



DESIGNBUILD

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

**DATE:** June 20, 2007

**TO:** Madison Plan Commission  
2115 Martin Luther King Jr. Blvd.  
Room LL-100  
PO Box 2985  
Madison, WI 53701

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

**RE:** **MMI, LLC**  
**Lombardo Commercial Project**  
**5402 Voges Road**

Existing Conditions

This site consists of an existing two story single family residence with four out buildings used as storage or garages. The current residence operates as a rental property.

Development Schedule for the Project

Plan Commission meeting, August 30, 2007  
Common Council, September 4, 2007  
Start Construction, September 14, 2007  
Substantial Completion, February 11, 2008

Contractor

TJK Design Build Inc.  
634 W Main Street  
Madison, WI 53703

Architect – John Bieno  
TJK Design Build Inc.  
634 W Main Street  
Madison, WI 53703

Landscaper – Richard Slaton, ASLA

### Types of Businesses

The facility is designed for commercial and light industrial business that has a need for an office/warehouse arrangement. The facility will be geared towards those businesses looking for a higher level of amenities and contemporary building style.

### Hours of Operation

Since no businesses have been signed to a lease, it is assumed that typical business hours will be 5 am – 10 pm with the majority of business hours being between the hours of 7 am – 6 pm.

### Area of Site

659,957 SF = 15.15 Acres

### Area of Proposed Building

19,760 SF

### Number of Parking Stalls

Required 66

Provided 71

### Project Description/Narrative

The proposed project is a multi-tenant commercial and light industrial facility. The use and clientele will be similar to that used in other buildings in this area. The facility is designed to allow for maximum flexibility to prospective tenants by creating high interior space with minimal column locations. Exterior aesthetics of the project are contemporary in nature and present a professional façade towards the street. There is ample area for signage for the tenants above each entry to their facility as well as durable materials throughout. There is also extensive use of lighting on all four sides of the project to create a sense of security for this facility. A small patio and gazebo has been incorporated into the site layout area for employees to utilize during their break period and or lunchtime. Bike racks have been spit to either side of the project and access has been provided directly to the future sidewalk along Voges Road.

### Requested

Zoning Map Amendment

Demolition Permit

Neighborhood Notification