

CITY OF MADISON

Proposed Conditional Use

Location: 110 North Gammon Road

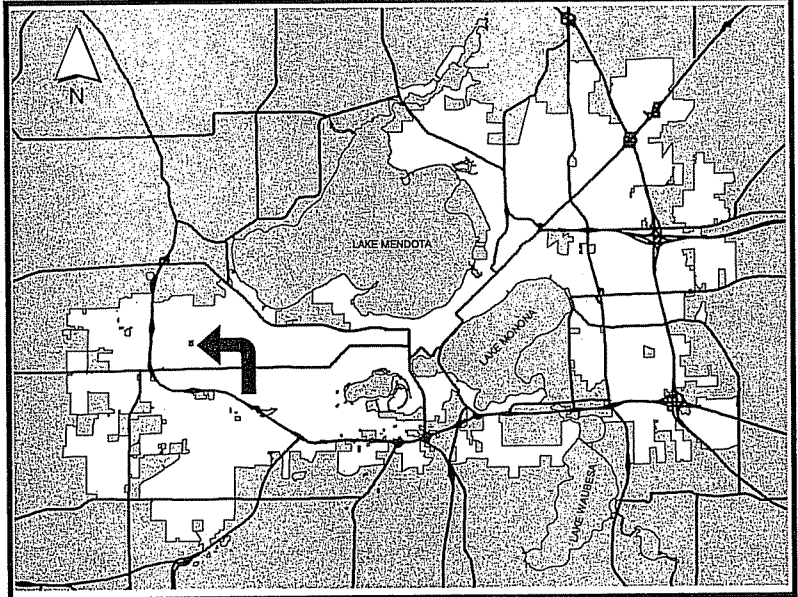
Project Name: Church Addition

Applicant: Lutheran Church of the Living Christ/
Peter Read - JG Development, Inc

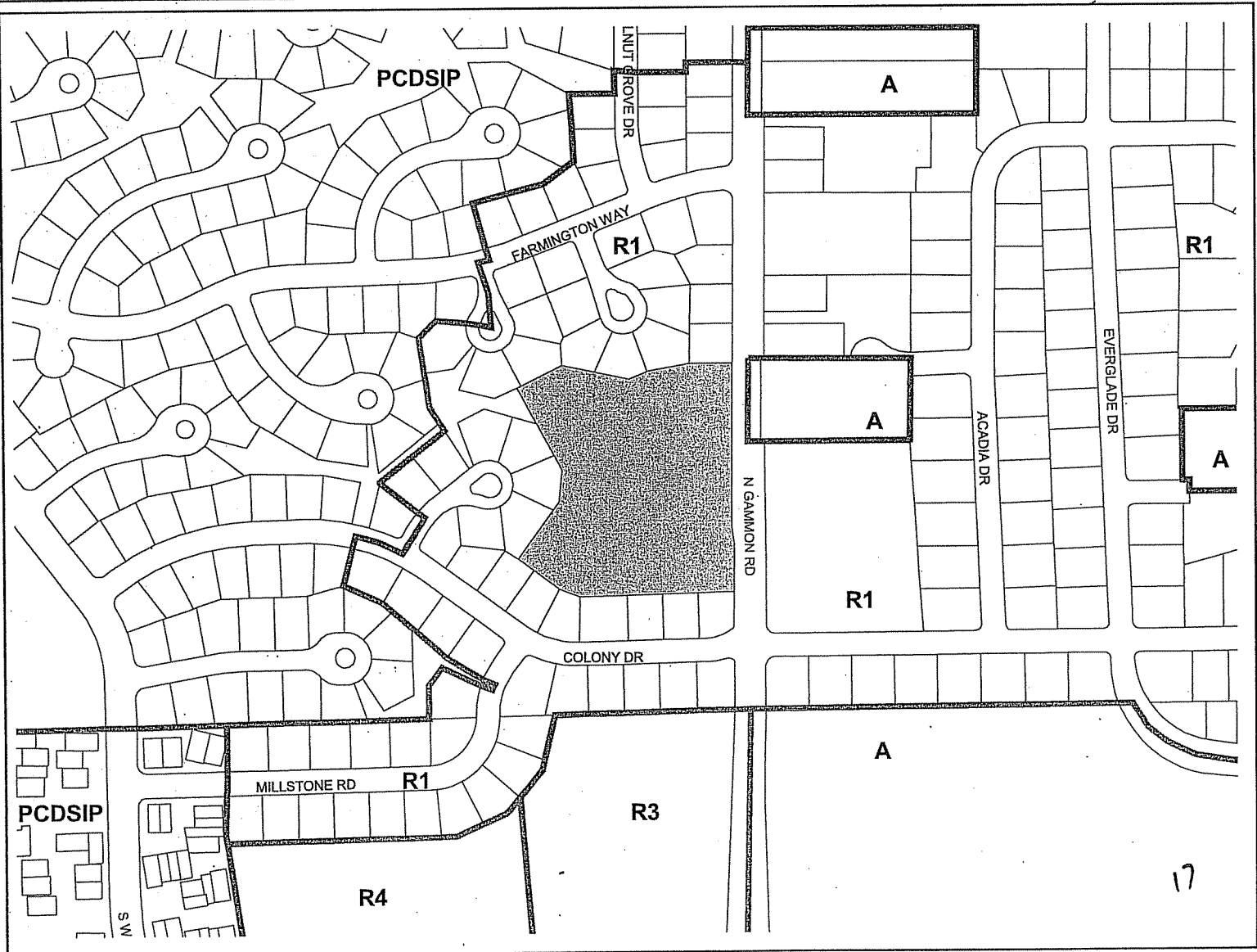
Existing Use: Church Facility

Proposed Use: Addition to Existing Church

Public Hearing Date:
Plan Commission 22 August 2005

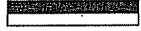


For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

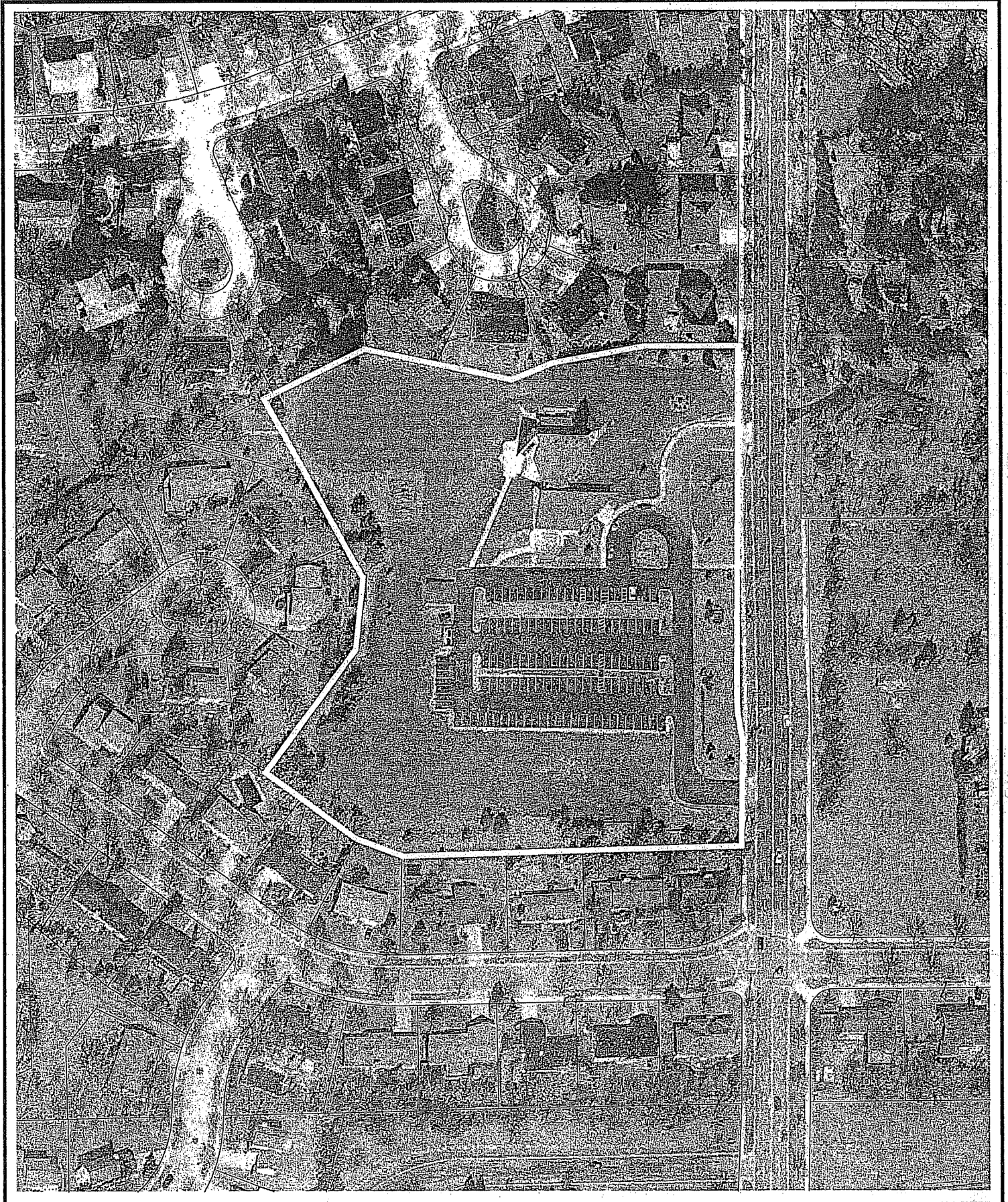


110 North Gammon Road

0 100 Feet



Date of Aerial Photography - April 2000



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.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$1,150</u>	Receipt No. <u>62670</u>
Date Received <u>7-13-05</u>	
Received By <u>Kov</u>	
Parcel No. <u>0708-231-0401-6</u>	
Aldermanic District <u>09- Paul Skidmore</u>	
GQ <u>existing CU</u>	
Zoning District <u>R-1</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>7-13-05</u>	

1. Project Address: 110 N. Gammon Project Area in Acres: 6.3
Project Title (if any): Addition to Lutheran Church of the Living Christ ~~Add~~

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:

Lot 28, Walnut Grove.
Applicant's Name: Peter Read Company: JG Development, Inc.
Street Address: 4070 E Brigham Rd City/State: Blue Mounds, WI Zip: 53517
Telephone: (608) 437-6181 Fax: (608) 437-4083 Email: pete@jgdevelopment.com
Project Contact Person: Peter Read Company: JG Development, Inc.
Street Address: 4070 E Brigham Rd City/State: Blue Mounds, WI Zip: 53517
Telephone: (608) 437-6181 Fax: (608) 437-4083 Email: pete@jgdevelopment.com
Property Owner (if not applicant): Lutheran Church of the Living Christ
Street Address: 110 N. Gammon City/State: Madison WI Zip: 53717

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Addition of multi-¹¹ purpose facility to house church fellowship events, youth activities, banquets, sports, church programs.

Development Schedule: Commencement Fall 2005 Completion Spring Summer 06

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: \$ 750.00 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 (principal) buildings, photos 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 to be approved by the City 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 _____ Plan, which recommends: _____ 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: June 4th

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Paul Skidmore, Alderperson ; Walnut Grove Association
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form. c/o Jim Howar

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 6/6/05 | Zoning Staff Kathy Voeck Date 6/6/05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Peter C Read Date 7-13-05
Signature Peter C Read Relation to Property Owner Bldg Committee Chair

Authorizing Signature of Property Owner _____ Date 17

**LETTER OF INTENT
for LAND USE APPLICATION**

Madison Plan Commission
215 Martin Luther King Jr. Blvd; Room LL-100
P.O. Box 2985; Madison, WI 53701-2985

Project: Activity Center Addition
Lutheran Church of the Living Christ
110 N. Gammon Rd.
Madison, WI 53717

Schedule: Commencement- Fall 2005; Completion- Summer 2006

Existing Conditions:

Existing Church facility is Type V(b) construction with 7,460 gross sq. ft. on the main floor and the same size basement. The Sanctuary seats up to 300 people. The property is 6.3 acres and has 120 existing parking stalls including five handicap stalls. In addition to church related use, the facility houses Living Christ Preschool, which is licensed for up to 40 children.

Project Design and Delivery Team:

General Contractor: JG Development, Inc.
4070 E. Brigham Rd., Blue Mounds, WI 53517
Jeff Grundahl, President
Pete Read, Project Manager (608) 437-6181

Architect: Genesis Architecture, LLC
4061 N. Main St., Suite 200, Racine, WI 53402
Ken Dahlin, AIA, Principal
Earl Lieske, Project Architect (262) 752-1894

Structural Engineer: Larry Soltis, PE, PhD (608) 437-4013
704 Reid Dr., Mt. Horeb, WI 53572

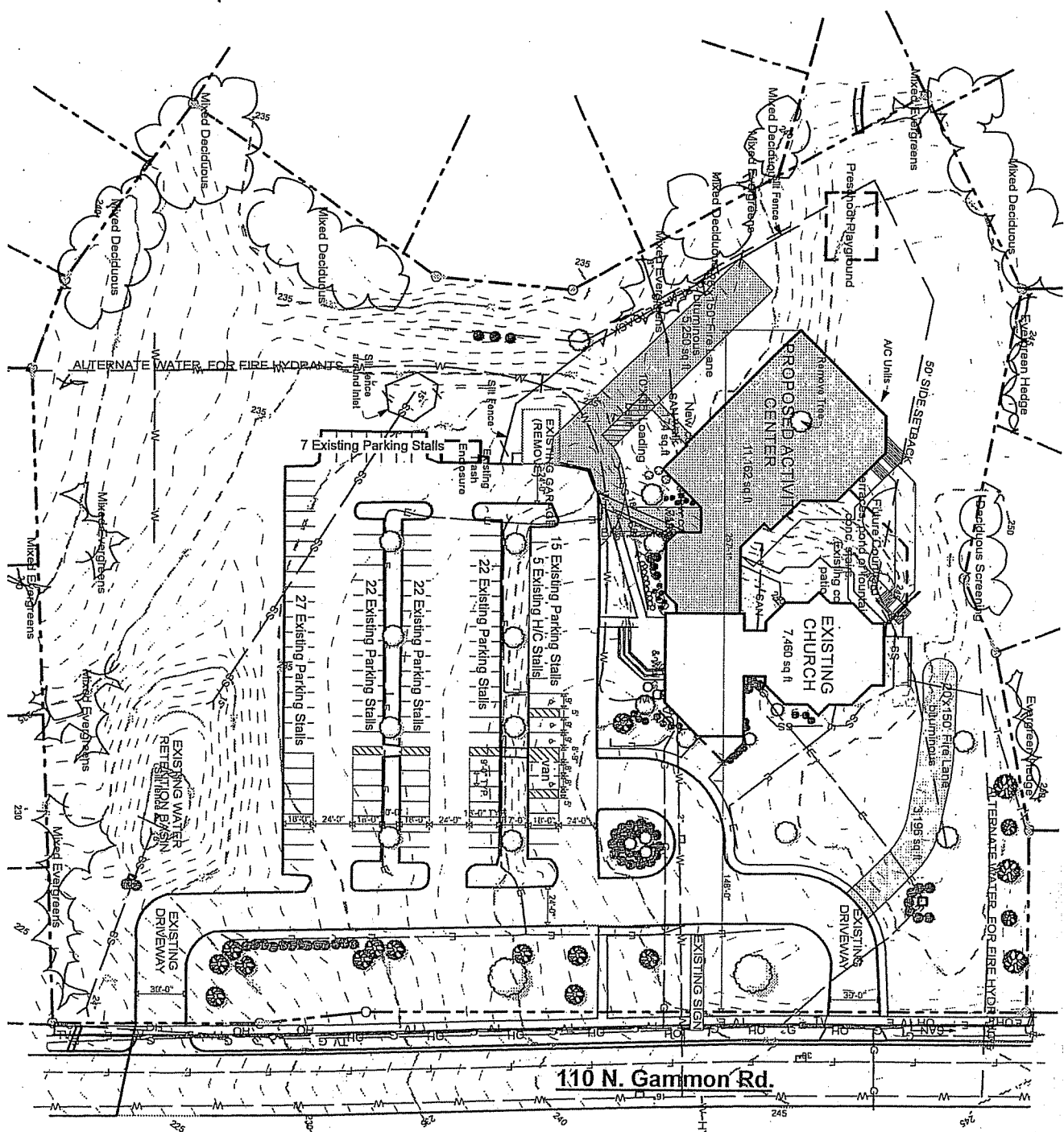
Civil Engineer: Strand Associates, Inc.
910 W. Wingra Dr., Madison, WI 53715
Mark Fisher, PE (608) 251-4843

Landscape: Kittleson Landscape, Inc.
10486 CTH ID, Blue Mounds, WI 53517
Kirk Zimpel (608) 437-8845

Lighting: Affiliated Engineers, Inc.
5802 Research Park Blvd., Madison, WI 53719
Scott Easton (608) 238-2616

Spaces & Uses:

The new addition has 2,018 sq. ft. on the upper level, which connects to the existing upper level. The lower level of the addition has 11,162 sq. ft., including a multi-purpose gymnasium of 6,912 sq. ft.. The new addition will house church fellowship events, banquets, athletic activities, small group meetings, music & drama programs.



110 N. Gammon Rd.

GENERAL NOTES:

Legal Description: Lot 28, Walnut Grove
 Parcel #: 070823104076
 Area: 6.3 Acres, 276,532 sq ft.
 Perimeter: 2,226 feet

GRADING NOTES:

Existing Impervious surfaces shall remain.
 New Impervious:
 Walks & Firelanes: 9,339 sq ft.
 Addition Footprint: 11,162 sq ft.

LIGHTING NOTES:

Engineering calculations shall be done to determine whether modifications are needed to existing retention.

EXISTING:
 Parking Island: 6 Pole Downlights
 Entry Sidewalk: 4 36" Bollards
 Wall Mounted: 2 rear courtyard wall packs
 Recessed Soffit: 3

LANDSCAPE NOTES:

EXISTING:
 Island Trees: 8 Skyline Thornless Honeylocust
 Deciduous Trees: 14
 Evergreen Trees: 42
 Assorted Shrubs: 65

PARKING NOTES:

Address: 110 N. Gammon Rd.
 Site Area: 6.3 acres
 Storeys: 1
 Bldg Height: 43 ft
 Bldg Type: Vb
 Existing Bldg: 7,460 gross sq ft.
 New Addition: 13,180 gross sq ft.
 Total Bldg: 20,640 gross sq ft.
 Bldg Footprint: 18,622 sq ft.
 Bldg Use: Church, Class A3
 Bike Stalls: 10
 Parking Stalls: 115
 H/C Stalls: 5, incl 1 van
 Island Trees: 8



SITE PLAN

SCALE: 1" = 60' 0"

DATE: 7/14/2005

JG Development INC

4070 East Brigham Road
 Blue Mounds, Wisconsin 53517
 (608) 437-6181 www.jdevelopment.com

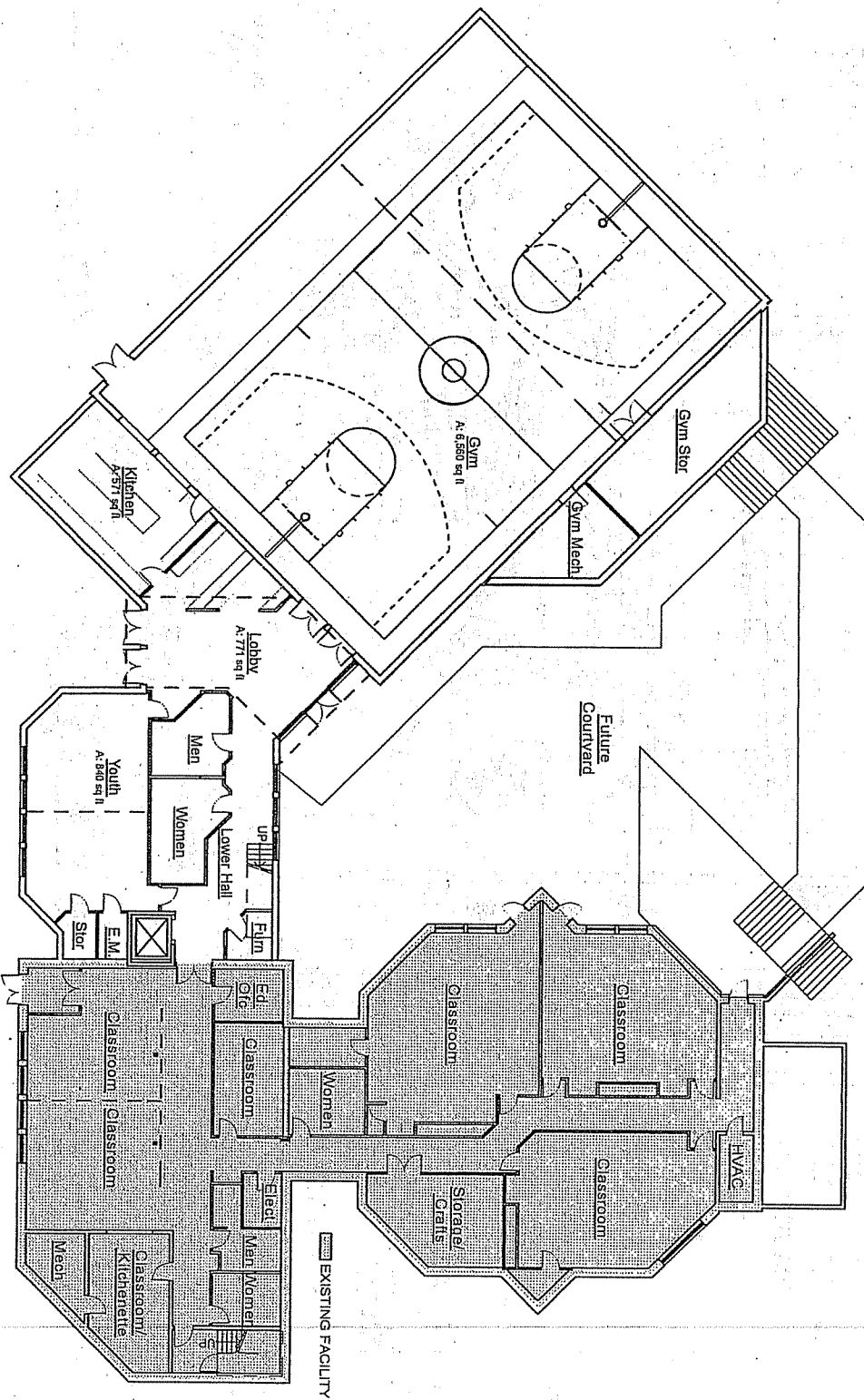
ACTIVITY CTR ADDITION

Lutheran Church of the Living Christ
 110 N. Gammon Rd. Madison, WI 53717



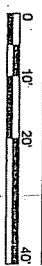
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LOWER LEVEL

SCALE: 1" = 20'



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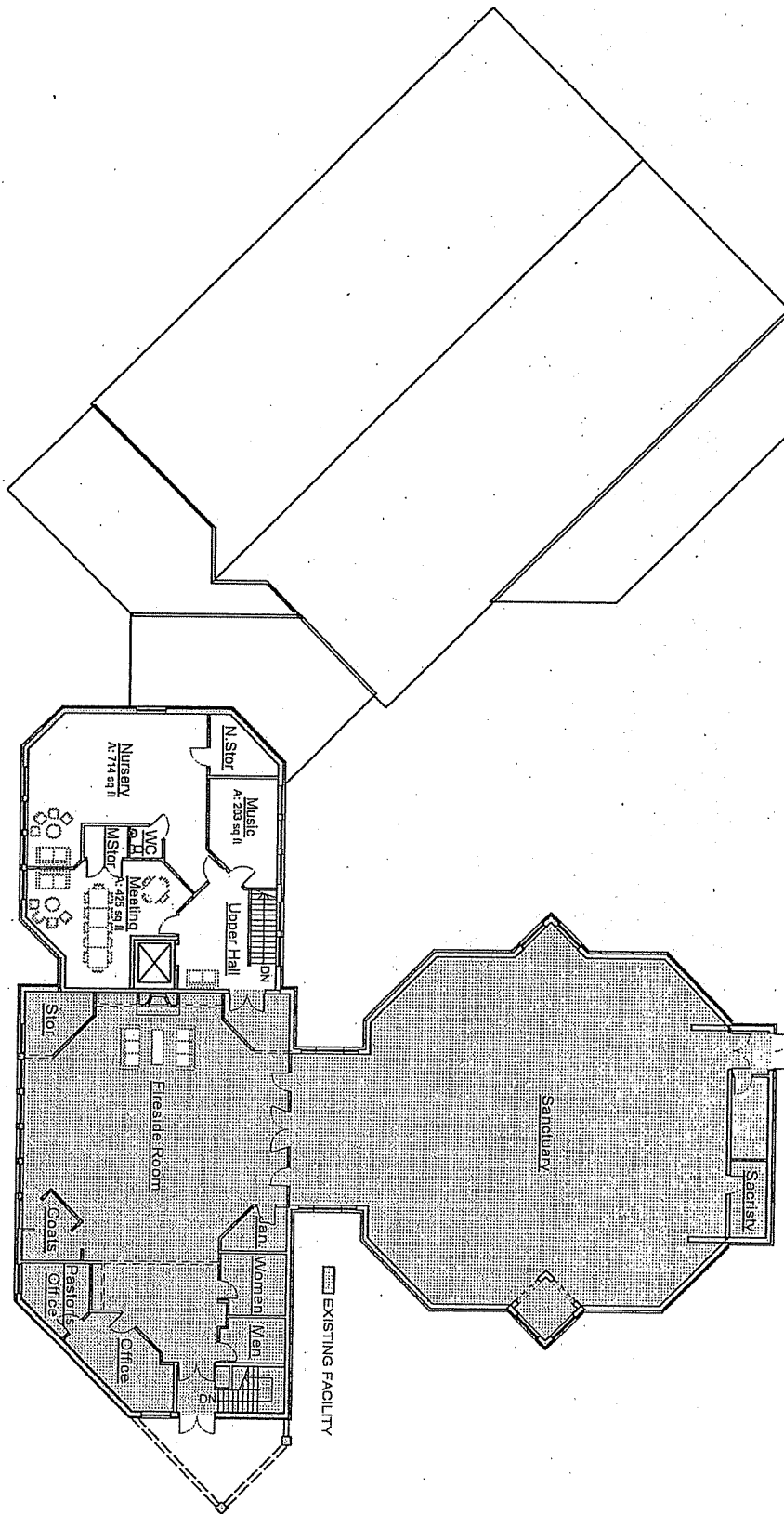


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Revisions

DATE: 7/14/2005
 SHEET NUMBER: A1.1

A1.1



PLAN NORTH

SCALE: 1" = 20'

0 10' 20' 40'

UPPER LEVEL

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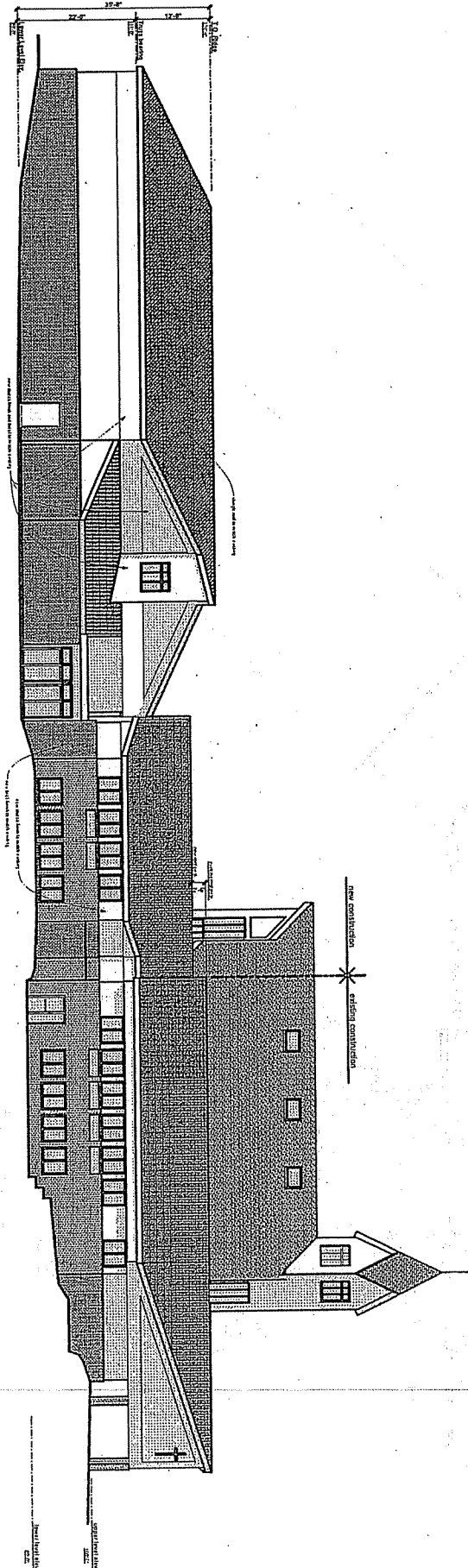


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DATE: 7/14/2005
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A1.2

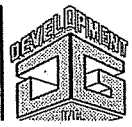


South Elevation
1" = 20'-0"

17

DATE: 8/16/2005
SHEET NUMBER: A2.1
DRAWN BY: ELM/ML/AN C

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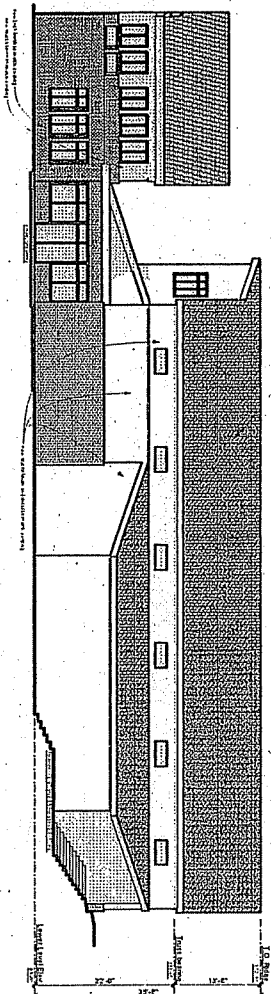


IGD Development INC
4070 East Brigham Road
Blue Mounds, Wisconsin 53517
(608) 437-6181 www.igdevelopment.com

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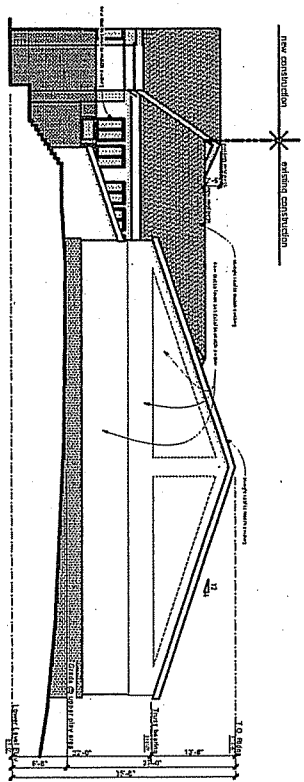
Lutheran Church of the Living Christ
110 N. Gammon Rd. Madison, WI 53717

Project Number:
Project Owner:



Northeast Elevation

1" = 20'-0"



Northwest Elevation

1" = 20'-0"

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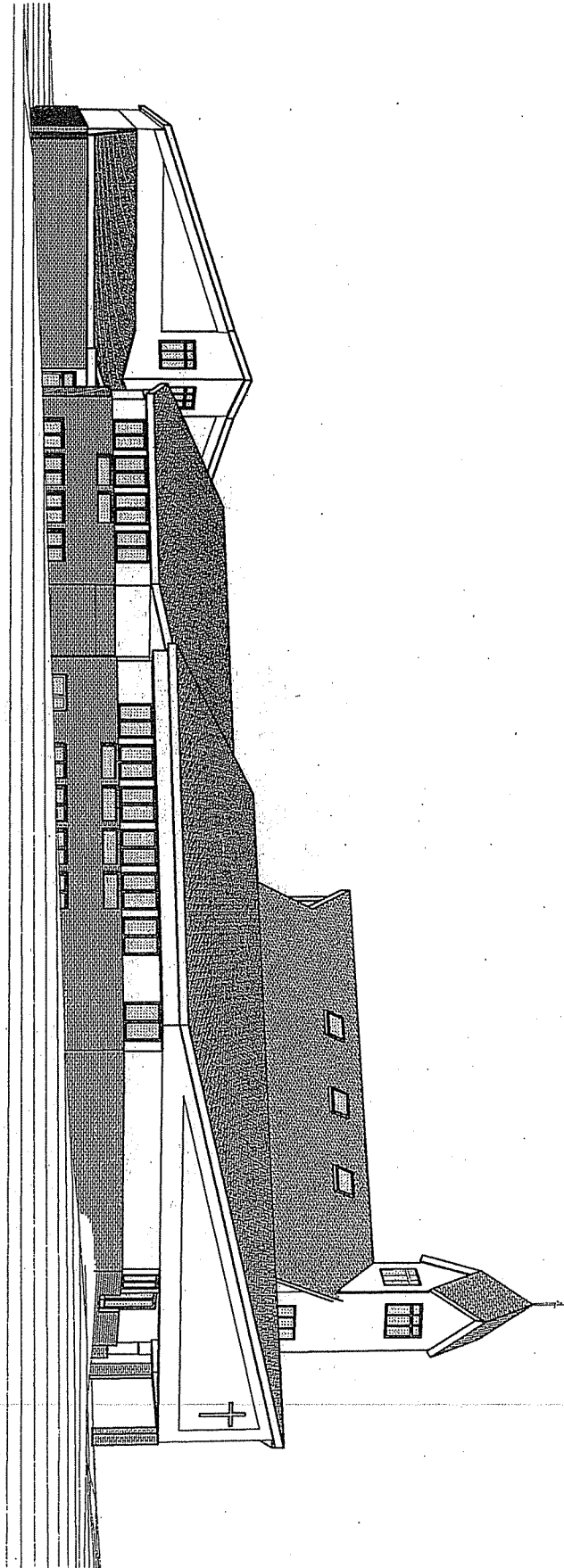
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 PROJECT NUMBER: A2.1

View from south driveway



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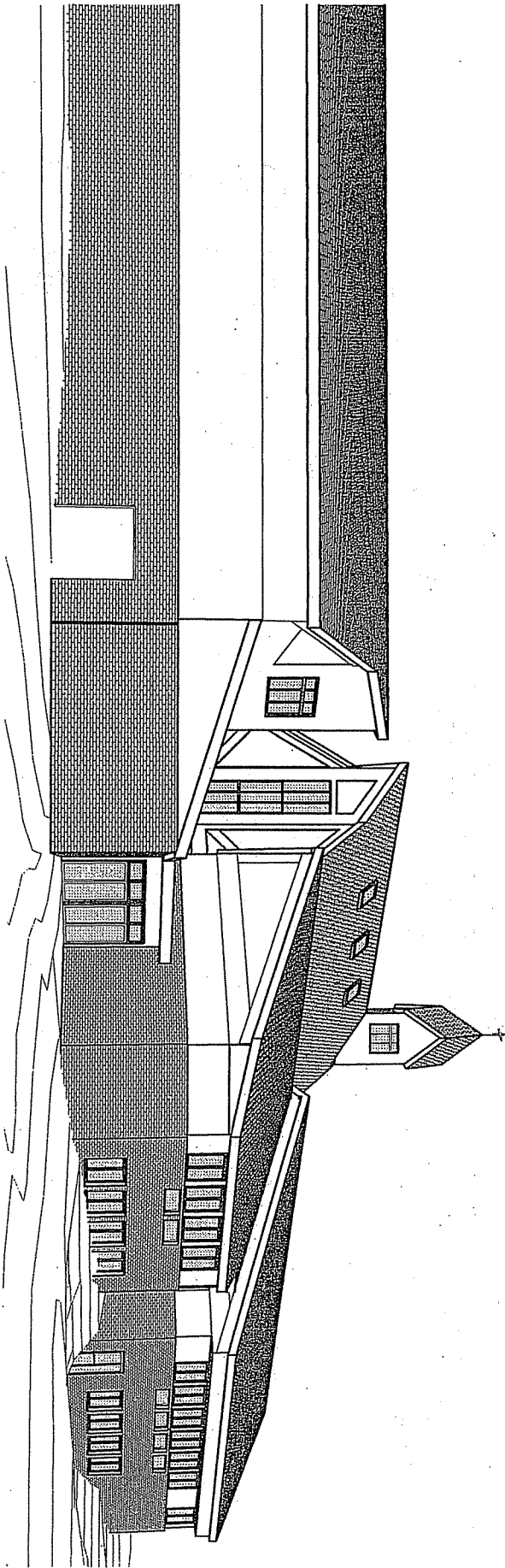


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Date
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T1

Project Number
 Project Name

View from west property line



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REVISIONS

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T1

Perspective into courtyard

