retail Center  
 Madison WI

Front Perspective Not to Scale  
 4/19/2011



**TTI-North**  
Buildings

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S. Gammon Road Retail Center  
 Madison, WI

Tower Perspective Not to Scale  
 4/19/2011

