



# City of Madison

## Proposed Demolition and Conditional Use

Location  
733 South Gammon Road

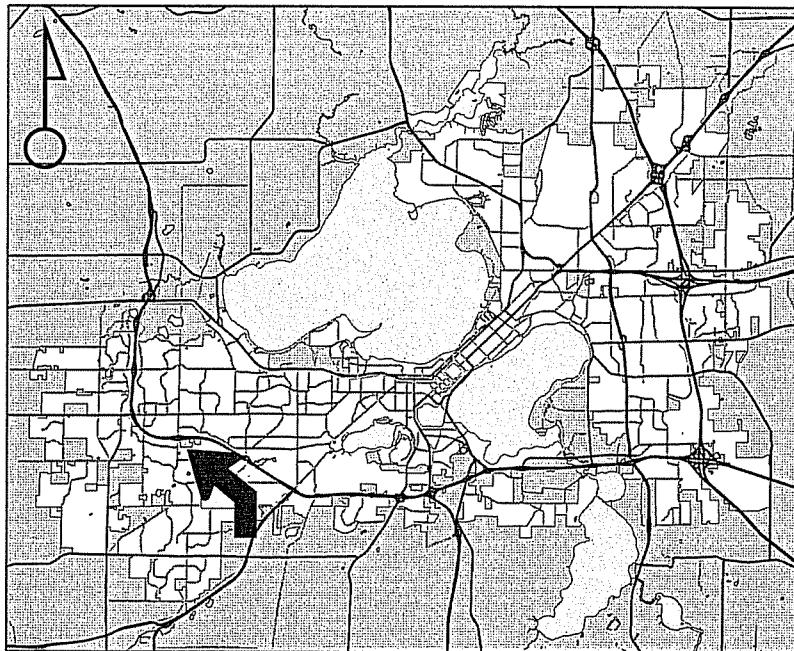
Project Name  
Multi-Tenant Retail

Applicant  
TJS Ventures/  
John Bieno - TJK Design Build

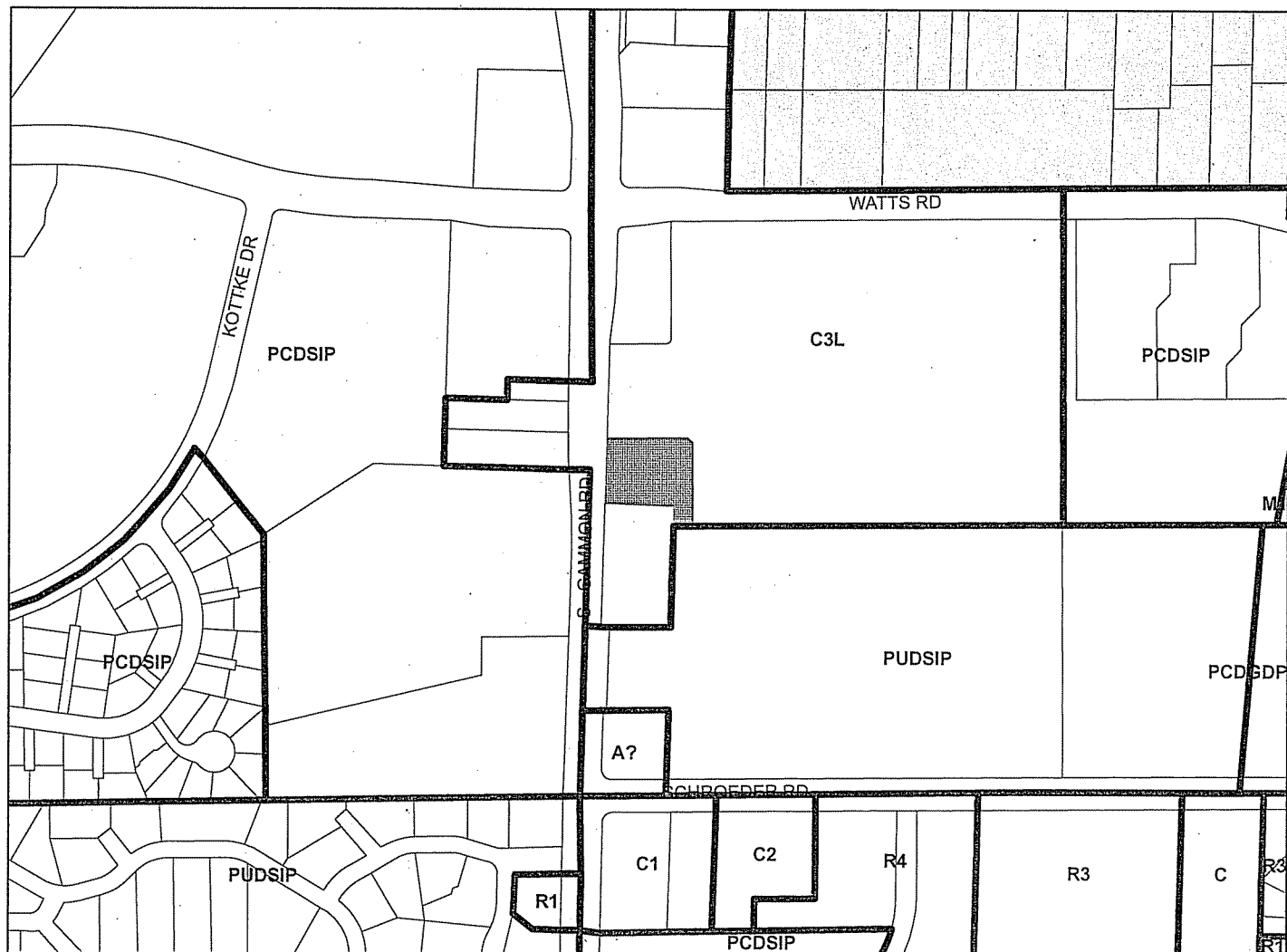
Existing Use  
Vacant bank

Proposed Use  
Demolish vacant bank to construct  
multi-tenant retail building with drive-  
thru window

Public Hearing Date  
Plan Commission  
23 January 2012

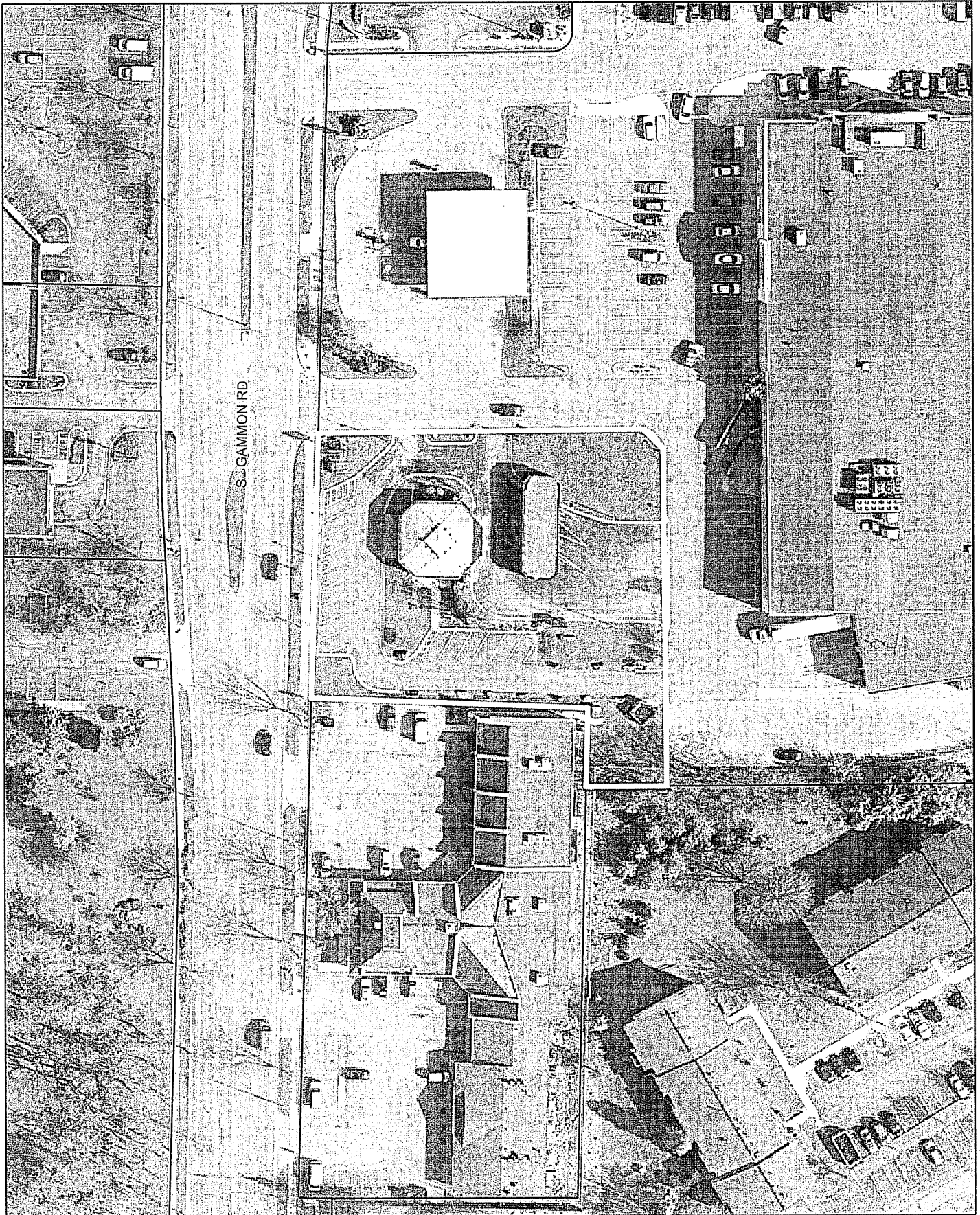


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 January 2012





# 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.

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid <u>\$550</u>	Receipt No. <u>126633-50</u>
Date Received <u>9/11/11</u>	
Received By <u>JLK</u>	
Parcel No. <u>0706-253-0101-6</u>	
Aldermanic District <u>1-Lisa Subeck</u>	
GQ <u>WAD-2</u>	
Zoning District <u>C3L</u>	
<b>For Complete Submittal</b>	
Application <u>✓</u>	Letter of Intent <u>✓</u>
IDUP <u>N/A</u>	Legal Descript. <u>✓</u>
Plan Sets <u>      </u>	Zoning Text <u>N/A</u>
Alder Notification <u>8/5/11</u>	Waiver <u>      </u>
Ngbrhd. Assn Not. <u>      </u>	Waiver <u>      </u>
Date Sign Issued <u>11/9/11</u>	

1. Project Address: 733 South Gannon Road Project Area in Acres: .85

Project Title (if any):       

## 2. This is an application for:

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: <u>      </u> to <u>      </u> Proposed Zoning (ex: R1, R2T, C3): <u>      </u>	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: <u>      </u> to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: <u>      </u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> <u>      </u>	

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

Applicant's Name: John Bienco Company: TJK Design Build  
 Street Address: 634 West Main Street City/State: MADISON, WI Zip: 53703  
 Telephone: (608) 257 1090 Fax: (608) 257 1092 Email: JBIENCO@TJKDESIGNBUILD.COM  
 Project Contact Person: SAME AS ABOVE Company:         
 Street Address:        City/State:        Zip:         
 Telephone: ( ) Fax: ( ) Email:         
 Property Owner (if not applicant): TJS VENTURES  
 Street Address: 5201 EAST TERRACE DRIVE City/State: MADISON WI Zip: 53718  
SUITE 275

## 4. Project Information:

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

BUILDING W/ DRIVE THRU

Development Schedule: Commencement 2/12 Completion 8/12

**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)
  - **7 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 ½ 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.

**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:  
GENERAL COMMERCIAL 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:  
LKA SUBECK AUG 5TH, 2011  
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: DAT MTE TIM PARKS Date: 8.18.11 Zoning Staff: DAT MTE PAT ANDERSON Date: 8.18.11
- ☐ 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 JOHN BOLENS Date 11.8.11  
Signature [Signature] Relation to Property Owner ARCHITECT  
Authorizing Signature of Property Owner [Signature] Date 11/7/11

November 8, 2011

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  
Conditional Use/Demo Permit  
733 South Gammon Road  
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: TJS Ventures  
5201 East Terrace Drive  
Madison, WI 53718  
608-244-7012  
Contact: John Walsh

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

Engineer: Professional Engineering  
818 North Meadowbrook Lane  
Waunakee, WI 53597  
608-849-9378  
Contact: Roxanne Johnson

Landscape  
Design: Richard Slayton  
821 West Lakeside Street  
Madison, WI 53715  
608-251-6132

### **Introduction:**

The proposed site is located on the East end of the 700 block of South Gammon Road. The site is approximately 36,920 sq ft in size and contains an unused bank branch with drive thru.

### **Deconstruction:**

This proposed development envisions the deconstruction of the slab-on-grade structure and drive thru canopy. This would also include the associated sidewalk and paved areas. Inspections of the property has been made by the development team. They have 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 buildings 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 property is located on the far West side of Madison. It is adjacent to a large grocery store as well as there accompanying gas station. It is also adjacent to Gammon Road. Access to the site is gained from a shared drive between the gas station and this property as well as into the parking lot to the grocery store. The site is currently occupied by a bank branch facility with attached, covered drive-thru. As part of this redevelopment all of the existing structures and site work would be demolished. There is also an approximately 20 year old multi-tenant retail building located to the South. The drainage for the development to the South flows through the very South East corner of our property into the parking lot for the grocery store.

In an attempt to maximize visual interest and exposure for perspective tenants, the building has been stepped to open up view points to and from Gammon Road to the building. The parking was then also curved to follow the steps of the building. This allowed for more green space adjacent to the access drive as well as creating landscape opportunities adjacent to the building. This new development has a drive through that is located on the West and South side of the building. The drive comes off the end of the curved parking lot and follows along the back side of the building. The pick up window is located off of the back of the building and away from Gammon Road. The drive has been positioned so that there is ample area between the property line for green space. The site naturally slopes to the East and infiltration opportunities have been provided for in various locations along that edge of the property. As mentioned earlier, there are several landscape beds located between the parking lot and the building. There are also landscaped areas in and around both the parking lot and the building. The parking lot will be fully lit by pole mounted light fixtures. Walkways will be lit by building mounted light fixtures. Fixtures on the building will offer visual interest as well as a sense of scale.

The building has a continuous masonry base that rises at the tower elements. The base is capped by a continuous precast band which also acts as the sills for window which puncture the structure at various locations to offer daylight into the building. The windows are capped with a fabric awning on an aluminum frame. The awnings have an accent color. The main wall of the building is brick which is accented with the soldier course at the tops of the windows and masonry corneous to cap off the wall. The tower elements which also act as the entries into the various tenant spaces had a covered canopy and a sloped roof. The sign band is also in an accent exterior insulation and finish system. All glazing is insulated Low E. Various signage

opportunities are called out on the elevations. All four sides of the building are treated with material equal high level of material finishes.

**Project Schedule:**

It is anticipated that construction will start in the late winter of 2011 and will be completed in the summer of 2012.

**Social and Economic Impact:**

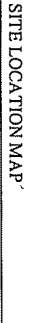
This development will have a positive social and economic impact. The development will substantially increase the city's tax base on an infill site with minimal if any increased cost to the city.

Thank you for your time in reviewing our proposal.

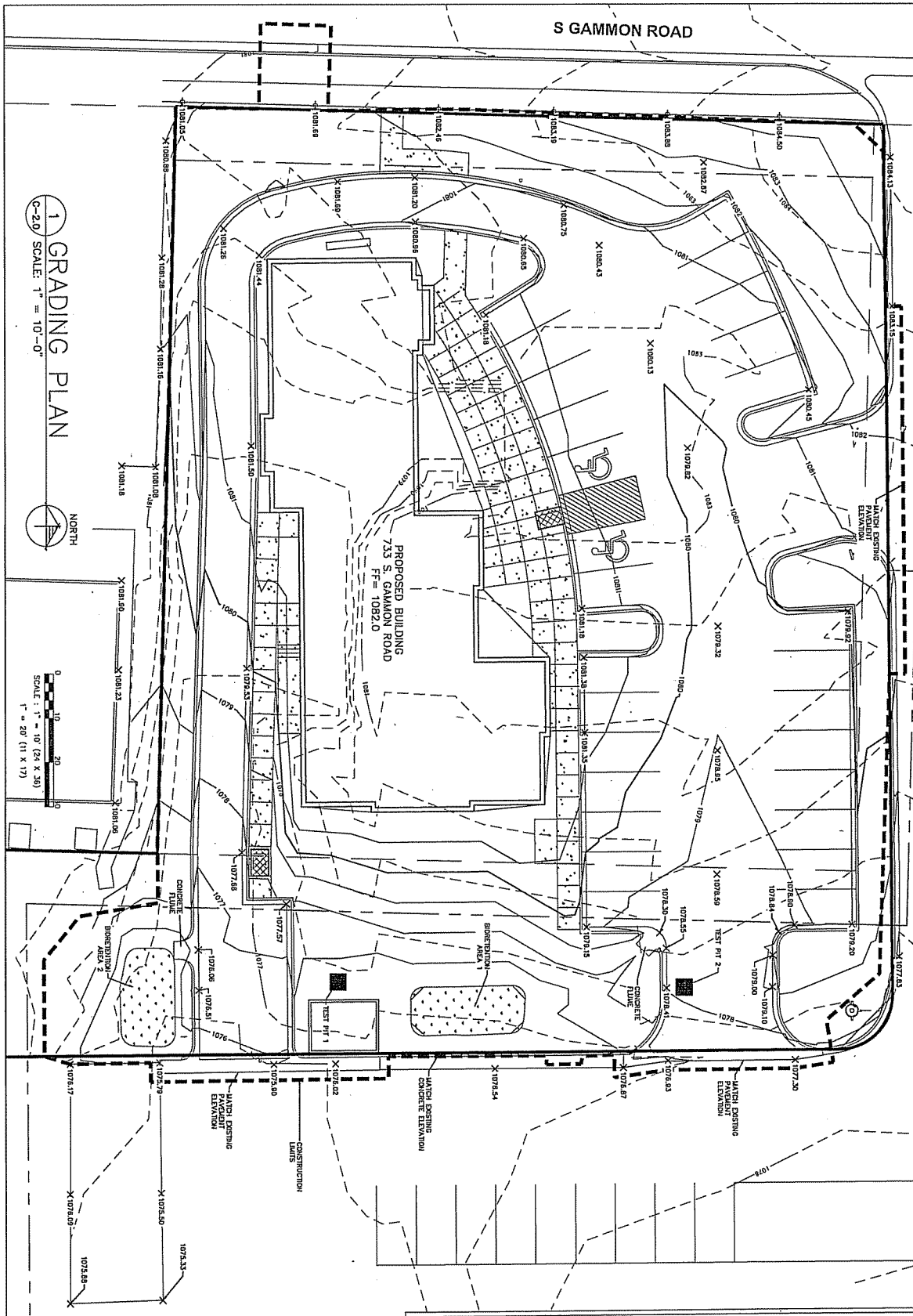
Sincerely,

John J Bieno, AIA  
TJK Design Build Inc

[Downloaded from https://academic.oup.com/ajph/article-pdf/98/10/1761-1762/517044 by University of California - San Diego user on November 17, 2018](#)



PROPOSED FACILITY FOR:  
733 SOUTH GAMMON ROAD



# 1 GRADING PLAN C-2.0 SCALE: 1" = 10'-0"



0 10 20  
SCALE: 1" = 10' (24 x 36)  
1" = 20' (11 x 17)

C-2.0  
11.09.11

PROPOSED FACILITY FOR:  
MULTI-TENANT RETAIL  
BUILDING WITH DRIVE-THRU  
733 SOUTH GAMMON ROAD  
MADISON, WISCONSIN 53711

**PROFESSIONAL  
ENGINEERING**  
818 N Meadowbrook Ln  
Wausau, WI 53402  
phone (608) 849-9376  
fax (608) 237-2129

**PROPOSED GRADING**  
SHOWN IN RED  
EXISTING GRADING  
SHOWN IN BLACK  
ELEVATIONS  
ARE IN FEET

REV DATE

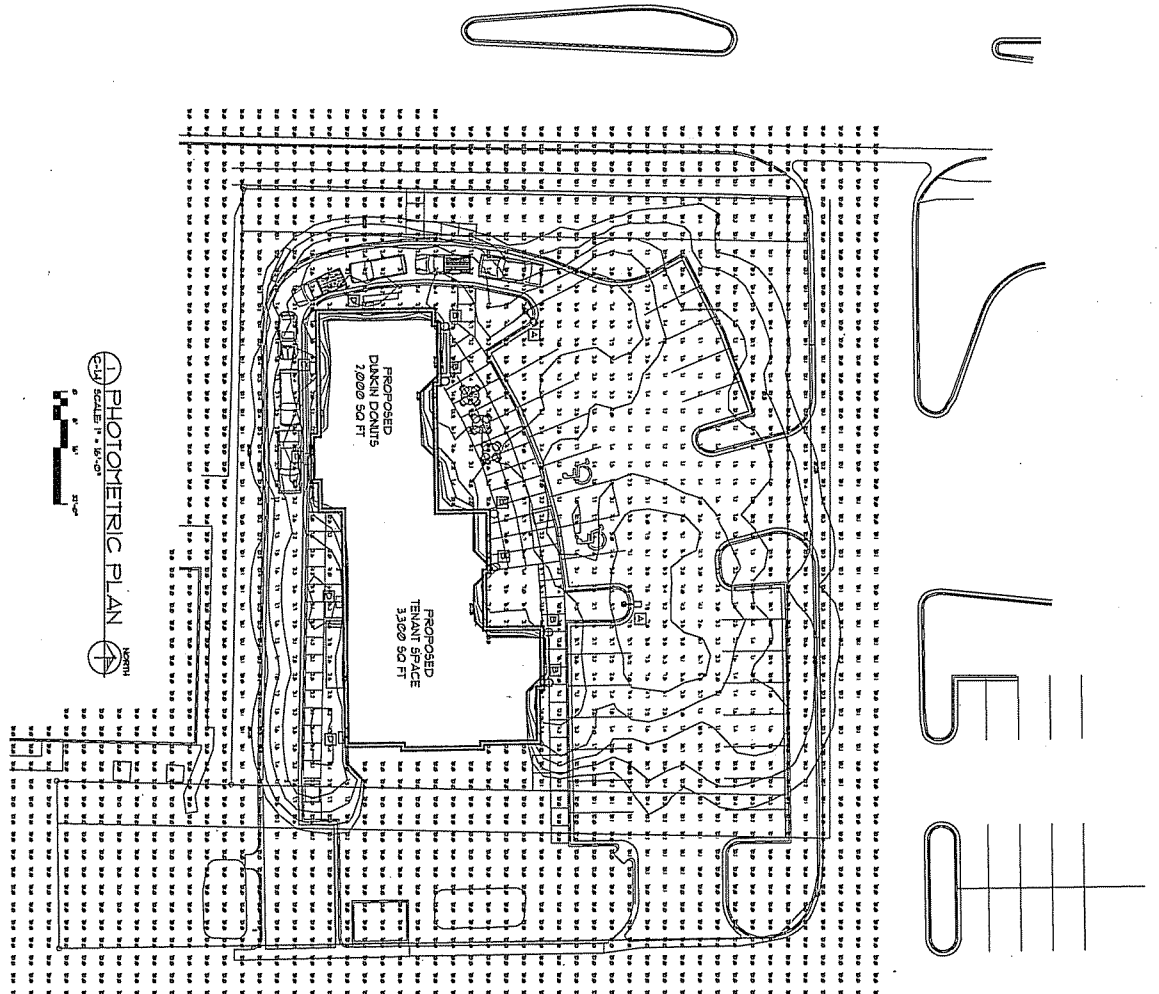
634 West Main Street  
Madison, WI 53703  
608-257-1090  
FAX 608-257-1092

**TJK**  
DESIGN/BUILD



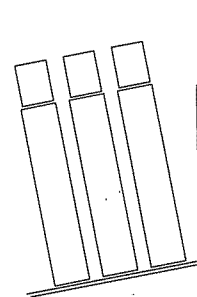


C-4.0	PROPOSED FACILITY FOR: MULTI-TENANT RETAIL BUILDING WITH DRIVE-THRU	 818 N Meadowbrook Ln Waukegan, WI 53092 phone (608) 649-9376 fax (608) 237-2129		REV DATE	634 West Main Street Madison, WI 53703 608-257-1090 FAX 608-257-1092	
11.09.11	733 SOUTH GAMMON ROAD MADISON, WISCONSIN 53711					



**STATISTICS**


Calculation	Symbol	Area	Footcandle	Footcandle	Footcandle
Calc. Zone 1	1	1000	100	100	100
Calc. Zone 2	2	1000	100	100	100



- LIGHT FIXTURE KEY**
- 1. COOPER LIGHTING, NINE 400W HPS, 10' x 10' x 10' MOUNTED LIGHT FIXTURES (10' x 10' x 10' MOUNTED LIGHT FIXTURES)
  - 2. COOPER LIGHTING, NINE 400W HPS, 10' x 10' x 10' MOUNTED LIGHT FIXTURES (10' x 10' x 10' MOUNTED LIGHT FIXTURES)
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**THE**  
**DESIGNRULE**

REV DATE

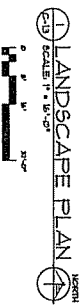
 Stone Mulch

**Shredded Bark Mulch**

**LANDSCAPE WORKSHEET**

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PLEASE PRINT IN INK  
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U-13  
1.10.12

PROPOSED FACILITY FOR:  
MULTI-TENANT RETAIL  
BUILDING WITH DRIVE-THRU

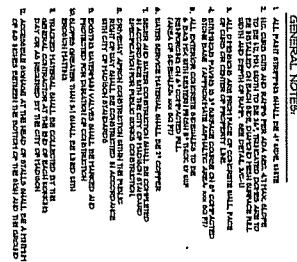
733 SOUTH GAMMON ROAD  
MADISON, WISCONSIN 53711



REV DATE

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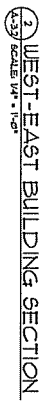
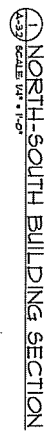
PROPOSED FACILITY FOR:  
MULTI-TENANT RETAIL  
BUILDING WITH DRIVE-THRU

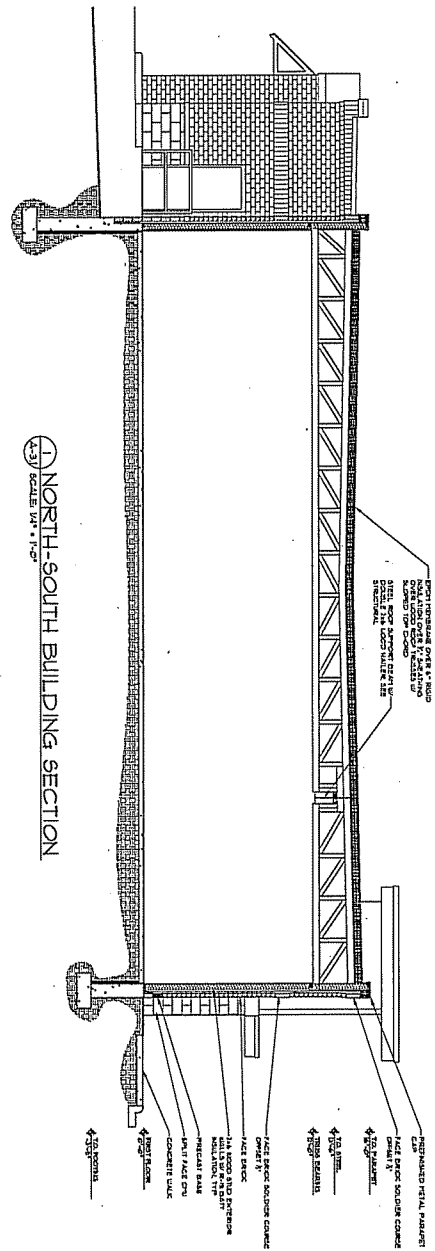
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PROPERTY CODES	
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99	PROPERTY TYPE

[illegible]

NUMBER OF TREES SHOWN SEE LANDSCAPE IN 41





⊕ NORTH-SOUTH BUILDING SECTION  
SCALE: 1/4" = 1'-0"

PROPOSED FACILITY FOR:  
MULTI-TENANT RETAIL  
BUILDING WITH DRIVE-THRU  
133 SOUTH GAMMON ROAD  
MADISON, WISCONSIN 53711

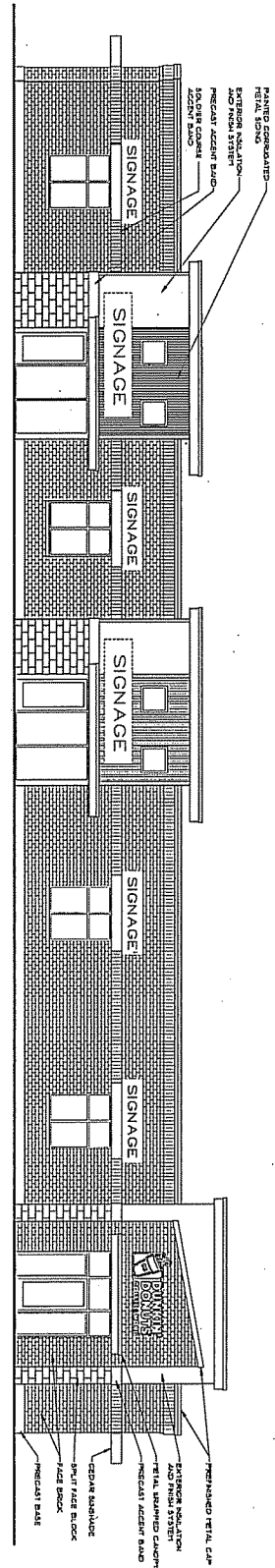
A-3.1

11112

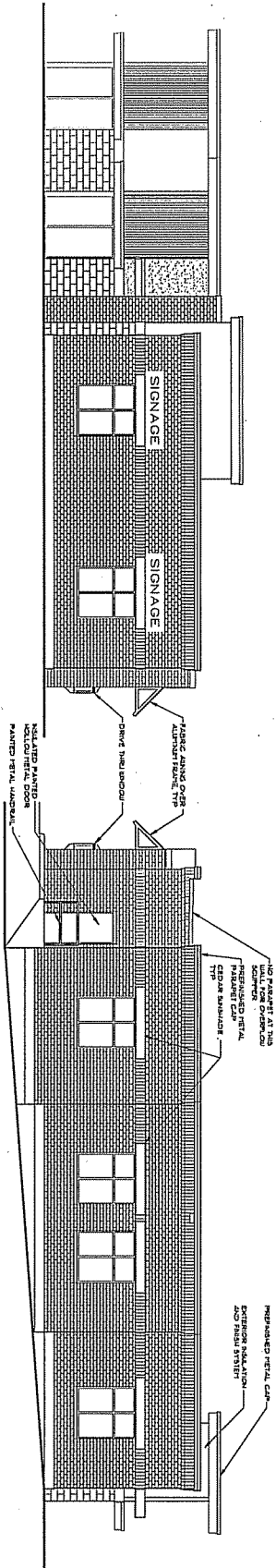
REV DATE

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

TKK  
DESIGNBUILDS

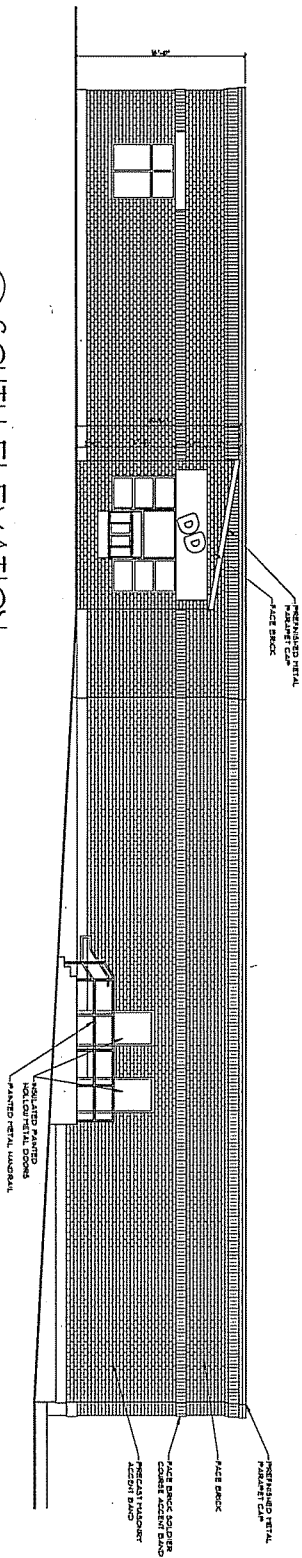


1 NORTH ELEVATION  
A-21/ SCALE: 3/16" = 1' - 0"



2 WEST ELEVATION  
A-21/ SCALE: 3/16" = 1' - 0"

3 EAST ELEVATION  
A-21/ SCALE: 3/16" = 1' - 0"



4 SOUTH ELEVATION  
A-21/ SCALE: 3/16" = 1' - 0"

**TJK**  
DESIGN/BUILD

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

REV DATE

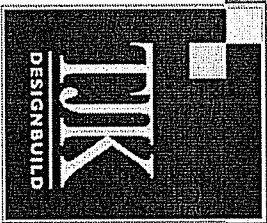
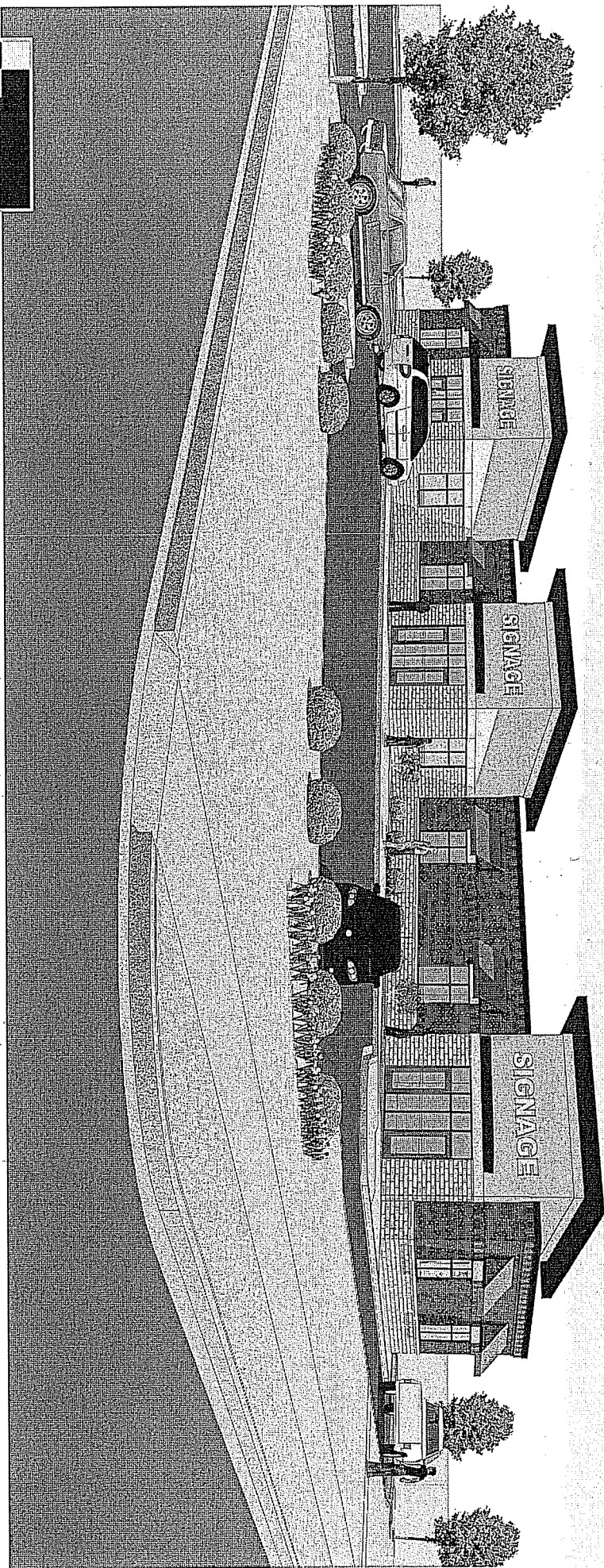
FOR THE CLIENT, THE ARCHITECT HAS PREPARED THESE DRAWINGS TO THE BEST OF HIS KNOWLEDGE AND BELIEF. HE HAS NOT CONDUCTED A VISUAL CHECK OF THE SITE OR THE EXISTING BUILDING. HE HAS NOT CONDUCTED A VISUAL CHECK OF THE EXISTING BUILDING. HE HAS NOT CONDUCTED A VISUAL CHECK OF THE EXISTING BUILDING.

PROPOSED FACILITY FOR  
MULTI-TENANT RETAIL  
BUILDING WITH DRIVE-THRU  
133 SOUTH GATTON ROAD  
MADISON, WISCONSIN

A-2.1

11112





733 SOUTH GAMMON ROAD