

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # 2-15-06  
02901

	Action Requested
DATE SUBMITTED: <u>FEB 1, 2006</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>FEB 8, 2006</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1713/1717 EAGAN ROAD

ALDERMANIC DISTRICT: SANTIAGO ROSAS

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

ANIMART INC. JOHN BIENO

900 GREEN VALLEY ROAD TJK DESIGN BUILD

BEAVER DAM, WI 53916

CONTACT PERSON: JOHN BIENO TJK DESIGN BUILD

Address: 634 WEST MAIN STREET

MADISON WI 53703

Phone: 257 1090

Fax: 257 1092

E-mail address: jbieno@tjkdesignbuild.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_


\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



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

**DATE:** February 1, 2006

**TO:** Urban Design Commission  
City of Madison

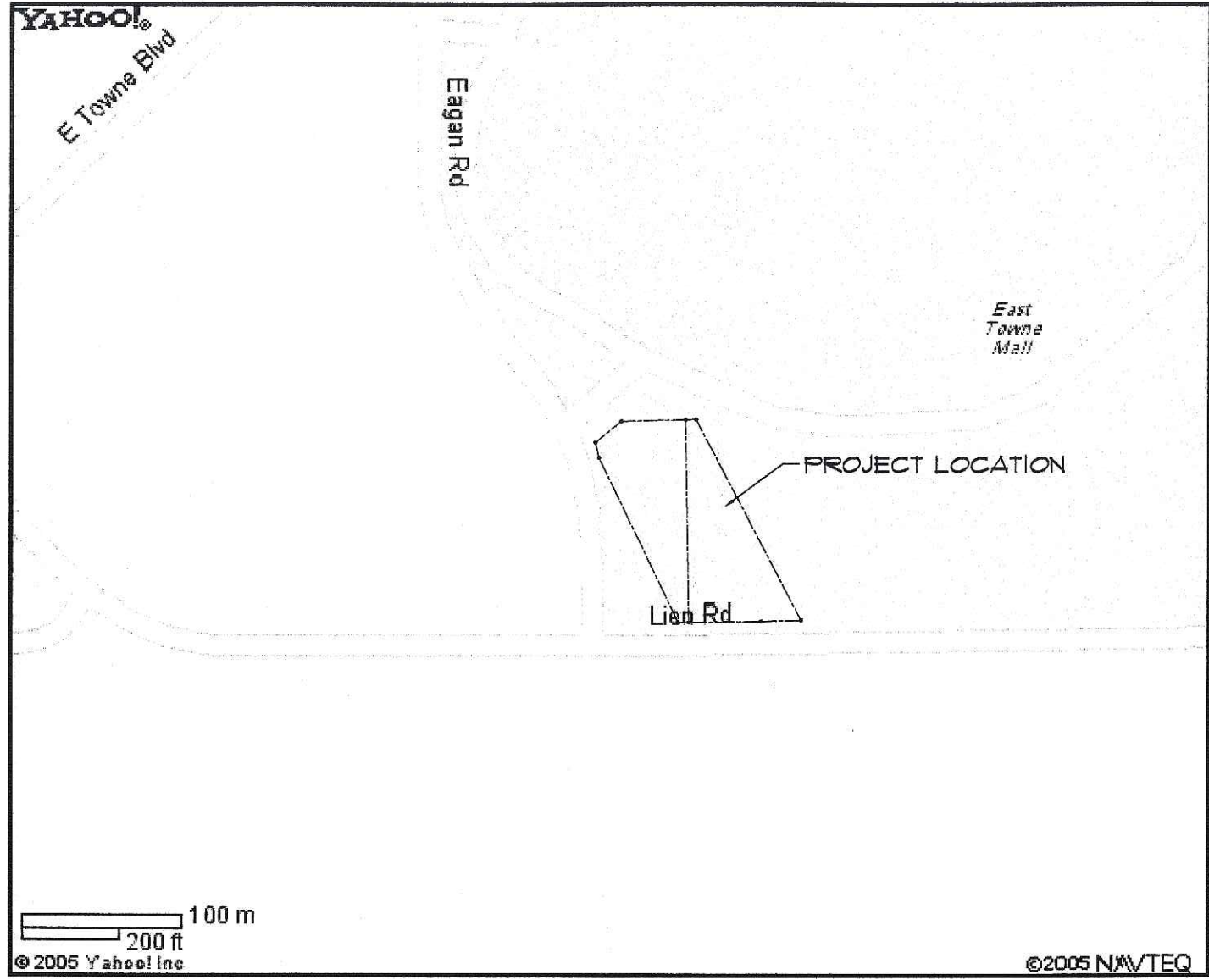
**FROM:** John J. Bieno, AIA  
TJK Design Build  
634 W. Main Street  
Madison, WI 53703 

**RE:** **Narrative for 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. 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. This area will potentially be increased as landscaping and storm water management areas are incorporated into the development.

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.

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 are yet to be determined, but the pallet will unify the facility without making it seem monotonous. Currently proposed finishes are split face concrete block with 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.



LOCATION MAP  
SCALE: N.T.S.



634 West Main Street  
Madison, WI 53713  
608-257-1030  
FAX 608-257-1032

PROPOSED FACILITY FOR:  
**ANIMART**  
1713-1717 EAGAN ROAD  
MADISON, WISCONSIN

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**MAP**  
02.01.06



**PARKING LOT PLAN SITE INFORMATION BLOCK**

SITE ADDRESS N/A  
 SITE ACREAGE (TOTAL) 2.67 ACRES  
 NUMBER OF BUILDING STORIES 1  
 BUILDING HEIGHT 30'-0\"/>

**SITE INFORMATION**  
 FLOOR AREA RATIO: 28%  
 IMPERVIOUS SURFACE RATIO: 16%  
 ZONING: TD  
 SITE SIZE: 16,810 SQ FT - 2.67 ACRES  
 BUILDING SIZE: 31,230 SQ FT (FOOTPRINT)  
 SIDEWALKS AND DRIVE: 8,820 SQ FT  
 PARKING STALLS:  
 REQUIRED (1,300 SQ FT): 109  
 SHOWN: 115



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 Madison, WI 53703  
 608-257-1090  
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PROPOSED FACILITY FOR  
**ANIMATE**  
 MADISON, WISCONSIN

**PROPOSED SITE PLAN**  
 SCALE: N.T.S.

TO OBTAIN LOCATION OF  
 PARTICIPATION LICENSED  
 FACILITIES BEFORE YOU  
 DIG: 800-455-5861

CALL DIGGING NOTICES  
 1-800-455-5861  
 TOLL FREE  
 800-455-5861  
 BEFORE YOU DIG  
 NOTICES BEFORE YOU DIG

**C-11**  
 02.01.06

**PARKING LOT PLAN SITE INFORMATION BLOCK**

SITE ADDRESS: N/A  
 SITE ACREAGE (TOTAL): 2.61 ACRES  
 NUMBER OF BUILDING STORED: 1  
 BUILDING HEIGHT: 30'-0"  
 DILIR TYPE OF CONSTRUCTION (NEW STRUCTURE OR ADDITIONS): TYPE SB BUSINESS

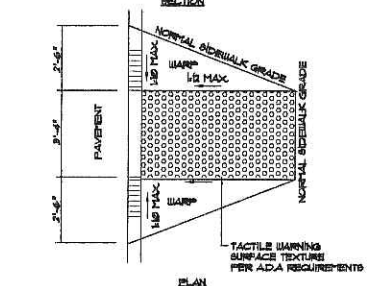
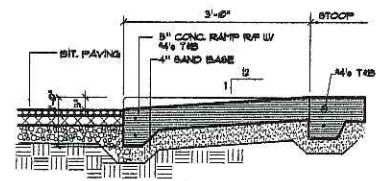
TOTAL SQUARE FOOTAGE OF BUILDING: 28,850  
 USE OF PROPERTY: RETAIL (MULTI-TENANT)  
 GROSS SQUARE FEET OF OFFICE: N/A  
 GROSS SQUARE FEET OF RETAIL AREA: 28,850  
 NUMBER OF EMPLOYEES IN WAREHOUSE: N/A  
 NUMBER OF EMPLOYEES ON PRODUCTION AREA: N/A  
 CAPACITY OF RESTAURANT / PLACE OF ASSEMBLY: N/A  
 NUMBER OF BICYCLE STALLS SHOWN: 20  
 TYPE OF FOUNDATION: POURED CONCRETE  
 NUMBER OF PARKING STALLS (TOTAL SITE): SHOWN

SMALL	0
LARGE	15
ACCESSIBLE (TOTAL)	6
TOTAL	15

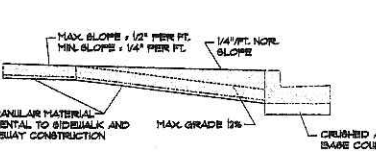
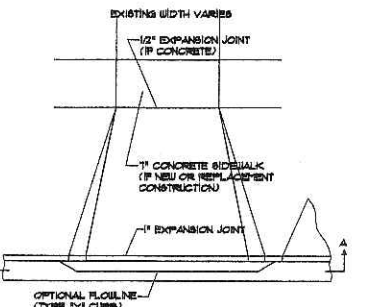
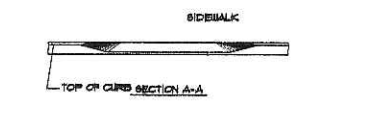
NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

**SITE INFORMATION**

FLOOR AREA RATIO:	25%
PERVIOUS SURFACE RATIO:	16%
ZONING:	FE
SITE SIZE:	18,810 SQ FT - 2.61 ACRES
BUILDING SIZE:	28,850 SQ FT (FOOTPRINT)
SIDEWALKS AND DRIVE:	9,800 SQ. FT.
PARKING STALLS (REQUIRED) (1,500 SQ FT):	15
SHOWN:	15



2 TYP. CURB RAMP DETAIL  
C-11 SCALE: N.T.S.



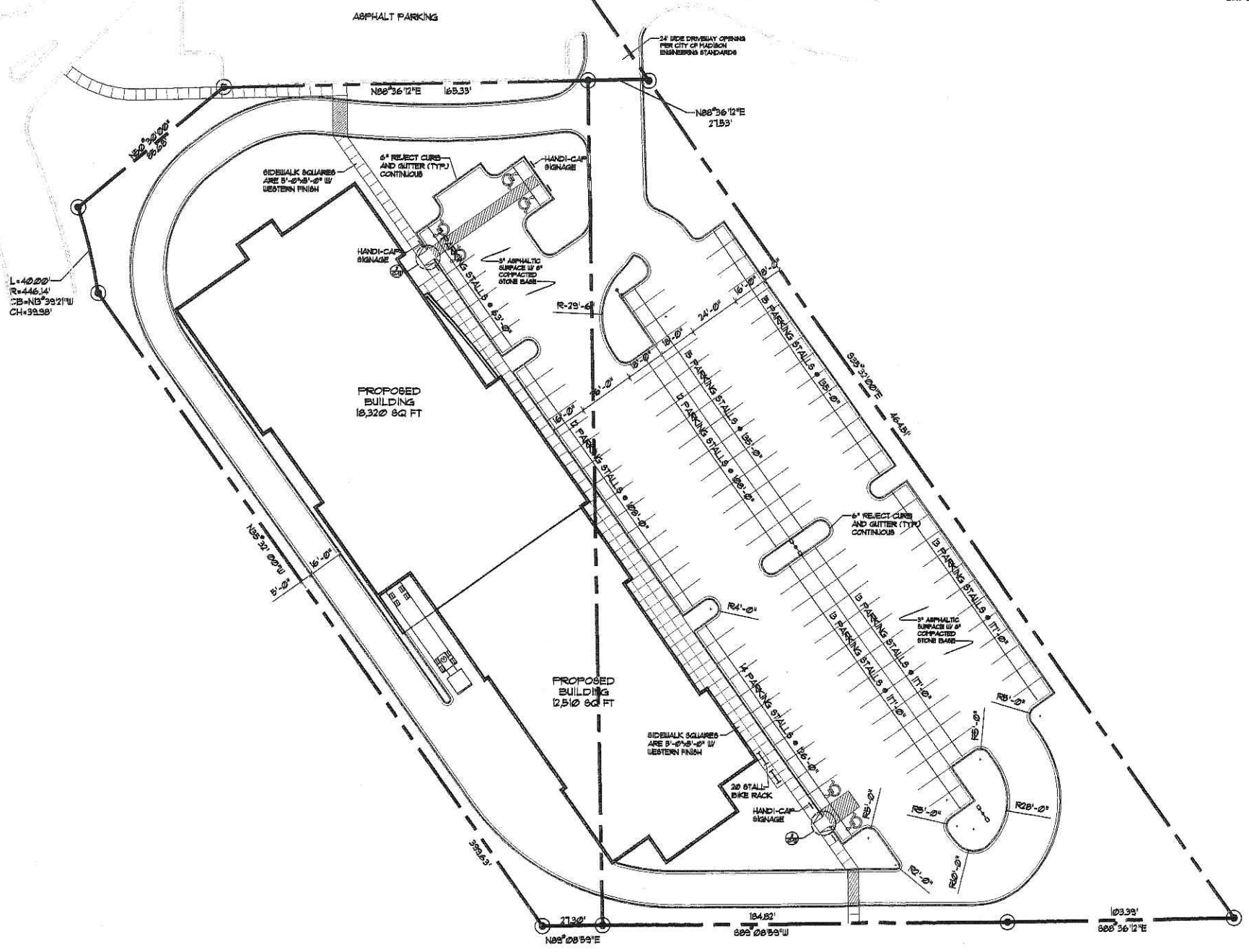
3 COMMERCIAL DRIVEWAY DETAIL  
C-11 SCALE: N.T.S.

- LEGEND:**
- PROPERTY CORNER
  - PROPERTY LINE
  - SANITARY SEWER
  - STORM SEWER
  - WATER MAIN
  - ⊕ FIRE HYDRANT
  - ⊕ UTILITY POLE
  - ⊕ UTILITY POLE W/ LIGHT
  - MANHOLE
  - ⊕ WATER VALVE
  - CURB INLET
  - STORM SEWER ACCESS COVER
  - ⊕ SPOT ELEVATION
  - ⊕ MONITORING WELL
  - EXISTING BUILDING AND PARKING
  - ⊕ EXISTING LIGHT POLE TO BE REMOVED

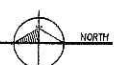
- GENERAL NOTES:**
- ALL PAINT STRIPPING SHALL BE 6" WIDE, YELLOW.
  - ALL DIMENSIONS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB, OR CENTER OF PROPERTY LINE.
  - H.C. CURB CUTS AND RAMPS PER ADA SEC. 411 MAX. SLOPE TO BE 1/2", MIN. WIDTH TO BE 36" FLARE SIDES 12" EACH SIDE WITH MAX. SLOPE OF 1/8" DIAMOND MESH SURFACE RELL WIDTH AND DEPTH OF RAMP.
  - BITUMINOUS PAVING IS 3" SURFACE COURSE ON 8" COMPACTED STONE BASE.
  - ALL EXTERIOR CONCRETE SIDEWALKS TO BE 6" BAG MIX WITH WESTERN FINISH 3" THICK W/ W/P REINFORCING ON 6" COMPACTED FILL.
  - FIRE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DEPARTMENT.
  - WATER SERVICE MATERIAL SHALL BE CL 87 D.I.
  - SEWER AND WATER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION.
  - SIDEWALKS AND DRIVEWAY APPROX CONSTRUCTION WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF TRANSPORTATION.
  - DURING CONSTRUCTION REMOVE CASTING GRATE ON ALL DOWNSTREAM STREET INLETS INSTALL WATER PERMEABLE MESHGRATE FOR SILT INFILTRATION PROTECTION AND REINSTALL CASTING GRATE.
  - TRACKED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE CITY OF MADISON.

EAGAN ROAD

EAST TOWN MALL ROAD

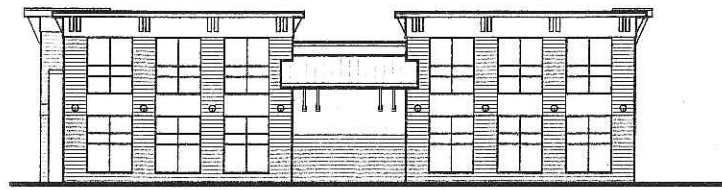


1 PROPOSED SITE PLAN  
C-11 SCALE: N.T.S.

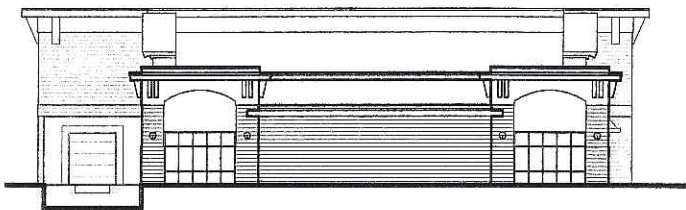


TO OBTAIN LOCATION OF  
PARKING SPACES  
CALL TJK DESIGN/BUILD  
1-800-446-1141  
1511 WEST MAIN STREET  
MADISON, WI 53703  
10/02/05

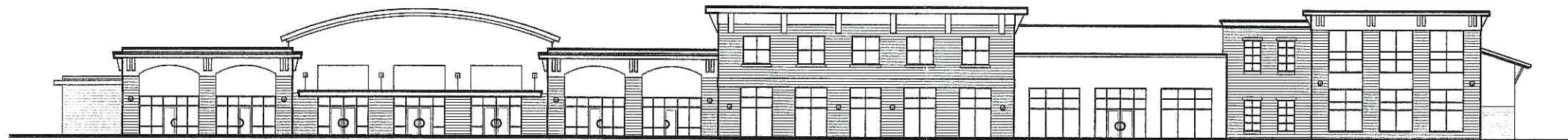
CALL DESIGNER TO OBTAIN  
1-800-446-1141  
1511 WEST MAIN STREET  
MADISON, WI 53703  
10/02/05



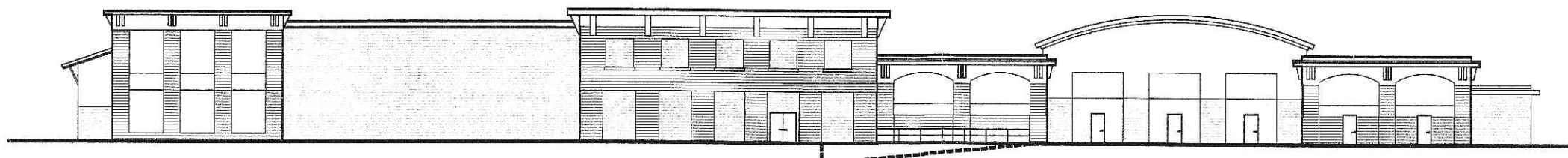
1 NORTH ELEVATION  
A-21 SCALE: N.T.S.



2 SOUTH ELEVATION  
A-21 SCALE: N.T.S.



3 EAST ELEVATION  
A-21 SCALE: N.T.S.



4 WEST ELEVATION  
A-21 SCALE: N.T.S.

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PROPOSED FACILITY FOR:  
**ANIMART**

MADISON, WISCONSIN

**A-2.1**

02.01.06