

November 8, 2011

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison WI 53701

RE: Letter of Intent
Conditional Use/Demo Permit
733 South Gammon Road
Madison WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: TJS Ventures
5201 East Terrace Drive
Madison, WI 53718
608-244-7012
Contact: John Walsh

Architect: TJK Design Build Inc
634 West Main Street
Madison WI 53703
608-257-1090
608-257-1092 fax
Contact: John J Bieno
jjbien@tjkdesignbuild.com

Engineer: Professional Engineering
818 North Meadowbrook Lane
Waunakee, WI 53597
608-849-9378
Contact: Roxanne Johnson

Landscape
Design: Richard Slayton
821 West Lakeside Street
Madison, WI 53715
608-251-6132

Introduction:

The proposed site is located on the East end of the 700 block of South Gammon Road. The site is approximately 36,920 sq ft in size and contains an unused bank branch with drive thru.

Deconstruction:

This proposed development envisions the deconstruction of the slab-on-grade structure and drive thru canopy. This would also include the associated sidewalk and paved areas. Inspections of the property has been made by the development team. They have concluded that the structures are beyond the capacity of any reasonable rehabilitation. Additional reports on the structures existing condition will be prepared for distribution to the staff and Plan Commission. The developer will contract to prepare a recycling and reuse plan for the buildings and the components and materials will be handled appropriately. Although the zoning code clearly encourages the preservation of existing structures the zoning codes purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. We believe that the Plan Commission can determine that the demolition standards are met.

Project Description:

The property is located on the far West side of Madison. It is adjacent to a large grocery store as well as there accompanying gas station. It is also adjacent to Gammon Road. Access to the site is gained from a shared drive between the gas station and this property as well as into the parking lot to the grocery store. The site is currently occupied by a bank branch facility with attached, covered drive-thru. As part of this redevelopment all of the existing structures and site work would be demolished. There is also an approximately 20 year old multi-tenant retail building located to the South. The drainage for the development to the South flows through the very South East corner of our property into the parking lot for the grocery store.

In an attempt to maximize visual interest and exposure for perspective tenants, the building has been stepped to open up view points to and from Gammon Road to the building. The parking was then also curved to follow the steps of the building. This allowed for more green space adjacent to the access drive as well as creating landscape opportunities adjacent to the building. This new development has a drive through that is located on the West and South side of the building. The drive comes off the end of the curved parking lot and follows along the back side of the building. The pick up window is located off of the back of the building and away from Gammon Road. The drive has been positioned so that there is ample area between the property line for green space. The site naturally slopes to the East and infiltration opportunities have been provided for in various locations along that edge of the property. As mentioned earlier, there are several landscape beds located between the parking lot and the building. There are also landscaped areas in and around both the parking lot and the building. The parking lot will be fully lit by pole mounted light fixtures. Walkways will be lit by building mounted light fixtures. Fixtures on the building will offer visual interest as well as a sense of scale.

The building has a continuous masonry base that rises at the tower elements. The base is capped by a continuous precast band which also acts as the sills for window which puncture the structure at various locations to offer daylight into the building. The windows are capped with a fabric awning on an aluminum frame. The awnings have an accent color. The main wall of the building is brick which is accented with the soldier course at the tops of the windows and masonry corneous to cap off the wall. The tower elements which also act as the entries into the various tenant spaces had a covered canopy and a sloped roof. The sign band is also in an accent exterior insulation and finish system. All glazing is insulated Low E. Various signage

opportunities are called out on the elevations. All four sides of the building are treated with material equal high level of material finishes.

Project Schedule:

It is anticipated that construction will start in the late winter of 2011 and will be completed in the summer of 2012.

Social and Economic Impact:

This development will have a positive social and economic impact. The development will substantially increase the city's tax base on an infill site with minimal if any increased cost to the city.

Thank you for your time in reviewing our proposal.

Sincerely,

John J Bieno, AIA
TJK Design Build Inc