

CITY OF MADISON

Proposed Conditional Use

Location: 725 South Gammon Road

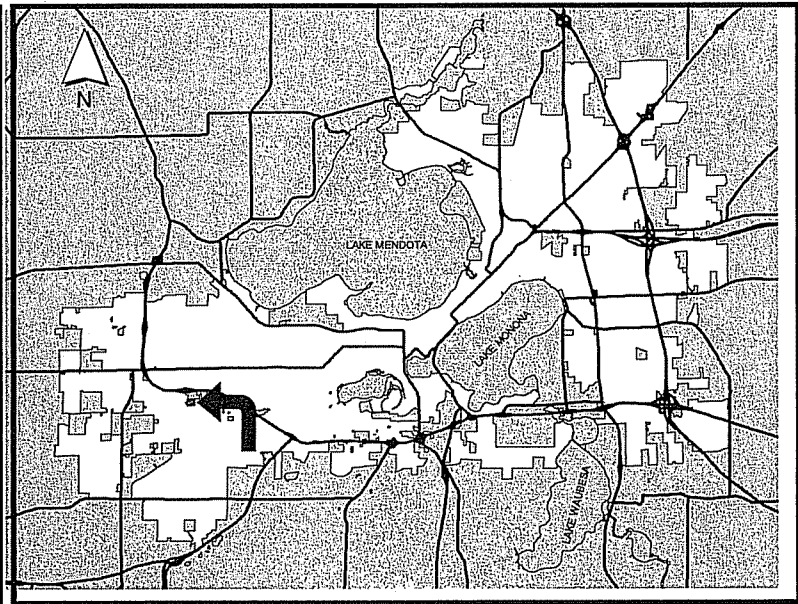
Project Name: Woodman's Parking Lot

Applicant: Clint Woodman -
Woodman's Food Market, Inc

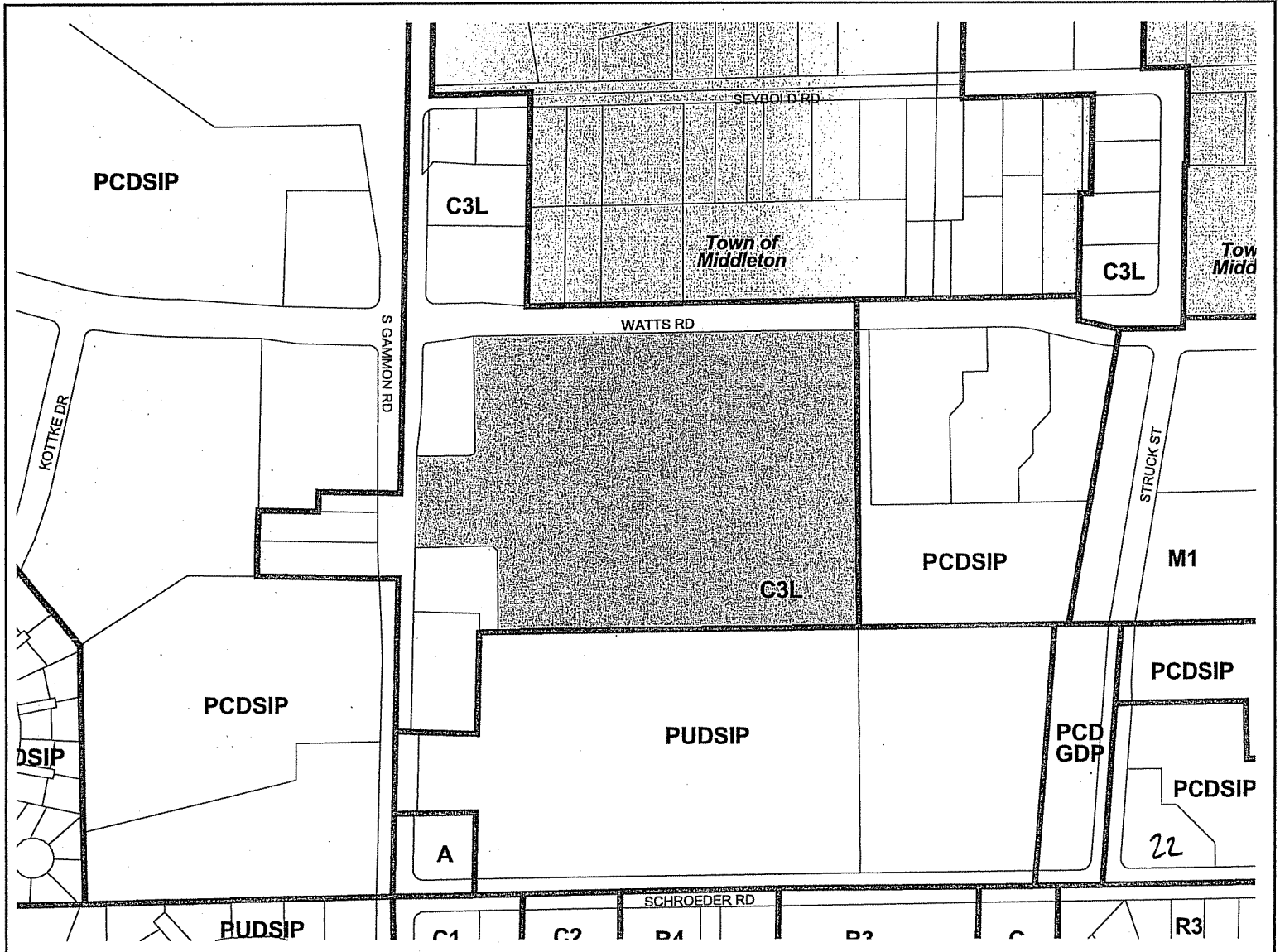
Existing Use: Grocery Store & Surface Parking Lot

Proposed Use: Parking Structure in Approved
Parking Lot

Public Hearing Date:
Plan Commission 02 May 2005



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



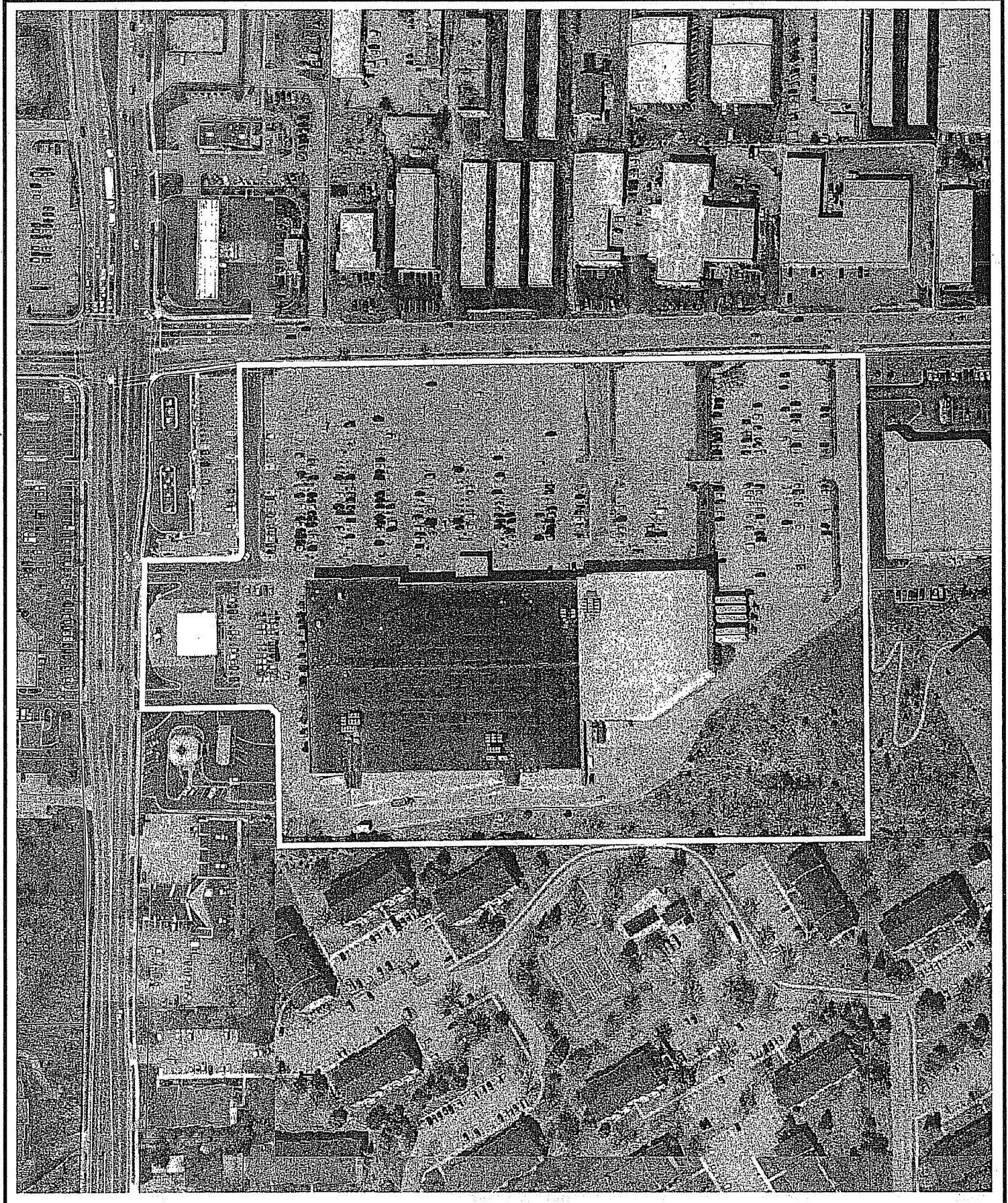
725 South Gammon Road



0 100 Feet



Date of Aerial Photography - April 2000 & 2003



PART A

Occupant Notification Fee: \$50
 Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL applications for Plan Commission review:

10:20 a.m.

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FOR OFFICE USE ONLY:

Amt. Paid \$00 Receipt # 59189
 Date Received 3-23-05
 Parcel No. 0709-253-0102-4
 Aldermanic District 1, Ronn Farrell
 GO UDC, Exist. Cond. Use
 Zoning District C3L

For complete submittal:

Application
 Legal Description
 Letter of Intent
 Plans
 Zoning Text N/A
 Received By RT
 Alder Notif. Waiver _____
 Nbr. Assn. Notif. _____ Waiver
 Issued Sign _____

1. Address of Site: 725 S. Cammon Road
 Name of Project: Woodman's Food Market
 Acreage of Site: 17.2

2. This is an application for (check at least one):
 Rezoning from _____ to _____
 Conditional Use
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)
 Other (Describe) _____

3. You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is **NOT** a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. **(Any application, without a proper, complete and appropriate legal description, will NOT be processed).** See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
See attached sheet dated December 29, 2003

4. **General description of the project or intended use(s) of this property.**
Construct an underground employee parking structure
on the East end of the previously approved parking lot

5. Are there existing buildings on this site? Yes
 What is the present zoning of this site? C3L
 What are the present uses of this site? Retail grocery, photo, video, liquor store and warehouse

6. Do you intend to use the existing building(s)? Yes

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7. What exterior changes are proposed to the existing building(s)? NONE, Except for the underground connection to the new parking structure

8. What interior changes are proposed to the existing building(s)? None

9. Are you proposing to add or build new dwelling units? No
How many units? _____
Owner occupied _____ selling price, from \$ _____ to \$ _____
Rental _____ rent levels, from \$ _____ to \$ _____

10. For rental housing will you be accepting Section 8 housing vouchers? N/A

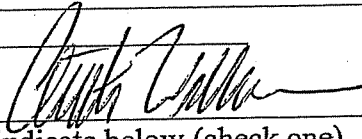
11. When do you wish to occupy this site or building? N/A

12. Does this proposal involve any development in the public right-of-way? _____
No Yes _____ Explain: _____

13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships) Woodman's Food Market, Inc.
29T9 N. Lexington Drive
Janesville, WI 53545
Phone: 608-754-8382 Fax: _____

Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. Mr. Clint Woodman (same as above)

Phone: _____ Fax: _____

14. **Property owner's** authorization signature: 
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is **NOT** adequate].
 Owner Offer to Purchase Other (Explain _____)

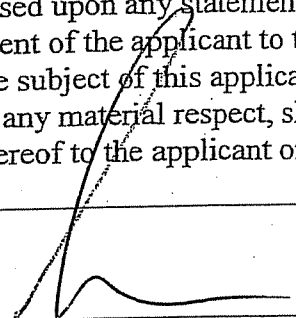
15. It is extremely important that you inform the **ALDERPERSON** and **NEIGHBORHOOD ASSOCIATION** of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Ronn Ferrell and _____ of the _____ Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.
Yes No Contacted on March 9, 2005
Date that the alderperson was notified: March 9, 2005
Date that the Neighborhood Association was notified: _____

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9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
- Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
[Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	Construction Manager	March 23, 2005
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: Gary W. Fox
Building Systems General Corp., 5972 Executive Drive
Madison, WI 53719
 Phone 608-276-4400 Fax 608-276-4468

The following material is REQUIRED for all applications:

- Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

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LETTER OF INTENT

City of Madison
Plan Commission
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Project: Woodman's Food – 725 S. Gammon Road

Construction Schedule: Summer 2005

Contractor: Building Systems General Corp.

Architect: Larson & Darby Group – Rockford, Ill.

Landscape Architect: The Bruce Company

Civil Engineer: Calkins Engineering

Use of Area: Underground Parking Structure

Square Footage-Parking: 49,276 square feet

Number of employees: No change

Hours of operation: 24 hrs.

Acreage: 17.2 acres

Woodman's Food desires to enlarge their current parking by constructing an underground parking structure. It is felt that this approach is a better use of the existing land and provides safe and protected parking for it's employees. The design adds 132 parking spaces, bringing the total parking for this location to 811.

The previously approved plans incorporated a huge import of fill material at the East end of the parking lot so it would match the grade of remainder of the parking lot and afford safe entrance for Woodman's Food customers. By constructing the underground parking, we will eliminate this infill material and better utilize the property.

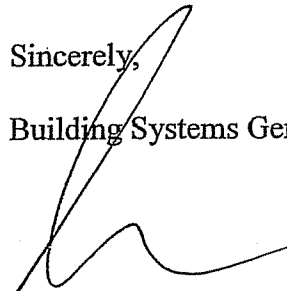
There will be no changes to the previously approved North and East elevation of the store. The landscaping will remain the same except that it will be bedded in planters and pots where it is located above the parking structure.

The only minor change will be along the East elevation, where the parking structure will be exposed. We still intend to provide the intermediate planter to give the terraced look we had before.

Thank you for your consideration and we look forward to working with staff and the Planning Commission in securing our approvals.

Sincerely,

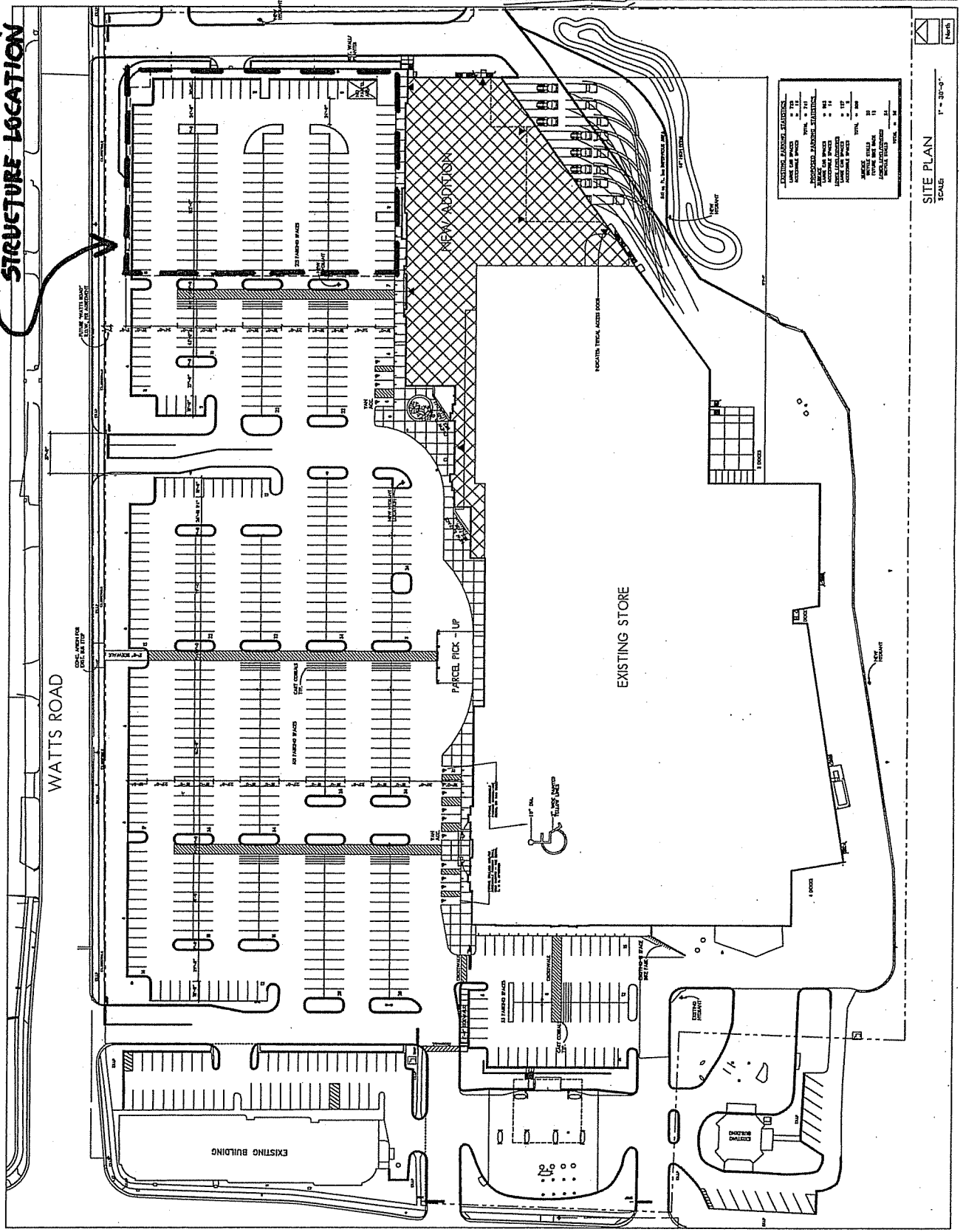
Building Systems General Corp.

A handwritten signature in black ink, appearing to be 'Gary W. Fox', written over the typed name below.

Mr. Gary W. Fox
President

cc: Mr. Phil Woodman
Mr. Clint Woodman
Mr. Bret Backus

**PROPOSED PARKING
STRUCTURE LOCATION**



DATE: 3-23-05
 PROJECT NUMBER: 12188
 SHEET NUMBER: C1.0
 DRAWN: [Name]
 CHECKED: [Name]
 ISSUED FOR: DATE:

RENOVATION & ADDITION FOR
WOODMAN'S
 MADISON, WISCONSIN

Building Systems
 General Corp.
 5072 Executive Drive - Suite 100
 Madison, Wisconsin 53718
 Phone: (608) 276-4400
 Fax: (608) 276-4468

Larson & Darby Group
 Architects Engineers Planners

DATE: 3-23-05
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 DRAWN: [Name]
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SOUTH GAMMON ROAD

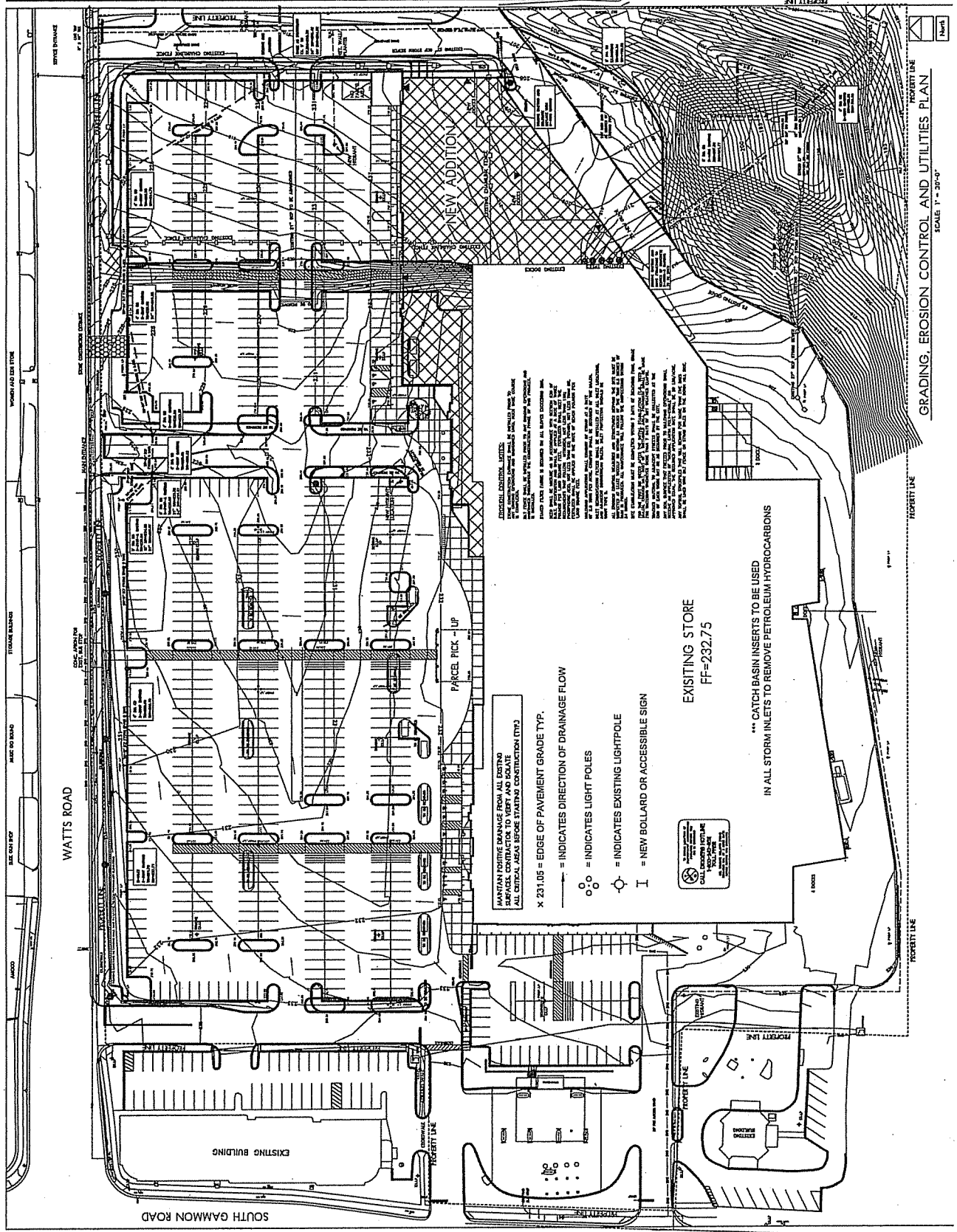
WATTS ROAD

EXISTING STORE

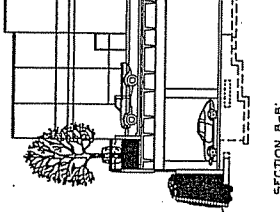
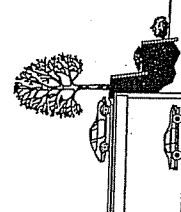
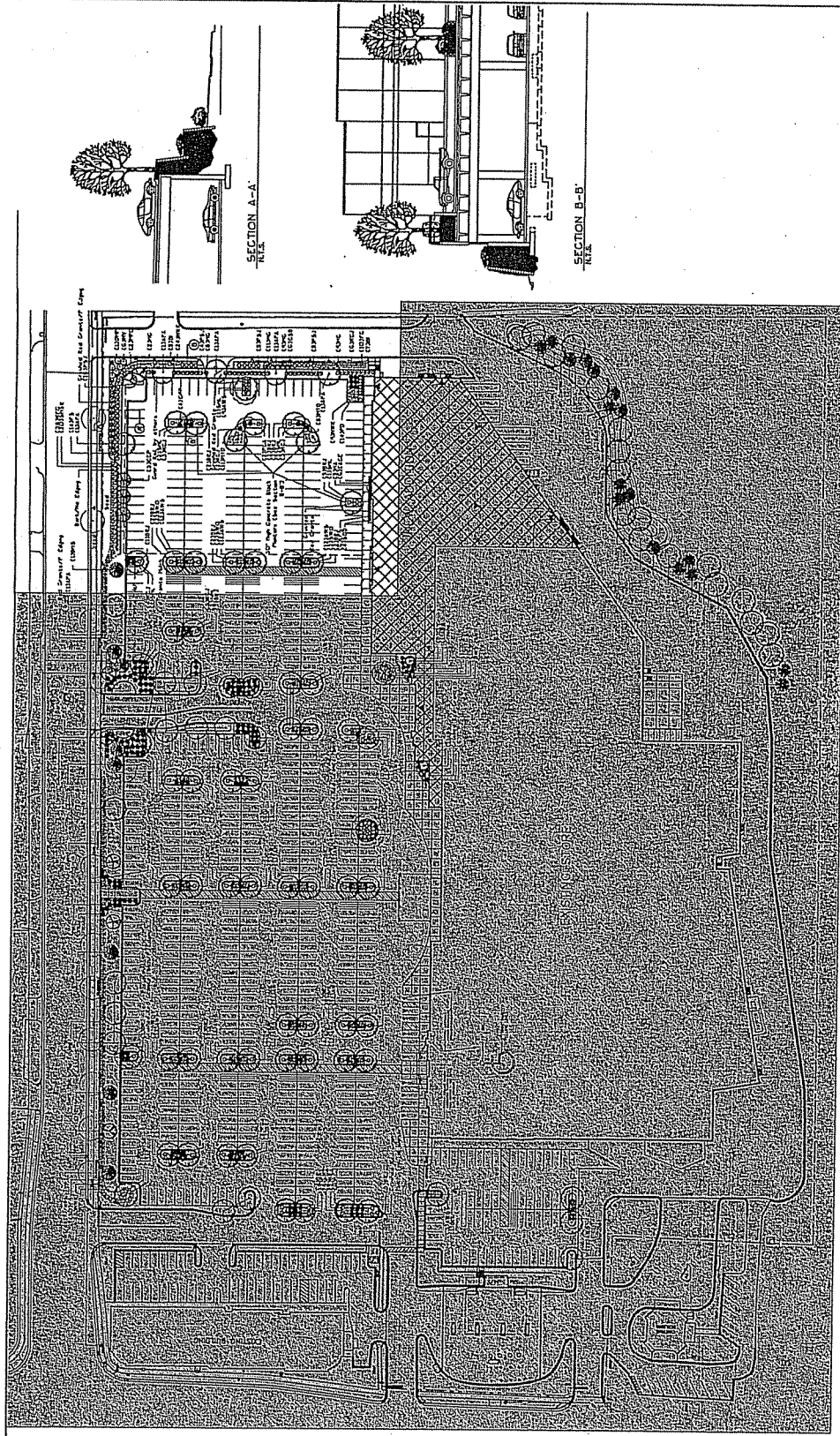
NEW ADDITION

EXISTING BUILDING

PARCEL PICK-UP



DATE: 2.16.04	PROJECT NUMBER: 12138	SHEET NUMBER: L1.0
DATE:	PROJECT NUMBER:	SHEET NUMBER:
DATE:	PROJECT NUMBER:	SHEET NUMBER:
DATE:	PROJECT NUMBER:	SHEET NUMBER:
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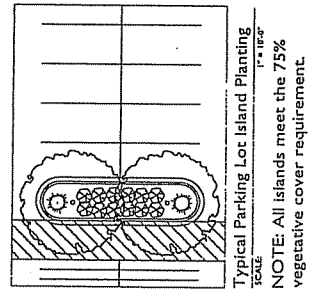


CITY OF MADISON LANDSCAPE DESIGN REQUIREMENTS

LANDSCAPE DESIGN REQUIREMENTS: ALL LANDSCAPE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON LANDSCAPE DESIGN REQUIREMENTS, WHICH ARE SET FORTH IN THE CITY OF MADISON ORDINANCE NO. 17.09, AND THE CITY OF MADISON LANDSCAPE DESIGN REQUIREMENTS MANUAL FOR LANDSCAPE DESIGN.

REQUIREMENTS:

- 1. ALL LANDSCAPE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON LANDSCAPE DESIGN REQUIREMENTS.
- 2. ALL LANDSCAPE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON LANDSCAPE DESIGN REQUIREMENTS.
- 3. ALL LANDSCAPE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON LANDSCAPE DESIGN REQUIREMENTS.
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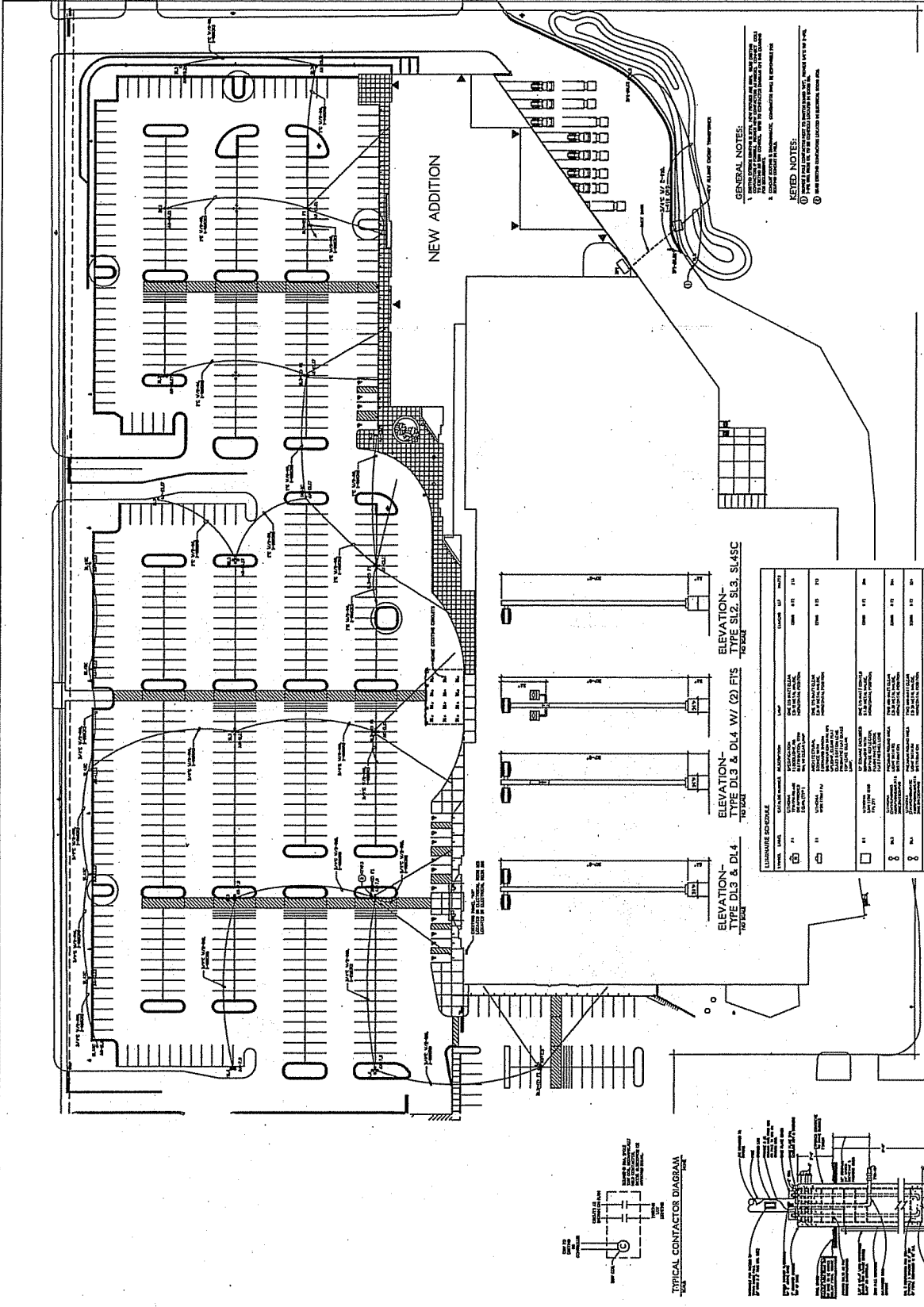
GENERAL NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON LANDSCAPE DESIGN REQUIREMENTS.
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PLANT MATERIAL LIST

Quantity	Plant Name	Quantity	Plant Name	Quantity	Plant Name
10	EMULG	150	EMULG	10	EMULG
...

ELECTRICAL SITE LIGHTING PLAN
 SCALE: 1" = 30'-0"



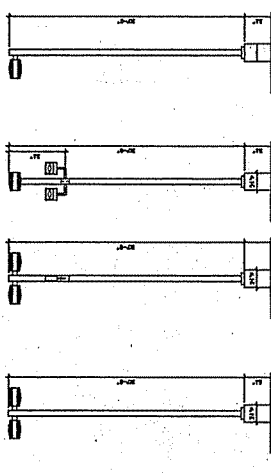
GENERAL NOTES:
 1. REFER TO ELECTRICAL SPECIFICATIONS FOR ALL ELECTRICAL WORK.
 2. REFER TO MECHANICAL SPECIFICATIONS FOR ALL MECHANICAL WORK.
 3. REFER TO CIVIL SPECIFICATIONS FOR ALL CIVIL WORK.
 4. REFER TO ARCHITECTURAL SPECIFICATIONS FOR ALL ARCHITECTURAL WORK.

REFER NOTES:
 1. REFER TO ELECTRICAL SPECIFICATIONS FOR ALL ELECTRICAL WORK.
 2. REFER TO MECHANICAL SPECIFICATIONS FOR ALL MECHANICAL WORK.
 3. REFER TO CIVIL SPECIFICATIONS FOR ALL CIVIL WORK.
 4. REFER TO ARCHITECTURAL SPECIFICATIONS FOR ALL ARCHITECTURAL WORK.

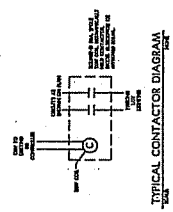
ELEVATION-
 TYPE DL3 & DL4
 1/8" SCALE

ELEVATION-
 TYPE DL3 & DL4 W/ (2) FTS
 1/8" SCALE

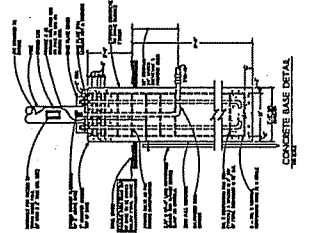
ELEVATION-
 TYPE DL3 & DL4 W/ (2) FTS, SL4SC
 1/8" SCALE



ITEM NO.	DESCRIPTION	QUANTITY	UNIT	AMOUNT
1	TYPE DL3 & DL4	100	EA	100
2	TYPE DL3 & DL4 W/ (2) FTS	100	EA	100
3	TYPE DL3 & DL4 W/ (2) FTS, SL4SC	100	EA	100



TYPICAL CONTACTOR DIAGRAM



CONCRETE BASE DETAIL

ISSUED FOR:	DATE:
PROGRESS PRINT:	
NOT FOR CONSTRUCTION:	DATE: 3-23-05
LARSON & DARBY GROUP:	

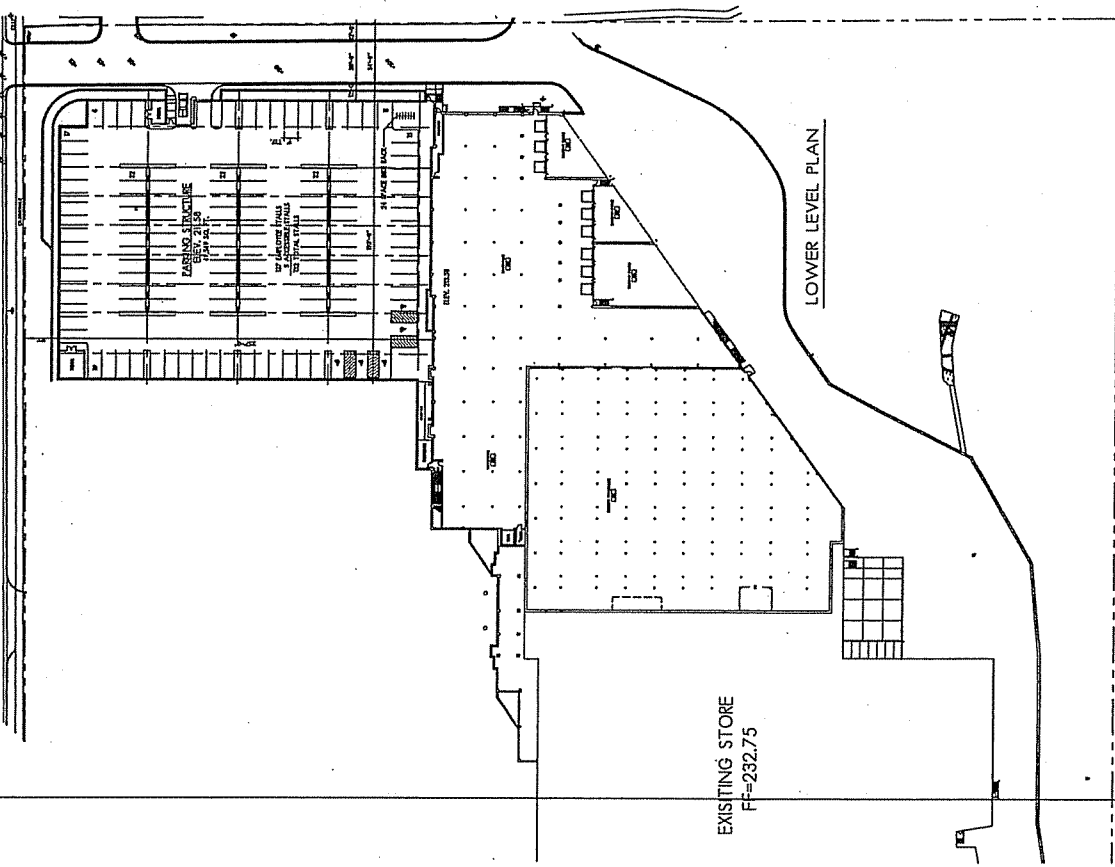
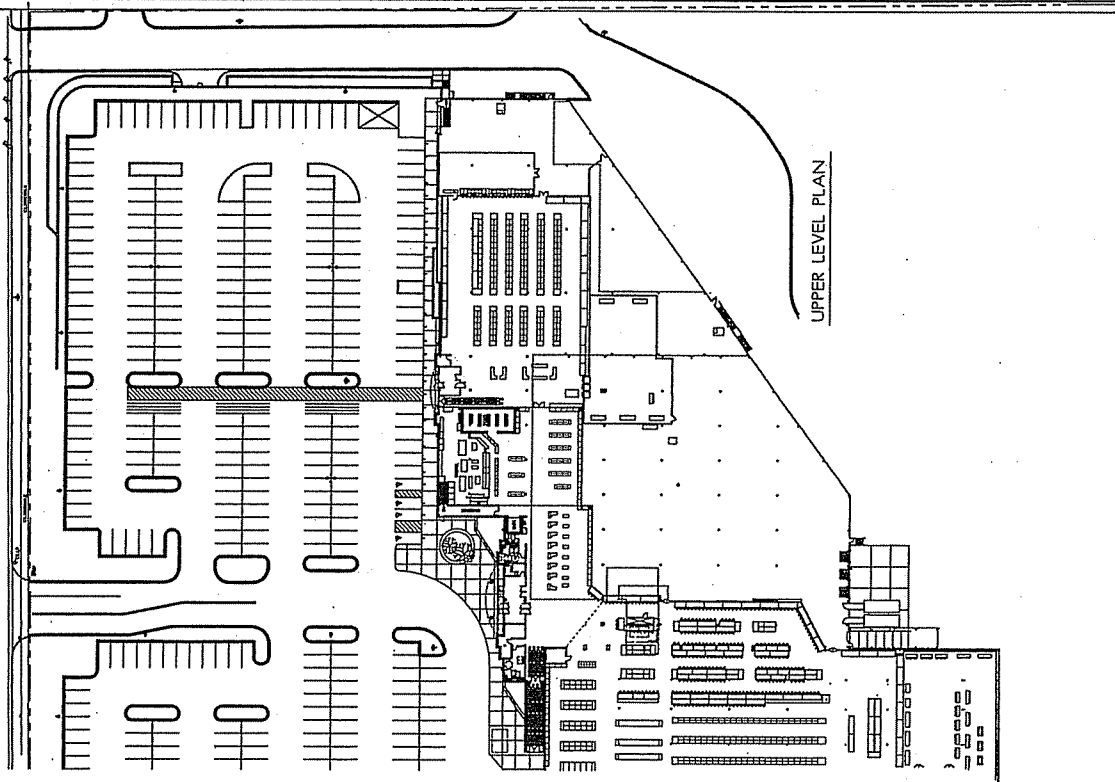
WOODMAN'S
 RENOVATION & ADDITION FOR
 MADISON, WISCONSIN



Building Systems
 General Corp.
 5922 Executive Drive • Suite 100
 Madison, Wisconsin 53718
 Phone: (608) 276-4400
 Fax: (608) 276-4428



Larson & Darby Group
 Architects Engineers Planners





PARKING GARAGE STUDY
SCALE: NOT TO SCALE

DATE	3-23-05
PROJECT NUMBER	12138a
SHEET NUMBER	A-2

ISSUED FOR	DATE

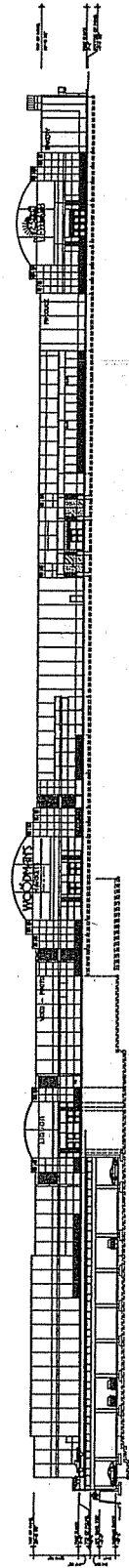
PROGRESS PRINT
Not For Construction
Date: 3-23-05
Larson & Darby Group
Architects Engineers Planners

WOODMAN'S
RENOVATION & ADDITION FOR
MADISON, WISCONSIN

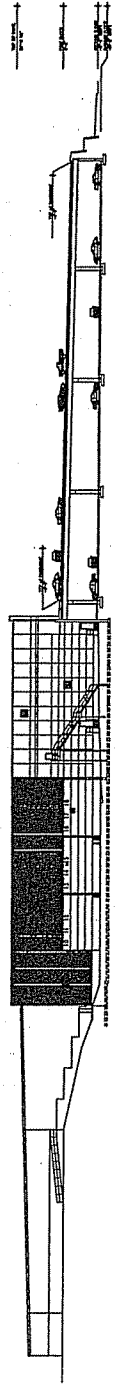
Building Systems
General Corp.
5972 Executive Drive - Suite 100
Madison, Wisconsin 53719
Phone: (608) 278-4400
Fax: (608) 278-4488



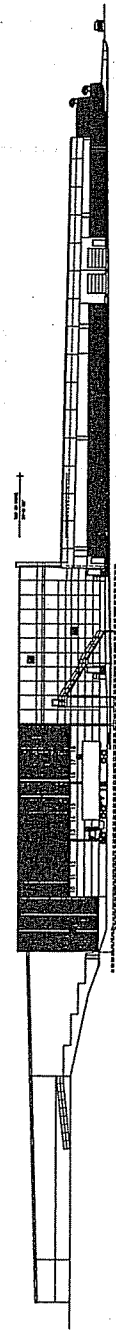
Larson & Darby Group
Architects Engineers Planners
3000 East Towne Avenue, Suite 200, Madison, WI 53704



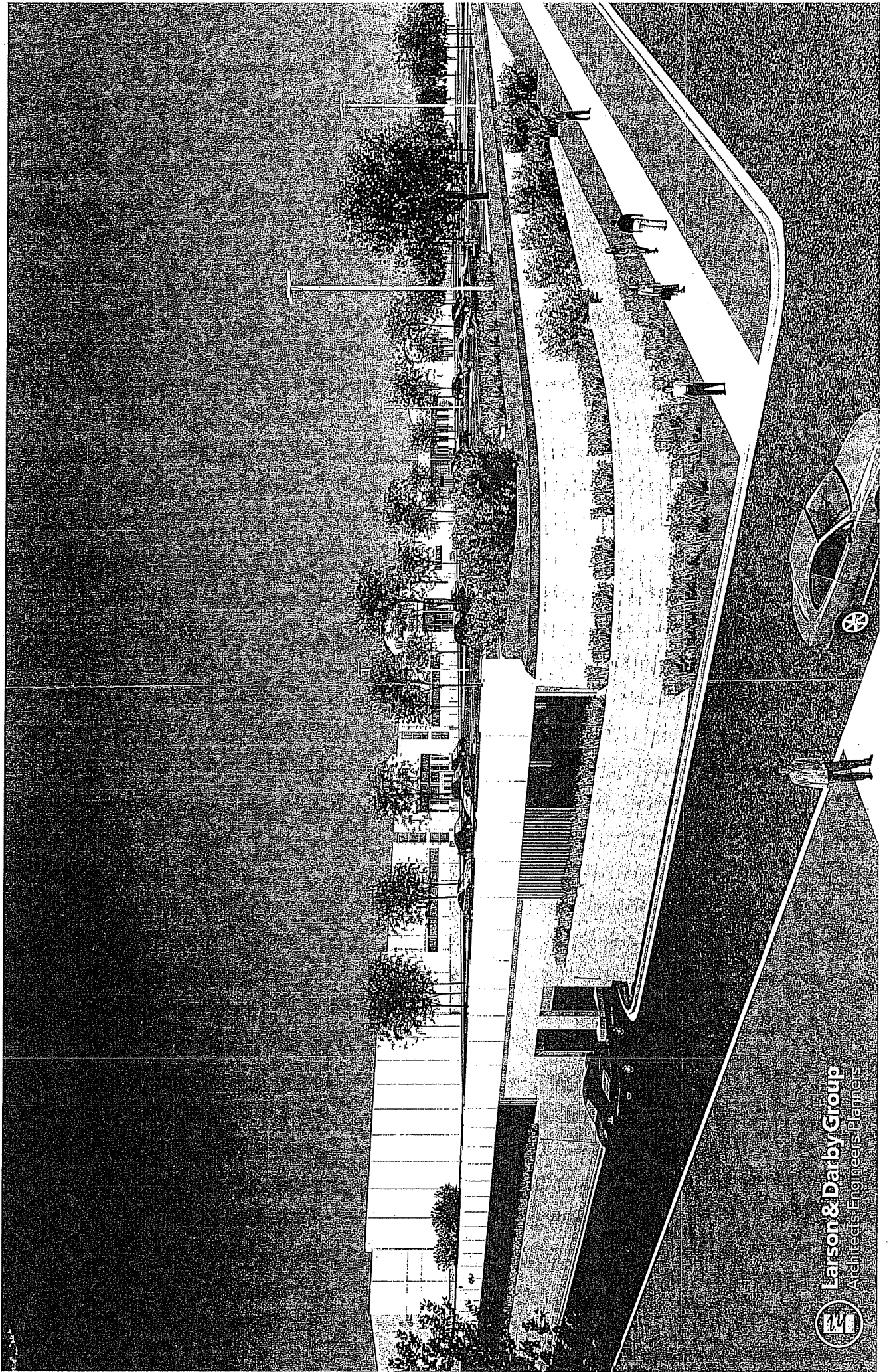
PROPOSED NORTH ELEVATION & SECTION



PROPOSED EAST CROSS SECTION



PROPOSED EAST ELEVATION



Larson & Darby Group
Architects, Engineers, Planners

