



City of Madison

Proposed Demolition, Rezoning & Conditional Use

Location
821 South Gammon Road

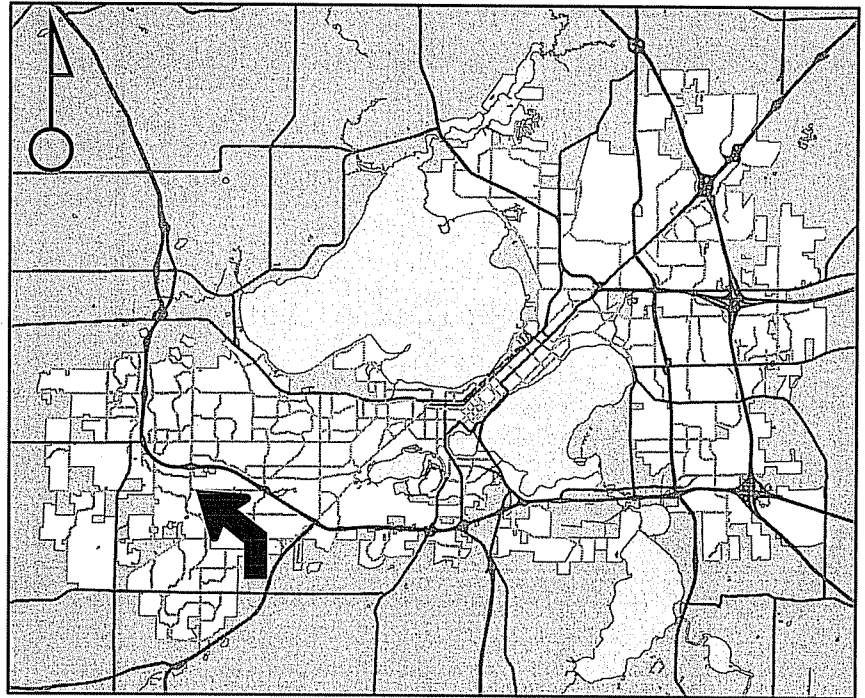
Applicant
Tony Nicholson/
John J Bieno - TJK Design Build

From: Temp A To: C1

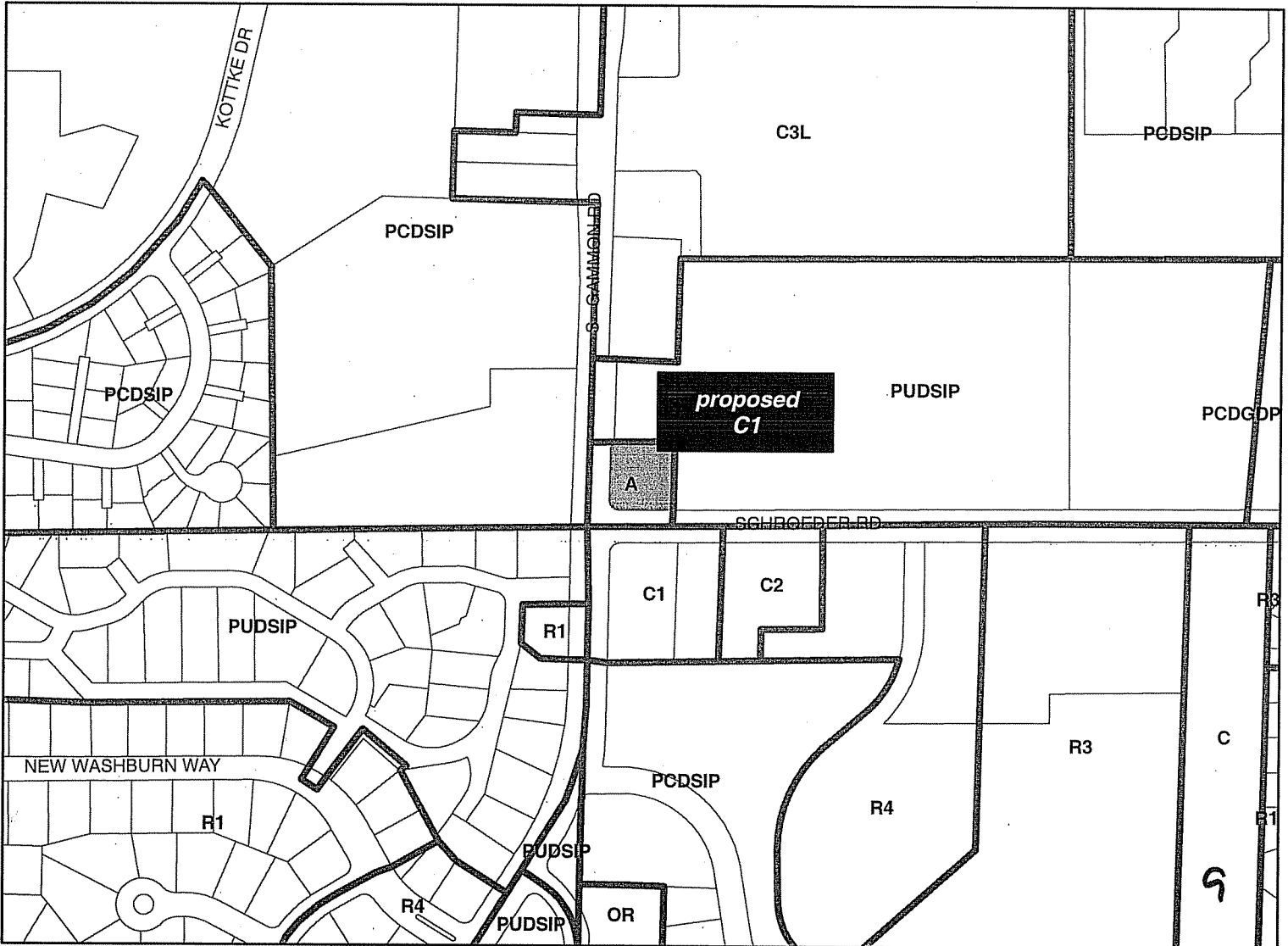
Existing Use
Single-Family Home

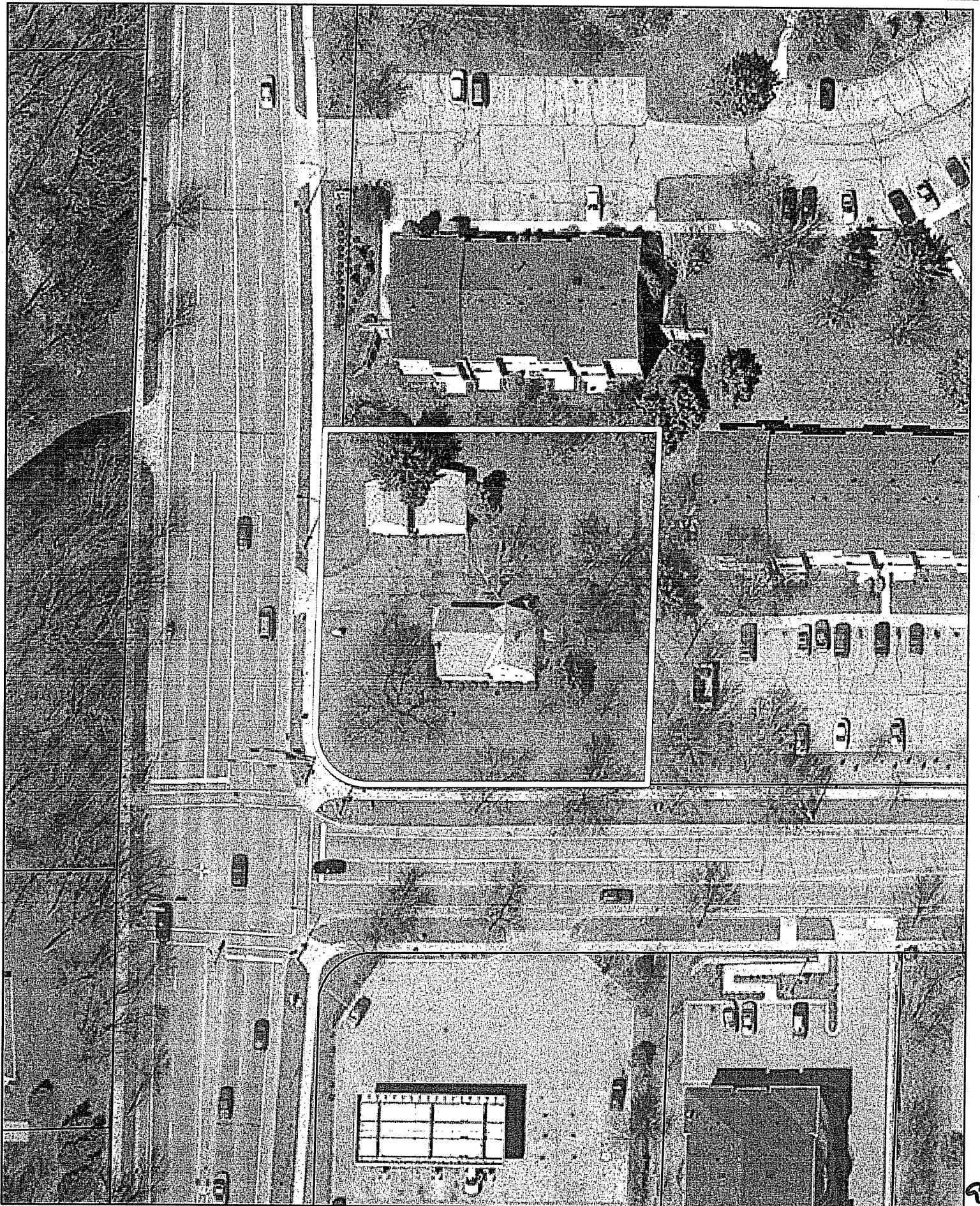
Proposed Use
Demolish Single-Family Home to
Build Multi-Tenant Commercial
Building w/Drive-Up

Public Hearing Date
Plan Commission
06 August 2007
Common Council
04 September 2007



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635





9



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
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$ <u>850</u> Receipt No. <u>82125</u>
Date Received	<u>6-6-07</u>
Received By	<u>KAW</u>
Parcel No.	<u>0708-253-0097-7</u>
Aldermanic District	<u>01 - Sed Sanborn</u>
GQ	<u>UDC</u>
Zoning District	<u>Ag</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>NA</u> Legal Descript. _____
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>N/A</u>
Alder Notification	<input checked="" type="checkbox"/> Waiver _____
Ngbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver _____
Date Sign Issued	<u>6-6-07</u>

1. Project Address: 821 South GAMMON ROAD Project Area in Acres: .609

Project Title (if any): SJR ENTERPRISES COMMERCIAL DEVELOPMENT

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

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>Ag</u> to <u>C1</u>	<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: RICH KLINKE Company: SJR ENTERPRISES LLC
 Street Address: 4518 MAJONA DRIVE City/State: MADISON, WI Zip: 53716
 Telephone: (-) 222 6060 Fax: (-) 222 6546 Email: richard@klynkecleaners.com

Project Contact Person: JOHN J BIENO Company: JJK DESIGN BUILD
 Street Address: 6324 WEST MAIN STREET City/State: MADISON, WI Zip: 53703
 Telephone: (-) 257 1090 Fax: (-) 257 1092 Email: jbieno@jkkdesignbuild.com

Property Owner (if not applicant): BOBY NICHOLSON
 Street Address: 6329 HUBBARD AVENUE City/State: MIDDLETON, WI Zip: 53562

4. Project Information:

Provide a general description of the project and all proposed uses of the site: REMOVAL OF EXISTING BUILDINGS TO ACCOMMODATE A NEW MIXED-USE OFFICE/RETAIL BUILDING WITH A DRIVE-THRU.

Development Schedule: Commencement SEPTEMBER '07 Completion FEBRUARY '08

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:** \$ _____ 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 papplications@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: TRANSIT ORIENTED DESTINATION (NEEDS) AND MEDIUM DENSITY HOUSING 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:
ALD. JED SANDBORN JAN 18, 2007 GREENTREE NEIGHBORHOOD ASSOC MARCH 20, 2007
HIGHPOINT NEIGHBORHOOD ASSOC MARCH 16, 2007
- 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 TIM PARYS Date 1.11.07 | Zoning Staff MATT FICKER Date 1.11.07

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

Printed Name John Diering Date 6.4.07
 Signature [Handwritten Signature] Relation to Property Owner AGENT / ARCHITECT
 Authorizing Signature of Property Owner [Handwritten Signature] Date 6-6-07



DESIGN BUILD INC

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

DATE: June 6, 2007

TO: Madison Plan Commission
2115 Martin Luther King Jr. Blvd.
Room LL-100
PO Box 2985
Madison, WI 53701

FROM: John J. Bieno, AIA
Vice President
TJK Design Build Inc.
634 W. Main Street
Madison, WI 53703

RE: **SJR Enterprises LLC**
Commercial Development
821 S Gammon Road

Existing Conditions

This site consists of an existing two story single family residence with two out buildings used as storage or garages. The current residence operates as a rental property. There is approximately 12' of fall across the property from NW to SE as well as two good sized existing mature canopy trees and several smaller ones on the property.

Development Schedule for the Project

An initial Urban Design meeting, June 20, 2007.
Final Urban Design meeting, July 25, 2007
Plan Commission meeting, August 6, 2007
Common Council, September 4, 2007
Start Construction, September 7, 2007
Substantial Completion, February 2008.

Contractor

TJK Design Build Inc.
634 W Main Street
Madison, WI 53703

Architect – John Bieno
TJK Design Build Inc.
634 W Main Street
Madison, WI 53703

Landscaper – Richard Slaton, ASLA

Types of Businesses

Anchor tenant for the facility will be a Klinke Cleaners with a drive-thru. The remainder of the first floor will be occupied by unknown retailers. These retailers will be small in nature and consistent with neighborhood uses and needs. The small second floor will be an office space, again, occupied by unknown tenants. Conducive to the needs and wants of the neighborhood.

Hours of Operation

The Klinke Cleaners will maintain a 7:00 a.m. – 7:00 p.m. Monday thru Friday and 8:00 a.m. – 5:00 p.m. Saturday work schedule and closed on Sunday.

Hours for the remainder of the tenants is unknown at this time.

Area and Site

26,532 SF or .60 9 acres

Area of Proposed Building

8,000 SF

Number of Parking Stalls

Required 27

Provided 24

Project Description/Narrative

The project is located at the intersection of Schroeder and Gammon Roads on the West side of Madison. It is currently occupied by an existing single family residence that is used as a rental property. There are also two outbuildings which are associated with this project as well as two substantial existing canopy trees. Plans for this development include raising the house, outbuildings and all existing foliage to make way for a new 8,000 SF two story multi-tenant mixed used project with a drive-thru. The comprehensive plan for the City of Madison calls for this property to be used in two different ways. One is for a medium density housing development. The second is as a transit oriented destination. It is our belief that the medium density housing classification was a carry over from the neighboring associated use. We have chosen to approach the project with a transit orientated destination classification. The first floor of the proposed project is geared more towards retail and the second floor is geared towards office uses. This mixed use approach meets the intention of the transit oriented destination. This concept coupled with easy access to the sidewalk for pedestrian and bike traffic, and to roadways for vehicles and buses also help to meet the intent. However, the addition of the second floor does put us under the minimum number of required parking stalls per Madison Zoning Code. We would therefore request a parking reduction based on this need to accommodate the comprehensive plan.

Requested

Zoning Map Amendment
Conditional Use
Demolition Permit
Parking Reduction
Neighborhood Notification

PROPOSED FACILITY FOR:

SJR ENTERPRISES LLC

821 SOUTH GAMMON ROAD
MADISON, WISCONSIN

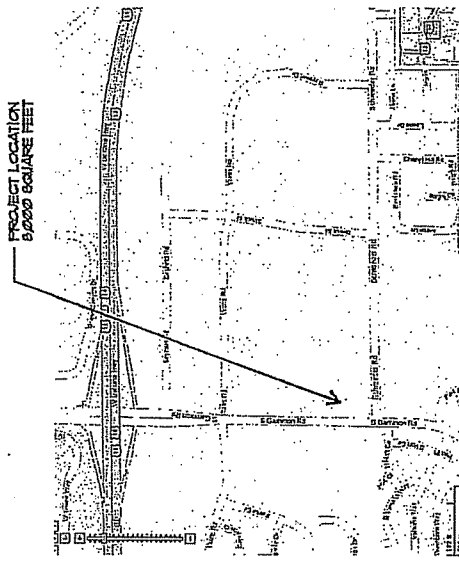


TKK Design Build Inc.

634 West Main Street,
Madison Wisconsin 53703
DESIGN/BUILD 608/251-1090 FAX 608/251-1092

INDEX OF DRAWINGS:

- C-11 PROPOSED SITE PLAN
- C-12 EXISTING SITE PLAN / DEMOLITION PLAN
- C-13 SITE GRADING, EROSION CONTROL PLAN
- C-14 SITE UTILITY PLAN
- C-15 LANDSCAPE PLAN
- C-16 PHOTOMETRIC PLAN
- A-11 FLOOR PLAN
- A-12 UPPER FLOOR PLAN / ROOF PLAN
- A-21 BUILDING ELEVATIONS



SITE LOCATION MAP
NOT TO SCALE



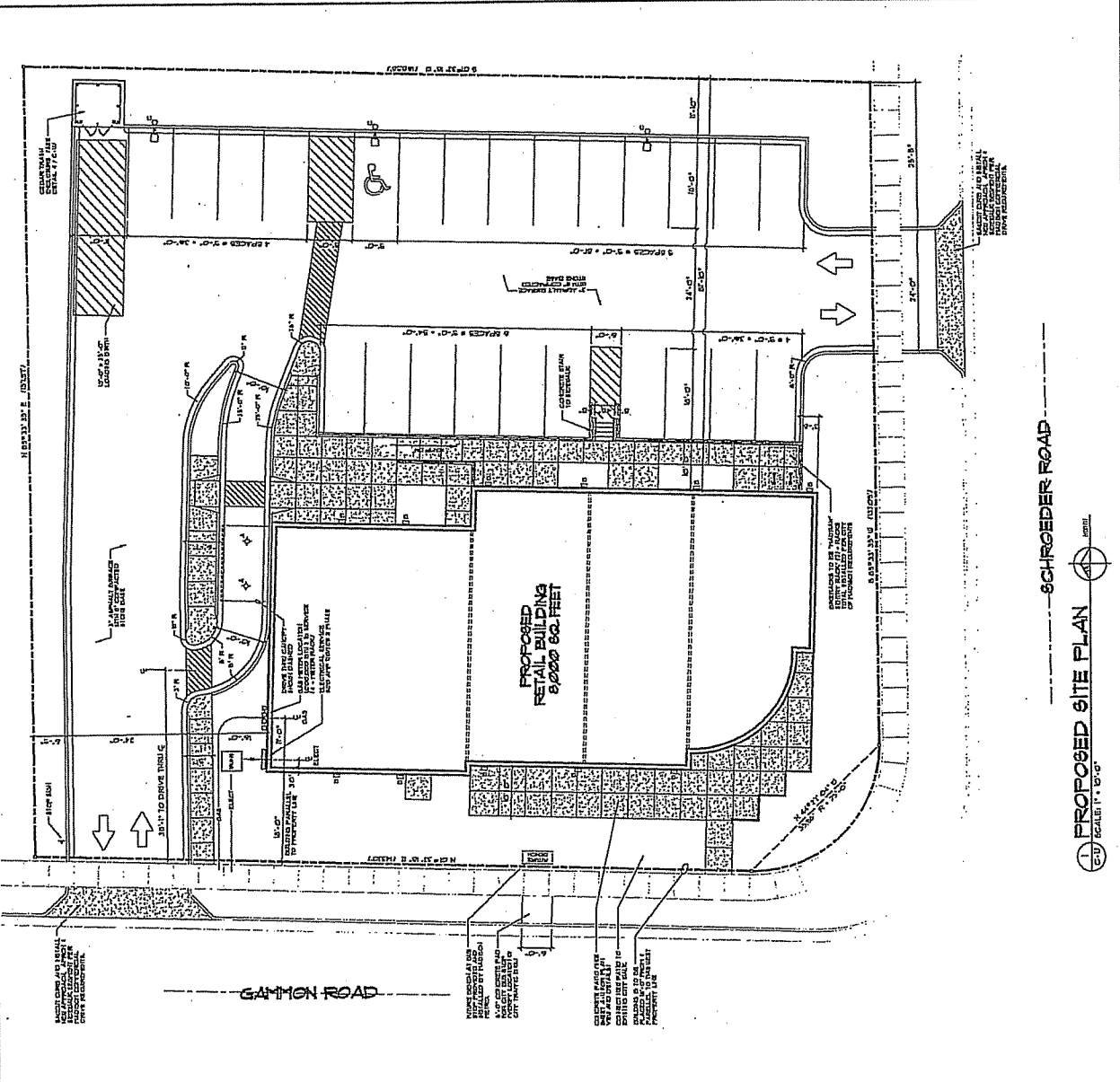
634 West Main Street
Madison, WI 53703
608-251-1090
608-251-1092

REVISION	DATE

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.

PROPOSED FACILITY FOR
SUN ENTERPRISES, LLC
821 SOUTH GARTON ROAD
MADISON, WISCONSIN

691
C-11



LOCAL DESCRIPTION
A parcel of land located in the SW1/4 of the SW1/4 of Section 34, T4N, R12E, City of Madison, Wisconsin, is shown on the attached plat. The parcel is bounded by Garton Road to the west, Schroeder Road to the south, and the City of Madison to the east and north.

GENERAL NOTES:
1. ALL PARTS SHALL BE 4" X 6" YELLOW PINE OR EQUIVALENT.
2. ALL PARTS SHALL BE 4" X 6" YELLOW PINE OR EQUIVALENT.
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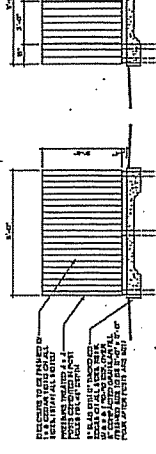
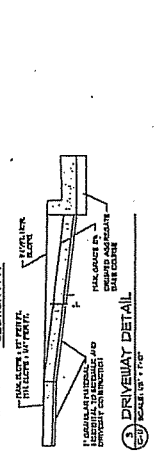
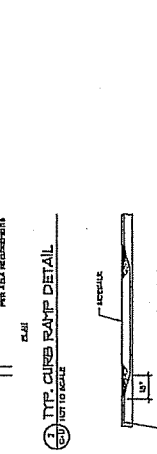
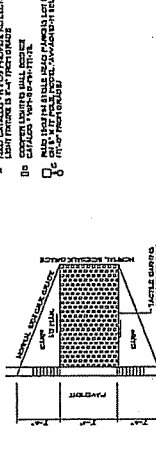
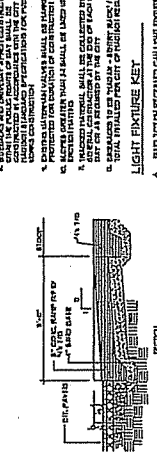
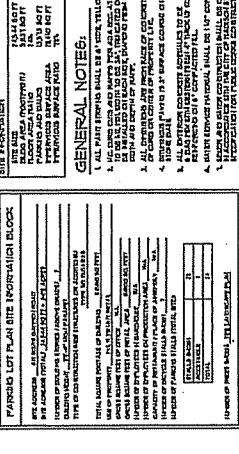
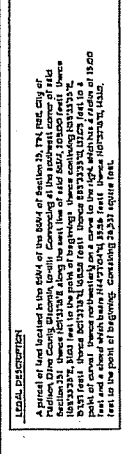
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634 WEST MAIN STREET
MADISON, WI 53703
608-257-1090
FAX 608-257-1092

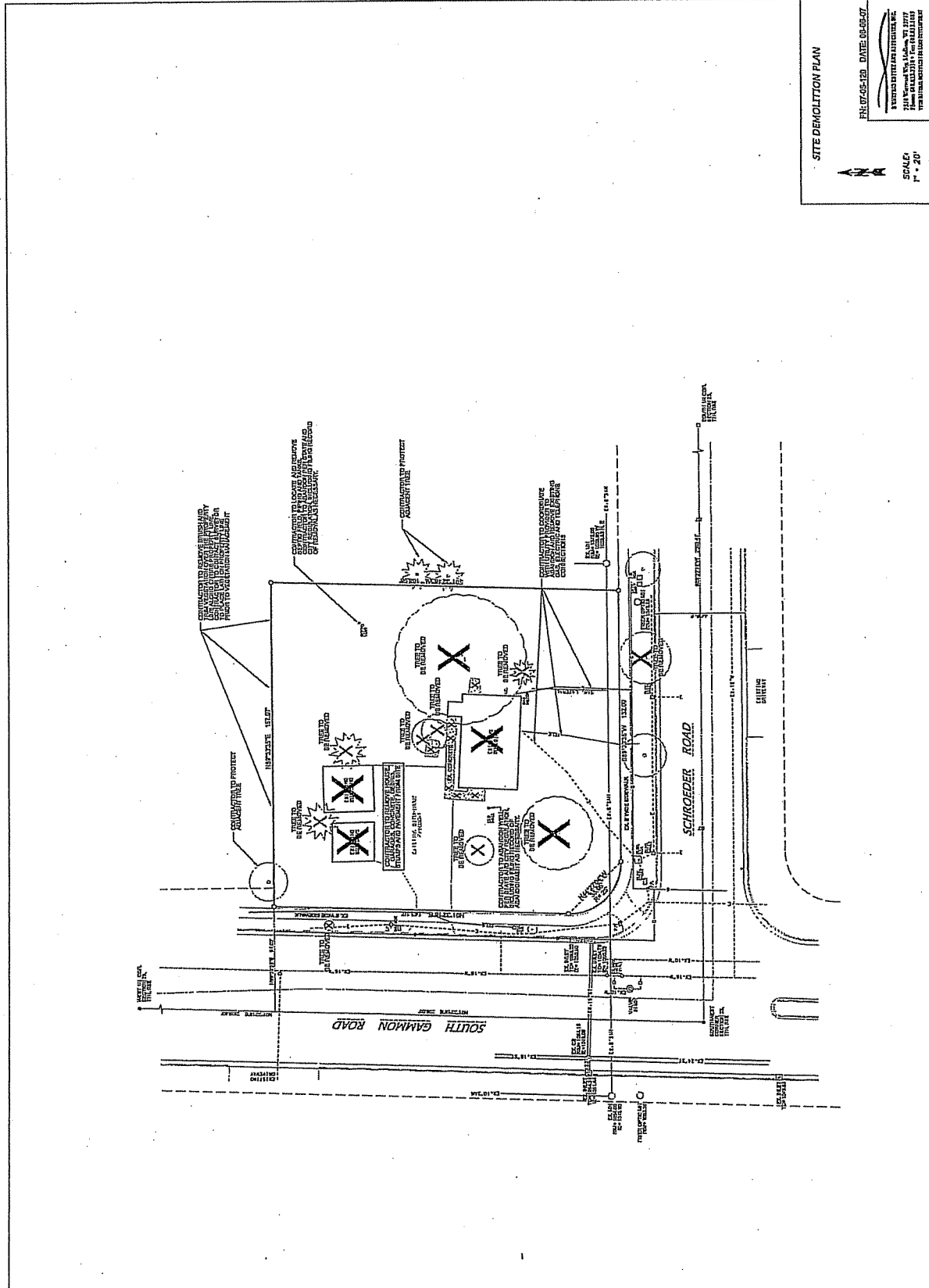


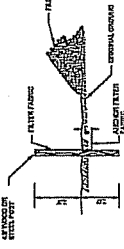
PROPOSED FACILITY FOR
SJR ENTERPRISES, LLC
MADISON, WISCONSIN

821 SOUTH GAMMON ROAD
MADISON, WISCONSIN

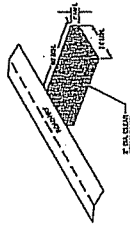
C-12
06.06.07

SITE DEMOLITION PLAN
 PREPARED BY: TKK DESIGN GROUP
 DATE: 06-06-07
 SCALE: 1" = 20'
 PROJECT NO.: 06-06-07





SILL DETAIL

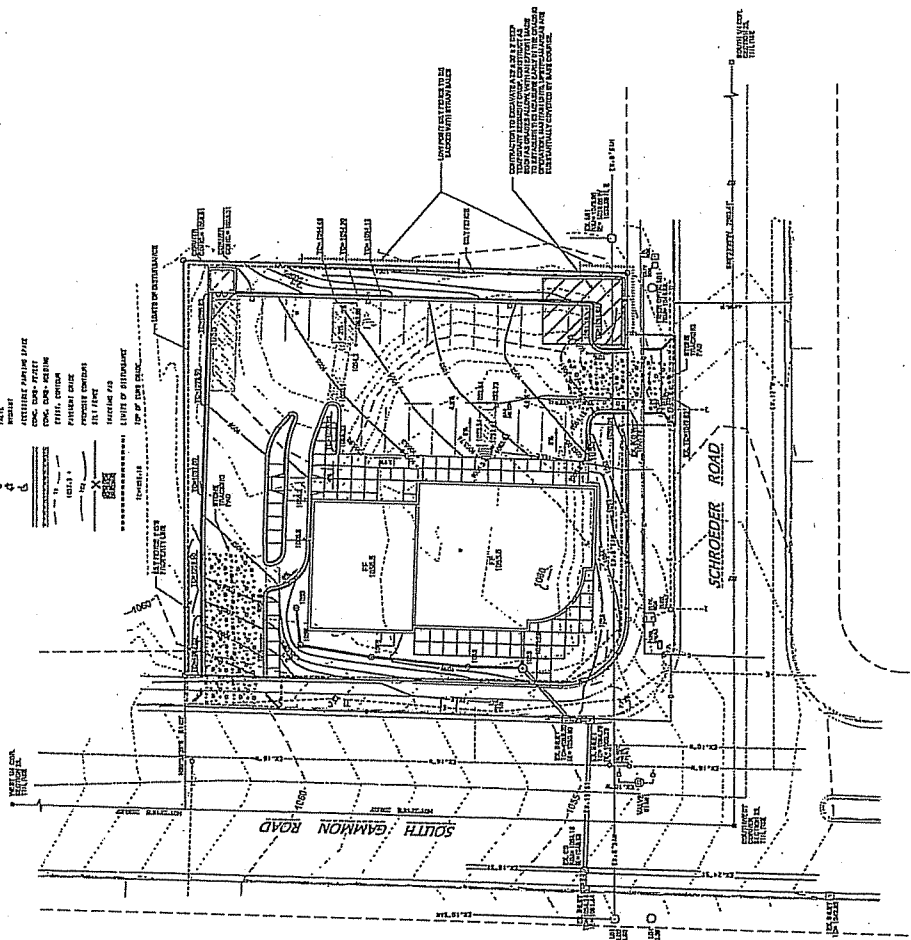
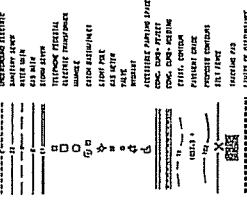


STONE TRACKING PAD DETAIL

- #### SITE GRADING AND EROSION CONTROL NOTES
1. Spot grades were provided by the contractor. All spot grades were provided at the lowest mark.
 2. All the spot grades and grades were provided with the City of Madison required specifications and all dimensions shown on the construction plan.
 3. All spot grades were provided with the minimum slope of 1%.
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 9. All spot grades were provided with the minimum slope of 1%.
 10. All spot grades were provided with the minimum slope of 1%.

LEGEND

CONSTRUCTION LINE
EXISTING LINE
LIMIT OF DISTURBANCE
TOP OF CURB
TOP OF FINISH GRADE



SITE GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 20'

DATE: 06-06-07

PROJECT: SJR ENTERPRISES, LLC
821 SOUTH GAMMON ROAD
MADISON, WISCONSIN



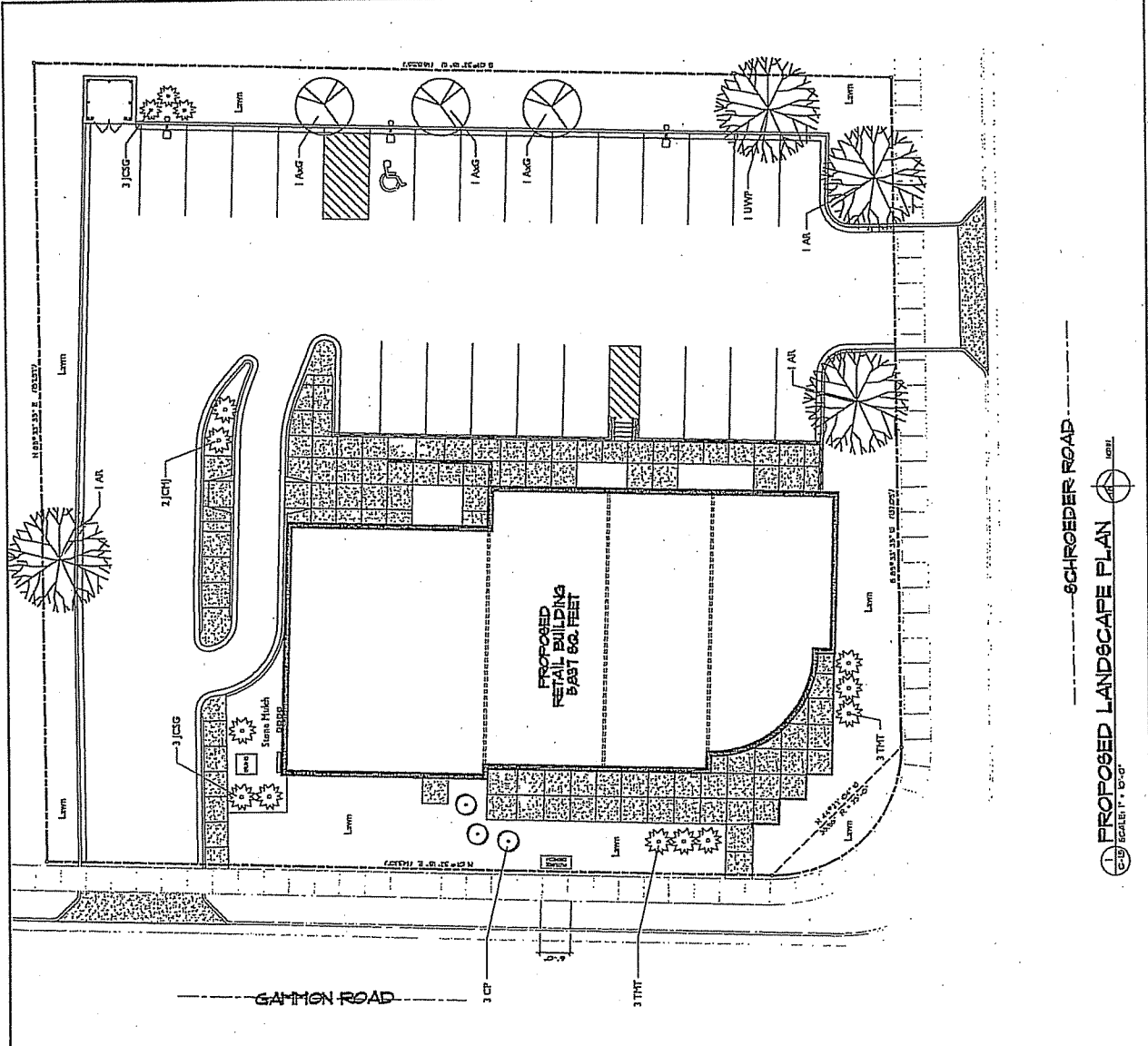
634 West Main Street
Madison, WI 53703
608-257-1090
FAX 608-257-1092

REVISION	DATE

PROPOSED FACILITY FOR
SUR ENTERPRISES, LLC
831 SOUTH EASTERN ROAD
MADISON, WISCONSIN

PROPOSED FACILITY FOR
SUR ENTERPRISES, LLC
831 SOUTH EASTERN ROAD
MADISON, WISCONSIN

C-15
6.6.07



CITY OF MADISON - LANDSCAPE POINTS REQUIREMENTS

NUMBER OF PARKING STALLS: 22
 NUMBER OF 2' - 2 1/2" CAL. SHADE TREES REQUIRED: 2
 LOADING BERTH PLANTING REQUIREMENT: 1 BERTH x 75 POINTS/BERTH: 75
 NUMBER OF LANDSCAPE POINTS REQUIRED: 100
 TOTAL LANDSCAPE POINTS REQUIRED: 183

LANDSCAPE POINTS SOLUTION ELEMENT	POINT VALUE	QTY	POINTS ACHIEVED	CREDITS QTY	POINTS
CANOPY TREES 2'-2 1/2"	35	2	70	-	-
DECIDUOUS SHRUBS	3	3	9	-	-
EVERGREEN SHRUBS	5	14	70	-	-
DECORATIVE WALL OR FENCE (PER 10 L.F.)	10	-	-	-	-
EARTH BERM (PER 10 L.F.)	10	-	-	-	-
AVERAGE HEIGHT = 10'	5	-	-	-	-
EVERGREEN TREES 3' HT. MIN.	30	-	-	-	-
CANOPY TREES OR SMALL ORIENTAL TREES 1 1/2'-2'-2'	30	3	90	-	-
SUBTOTALS			239		
TOTAL POINTS					239

Approved by: _____ Date: _____

PLANT SCHEDULE

Key	Botanical Name	Common Name	Qty	Planting Size/Root Spec.
AGG	Amelanchier x grandiflora	2" BAB	3	2" BAB
AK	Acer rubrum 'October Glory'	October Glory Red Maple	3	2" BAB
UWP	Ulmus whitebark 'Prospiceus'	Prospiceus Elm	1	2" BAB
Key	Common Name	Common Name	Qty	Planting Size/Root Spec.
JCIJ	Juniperus chinensis 'Pfitzer's Juniper'	Pfitzer's Juniper	2	18" CONT
JCG	Juniperus chinensis 'Sea Green'	Sea Green Juniper	6	18" CONT
THT	Taxus x media 'Tussock'	Tussock Yew	6	18" CONT
Key	Common Name	Common Name	Qty	Planting Size/Root Spec.
CP	Comptonia perfoliata	Sweetfern	3	18" CONT

SCHROEDER ROAD
 PROPOSED LANDSCAPE PLAN
 SCALE: 1" = 10'-0"

TKK
DESIGNATED

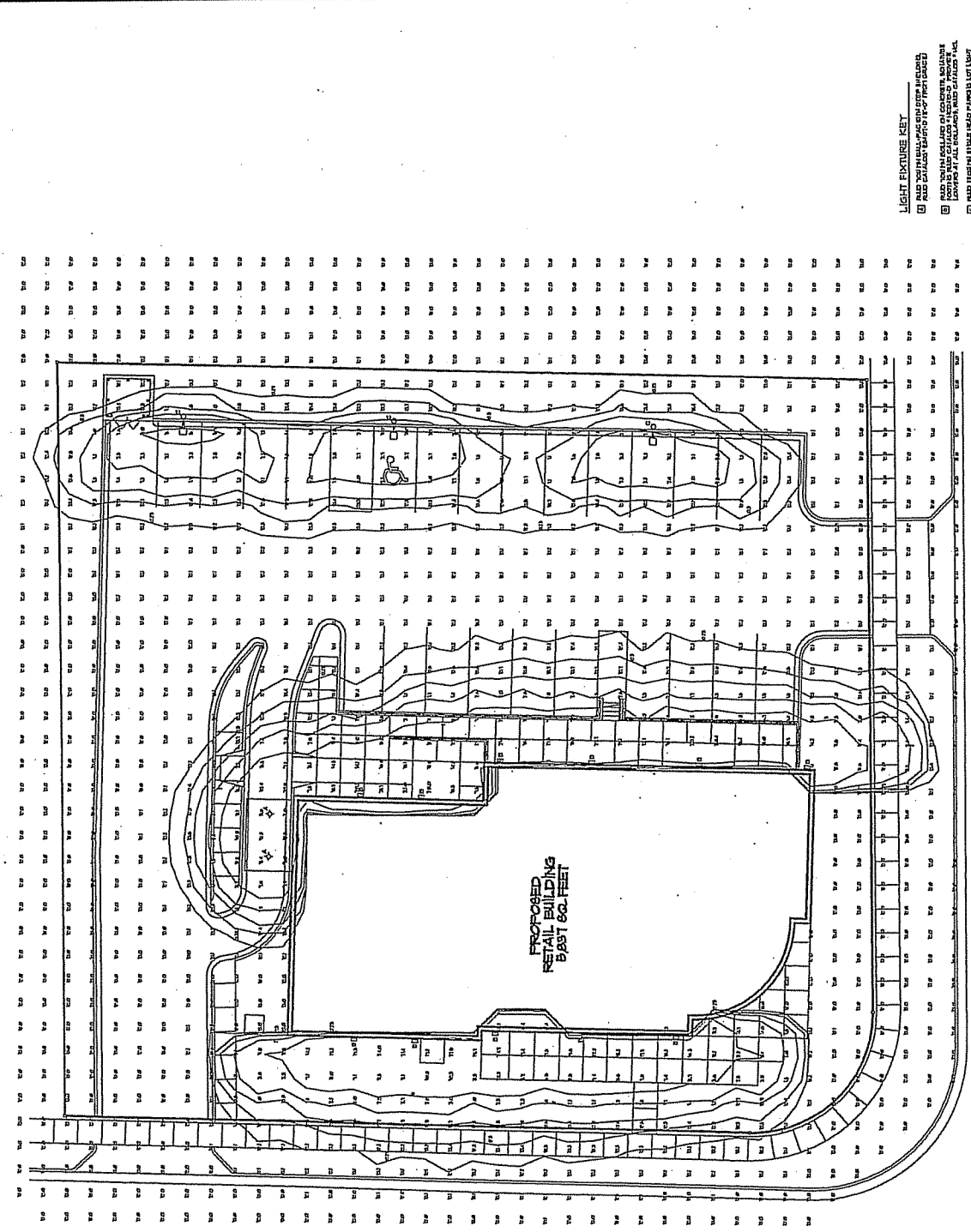
634 West Main Street
Madison, WI 53703
608-257-1090
FAX 608-257-1092

REVISION	DATE

PROPOSED FACILITY FOR
SMA ENTERPRISES, LLC
CORNER OF GAMTON + SCHROEDER ROADS
MADISON, WISCONSIN

SM ENTERPRISES, LLC

C-16
6.6.01



LIGHT FIXTURE KEY
 ALL BALL BALLASTS ARE INCLUDED
 ALL BALLAST TYPES ARE PROTECTED
 ALL DOWN LIGHTS OF CONCRETE, SOLID STATE DOWN LIGHTS AT ALL FOOTCANDLE READINGS
 ALL DOWN LIGHTS ARE TO BE PROTECTED
 ALL DOWN LIGHTS ARE TO BE PROTECTED

GAMTON ROAD

SCHROEDER ROAD

PROPOSED PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"



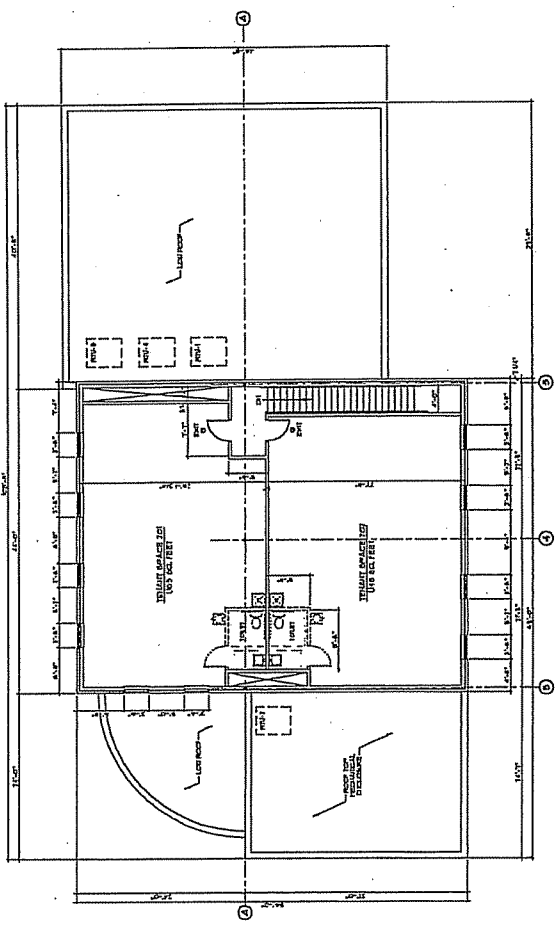
634 West Main Street
Madison, WI 53703
608-251-0990
FAX 608-251-1092

REVISION	DATE

CONSTRUCTION SPECIFICATIONS
FOR THE PROPOSED
SECOND FLOOR
RESIDENTIAL UNIT

PROPOSED FACILITY FOR
SN ENTERPRISES LLC
821 SOUTH GAYLTON ROAD
MADISON, WISCONSIN

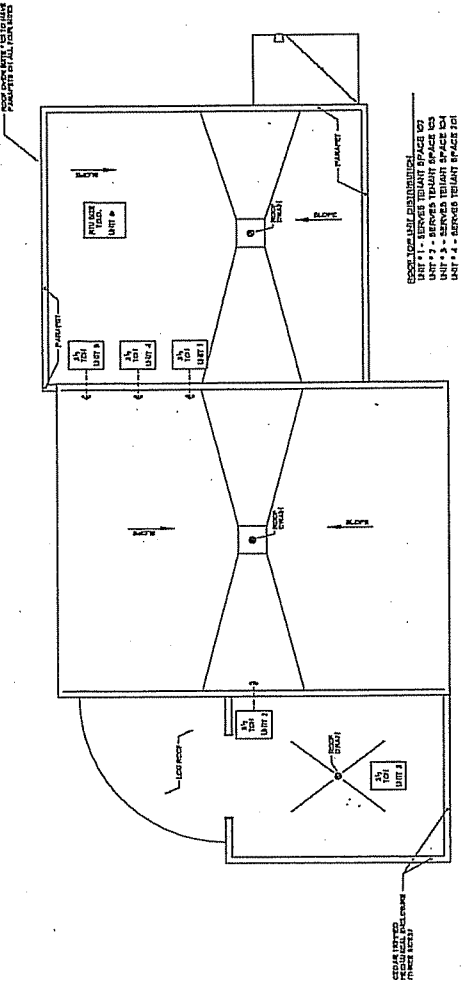
A-12
LO 99



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- 1. GENERAL NOTES ARE TO BE USED FOR ALL CONSTRUCTION SPECIFICATIONS AND SHALL BE USED TO SUPPLEMENT THE CONSTRUCTION SPECIFICATIONS AND SHALL NOT BE USED TO CHANGE THE CONSTRUCTION SPECIFICATIONS.
- 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS AND SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS AND SHALL NOT BE USED TO CHANGE THE CONSTRUCTION SPECIFICATIONS.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS AND SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS AND SHALL NOT BE USED TO CHANGE THE CONSTRUCTION SPECIFICATIONS.
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ROOF PLAN / RTU PLACEMENT
SCALE: 1/8" = 1'-0"

UNIT 101 - SERVES TRUNK SPACE 101
UNIT 102 - SERVES TRUNK SPACE 102
UNIT 103 - SERVES TRUNK SPACE 103
UNIT 104 - SERVES TRUNK SPACE 104
UNIT 105 - SERVES TRUNK SPACE 105

7

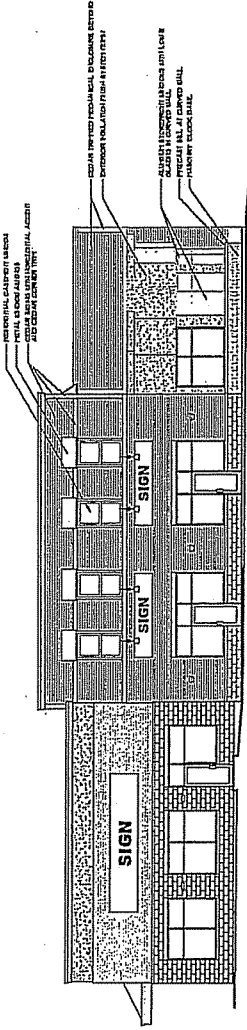
REVISION	DATE

CONSULTANTS DRAWING
NOT TO BE USED OR MODIFIED
WITHOUT WRITTEN CONSENT OF T&B
OR THE ARCHITECT
OR THE ENGINEER

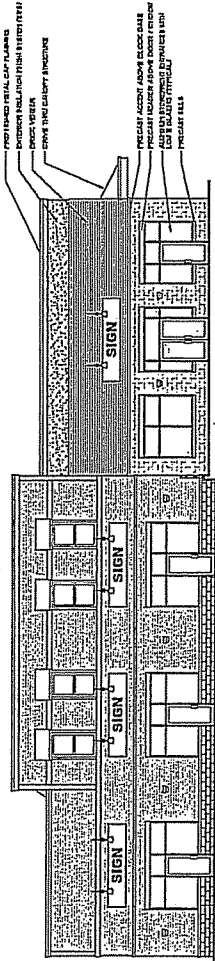
SUB ENTERPRISES, LLC
PROPOSED FACILITY FOR
821 SOUTH EASTON ROAD
MADISON, WISCONSIN

A-2.1

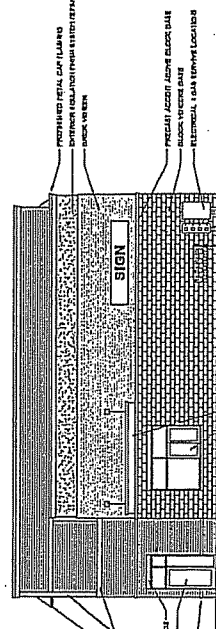
6.6.07



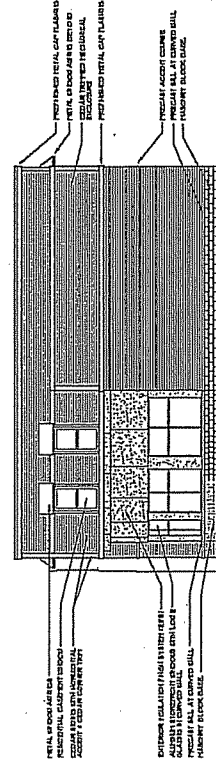
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SJR Enterprises, LLC

4518 Monona Drive
Madison, WI 53716
608-222-6060
Fax: 608-222-6546

August 1, 2007

City of Madison
Planning & Development
Attn: Brad Murphy
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

RE: Klinke Development at 821 S. Gammon

Dear Mr. Murphy,

On behalf of SJR Enterprises, I would like to address the neighbors' concerns regarding our development at 821 S. Gammon Road. We have held meetings with two neighborhood groups, the Southwest Neighborhood Planning Committee and the owners and renters of Country Meadows Apartments. All of the concerns of these organizations can be grouped into four main categories:

1. Safety

- a. We are willing to *limit the hours of operation* of the tenants (for example, 6am to 9pm)
- b. We are willing to *hire a patrol service* to monitor off-hour activities
- c. We are willing to install *security cameras*
- d. We are willing to provide *non-intrusive lighting* to the parking lot during the evening so the parking lot is not a dark space for folks to congregate
- e. We will provide either a *fence or tree perimeter* between our site and Country Meadows

2. Maintain Quality of Life for Immediate Neighbors

- a. Our tenant mix will include *neighborhood friendly shops* such as Klinke Cleaners and other tenants such as a coffee shop, deli, hair salon, etc.
- b. Our requested zoning change is C1 which is the most restrictive for tenant selection, in other words, we will have *no bars, liquor stores, check-cashing facilities, etc*
- c. Our parking lot *lighting will be screened* and aimed down toward the parking lot to limit the light shining towards the neighboring apartments

- d. We have already moved our dumpster enclosure at the request of Country Meadows
- e. Our building is 2-story and it is a 4-sided structure so most of the tenants will not have a view of rooftop units and the back-view of our building is *visually pleasing*
- f. Our *building would reduce noise* from the street by acting as a sound barrier

3. Provide Employment

- a. Klinke Cleaners will employ possibly 3 full time people and a support staff of approximately 5 part-time people. Although we do not have confirmed tenants yet, we are expecting additional employment options for up to 20 more jobs throughout the day

4. Transportation Safety

- a. Some of the residents of Country Meadows expressed concerns about the parking lot being behind the building. They requested we consider putting the parking lot in front of the building. Traffic, however, requested we layout the structure as currently shown so we keep our ingress and egress locations away from the intersection.

One other question has come up: could this building be rehabbed and thereby be a better use than demolition. During the standard demolition inspection, the inspector noted that the interior of the property has sustained much damage due to the most recent tenant's dogs. Also the current property has "zero value" and it would be cost prohibitive to repair the structure.

In closing, we truly want to be a great neighbor. Aside from the Country Meadows renters and owners, we generally have the support of most residents and neighborhood groups. We are a *owner-occupied landlord* and we have a *vested interest for this property to be safe, secure* and appealing to the neighborhood as a whole. Our Park Street facility was very similar to this situation and our project there has reduced crime and the neighbors are very pleased. We are hoping to accomplish the same here on South Gammon.

Thank you for your time and attention. If you have any questions, please give me a call at my office: 222-6060 ext. 17.

Sincerely,



Steve Klinke
Member, SJR Enterprises, LLC
Executive Director, Klinke Cleaners