

CITY OF MADISON Proposed Demolition & Conditional Use

Location: 1713 & 1717 Eagan Road

Project Name: Animart Commercial Development

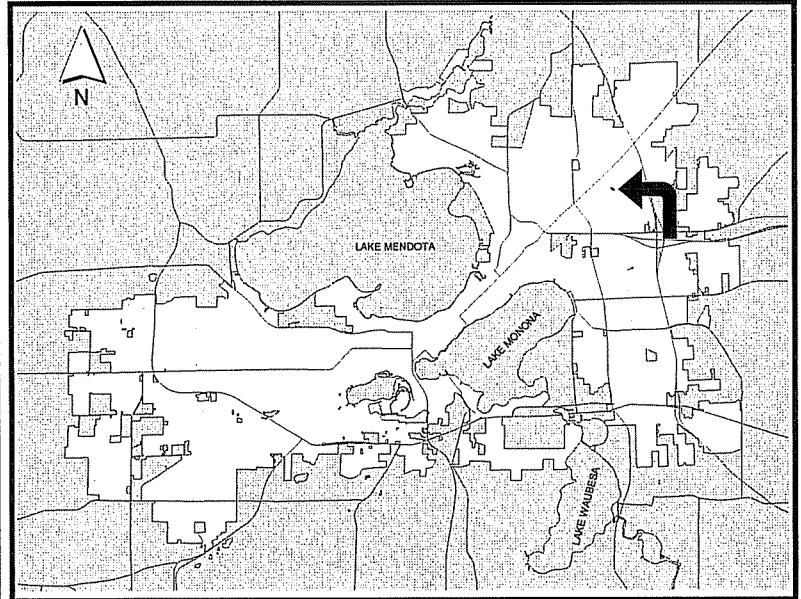
Applicant: Jim & Ruth Metz - Animart, Inc/
John Bieno - TJK Design Build

Existing Use: Commercial Building

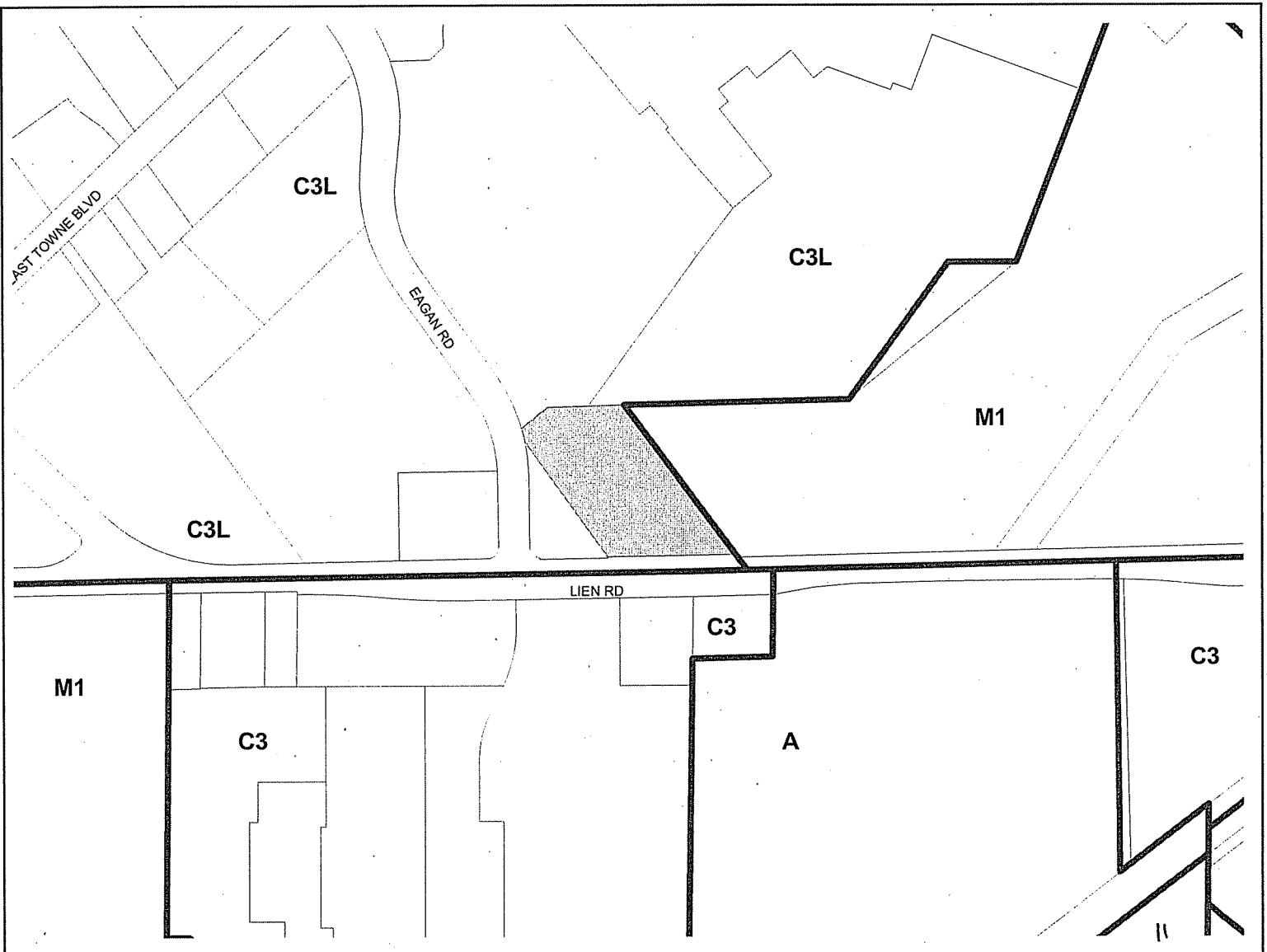
Proposed Use: Demolish Commercial Structure and
Build 2 New Buildings on Planned Commercial Site

Public Hearing Date:

Plan Commission 03 April 2006



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

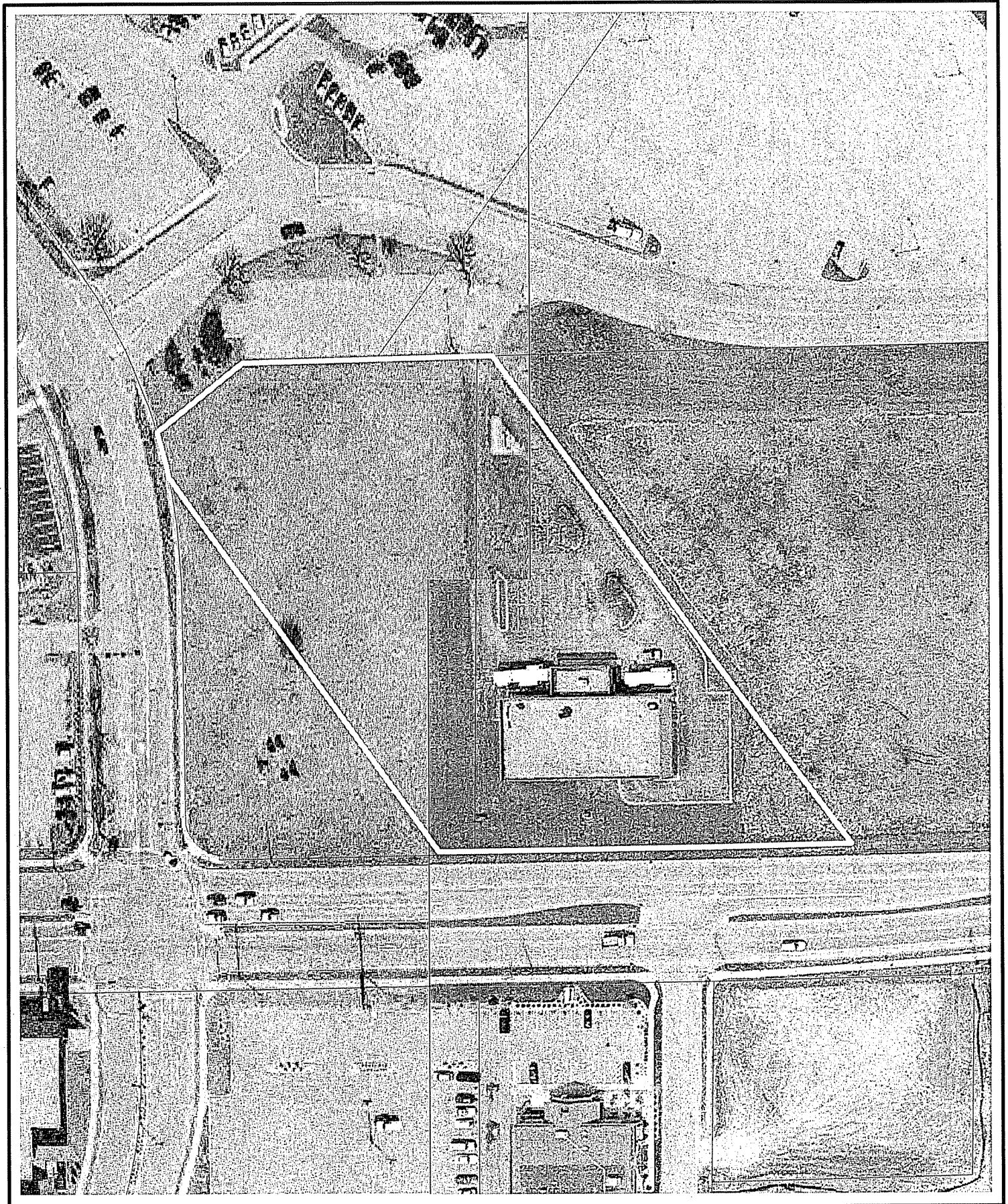


1713 & 1717 Eagan Road

100 0 100 Feet



Date of Aerial Photography - April 2000 & 2003





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.

0810-273-0091-2

FOR OFFICE USE ONLY:

Amt. Paid 500 Receipt No. 68369
 Date Received: 2/15/06
 Received By _____
 Parcel No. 0810-273-0084-7
 Aldermanic District 17-RosAS
 GQ WETLANDS MAP
 Zoning District C3L

For Complete Submittal

Application	<u>✓</u>	Letter of Intent	<u>✓</u>
IDUP	<u>-</u>	Legal Descript.	<u>✓</u>
Plan Sets	<u>✓</u>	Zoning Text	<u>-</u>
Alder Notification	<u>✓</u>	Waiver	_____
Ngrhd. Assn Not.	<u>NA</u>	Waiver	_____
Date Sign Issued	_____		_____

1. Project Address: 1713/1212 EAGAN ROAD Project Area in Acres: 2.67

Project Title (if any): ANIMART COMMERCIAL DEVELOPMENT

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Juan Bienes Company: TJK DESIGN BUILD
 Street Address: 1034 WEST MAIN STREET City/State: MADISON, WI Zip: 53703
 Telephone: () 257 1090 Fax: () 257 1092 Email: jbienes@tjkdesignbuild.com

Project Contact Person: SEE ABOVE Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): ANIMART INC JIM AND RUTH METZ
 Street Address: 900 GREEN VALLEY ROAD City/State: BEAVER DAM, WI Zip: 53916

4. Project Information:

Provide a general description of the project and all proposed uses of the site: MULTI-TENANT RETAIL

Development Schedule: Commencement MAY 1, 2006 Completion OCTOBER 31, 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:** \$ 500 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: COMPREHENSIVE Plan, which recommends: TRANSIT ORIENTED DEV OVERLAY REGIONAL MIXED USE - CONSISTANT WITH EXISTING 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:

SANTIAGO ROSAS 10.31.05

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

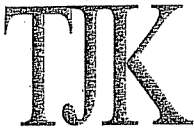
Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner BILL ROBERTS Date 11.7.05 | Zoning Staff MATT TUCKER Date 11.7.05

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

Printed Name JOHN BAENO Date 2.13.06
Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 2.15.06



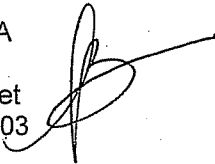
DESIGNBUILD

Timothy J. Kritter Co., Inc.

634 W. Main Street
Madison, WI 53703
Office 608-257-1090
Fax 608-257-1092
www.tjkdesignbuild.com

DATE: February 15, 2006

TO: Plan Commission
City of Madison

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

RE: Letter of Intent – Animart Development

Two lots will be combined to create a 2.67 acre parcel nestled between the East Towne Mall Ring Road to the north, Lien Road to the south an existing oil lube facility to the west and low land area to the east. An existing vacant retail building on the eastern most of these two lots will be demolished as well as all of the site amenities associated with this facility. The only access point to this site is off of the East Towne Mall ring road to the north. The building is positioned to best take advantage of the existing natural contours which slope from west to east. This gives the building a better street presence as well as adding density to the intersection of Eagan and Lien Roads. We have also positioned the building to minimize the visual impact of the parking lot to Eagan and Lien Roads. Pedestrian access is incorporated with sidewalks leading out to Lien Road as well as one leading out to Eagan Road. Care has been taken in order to minimize the mingling of pedestrian and vehicular traffic through the site. Parking requirements are in line with the City requirements. There are several opportunities for green space on this site, including tree islands, buffer yards and side yard areas. At the request of the Urban Design Commission a landscape buffer has been added along the West edge of the project to help screen the utilitarian side and aspects of the project. A wall of arborvitae mixed with other dense foliage helps to create a visual barrier to this edge of the lot. Landscaping has also been incorporated along the southern edge of the parking lot next to the detention basin to help screen the parking lot from Lien Road as well as frame views to the building as you drive past it. Varying types of grasses have been utilized in the detention basins to help soften the visual impact as well as add interest to this portion to the project.

The anchor tenant for the development will be Animart, a locally owned pet supply center. They will be relocating from their existing east side facility to this new location. The remainder of the facility will be a multi-tenant arrangement. A common dock area has been incorporated into the west side of the building. This dock has been recessed into the massing of the Animart facility to minimize the visual impact that this functional necessity might pose. Entrances will be located along the east elevation facing the parking lot. Roof top mechanical units will be screened through the use of parapets and architectural features. The building is now a complete four sided architectural structure with articulation incorporated into the rear of the building which faces the intersection of Lien and Eagan Road.

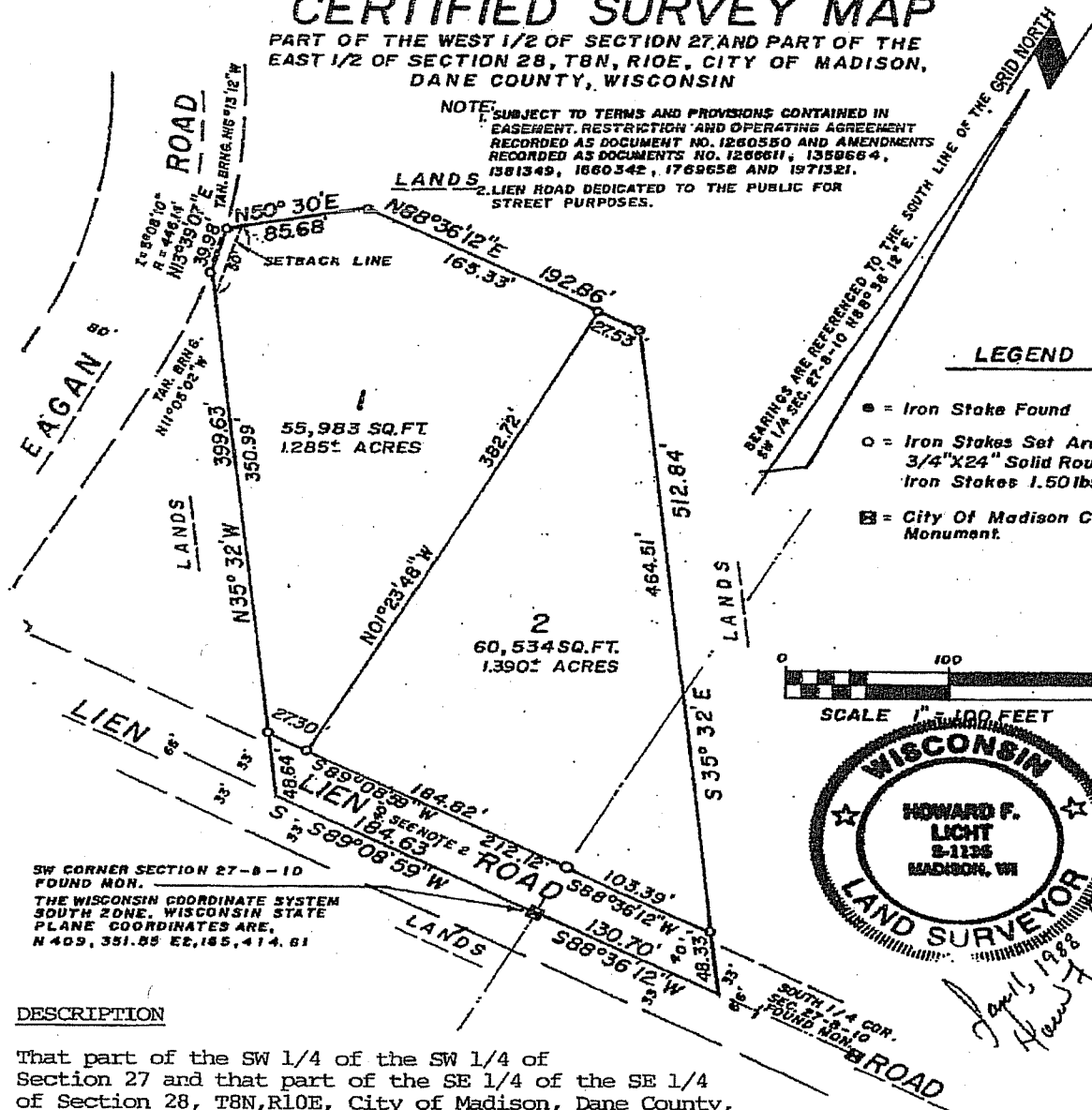
Architectural character has been utilized on the facility to help in breaking up the massing. This character also aids in adding visual interest to the development. Varying parapet heights and roof forms help to make this 30,000 SF facility appear in a more approachable scale. The building also steps down in height from the Animart facility to the multi-tenant portion along Lien Road. This arrangement is in line with the currently built Quick Lube facility along Lien Road and larger big box facilities at East Towne Mall. Signage bands have been incorporated into the architecture to allow for easy installation of individual tenant signs without interrupting the architecture of the building. Natural lighting is also being incorporated through the use of several windows and the potential for skylights to help with natural light reaching the interior spaces. Accent lights on the building help to add visual interest at night. Colors and materials will unify the facility without making it seem monotonous. Currently proposed finishes are concrete block with varied accent colors and finishes, exterior insulation and finish systems, commercial grade pre-finished metal cap flashings and standing seam roofs and aluminum store front window systems.

CERTIFIED SURVEY MAP

PART OF THE WEST 1/2 OF SECTION 27 AND PART OF THE EAST 1/2 OF SECTION 28, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

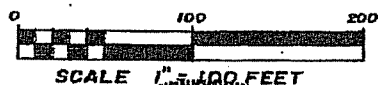
NOTE: SUBJECT TO TERMS AND PROVISIONS CONTAINED IN EASEMENT, RESTRICTION AND OPERATING AGREEMENT RECORDED AS DOCUMENT NO. 1260580 AND AMENDMENTS RECORDED AS DOCUMENTS NO. 1260611, 1350664, 1381349, 1660342, 1769658 AND 1971321.

LANDS 2. LIEN ROAD DEDICATED TO THE PUBLIC FOR STREET PURPOSES.



LEGEND

- = Iron Stake Found
- = Iron Stakes Set Are 3/4" X 24" Solid Round Iron Stakes 1.50 lbs./ft.
- ⊠ = City Of Madison Concrete Monument.



*April, 1988
Howard F. Licht*

SW CORNER SECTION 27-8-10 FOUND MON.
THE WISCONSIN COORDINATE SYSTEM SOUTH ZONE, WISCONSIN STATE PLANE COORDINATES ARE, N 409, 351.85 E 2, 185, 414.81

DESCRIPTION

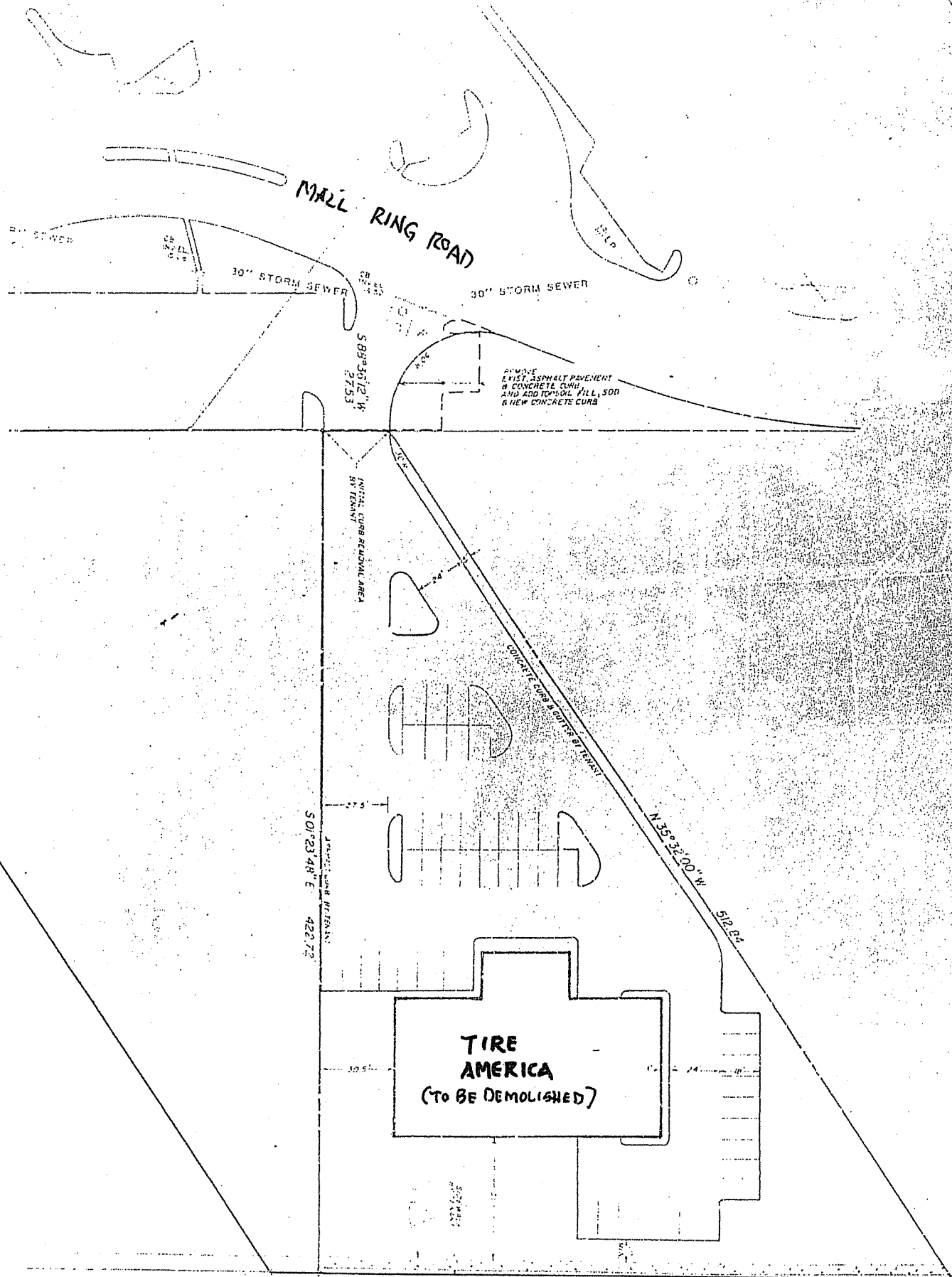
That part of the SW 1/4 of the SW 1/4 of Section 27 and that part of the SE 1/4 of the SE 1/4 of Section 28, T8N, R10E, City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the Southwest corner of said Section 27, thence S89°08'59"W along the South line of said Section 28, 184.63 feet; thence N35°32'00"W, 399.63 feet; thence Northwesterly 40.00 feet along the arc of a curve to the left on the Easterly Right-of-Way line of Egan Road whose radius is 446.14 feet and whose chord is 39.98 feet and bears N13°39'07"W; thence N50°30'00"E, 85.68 feet; thence N88°36'12"E, 192.86 feet; thence S35°32'00"E, 512.84 feet to the South line of the SW 1/4 of said Section 27; thence S88°36'12"W along said South line 130.70 feet to the point of beginning. This parcel contains 129,134 square feet or 2.964 acres.

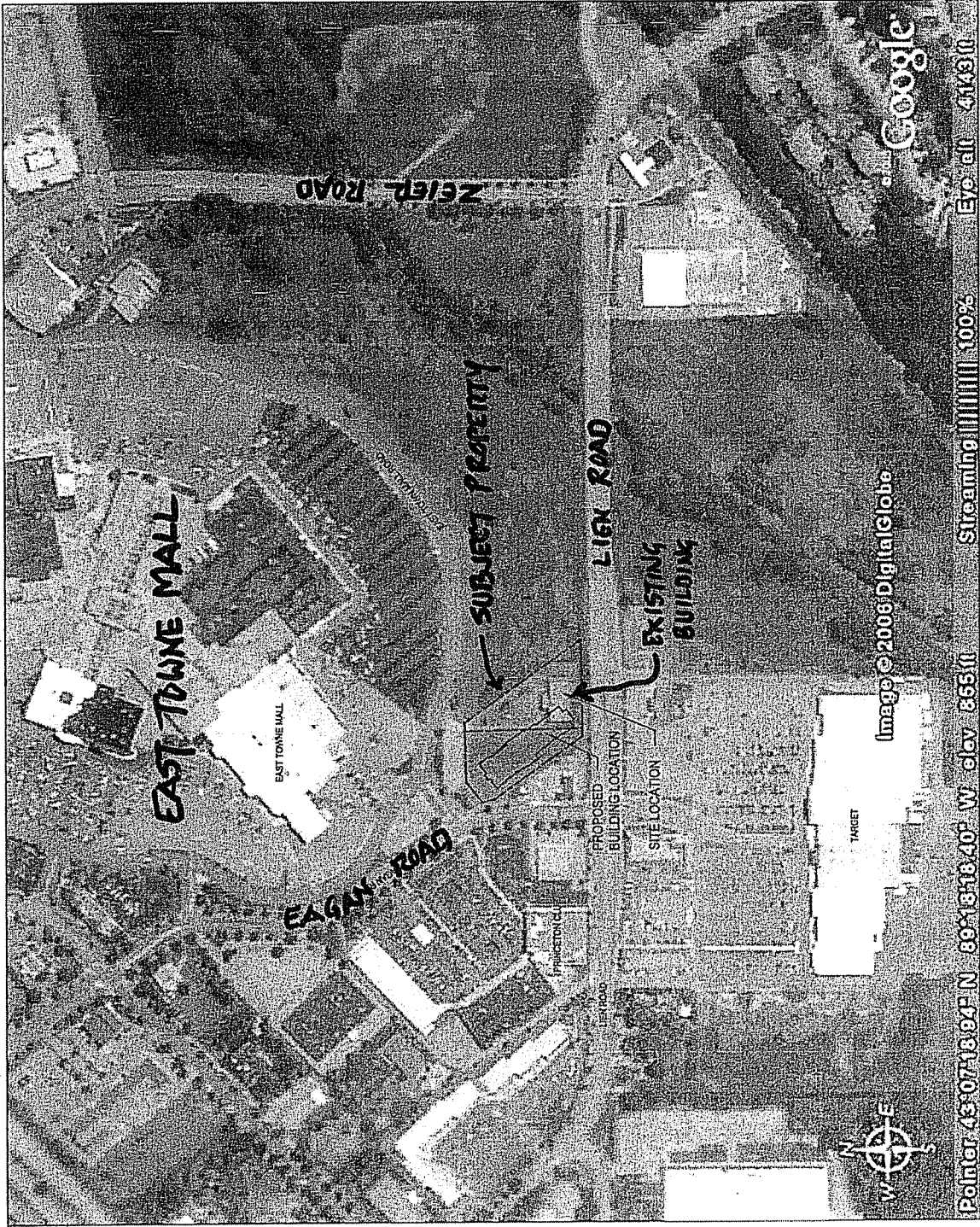
Subject to Sanitary Sewer Easement as recorded in Document No. 1313067.
Certified Survey Map No. 5747
Volume 27 Page 80
Document No. 2125741

Drawing No. 4-8706

11



LEIN ROAD
 EXISTING SITE PLAN

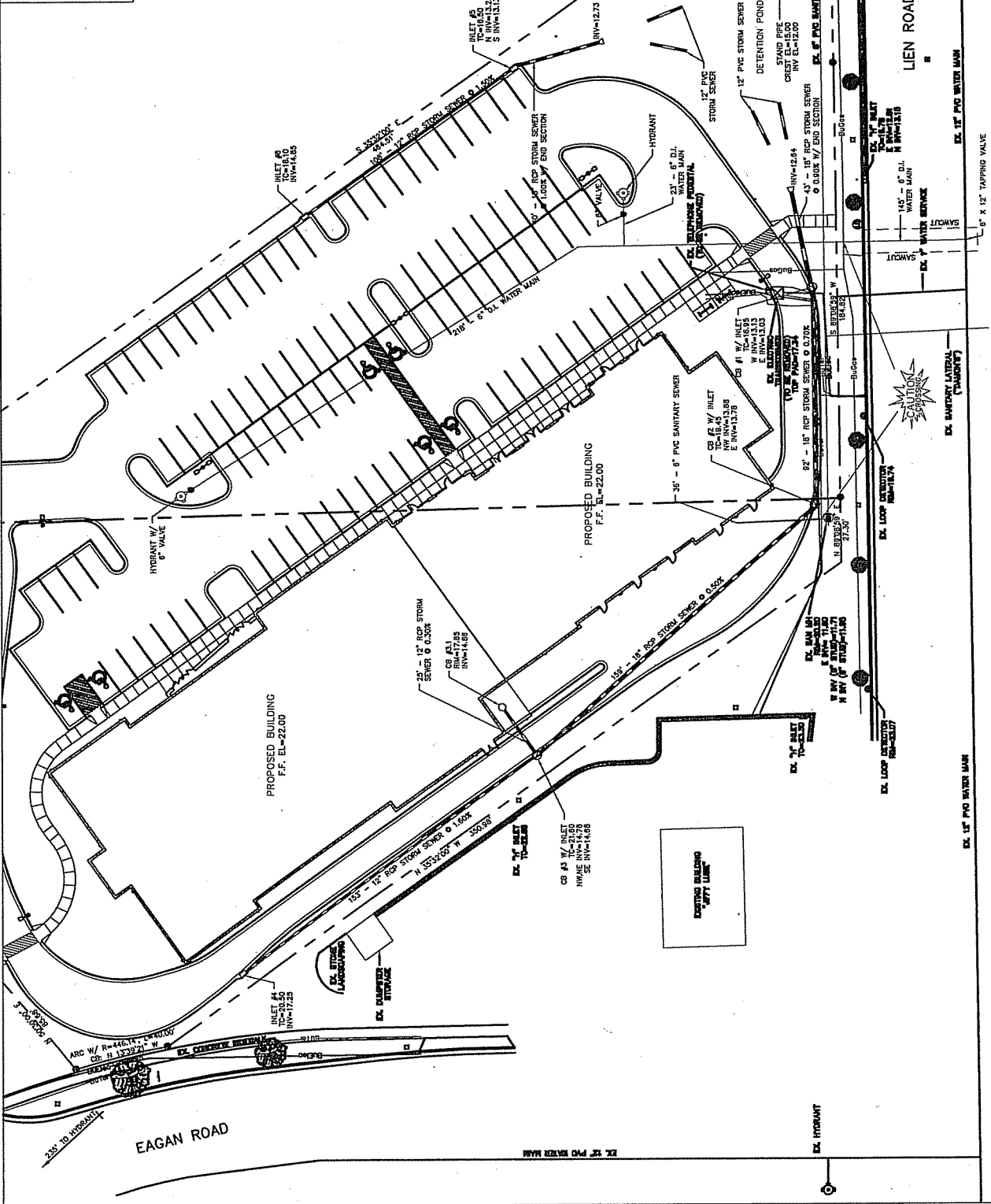


AERIAL PHOTO
SCALE: N.T.S.

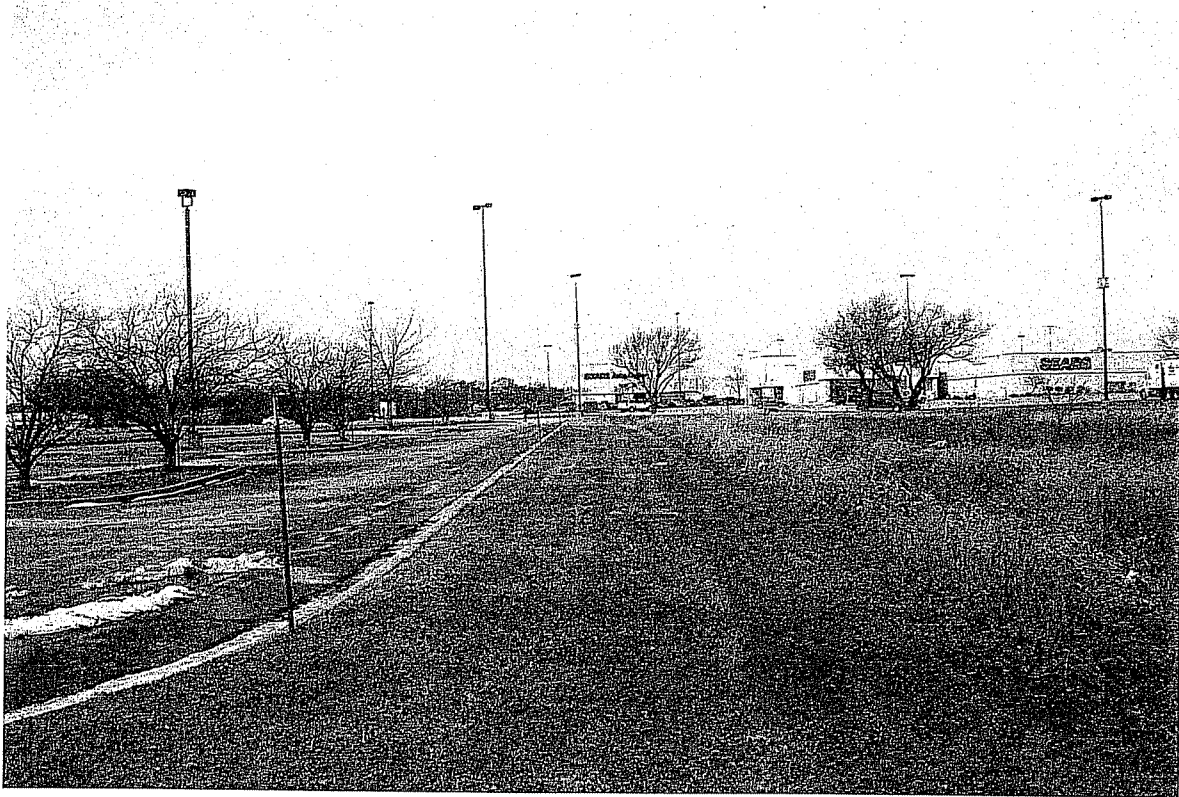
ANIMART
 UTILITY PLAN
 PAGE: 1 OF 1
 DATED: FEBRUARY 10, 2006



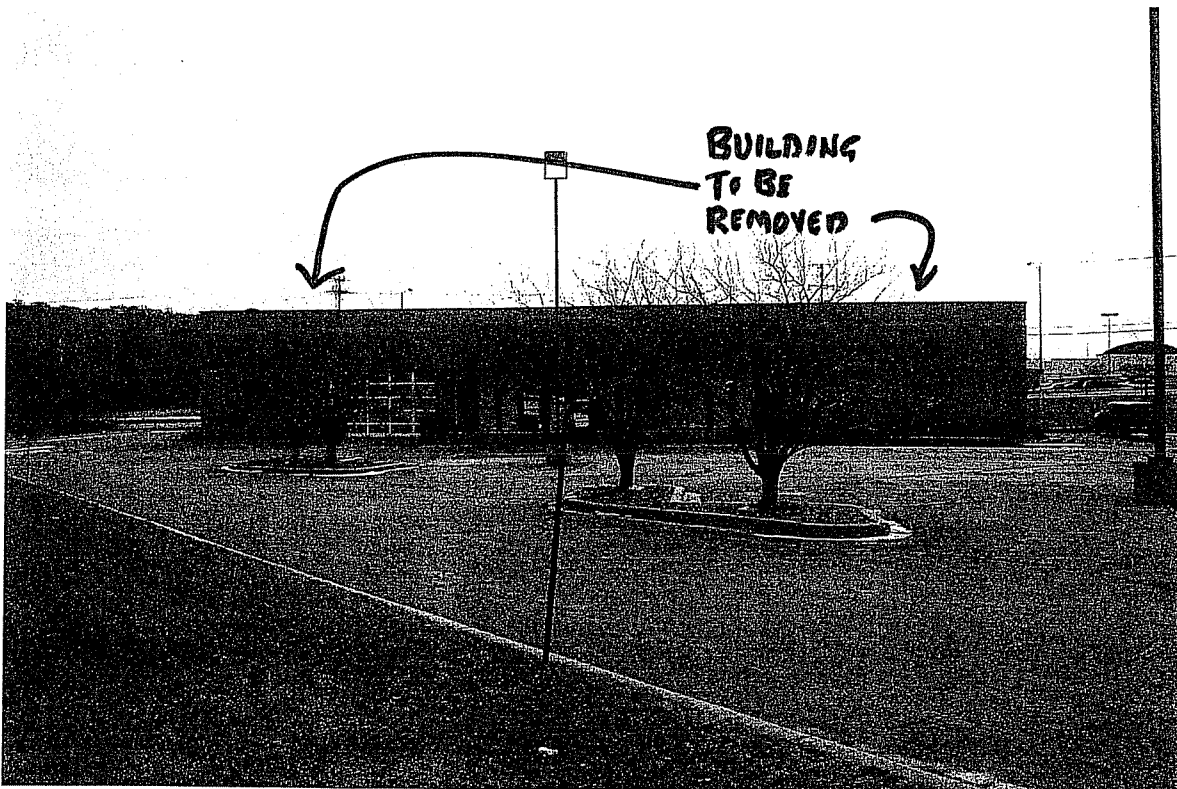
Residential and Commercial Site Design Consultants
 4893 Larson Beach Road, McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



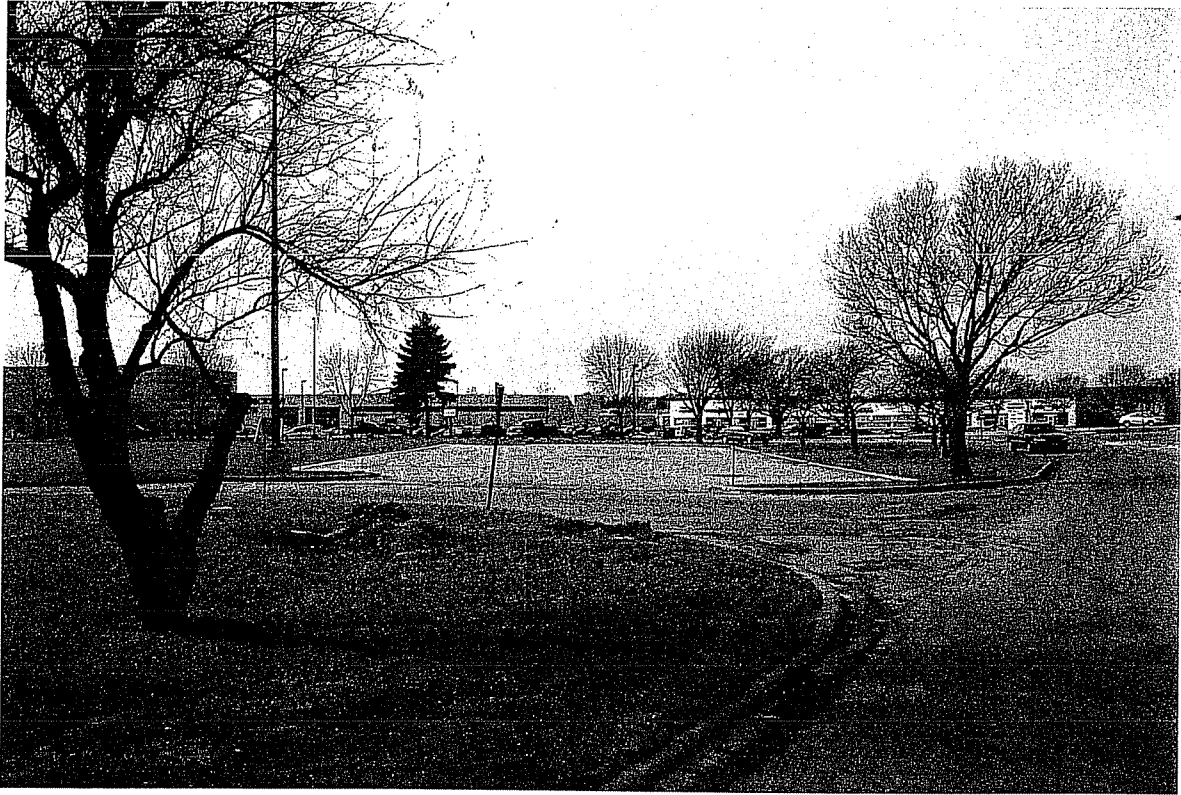
C-1.3



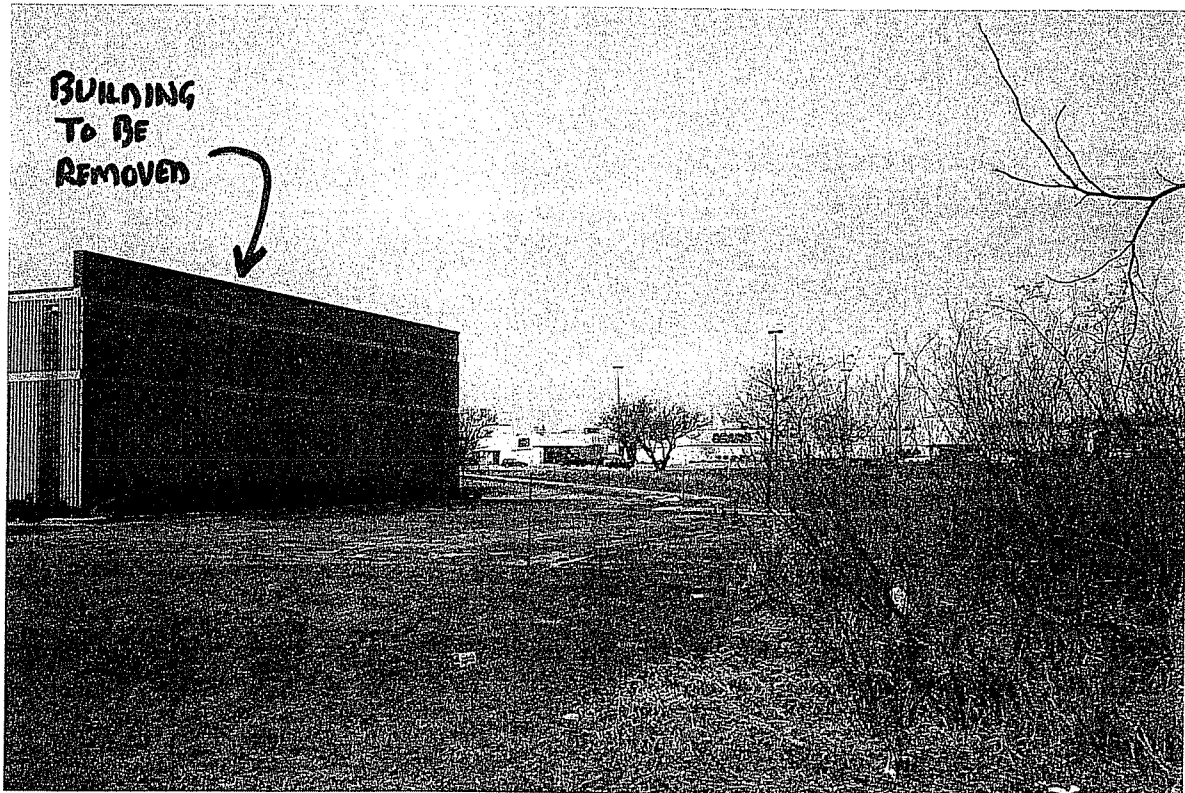
SOUTHEAST CORNER LOOKING NORTHEAST



EXISTING BUILDING



EXISTING PARKING LOT LOOKING SOUTH

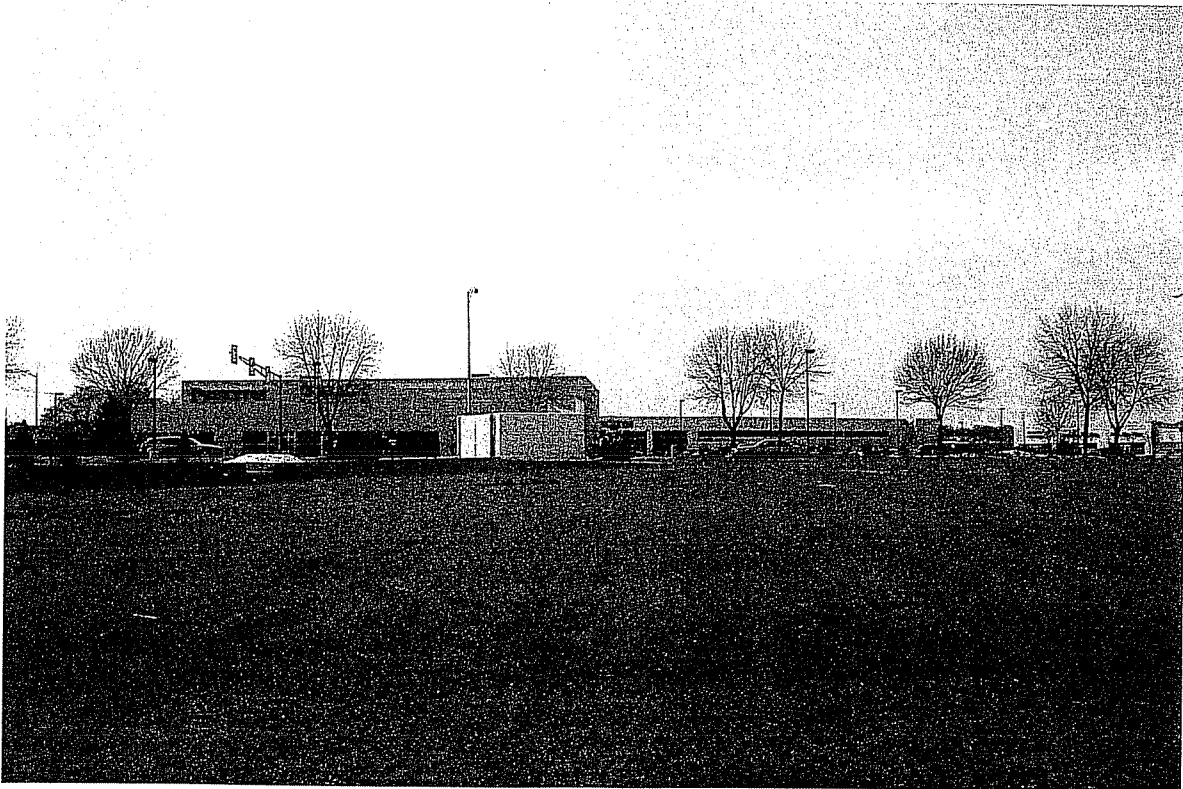


SOUTHEAST CORNER LOOKING NORTH

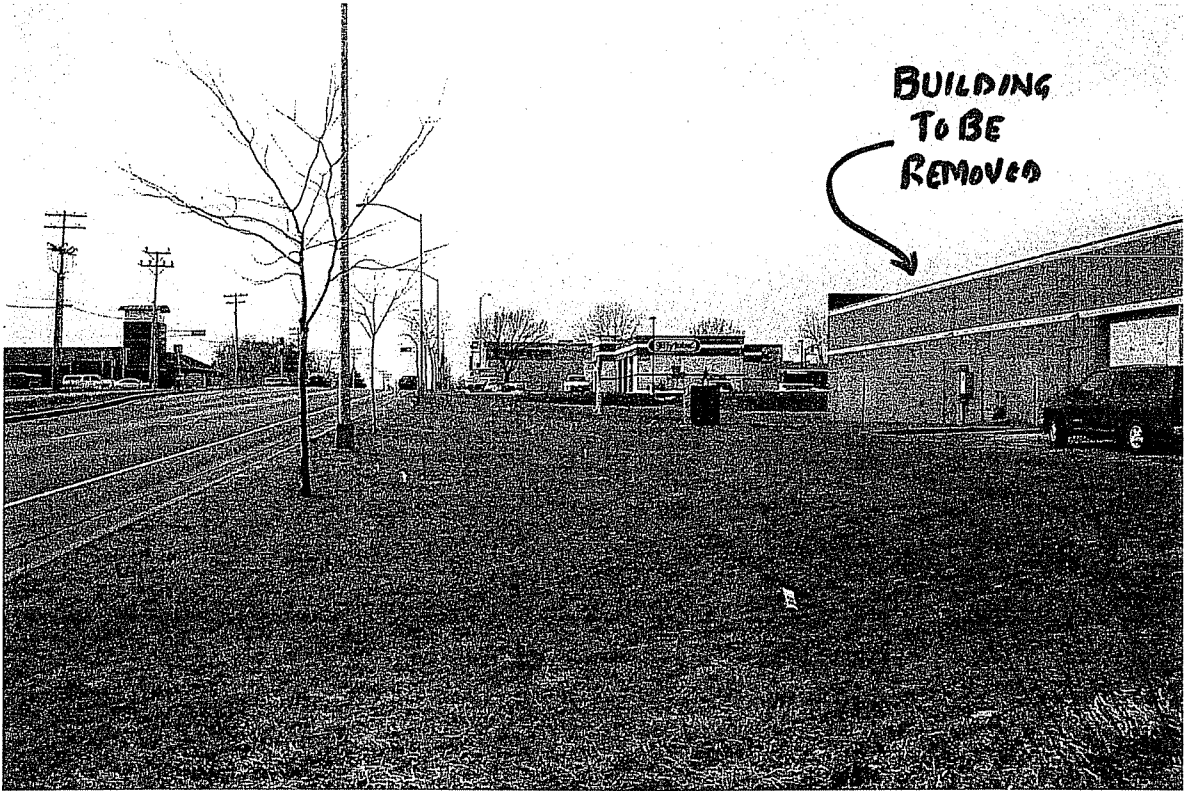
BUILDING
TO BE
REMOVED



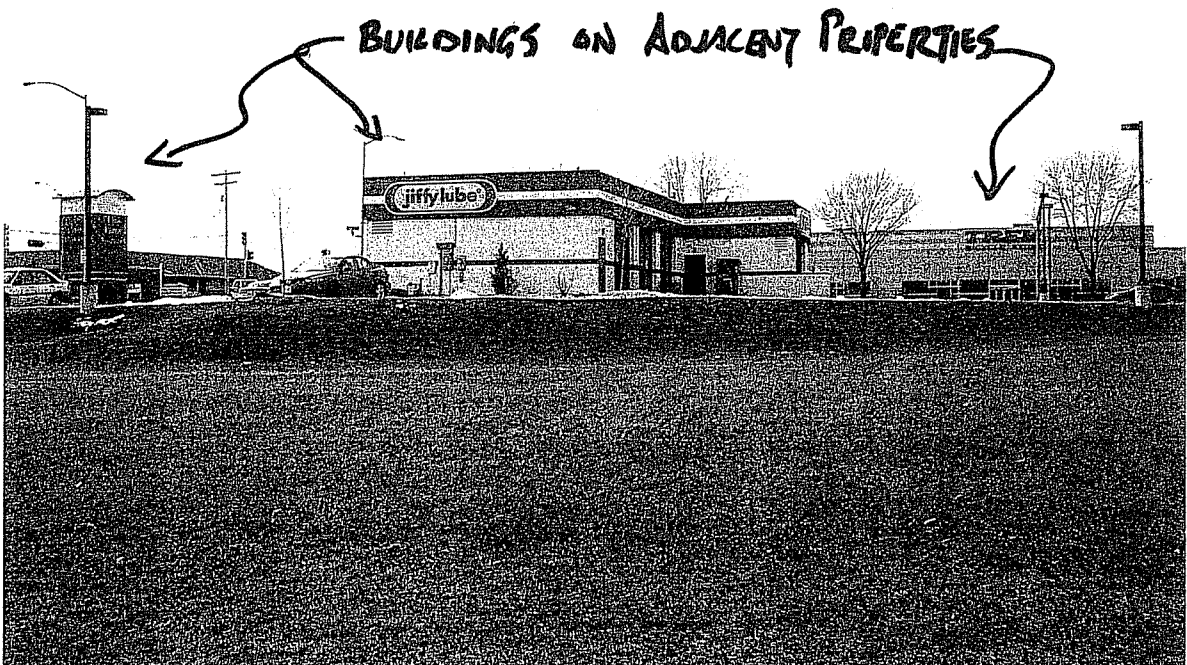
LOOKING SOUTH



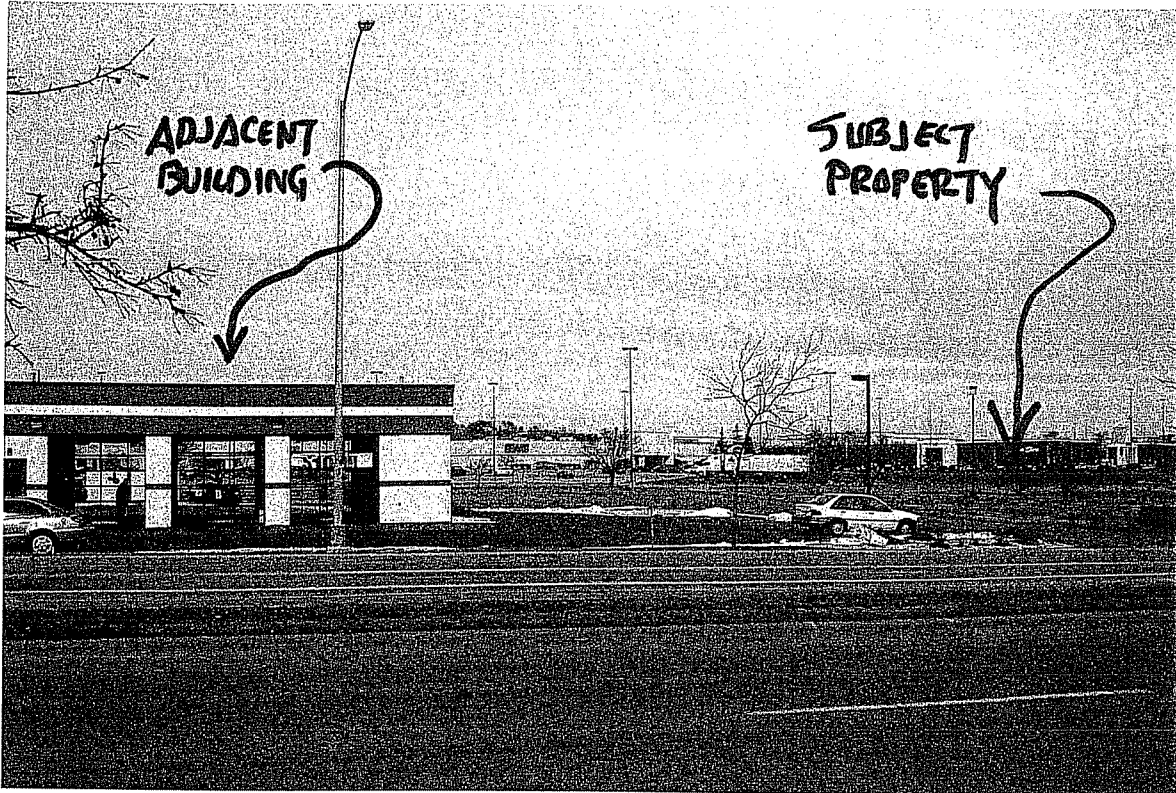
LOOKING WEST



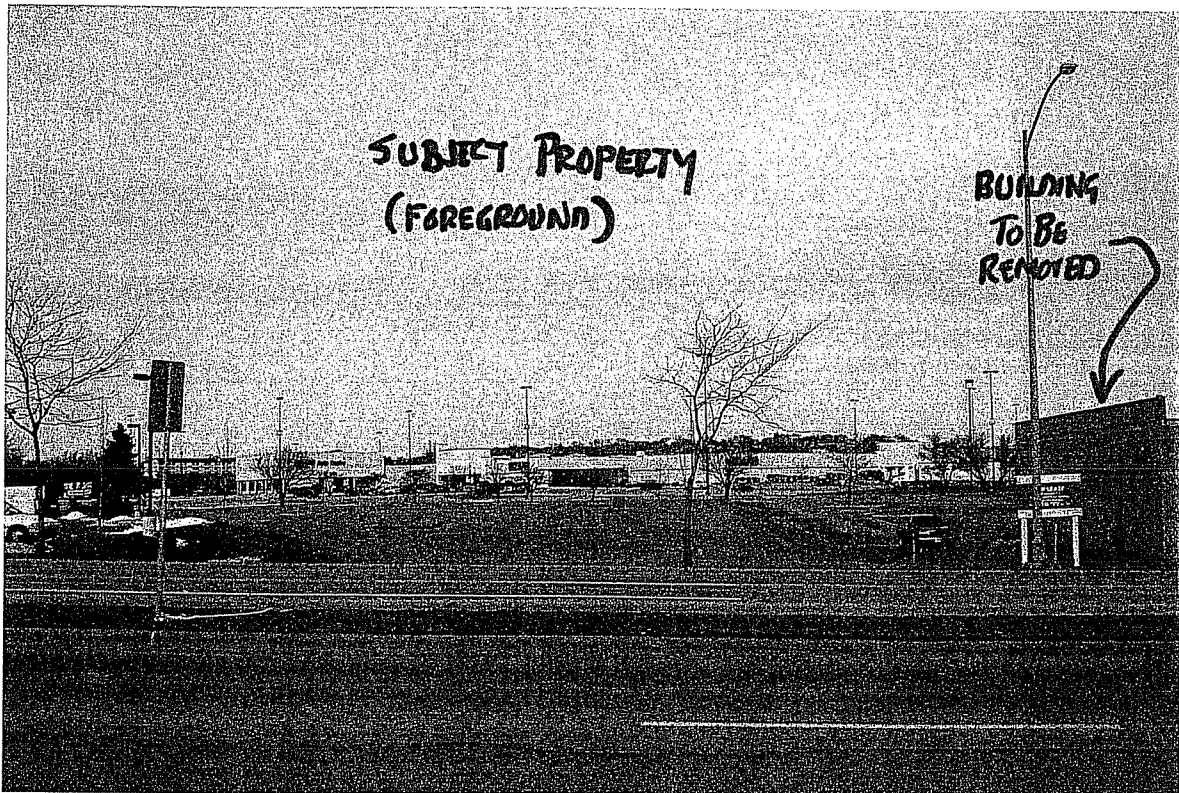
LIEN ROAD



LOOKING WEST



SOUTH PROPERTY LINE



SOUTH PROPERTY LINE