



Location
420 Gammon Place

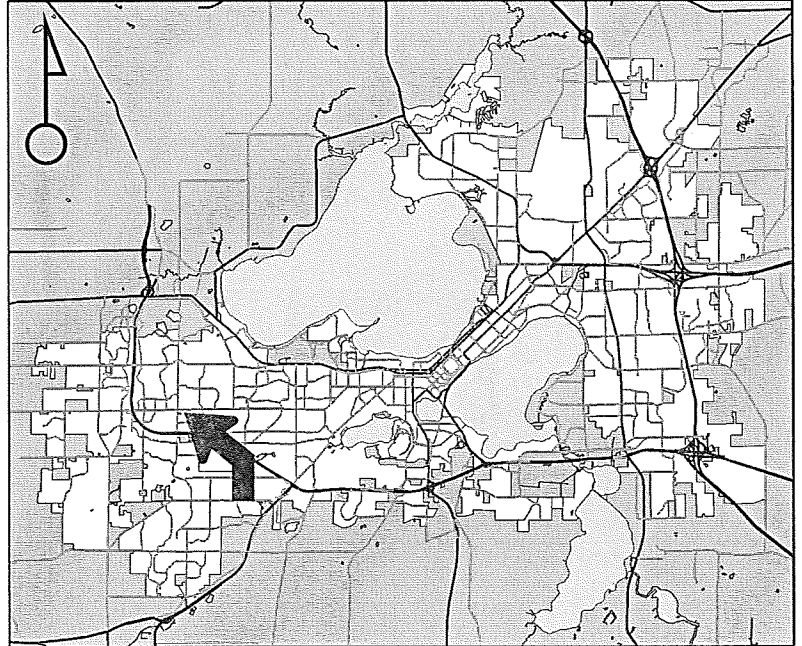
Project Name
Park Towne Multi-Tenant

Applicant
Gammon Restaurant, LLC/
Mike Ring - Park Towne Development

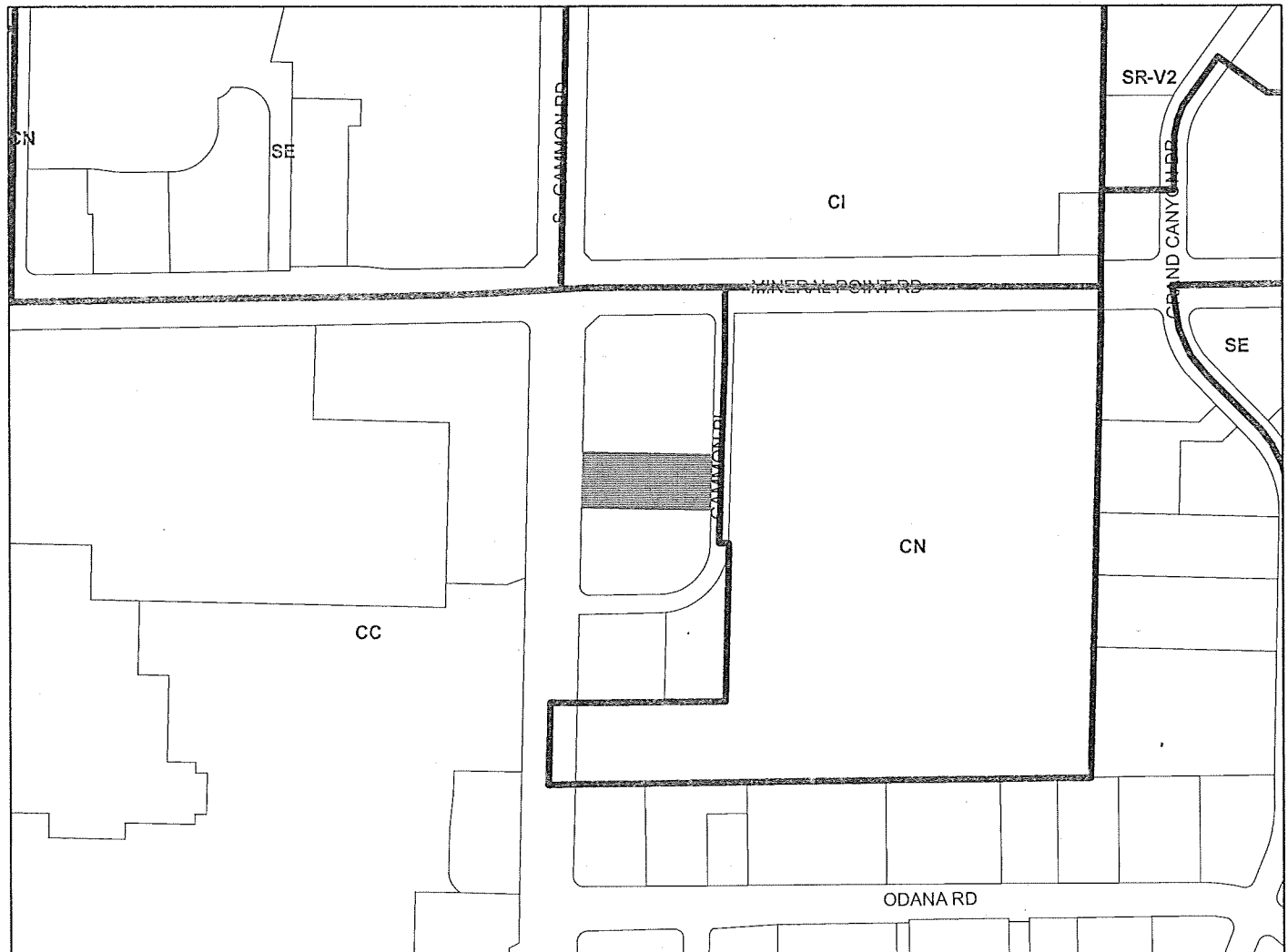
Existing Use
Vacant restaurant building

Proposed Use
Demolish restaurant to construct
a multi-tenant retail building

Public Hearing Date
Plan Commission
22 July 2013



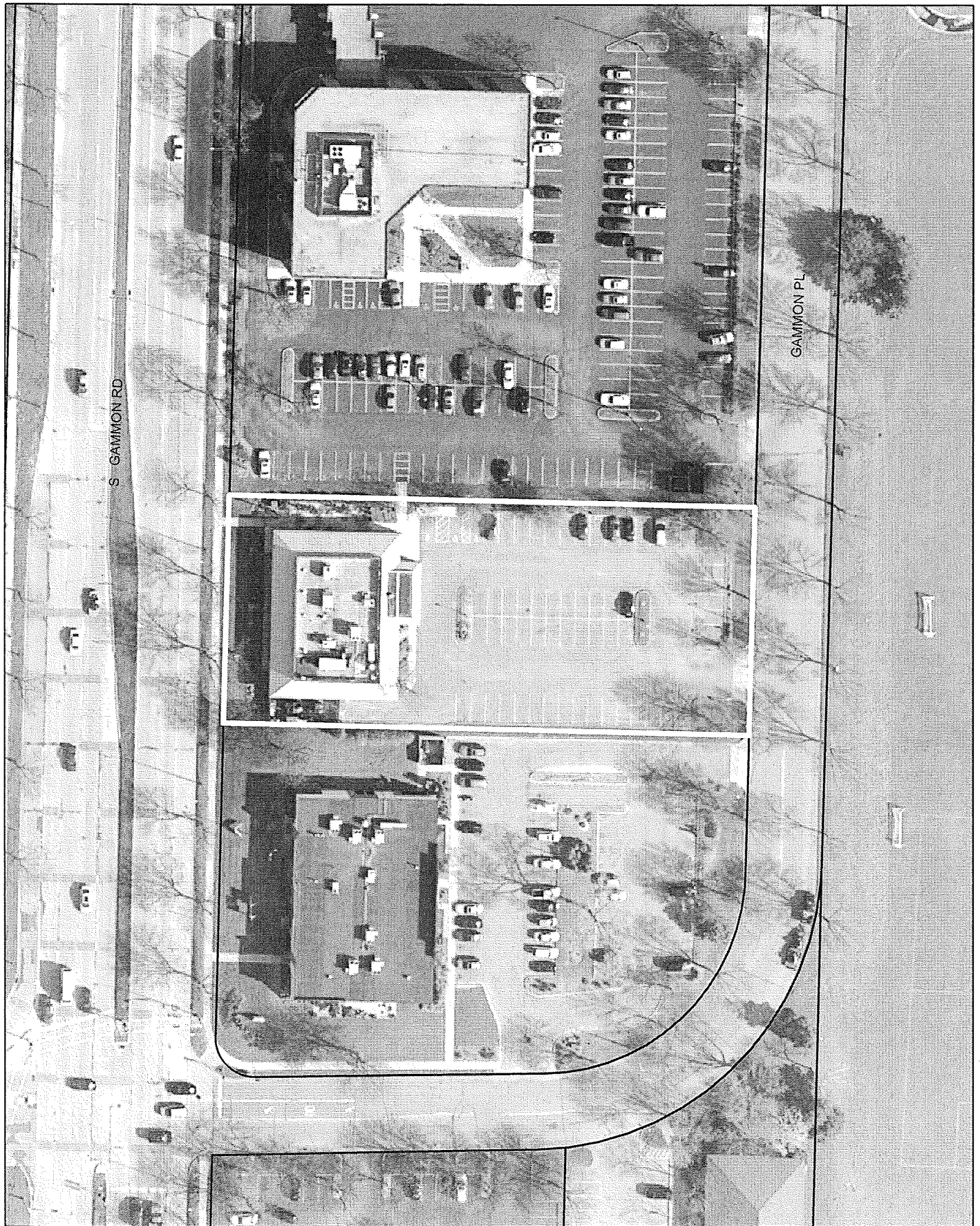
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 July 2013

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Date of Aerial Photography : Spring 2010



LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid \$650 Receipt No. 143485
 Date Received 6/5/13
 Received By JLK
 Parcel No. 0708-252-0504-4
 Aldermanic District 19 Mark Cleaver
 Zoning District CC
 Special Requirements wf-16/cu
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 420 Gammon Pl.
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use SEE REVISED LETTER OF INTENT.
- Demolition Permit (ONLY)
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Mike Ring Company: Park Towne Development
 Street Address: 402 Gammon Pl. Suite 300 City/State: Madison, WI Zip: 53719
 Telephone: (608) 833-9044 Fax: (608) 833-1792 Email: miker@parktowne.com

Project Contact Person: Mike Ring Company: Park Towne Development
 Street Address: 402 Gammon Pl. Suite 300 City/State: Madison, WI Zip: 53719
 Telephone: (608) 833-9044 Fax: (608) 833-1792 Email: miker@parktowne.com

Property Owner (if not applicant): Gammon Restaurant, LLC
 Street Address: 402 Gammon Pl. Suite 300 City/State: Madison WI Zip: 53719

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Take down the existing restaurant and build a new multi-tenant retail center

Development Schedule: Commencement August 2013 Completion March 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Mark Clear, City of Madison electronic notification to interested parties 5-2-13

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Kevin Firchow Date: 4-16-13 Zoning Staff: Pat Anderson Date: 4-16-13

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

Name of Applicant Michael J. Ring Relationship to Property: Owner
Authorizing Signature of Property Owner Michael J. Ring Date 5-31-13



June 4, 2013

City of Madison
215 Martin Luther King Blvd., Room LL-100
Madison, WI 53701-2985

Re: Redevelopment of 420 Gammon Pl.
Letter of Intent

Dear Sir/Madam:

We are submitting plans to redevelop the property at 420 Gammon Place. The current use is a restaurant. We intend to take down the existing restaurant and build a new multi-tenant retail center.

The current building is approximately 7,400 square feet. The new building will be between 8,000 and 8,500 square feet. The new building will be placed in essentially the same location as the existing building. With the building in essentially the same location, it will be 30' from the lot line on the Gammon Road side. In our discussions with staff Gammon Road would be considered the "front" side of the building. The new zoning code requires the building to be a maximum of 20' from the front lot line. In this case the recorded deed restrictions for the property require a 30' setback. It is our understanding that an amendment to the new zoning code is working its way through the process to allow for these situations without requiring a variance. Kevin Firchow told us that this amendment should be through the plan commission prior to us appearing for this project. If it has not we are prepared to file for a variance.

At this time we have a signed letter of intent with a bank to take approximately half of the building. That is the reason for the two lane drive-thru shown in the site plan. By the time we appear before the plan commission we expect to have the lease finalized. We are also working towards finalizing a deal with a food group to put a deli in the remaining half of the building. If one or the other groups we are talking to does not move ahead the building could be divided into separate bays totaling approximately 1,600 square feet.

Other than the uses stated above we foresee that this property would attract a wide range of both retail and service/professional uses. It is highly likely that at least one of the users of the building will be a food use due to the proximity to the mall, schools and residential areas. The hours of operation will be determined by the uses that rent space within the building.

This property consists of approximately 43,528 square feet. The new project will include 49 parking stalls and 5 bike parking stalls. We understand that the site plan includes parking in excess of the maximum under the zoning for straight retail, however; with a food use we are allowed additional parking and are within what is allowed under those circumstances. The lot

coverage is 76% and useable open space is 24%. There will be no dwelling units as part of this project.

Our project team consists of the following people:

Developer: Mike Ring
Park Towne Development Corp.
402 Gammon Pl., Suite 300
Madison, WI 53719
608-833-9044

Architect: Gary Brink
Gary Brink & Associates
8401 Excelsior Dr.
Madison, WI 53717
608-829-1750

Engineers: Jeff Quamme
Vierbicher & Associates
999 Fourier Dr
Madison, WI 53717
608-826-0532

General Contractor: Dave Lombardo
Engineered Construction
525 Commerce Parkway
Verona, WI 53593
608-845-7930

We are anticipating the completion of negotiations with at least one of the two groups we are currently talking prior to our appearance before the plan commission. Assuming that happens we are planning on starting work on the site in mid-August with work being completed by early March 2014.

We are projecting that the cost of the new building along with the demolition of the existing structure will be approximately \$1,000,000. The current assessed land value is \$650,000. We are not looking for any public assistance with this project.

If you have any further questions regarding this application please feel free to contact me.

Sincerely,



Michael J. Ring
Park Towne
608-833-9044 ext. 302







