



DESIGN BUILD INC

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DATE: June 6, 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: **SJR Enterprises LLC**
Commercial Development
821 S Gammon Road

Existing Conditions

This site consists of an existing two story single family residence with two out buildings used as storage or garages. The current residence operates as a rental property. There is approximately 12' of fall across the property from NW to SE as well as two good sized existing mature canopy trees and several smaller ones on the property.

Development Schedule for the Project

An initial Urban Design meeting, June 20, 2007.
Final Urban Design meeting, July 25, 2007
Plan Commission meeting, August 6, 2007
Common Council, September 4, 2007
Start Construction, September 7, 2007
Substantial Completion, February 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

Anchor tenant for the facility will be a Klinke Cleaners with a drive-thru. The remainder of the first floor will be occupied by unknown retailers. These retailers will be small in nature and consistent with neighborhood uses and needs. The small second floor will be an office space, again, occupied by unknown tenants. Conducive to the needs and wants of the neighborhood.

Hours of Operation

The Klinke Cleaners will maintain a 7:00 a.m. – 7:00 p.m. Monday thru Friday and 8:00 a.m. – 5:00 p.m. Saturday work schedule and closed on Sunday.

Hours for the remainder of the tenants is unknown at this time.

Area and Site

26,532 SF or .60 9 acres

Area of Proposed Building

8,000 SF

Number of Parking Stalls

Required 27

Provided 24

Project Description/Narrative

The project is located at the intersection of Schroeder and Gammon Roads on the West side of Madison. It is currently occupied by an existing single family residence that is used as a rental property. There are also two outbuildings which are associated with this project as well as two substantial existing canopy trees. Plans for this development include raising the house, outbuildings and all existing foliage to make way for a new 8,000 SF two story multi-tenant mixed used project with a drive-thru. The comprehensive plan for the City of Madison calls for this property to be used in two different ways. One is for a medium density housing development. The second is as a transit oriented destination. It is our belief that the medium density housing classification was a carry over from the neighboring associated use. We have chosen to approach the project with a transit orientated destination classification. The first floor of the proposed project is geared more towards retail and the second floor is geared towards office uses. This mixed use approach meets the intention of the transit oriented destination. This concept coupled with easy access to the sidewalk for pedestrian and bike traffic, and to roadways for vehicles and buses also help to meet the intent. However, the addition of the second floor does put us under the minimum number of required parking stalls per Madison Zoning Code. We would therefore request a parking reduction based on this need to accommodate the comprehensive plan.

Requested

Zoning Map Amendment
Conditional Use
Demolition Permit
Parking Reduction
Neighborhood Notification