



Location
301 Junction Road

Applicant
Jason Smith – Insite Real Estate Development/
William Simpson – FCM Corporation

From: PUD(GDP) To: Amended
PUD(GDP-SIP)

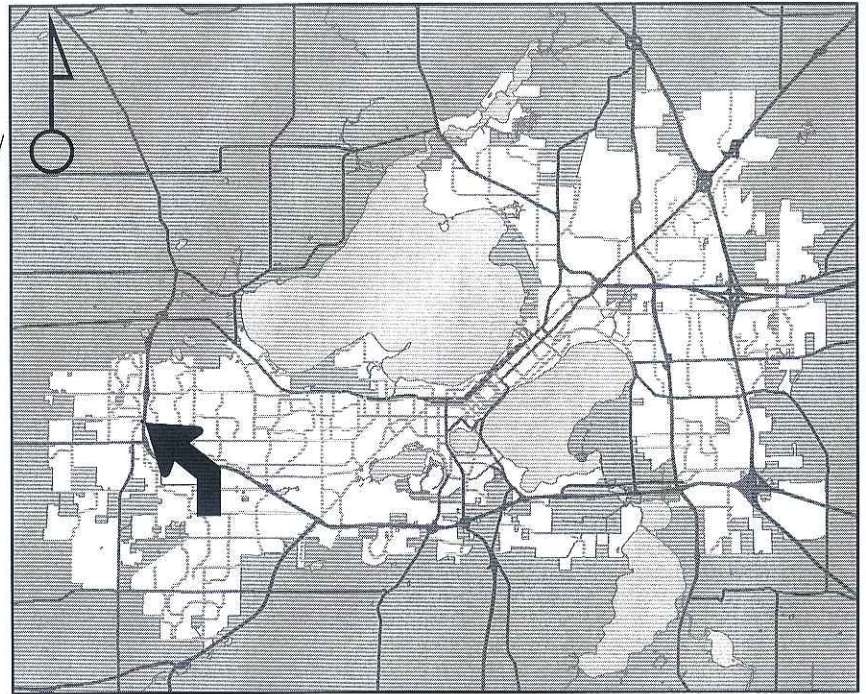
Existing Use
Vacant Retail Store

Proposed Use
Convert Vacant Retail Store
into Bank with Drive-Up Teller

Public Hearing Date

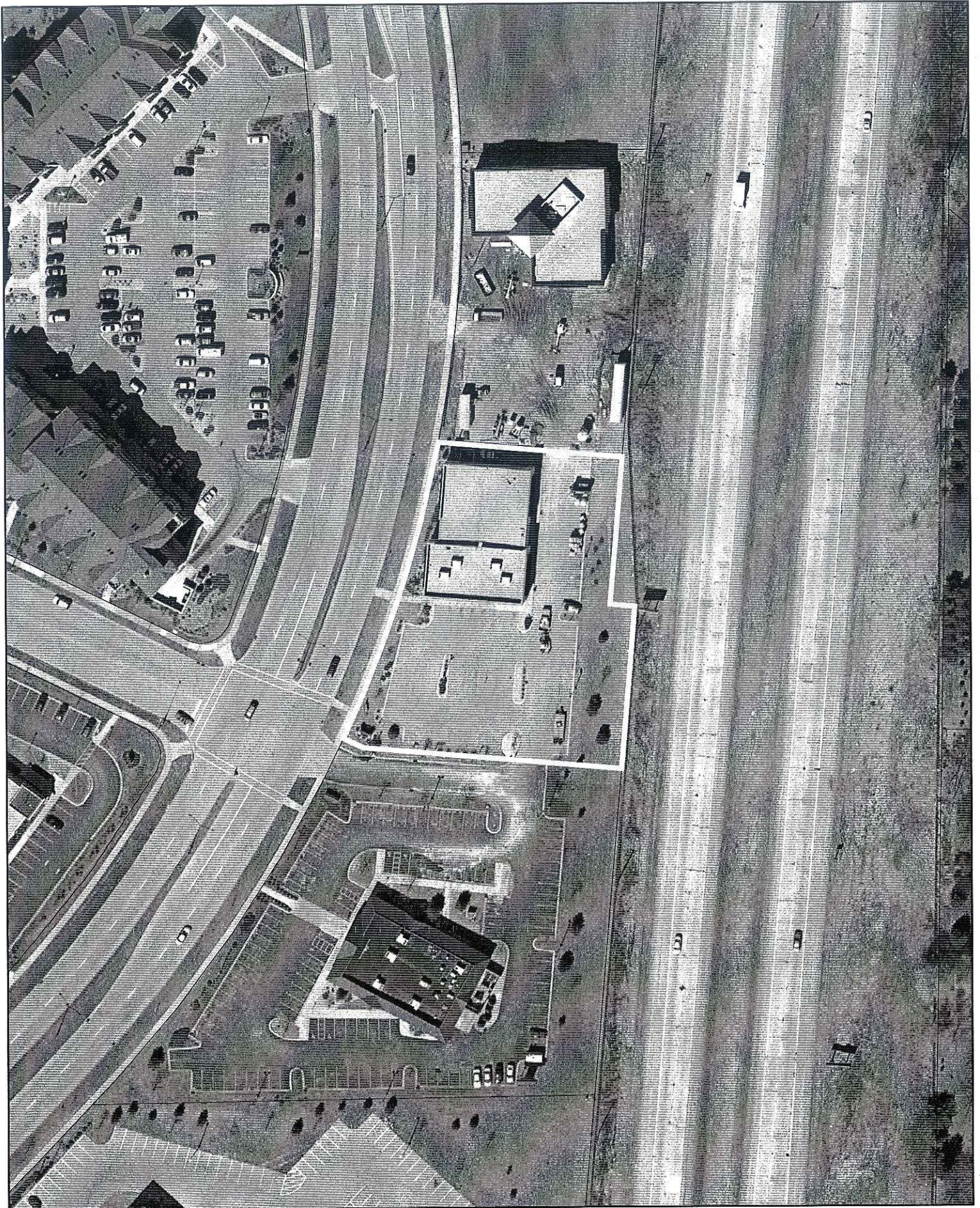
Plan Commission
21 August 2006

Common Council
05 September 2006



For Questions Contact: Bill Roberts at: 266-5974 or wroberts@cityofmadison.com or City Planning at 266-4635





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June 21, 2006

City of Madison
Planning Commission
P.O. Box 2985
Madison, WI 53701-2985

RE: Proposed Anchor Bank located at 301 Junction Road, Madison, WI

Letter of Intent for AnchorBank, fsb:

AnchorBank, fsb is a local bank that is interested in locating in the vacant Gateway Country store at 301 Junction Road. The existing building is 8,0606 S.F. with fifty-nine (59) parking spaces. The building has been vacant for the last few years.

The bank will have a small addition bringing the gross area to 8,270 square feet, plus a three lane drive through for retail banking services. The building will have a 2,580 square foot retail banking suite with approximately six (6) employees and a service center of 5,690 square feet, potentially having thirty (30) employees. The proposed number of parking is forty-five (45) spaces. We anticipate commencing with the renovations approximately on September 1, 2006 and completing construction by the end of the current year. Trash storage will be on site in the trash enclosure shown on the site plan. The trash removal will be by a private contractor. The lawn care and snow removal will also be by private contractors. There will not be any site maintenance equipment on site.

Contractor: FCM Corporation
133 S. Butler St.
Madison, WI 53703
(608) 273-1069

Architect: Bill Simpson, AIA
FCM Corporation
133 S. Butler St.
Madison, WI 53703
(608) 273-1069

Project Coordinator: Lee Gorud
FCM Corporation
133 S. Butler St.
Madison, WI 53703
(608) 273-1069

Landscape Architect: The Bruce Company
P.O. Box 620330
Middleton, WI 53562
(608) 836-7041

Surveyor: Jenkins Surveying
161 Horizon Drive – Suite 101
Verona, WI 53593
(608) 848-5060

Site Area: 46,375 S.F.

Hours of Operation: 8:00 A.M. – 6:00 P.M.

**ZONING TEXT
PCD (SIP) APPLICATION
301 JUNCTION ROAD
ANCHORBANK, fsb**

Legal Description: The lands subject to this Planned Unit Development District shall include those described as attached hereto.

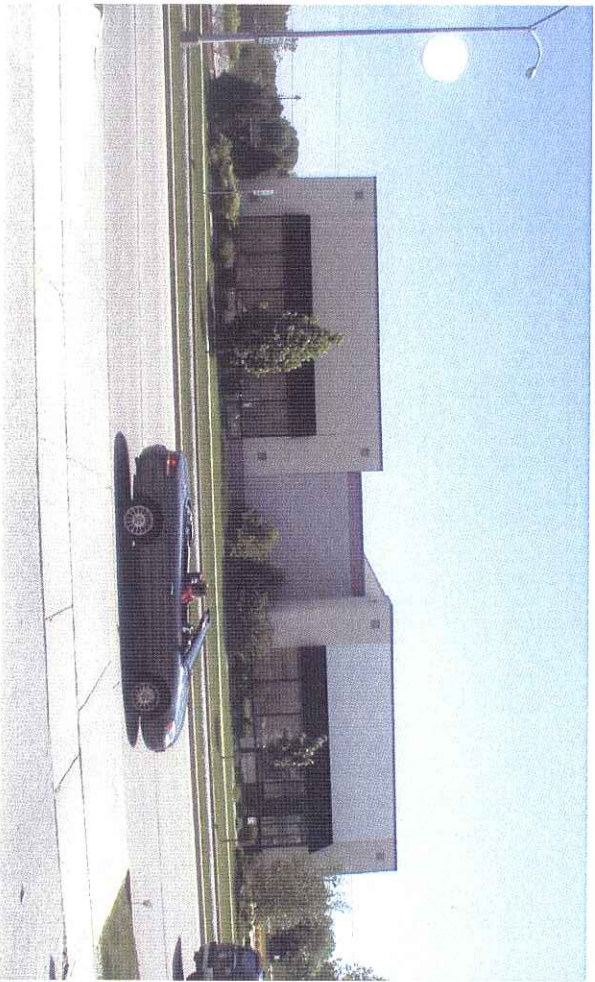
- A. **Statement of Purpose:** This zoning district is established to allow for the establishment of a retail bank and service center operation.
- B. **Permitted Uses:** All uses permitted within the proposed project shall be in keeping with those uses authorized within the C2 zoning category (retail sales) of the Madison General Ordinances.
- C. **Lot Area:** 46,375
- D. **Floor Area Ratio:**
 - 1. Maximum floor area ratio permitted is 3.0 (existing).
 - 2. Maximum building height shall be as designed per the approved plans.
- E. **Yard Requirements:** Building setback shall be as illustrated on the approved plans for the addition and renovation of the Anchor Bank.
- F. **Landscaping:** Landscaping for the Anchor Bank shall be as specifically delineated on the overall landscape drawing and plant list per the approved plans.
- G. **Accessory Off-Street Parking & Loading:** The minimum off street parking for the Anchor Bank building shall be as specified in Section 28.11 of the Madison General Ordinances. The specific number of off street parking stalls for the development shall be as illustrated per the approved plans.
- H. **Lighting:** Site lighting will be provided as shown on the approved plans.
- I. **Signage:** Signage will be provided as shown on the approved plans.
- J. **Alterations and Revisions:** No alteration or revision of the Planned Unit Development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan commission.



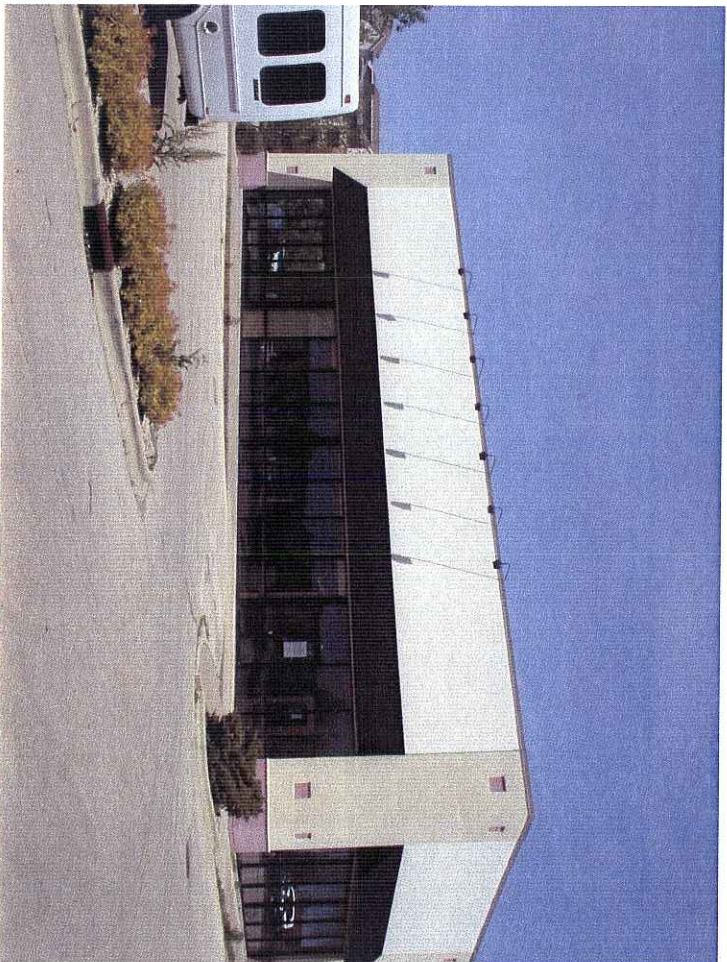
East-Elev.JPG



North-Elev.JPG



West-Elev.JPG



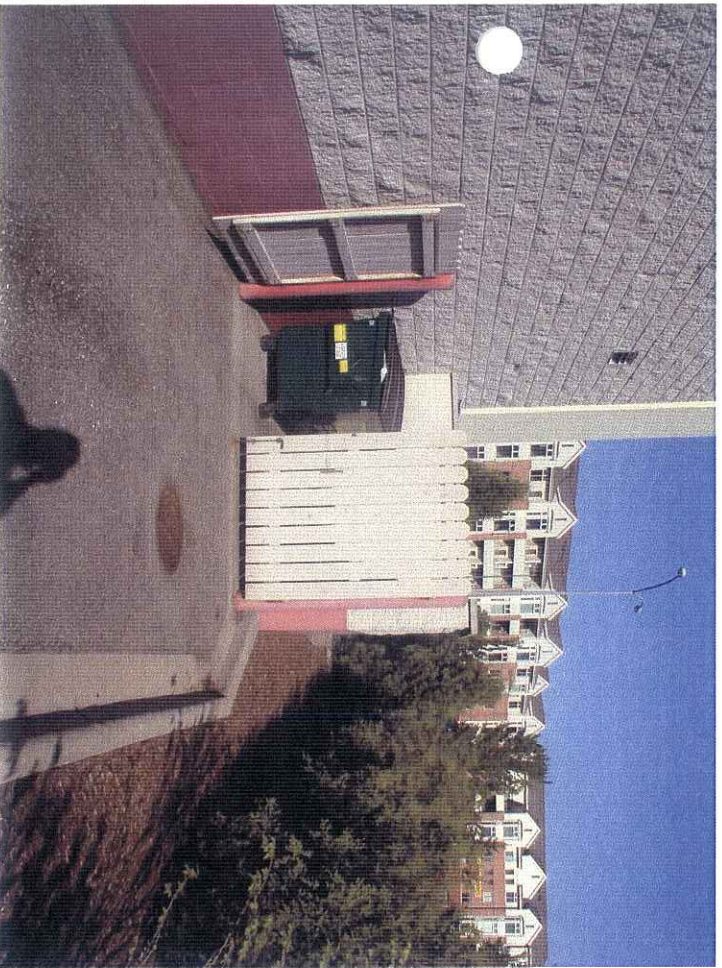
South-Elev.JPG



Sign-1-Elev.JPG



Sign-2-Elev.JPG



Trash-Enclosure.JPG



Util-Screening.JPG



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

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$1450</u> Receipt No. <u>71891</u>
Date Received	<u>6-21-06</u>
Received By	<u>KAU</u>
Parcel No.	<u>0708-224-0210-6</u>
Aldermanic District	<u>09-Paul Skidmore</u>
GQ	<u>ok</u>
Zoning District	<u>PCD(SIP)</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input type="checkbox"/> Waiver <input checked="" type="checkbox"/>
Ngrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 301 Junction Road Project Area in Acres: 1.06 acres

Project Title (if any): Anchor Bank - Junction Road

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 type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input checked="" type="checkbox"/> Rezoning from PUD/PCD-GDP ^{SIP} to PUD/PCD-SIP ^{AMENDED}	
<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: Paul Neesam Company: AnchorBank; fsb
 Street Address: 25 W. Main Street City/State: Madison, WI Zip: 53703
 Telephone: (608) 287-1270 Fax: (608) 287-1242 Email: oneesam@anchorbank.com

Project Contact Person: William Simpson Company: FCM Corporation
 Street Address: 133 S. Butler St. City/State: Madison, WI Zip: 53703
 Telephone: (608) 273-1069 Fax: (608) 273-9522 Email: bsimpson@fcmcorp.com

Property Owner (if not applicant): Jason Smith, Insite Real Estate Development
 Street Address: 1603 W. 16th Street City/State: Oak Brook, IL Zip: 60523

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Change building use from retail store to financial institution retail, Update building facade, add drive-thru and move main entrances.

Development Schedule: Commencement August, 2006 Completion December, 2006

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:** ^{Fourteen} ~~Seven~~ **(14) 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.
- Filing Fee:** \$ 1,450.00 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. 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: Junction Road Neighborhood Plan, which recommends: Commercial 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:

ALDER - PAUL SKIDMORE (WAIVER) 6/21/06, NEIGHBOR - ROD ZACHE 6/20/06

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 Bill Roberts, 5-8-06 & 6-20-06 | Zoning Staff Kathy Voeck Date 6-19-06
John Leach, 5-8-06 Date _____ | Zoning Staff _____ Date _____
Al Martin, 6-5-06

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

Printed Name William Simpson Date 6-19-06

Signature [Signature] Relation to Property Owner Architect

Authorizing Signature of Property Owner Jason Smith Date 6-20-06
Effective January 18, 2006