

CITY OF MADISON

Proposed Conditional Use

Location: 1701 Thierer Road

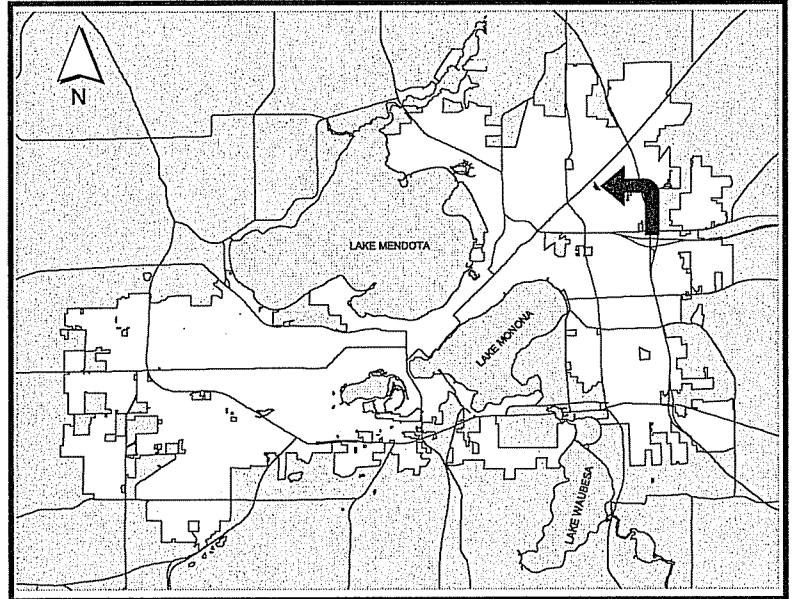
Project Name: East Point Plaza

Applicant: Robert Brigham/
John Bieno - TJK Design Build

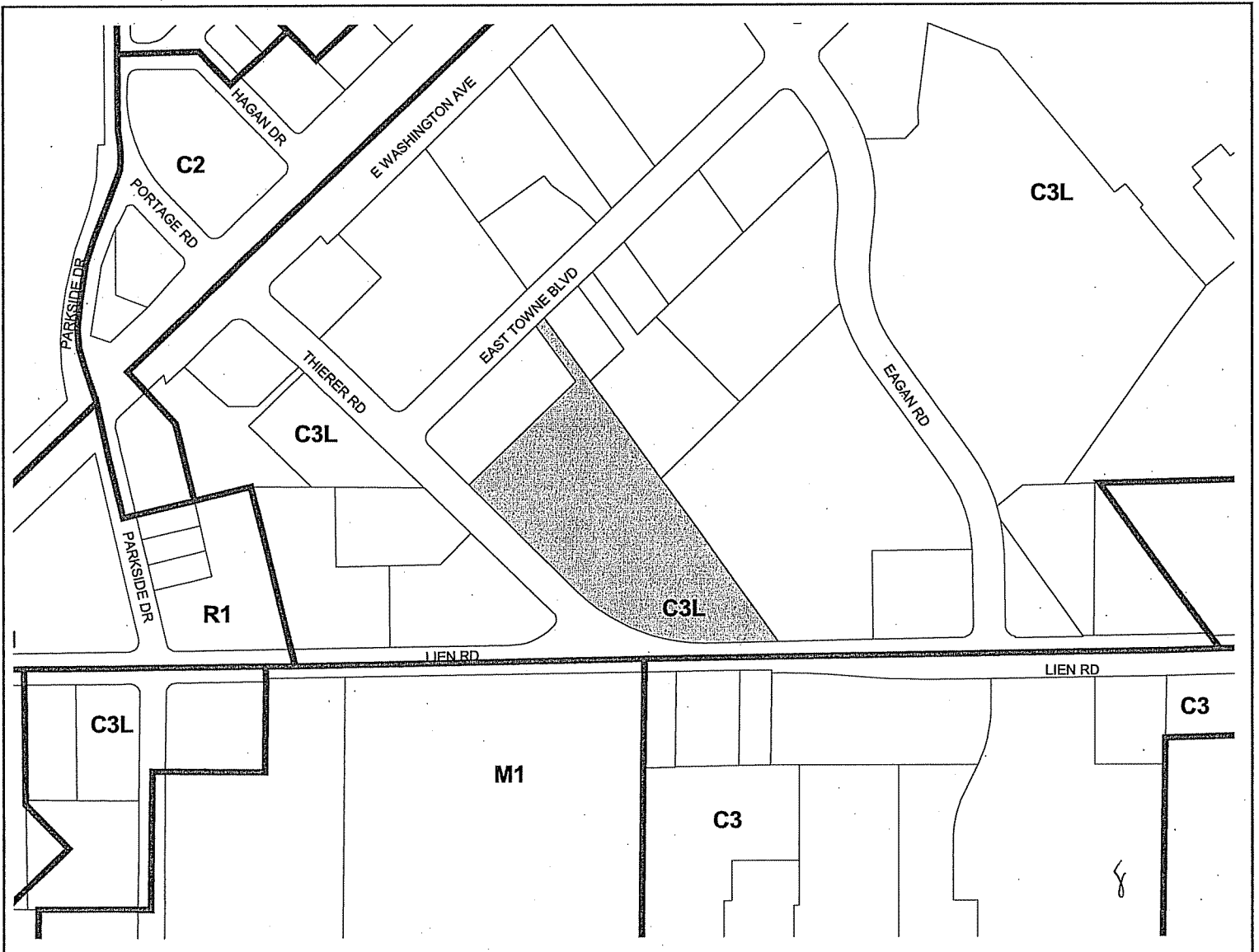
Existing Use: Strip Mall

Proposed Use: Construct New 8,000 sf
Retail Building

Public Hearing Date:
Plan Commission 15 May 2006



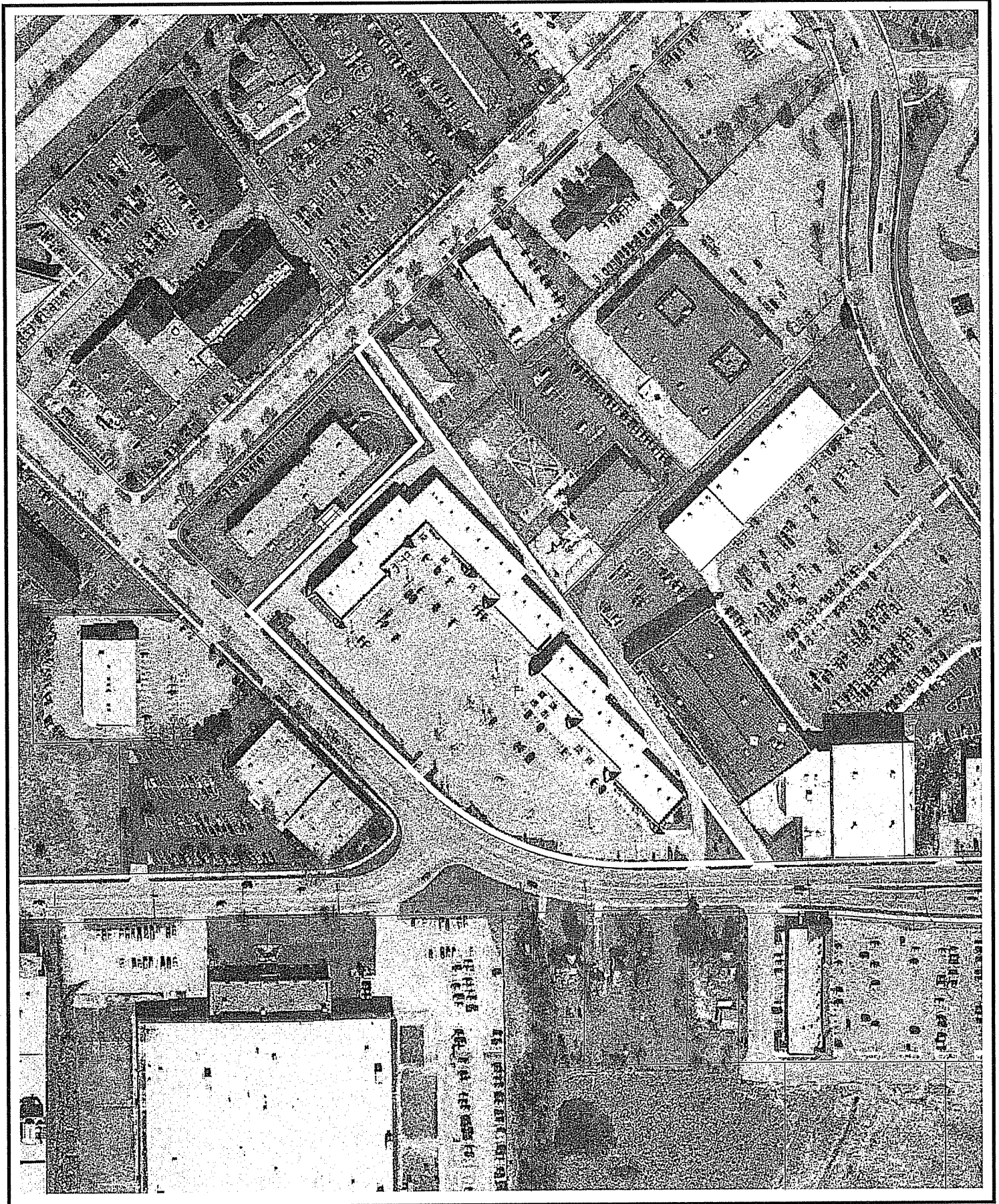
For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



1701 Thierer Road

100 0 100 Feet

Date of Aerial Photography - April 2000



5



**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 1350. Receipt No. _____
 Date Received 4-12-06
 Received By RT
 Parcel No. 0810-284-0901-0
 Aldermanic District 17, Santiago Rosas
 GQ Exist. Cond. Use
 Zoning District C3L

For Complete Submittal

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>✓</u>	Waiver	_____
Nghbrhd. Assn Not.	<u>✓</u>	Waiver	_____
Date Sign Issued	<u>4-12-06</u>		

1. Project Address: 1701 THERER ROAD Project Area in Acres: 5.6 ACRES
 Project Title (if any): EAST POINTE PLAZA

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

<input 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 type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP		
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JOHN BIENO Company: TJK DESIGN/BUILD
 Street Address: 624 WEST MAIN STREET City/State: MADISON, WI Zip: 53703
 Telephone: (608) 257 1090 Fax: (608) 257 1092 Email: jtbieno@tjkdesignbuild.com
 Project Contact Person: SAME AS ABOVE Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____
 Property Owner (if not applicant): ROBERT BRIGHAM REPRESENTED BY LEE AND ASSOC (JOHN BRIGHAM)
 Street Address: 4726 EAST TOWNE BLVD City/State: MADISON, WI Zip: 53704
SUITE 220

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 8000 SF SLAB ON GRADE
MULTI-TENANT RETAIL BUILDING RESULTING IN MORE THAN 50,000 SF IN GROSS FLOOR AREA

Development Schedule: Commencement JUNE 21, 2006 Completion NOV 15, 2006

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.
- Filing Fee:** \$ 1350 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: EAST TOWNE BURKE HEIGHTS Plan, which recommends: COMMERCIAL 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:

SANTIAGO ROSAS 3.14.06

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 TIM PARKS Date 3.23.06 | Zoning Staff KATHY VOECK Date 3.23.06

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

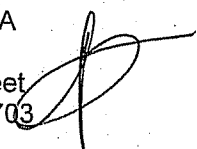
Printed Name JOHN BIENIG Date _____

Signature [Signature] Relation to Property Owner DESIGN/BUILDER

Authorizing Signature of Property Owner _____ Date _____

DATE: March 15, 2006

TO: Urban Design Commission
City of Madison

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

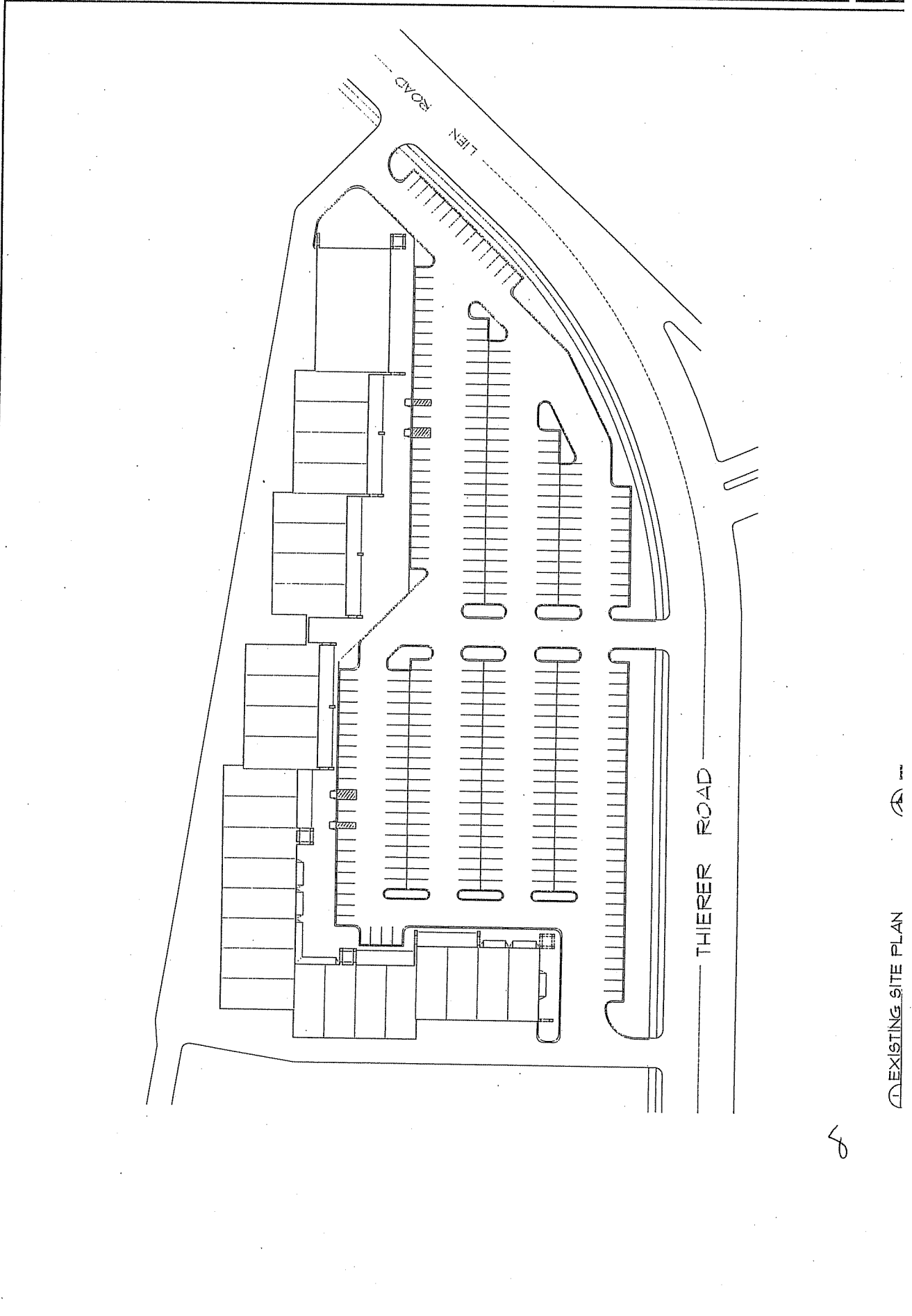
RE: **Narrative for 1701 Thierer Road**

The structure that we are proposing as part of this submittal is an outlot development to an existing strip mall center on the east side of Madison. The existing center is located at the intersection of Zeier and Thierer Roads. Our project would be adjacent to the entry to the center on this intersection. We are recommending the removal of part of the existing parking lot to accommodate the new construction and the associated outdoor gathering area. The 8,000 SF structure brings a street presence to the development while making better use of an under utilized parking area. The position of the structure also allows for direct interaction with pedestrian and bicycle traffic. An added bonus for the creation of this structure is that the impervious for this development will not increase as a result of its construction.

Effort has been taken to bring presence to this structure through the use of multiple architecture elements and features. Some of the features are: an 18' parapet height, a colonnade that extends from the building out towards the existing development and awnings over the windows for visual interest, color and architectural relief and two entry elements at opposing corners. The extensive use of glass, both at eye level and above, allows for natural light to filter into the structure even at its deepest point. The structure marries itself back to the existing buildings through the use of similar materials and window fenestrations. The presence of the building at night has also been thought through with the incorporation of accent lights on both the vertical surfaces and the overhang canopies. There is also lighting in the outdoor activity area through the use of bollards.

REGISTERED PROFESSIONAL ENGINEER
STATE OF WISCONSIN
NO. 10000
DATE OF EXPIRATION: 12/31/2000
EXPIRES: 12/31/2000

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

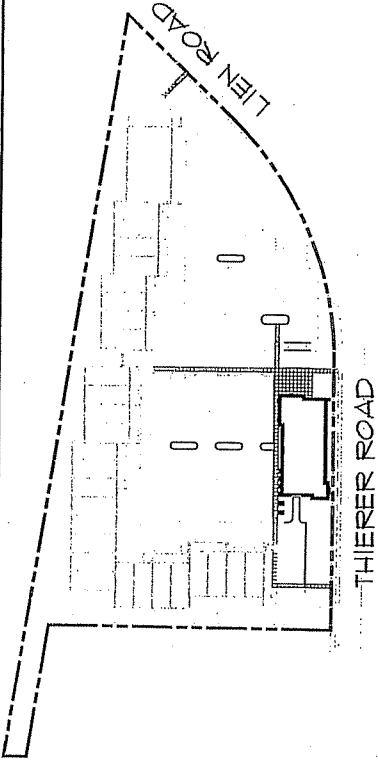


634 West Main Street
 Madison, WI 53703
 608-257-1090
 FAX 608-257-1092

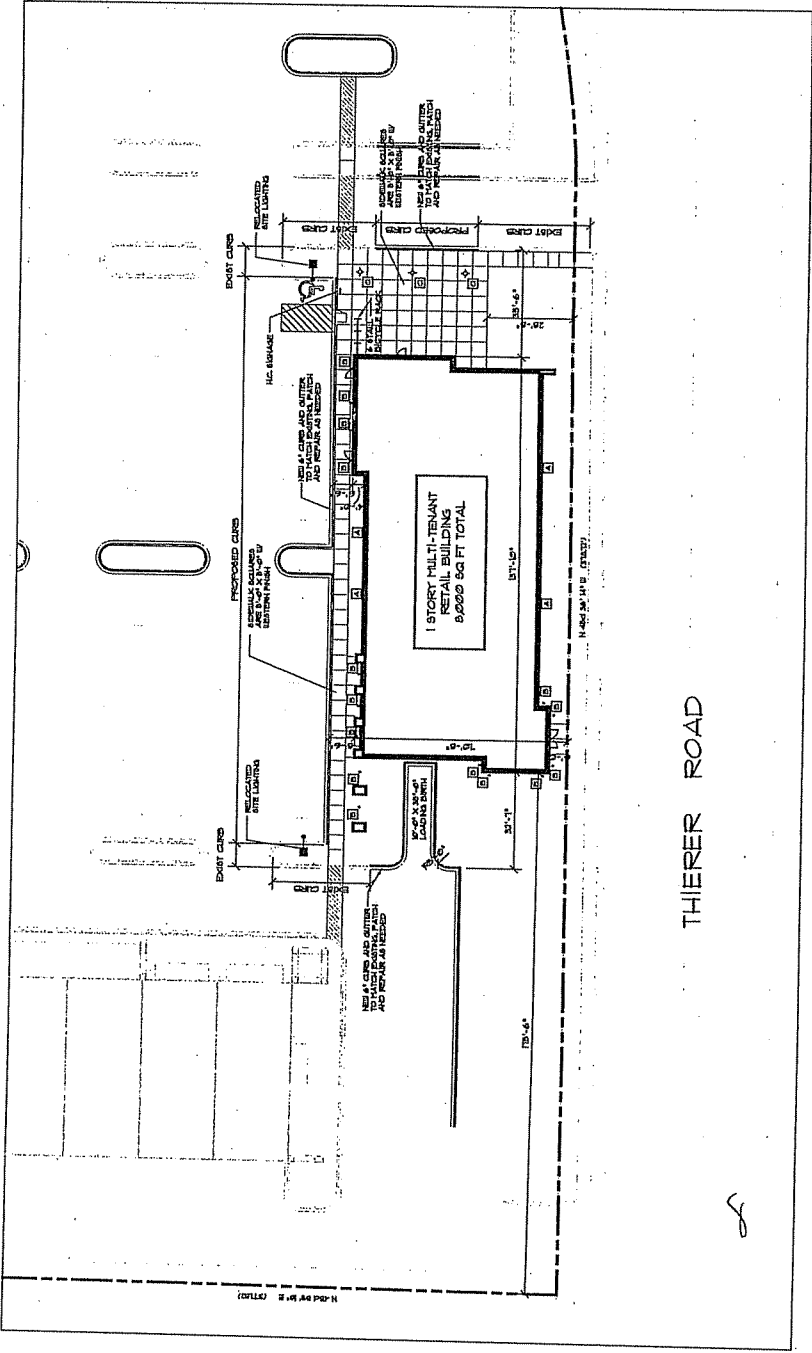


REV 4.11.06

CONTRACTOR'S DESIGN
 SHALL BE SUBJECT TO THE
 REVIEW AND APPROVAL OF THE
 CITY OF MADISON AND THE
 WISCONSIN DEPARTMENT OF
 TRANSPORTATION AND
 TRAVEL PLANNING



OVERALL SITE PLAN
 SCALE: 1" = 200' ±
 NORTH

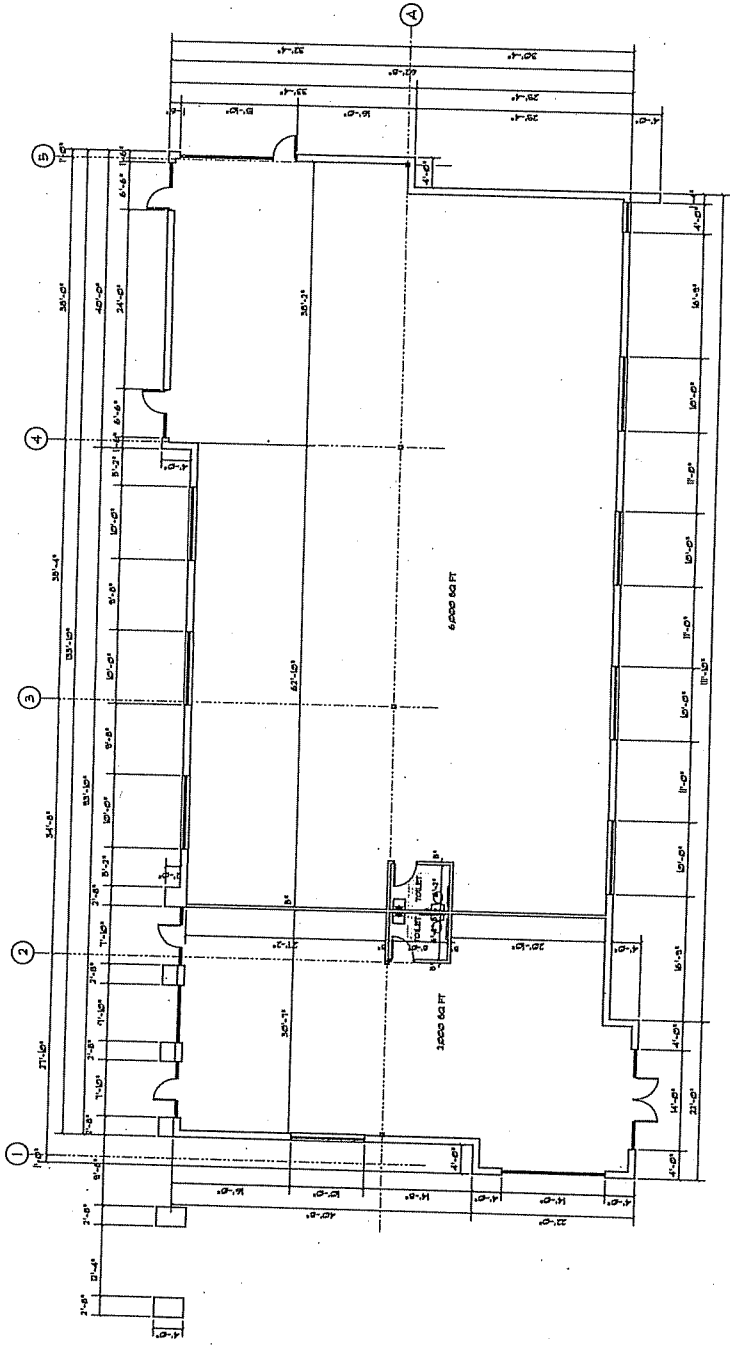


- LIGHT FIXTURE SET
- 1. ALL EXTERIOR LIGHT FIXTURES TO BE COAT FINISH
 - 2. ALL EXTERIOR LIGHT FIXTURES TO BE 150 WATT
 - 3. ALL EXTERIOR LIGHT FIXTURES TO BE 150 WATT
 - 4. ALL EXTERIOR LIGHT FIXTURES TO BE 150 WATT
 - 5. ALL EXTERIOR LIGHT FIXTURES TO BE 150 WATT
 - 6. ALL EXTERIOR LIGHT FIXTURES TO BE 150 WATT
 - 7. ALL EXTERIOR LIGHT FIXTURES TO BE 150 WATT
 - 8. ALL EXTERIOR LIGHT FIXTURES TO BE 150 WATT
 - 9. ALL EXTERIOR LIGHT FIXTURES TO BE 150 WATT
 - 10. ALL EXTERIOR LIGHT FIXTURES TO BE 150 WATT

THIERER ROAD

CONSTRUCTION OF THIS
DRAWING IS SUBJECT TO THE APPROVAL
OF THE CITY OF MADISON AND THE
MADISON PLANNING BOARD. THIS DRAWING
IS NOT TO BE USED FOR ANY OTHER
PROJECT WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

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



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

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