



Location
1804 S Park Street

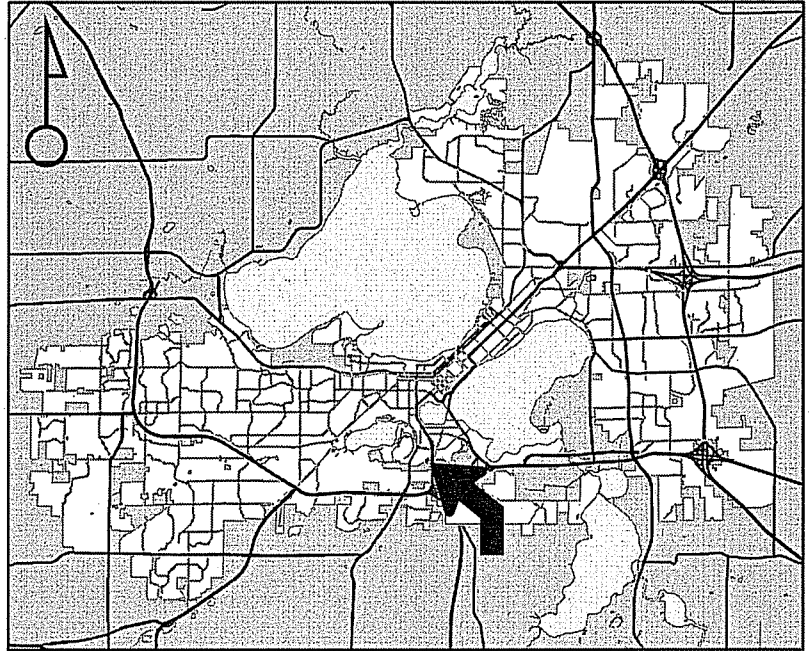
Project Name
Auto Repair

Applicant
Shariff Syed / Gary Olen, GOLTA
Architects Inc.

Existing Use
Multi-tenant Commercial

Proposed Use
Allow repair station tenant
in existing multi-tenant building in
CC-T zoning.

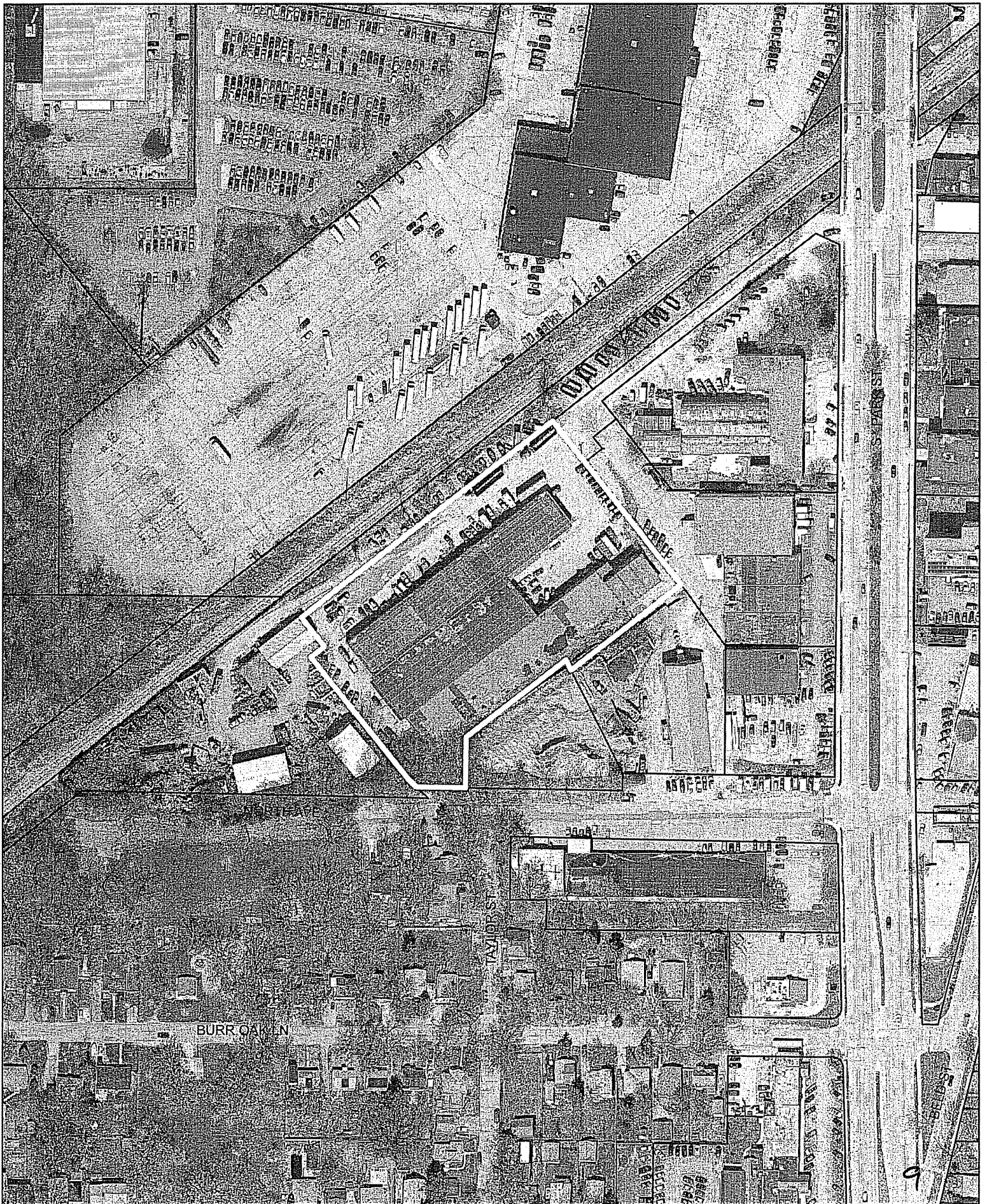
Public Hearing Date
Plan Commission
04 December 2017



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'



City of Madison
 Planning Division
 126 S. Hamilton St.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Paid 600 - Receipt # 36294-0009
 Date received 10-17-17
 Received by MWT
 Parcel # 0709-352-1101-4
 Aldermanic district 14-Carter
 Zoning district CC-T
 Special requirements _____
 Review required by _____
 UDC PC
 Common Council Other _____
 Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 1804 S. PARK ST.
 Title: FACILITY CHANGE OF OCCUPANCY

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name SHARIF SYED Company _____
 Street address 1901 S. PARK ST. City/State/Zip MADISON, WI 53713
 Telephone 608-353-1786 Email NAQ13@YAHOO.COM

Project contact person GARY DIEN Company GDA ARCHITECTS, INC.
 Street address 6405 CENTURY AVE. City/State/Zip MIDDLETON, WI 53562
 Telephone 608-831-5255 Email GDIEN@GDA-ARCHITECTS.COM

Property owner (if not applicant) _____
 Street address _____ City/State/Zip _____
 Telephone _____ Email _____

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

CONDITIONAL USE PERMIT FOR 4 AUTOMOTIVE REPAIR SHOPS IN AN EXISTING MIXED USE FACILITY

Scheduled start date 1/12/18 Planned completion date 4/27/18

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of required materials: Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff.

Planning staff Sydney Pivsek Date 9/20/17
Zoning staff Jenny Kirchgatter Date 9/20/17

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request.

DISTRICT 14, SHERI CARTER ALDER, 9/22/17
BURL OAKS NEIGHBORHOOD, DALE COX, 9/22/17

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant SHARIF SYED Relationship to property OWNER
Authorizing signature of property owner [Signature] Date 10-17-17

GO/A Architects, Inc.
6405 Century Ave., #003, Middleton, WI 53562
608-831-5255 voice
goien@goa-architects.com

LETTER OF INTENT

October 17, 2017

CITY OF MADISON
Department of Planning & Community Development
126 S. Hamilton St.
Madison, WI 53703

RE: Conditional Use Permit for Four Automotive Repair Shops

Property Address: 1804 S. Park St.
Zoning District: CC-T and WP-18
Aldermanic District: 14
Project Team: Owner; Shariff Syed
Macro, Inc.
714 W. Badger Rd.
Madison, WI 53713
Architect; Gary Oien
GO/A Architects, Inc.
6405 Century Ave.
Middleton, WI 53562

Project Details:

This property was annexed from the Town of Madison. According to the Owner automotive repair shops were originally approved by the Town of Madison, but now that use is currently a Conditional Use in the City of Madison's CC-T zoning district. Our goal is to bring this property up to City of Madison's current standards.

The proposed automotive repair shops are small family run businesses. Therefore, we are asking that units 7, 11, 18 & 19 of this mixed-use property be approved as conditional uses.

All other proposed uses for this property are approved for this zoning district.

This property is also in Zone B of a WP-18 Wellhead Protection Zone. For this reason we are submitting a Best Management Practices guide for auto repair shops as part of this application to protect the ground water in this area.

There is no minimum parking required in this zoning district but we are showing existing parking on existing asphalt that will be stripped. We are also adding the required amount of bicycle stalls for the proposed uses.

All other building code issues will be addressed thru the building permit application. New building code features that will be added include men/women toilets and fire walls next to certain uses.

Respectfully,

GO/A Architects, Inc.

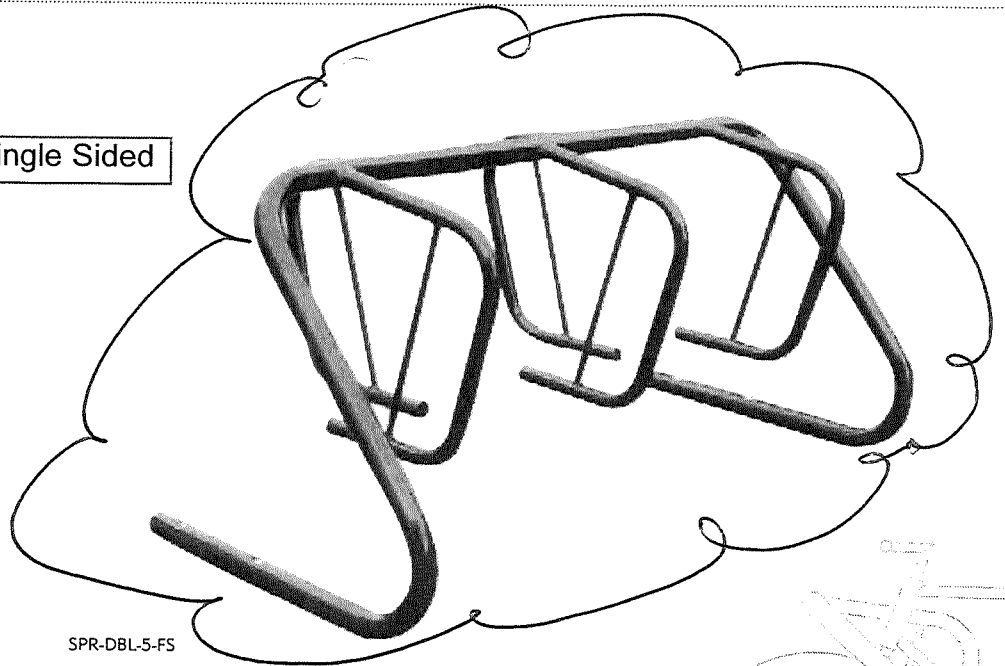
A handwritten signature in black ink, appearing to read "Gary Oien", with a large, stylized flourish extending to the right.

Mr. Gary Oien, President

SpartanTM

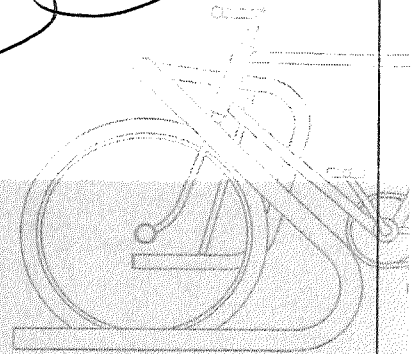


Single Sided

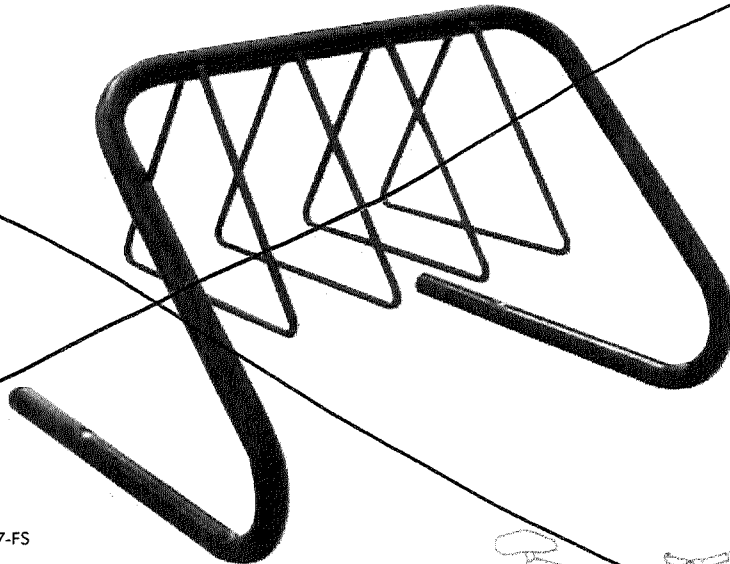


SPR-DBL-5-FS

- 34" High, Constructed of 2-3/8" OD and 1-5/8" OD Steel Tubing with a 3/4" Diameter Steel Rod for Locking
- Parks 2-13 Bikes
- Galvanized, Powder Coated, MadShield, or Stainless Steel
- In-Ground, Surface Mount, or Freestanding
- Clean Lines which Combine both Form and Function while Keeping Bikes Neatly Aligned and Upright
- Offers a 25" Spacing between Bikes and All-Welded Construction

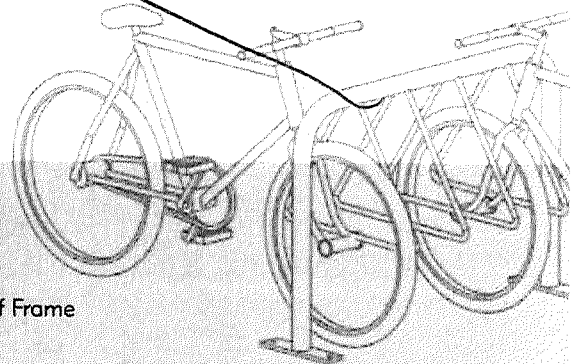


TritonTM



TRI-7-FS

- 34 High, Constructed of 2-3/8" OD Steel Tubing and a 3/4" Diameter Solid Steel Rod
- Parks 5-14 Bikes
- Galvanized, Powder Coated, MadShield, or Stainless Steel
- In-Ground, Surface Mount, or Freestanding
- Ease of Loading from both Sides, Versatile, Accepts all Types of Bikes and Allows Locking of Frame and Wheel with U-Lock



Gary Oien

From: Grande, Joseph <JGrande@madisonwater.org>
Sent: 10-11-17 4:15 PM
To: 'goien@goa-architects.com'
Cc: Van Aartsen, Marie; Kirchgatter, Jenny; Moskowitz, Jacob
Attachments: S4.2 PotentialSources.pdf; S2.13 Prohibited Use Zone B.pdf

Gary –

Thank you for providing the opportunity to review the plans for the property located at 1804 S Park Street. This property is located in Zone B of the Wellhead Protection District for Well 18. As such, there are certain land use restrictions that serve to protect groundwater in the vicinity of this and other municipal drinking water wells. Auto body repair, vehicle towing, and vehicle repair are among recommended prohibited uses within Zone B based on the probable presence, use, or storage of hazardous chemicals. These toxic chemicals include parts washers, spray solvents, paints and paint thinner, petroleum products (gas, oil, diesel), antifreeze, and batteries.

* [The continued operation of four auto repair shops at this location could be approved subject to new and on-going mitigation consistent with the Best Management Practices (BMP) for Automotive Repair Shops you provided for my review. In particular, secondary containment in storage areas, spill response planning and clean up materials (i.e. drop pans and trays, rags, hydrophobic maps, dry absorbent materials), and lawful disposal of all solid and liquid wastes including regular pump-outs of holding tanks by a certified waste hauler would be required.

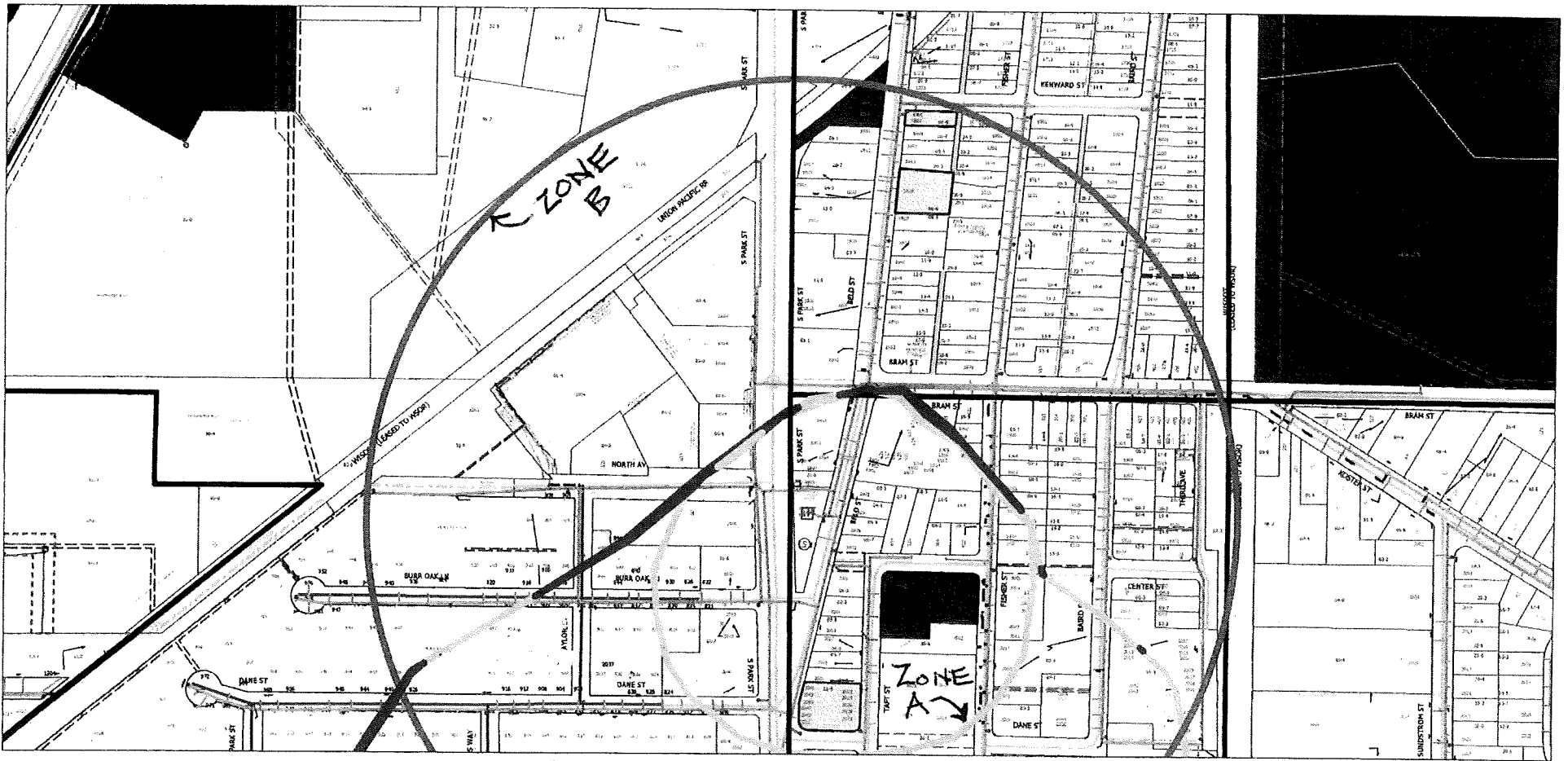
During an in-person meeting on October 5, you provided floor plans of the existing facility that included potential locations for new underground vaults or holding tanks (Note 2) for collecting liquid waste and/or potentially contaminated wash water. The Water Utility recommends against installing underground vaults for storage of waste. Importantly, the existing concrete floor serves as an impermeable barrier against wastes leaching underground. Alternatives identified in the BMP guidance document include operating a dry shop, providing secondary containment in storage areas, being prepared for spills (i.e. spill kits and spill response plan), identifying non-hazardous alternatives (if available), and training employees about waste reduction activities and the benefits of preventing pollution on the shop floor. The Water Utility also reserves the right to conduct periodic inspections of the property to ensure that the recommended BMPs are being implementing.

Finally, expansion of any automobile repair activities beyond the footprint of the existing four shops, or the initiation of other activities that have the potential to contaminate groundwater (see attached) are restricted by MGO 28.102 (4) based on the property's location in Zone B of the Wellhead Protection District.

Let me know if you have any questions.

Sincerely,
Joe

Joseph Grande
Water Quality Manager
Madison Water Utility
608-261-9101



Time: 9/26/2017 1:48:34 PM

Session: F:\Wucommon\GTVviewer\GTVviewer_Sessionifs\GTwater_mobile.gts

Note: 1804 S Park Street

City of Madison, WI - GIS/Mapping data

Printed By: wumcv

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages

Best Management Practices (BMP) For Automotive Repair Shops

Best Management Practices for Auto Repair Shops are utilized to manage and control wastes generated by these and related facilities to minimize or prevent releases to the environment. During normal vehicle repair and maintenance activities, vehicle fluids may drip or spill or otherwise enter floor drains or sinks in service areas. Following the practices and using the equipment described in the BMPs below will help the facility conduct business in a way that protects drinking water.

- ***Running a Dry Shop.*** This management approach involves minimizing wastewater produced by a shop through a variety of techniques. Some of the most prominent practices are as following ways:
 - Prevent spills from ever reaching the shop floor by installing secondary containment in storage areas; using safety cans, drip pans and trays, and funnel drum covers when transferring fluids.
 - Immediate cleanup of spills can be promoted if employees carry rags for small spills; clean with reusable cloth rags; use absorbent materials such as hydrophobic mops to remove medium-size or larger spills; wring out absorbed fluids into suitable containers for reuse or recycling; and carefully mark and make available all spill cleanup material.
 - Keep the floor clean and dry by sweeping every day; using only a damp mop for general cleanups; never hosing work areas.
- ***Installing Above Grade Holding Tanks.*** There are no existing floor drains in any of the auto repair shops, therefore this BMP provides an appropriate method to dispose of potentially contaminated wash water and oil spills through new above ground holding waste oil tanks. The above grade holding tank will meet all federal, state, and local requirements; monitor the fluid level and schedule regular pump-outs by certified waste haulers; and check for leaks and drips on a regular basis.
- ***Substitution of Carburetor Cleaners Containing Chlorinated Compounds.*** These compounds are considered hazardous. Their use and potential threat to drinking water supplies can be reduced by:
 - Determining if non-hazardous carburetor cleaners can be substituted;
 - Segregating carburetor cleaner from other wastes;
 - Infrequent use without spray dispensers (to minimize VOC's export to the atmosphere);
 - Saving and adding parts for single cleaning batches in heavy parts cleaning; and
 - Distillation with other solvents.
- ***Managing Parts-Washing Solvent Wastes.*** These strategies are designed to minimize and properly manage solvent wastes that result from the cleaning of parts needed for repair work. Reduction recommendations include:
 - More efficient use;
 - Alternative cleaning; and
 - Distillation.
- ***Managing Oil Waste Streams.*** This BMP employs techniques to handle and manage new and used oil that includes oil filters and absorbents. Best Management Practices for waste oil include:
 - Catching oil dripping from parts, transfer funnels, and vehicles in drip pans;

- and
- Keeping used oil in separate secure containers that are clearly marked.
- **Managing solid wastes including 55-Gallon Steel Drums.** This strategy is applied to manage and properly dispose of various solid and liquid wastes being reused and recycled. The services of a reliable and dependable supplier will be necessary. BMPs for drums being used or collected include:
 - Drums should be empty, with no residual materials inside, outside, or on the top;
 - Drums should be structurally sound, without big dents or rust;
 - Drums should be located in areas clearly visible to prevent damage from motor vehicles;
 - Open head drums should be covered with lids sealed by heavy-duty bolt clamps, snap rings, or bungs;
 - Drums should be placed off the ground or on an impermeable surface in a covered containment area to prevent corrosion and discharges to ground water;
 - Drums should be stored away from the eaves of a roof and any heat sources;
 - Drums should be located away from wetlands, surface water, wells, property lines, flood zones, and drainage areas;
 - Drums should not be covered with other materials where they may become forgotten, knocked over, or develop unseen leaks;
 - Drums being used should be labeled and face "out" so as to be easily read, and accessible year round in case of fire, removal, or spills; and
 - Drums should be regularly inspected for structural integrity (rust, cracks, leaks, etc.).
- **Training Your Employees and Yourself.** This management strategy involves the implementing a series of practices to generate less waste through effective employee training. Employees should be educated about the benefits of preventing pollution on the shop floor; know about Material Safety Data Sheets (MSDSs); be re-trained periodically to keep good practices in mind; and to be informed of new regulatory requirements.

Effective Communication. This basic shop practice involves reminding employees about pollution prevention, spill avoidance and control procedures, and emergency response information through the effective use of signs, posters, and other techniques.

I, as the Owner, certify that the above Best Management Practices will be utilized in all automotive repair shops at 1804 S. Park St., Madison, WI.

Shariff Syed, Owner



REQUEST INFORMATION

Name*

Email*

State/Province* ▼

Phone

SUBMIT

SafeWaste™

Store used oil safely indoors and out in this versatile double containment storage system. SafeWaste™ Storage Systems feature a UL-listed storage tank and diaphragm suction pump and includes features like automatic overflow protection and an audible overspill prevention alarm.

SafeWaste Storage Systems are designed to be fully operational with minimal installation cost.

A complete selection of Containment Solutions storage systems are available nationwide. Our experienced sales staff is ready to assist you in selecting the tank best suited to fit your needs, or to custom design a complete system for you.

Standard Features:

- Superior environmental protection
- Engineered to meet national and local codes
- Eliminates underground liability
- Tamper-proof self containment
- Versatile applications — indoor and outdoor
- Moveable by forklift
- UL-listed aboveground flammable liquid primary storage tank
- UL-listed air operated suction pump
- Environmental security enclosure cabinet
- 110% secondary containment
- Automatic overflow protection
- Audible overspill alarm
- Liquid level indicator
- 100% observable primary and secondary tanks
- Corrosion resistant exterior coating

Options:

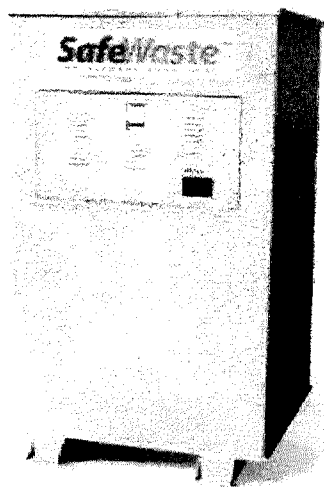
- 2-hour fire protection, UL-2085
- Collection caddy

Calibration Charts:

For all tank calibration charts [CLICK HERE](#)

Above products are available through
GSA Contract #GS-07F-9114G

Share this:



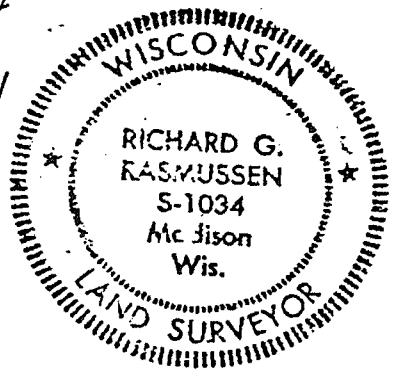
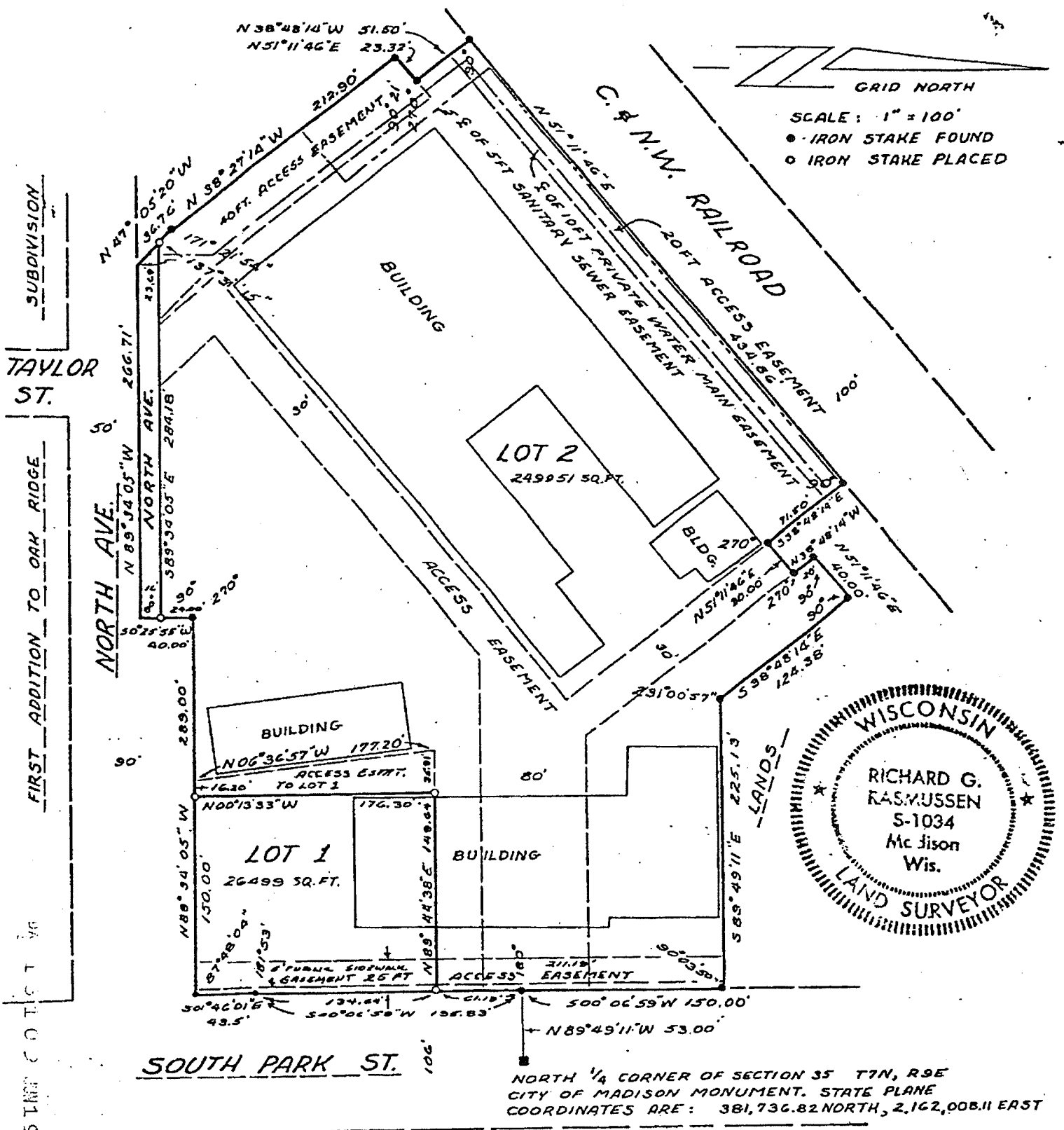
- | [PRODUCT LITERATURE](#)
- | [PRODUCT SPECIFICATIONS](#)
- | [TYPICAL DRAWINGS](#)
- | [INSTALLATION INSTRUCTIONS](#)
- | [CONTACT FORM](#)



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- [Company Information](#)
- [Contact CSI](#)
- [Product Literature](#)

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CSI is a Woman Owned Business certified by the WBENC. A Lynn Tilton Company

CERTIFIED SURVEY 3206



NORTH 1/4 CORNER OF SECTION 35 T1N, R9E CITY OF MADISON MONUMENT. STATE PLANE COORDINATES ARE: 381,736.82 NORTH, 2,162,008.11 EAST

SURVEYOR'S CERTIFICATE

I, Richard G. Rasmussen, registered Land Surveyor, S-1034, do hereby certify that this is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Town of Madison, City of Madison, and Dane County, Wisconsin. I also certify that I have surveyed and mapped the lands described herein and that the map is a correctly dimensioned representation in accordance with the information furnished.

Richard G. Rasmussen
Richard G. Rasmussen, R.L.S. S-1034

Date: May 10, 1978
JOB NUMBER 77 07 125
DOCUMENT NUMBER 1626109
CERTIFIED SURVEY NUMBER 3206

ret.
D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.
7830 WESTWARD WAY
MADISON, WISCONSIN 53717
AREA CODE: 608-838-3241



CERTIFIED SURVEY

DESCRIPTION-

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 35, and in the SE 1/4 of the SW 1/4 of Section 26, T7N, R9E, Town of Madison, Dane County, Wisconsin, To-wit: Commencing at the North quarter corner of said Section 35; thence N89°49'11"W, 53.00 feet to the point of beginning; thence S00°06'59"W, 195.83 feet; thence S01°46'01"E, 43.5 feet; thence N89°34'05"W, 289.00 feet; thence S00°25'55"W, 40.00 feet; thence N89°34'05"W, 266.71 feet; thence N47°05'20"W, 36.76 feet; thence N38°27'14"W, 212.90 feet; thence N51°11'46"E, 23.32 feet; thence N38°48'14"W, 51.50 feet; thence N51°11'46"E, 434.86 feet; thence S38°48'14"E, 71.50 feet; thence N51°11'46"E, 30.00 feet; thence N38°48'14"W, 20.00 feet; thence N51°11'46"E, 40.00 feet; thence S38°48'14"E, 124.38 feet; thence S89°49'11"E, 225.13 feet; thence S00°06'59"W, 150.00 feet to the point of beginning. Containing 6.345 acres.

Approved for recording per Dane County Agriculture, Zoning, Planning and Water Resources Committee action of May 25, 1979.

[Signature]
Authorized Representative # 2169

Approved for recording per City of Madison Plan Commission Secretary.

Date: 5-24-79 [Signature]
Charles R. Dinaret BYEOK

"Resolved, that this Certified Survey including any dedications shown thereon, which has been duly filed for approval of the Town Board of the Town of Madison, Dane County, Wisconsin, be and the same is hereby approved as required by Chapter 236 of the Wisconsin Statutes.

"I hereby certify that the above is a true and correct copy of a resolution adopted by the Town Board of the Town of Madison on this 29th day of May, 1979"

[Signature]
Donna Meier, Town Clerk

Received for recording this 19 day of June, 1979 at 12:07 o'clock P.m. and recorded in Volume 12 of Certified Surveys on page 287+288.

[Signature]
[Signature], Register of Deeds
CAROL R. MAHNKE
By: [Signature], Deputy
OWNER'S CERTIFICATE OF DEDICATION

As owner, I hereby certify that we caused the land described on this Certified Survey to be surveyed, divided, mapped and dedicated as represented on this survey map.

WITNESS the hand and seal of said owners this 16 day of MAY, 1979
In presence of:

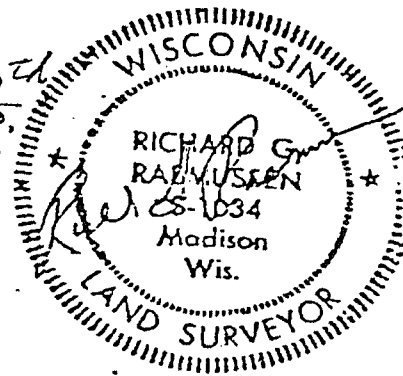
[Signature]
Miles C. Durfee

STATE OF WISCONSIN)
COUNTY OF DANE) SS

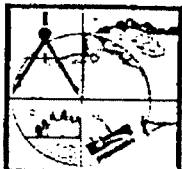
Personally came before me this 16th day of May, 1979, the above named Miles C. Durfee to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, Dane County, Wisconsin

My Commission expired 7/26/81



NOTE:
This document is to correct the right-of-way location of South Park Street as shown on Certified Survey Number 3186 recorded in Volume 12 of Certified Surveys on Pages 250 and 251, Document #1623432, Dane County Registry.



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 WESTWARD WAY
MADISON, WISCONSIN 53717
AREA CODE: 608-836-3241

JOB NUMBER 77 07 125
DOCUMENT NUMBER 1626109
CERTIFIED SURVEY NUMBER 3204



Stock No. 26273

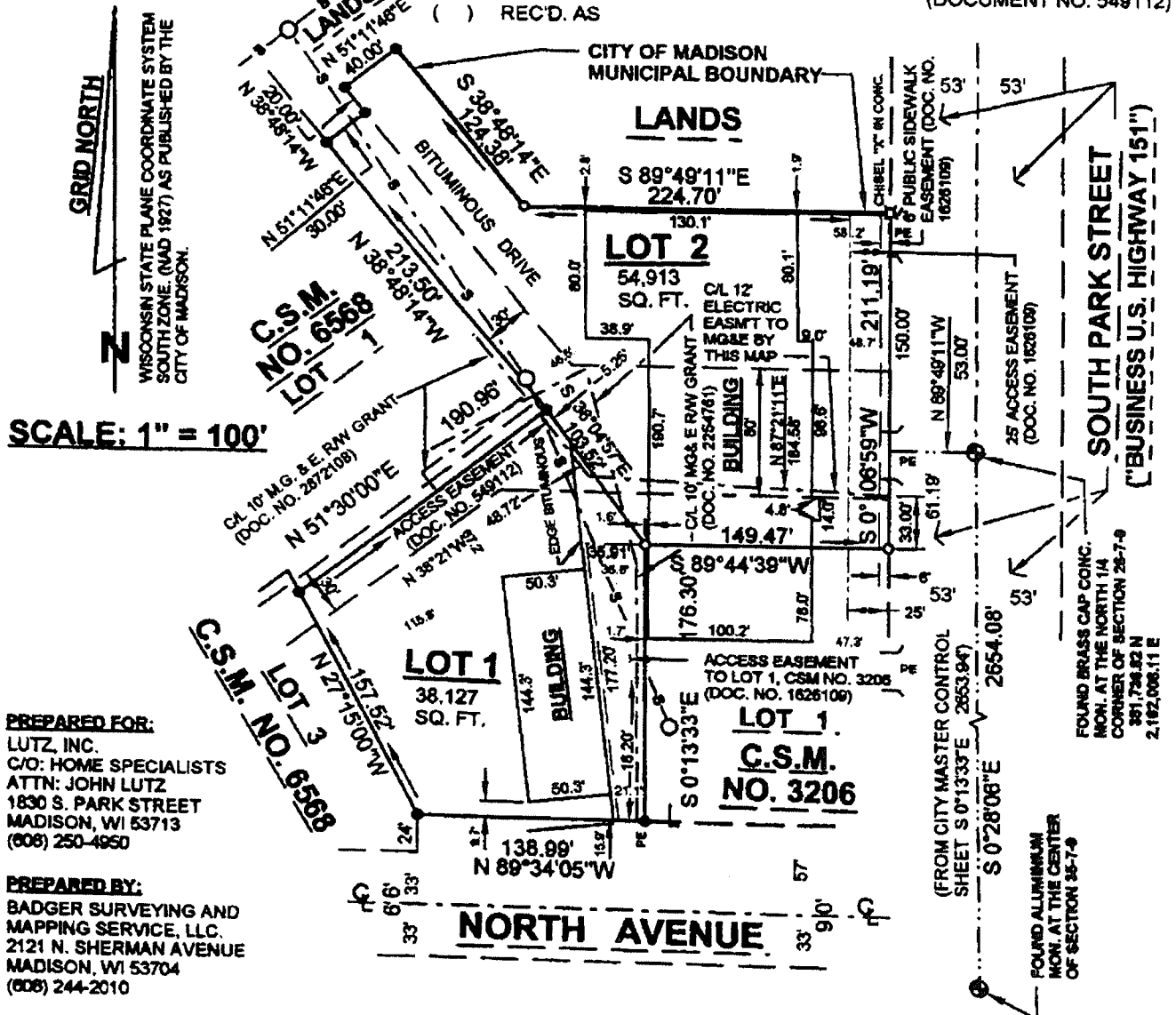
003752

DANE COUNTY CERTIFIED SURVEY MAP NO. 10244

BEING A DIVISION OF LOT 2, CERTIFIED SURVEY MAP NO. 6568, LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 35 AND IN THE SE 1/4 OF THE SW 1/4 OF SECTION 26, ALL IN T7N, R9E, TOWN OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- s- SANITARY SEWER MAIN W/ MANHOLE (10' SANITARY SEWER EASEMENT TO BE DEDICATED TO THE TOWN OF MADISON BY SEPARATE INSTRUMENT)
- IRON STAKE FOUND
- 3/4" X 24" SOLID ROUND IRON STAKE SET, 1.50 LBS./FT.
- ARROWS INDICATE DIRECTION OF DRAINAGE SWALE CONSTRUCTION DURING GRADING. SAID SWALES SHALL BE MAINTAINED BY THE OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.
- PE = PROPERTY ENTRANCE
- () REC'D. AS (DOCUMENT NO. 549112)



PREPARED FOR:
LUTZ, INC.
C/O: HOME SPECIALISTS
ATTN: JOHN LUTZ
1830 S. PARK STREET
MADISON, WI 53713
(608) 250-4950

PREPARED BY:
BADGER SURVEYING AND
MAPPING SERVICE, LLC.
2121 N. SHERMAN AVENUE
MADISON, WI 53704
(608) 244-2010

SURVEYOR'S CERTIFICATE:

I, ALDEN G. KAUKL, WISCONSIN LAND SURVEYOR, S-1384, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LANDS SURVEYED, THE LAND DIVISION THEREOF MADE AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34, WISCONSIN STATUTES, THE DANE COUNTY LAND DIVISION AND SUBDIVISION REGULATIONS, THE TOWN OF MADISON SUBDIVISION REGULATIONS AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATE: MAY 22, 2001
REVISED: OCTOBER 24, 2001



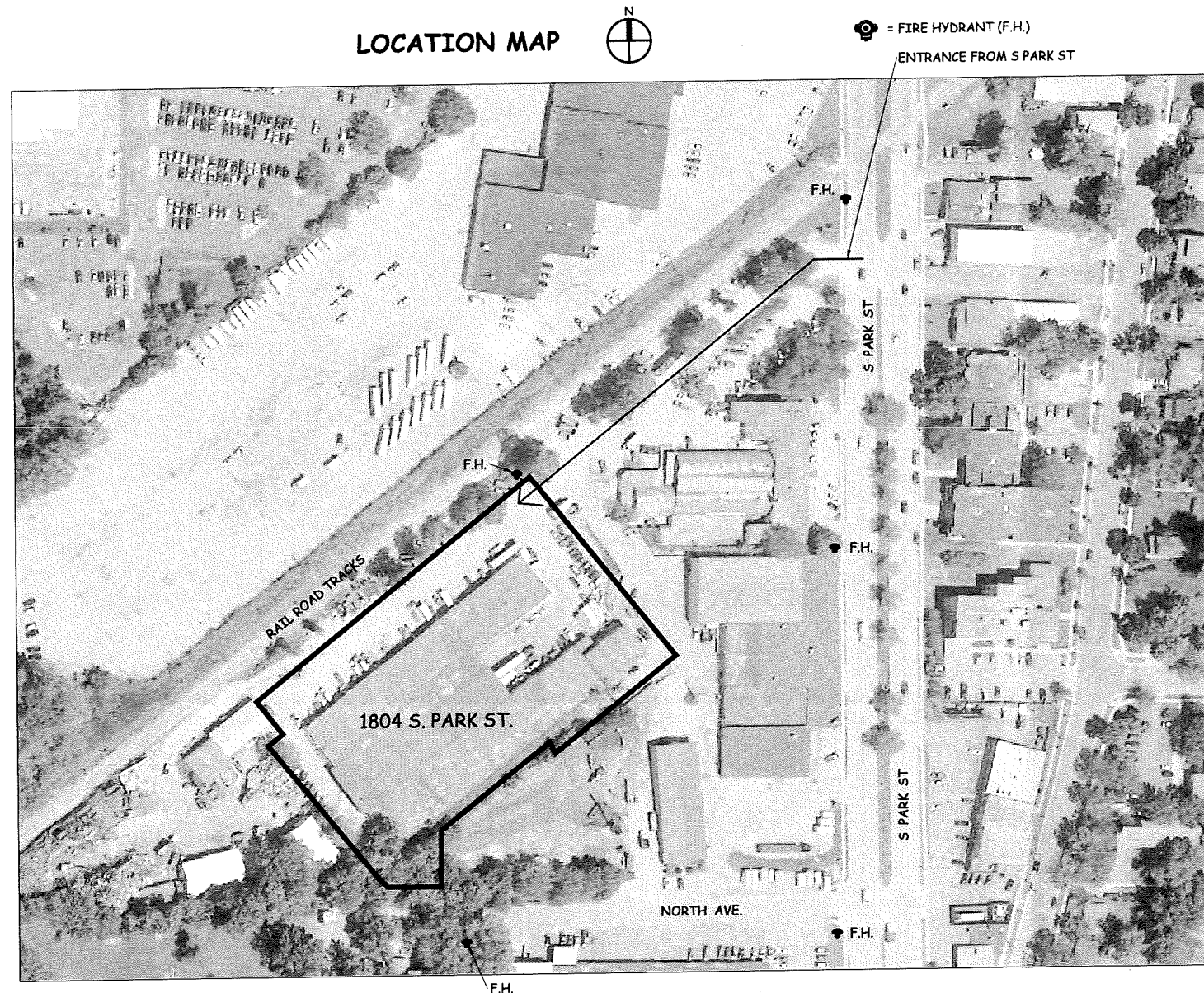
Alden G. Kaukl
ALDEN G. KAUKL,
WISCONSIN LAND SURVEYOR, S-1384

DOCUMENT NO. 3406151
VOLUME 60 PAGE 95
CERTIFIED SURVEY MAP NO. 10244

PROJECT: FACILITY CHANGE OF OCCUPANCY

1804 S. PARK ST.
MADISON, WISCONSIN

LOCATION MAP



INDEX OF DRAWINGS

T1 = TITLE SHEET
 EXISTING CONDITIONS AND EASEMENT MAP
 C1 = SITE PLAN
 C2 = FIRE ACCESS PLAN
 C3 = SITE DETAILS
 A1 = FLOOR PLANS

PROJECT INFORMATION

APPLICABLE CODES: WISCONSIN COMMERCIAL BUILDING CODE
 INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2009 EDITION.
 CITY OF MADISON ZONING ORDINANCE.

912.1.1.1 - CHANGE OF OCCUPANCY CLASSIFICATION WITHOUT SEPARATION. THE ENTIRE BUILDING SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTER 8 APPLIED THROUGHOUT THE BUILDING FOR THE MOST RESTRICTIVE OCCUPANCY IN THE BUILDING.

912.2.1 - FIRE SPRINKLER OR FIRE ALARM/ DETECTION SYSTEMS ARE NOT REQUIRED. SEE FIRE AREAS ON SHT. C2.

912.3 - CLASS 'B' CORRIDOR AND CLASS 'C' ROOM INTERIOR FINISHES SHALL BE PROVIDED.

912.4.2 - THE MEANS OF EGRESS HAS EQUAL OR LOWER HAZARD CATEGORIES PER TABLE 912.4. EXISTING ELEMENTS SHALL COMPLY WITH SECTION 805. NEW ELEMENTS SHALL COMPLY WITH CHAPTER 10 OF THE IBC.

912.5.2 - THE HEIGHTS AND AREAS HAS EQUAL OR LOWER HAZARD CATEGORIES PER TABLE 912.5. THE EXISTING BUILDING SHALL BE DEEMED ACCEPTABLE.

912.6.2 - THE EXPOSURE OF EXTERIOR WALLS HAS EQUAL OR LOWER HAZARD CATEGORIES PER TABLE 912.6. EXISTING EXTERIOR WALLS AND OPENINGS SHALL BE ACCEPTED.

912.8.1 - ACCESSIBILITY. THE BUILDING IS A PARTIAL CHANGE IN OCCUPANCY. SECTIONS 605 AND 706 SHALL COMPLY, UNLESS TECHNICALLY INFEASIBLE.

TYPE OF CONSTRUCTION:

TYPE IIIIB.

ZONED:

CC-T.

PARKING:

NO MINIMUM PARKING SPACES REQUIRED PER TABLE 28I-2 OF THE MADISON ZONING CODE.

BICYCLE SPACES:

OFFICES & ARTIST STUDIO	06 SPACES
CONTRACTOR/SERVICE BUSINESS w/ WORKSHOP	10 SPACES
INDOOR RECREATION	03 SPACES
AUTO REPAIR STATION	18 SPACES
ARTISAN WORKSHOP	06 SPACES
STORAGE	01 SPACE
TOTAL BICYCLE SPACES REQUIRED	44 SPACES

PLUMBING FIXTURES:

GROUP B	WC:	MALE = 2.94	FEMALE = 2.94	
(LOAD = 194)	LAV:	MALE = 2.22	FEMALE = 2.22	
	D.F.			1.94
GROUP F-1 & F-2	WC:	MALE = .46	FEMALE = .46	
(LOAD = 91)	LAV:	MALE = .46	FEMALE = .46	
	D.F.			.23
GROUP S-1	WC:	MALE = .57	FEMALE = .57	
(LOAD = 113)	LAV:	MALE = .57	FEMALE = .57	
	D.F.			.12
TOTAL REQUIRED	WC:	MALE = 4	FEMALE = 4	
	LAV:	MALE = 4	FEMALE = 4	
	D.F.			3
	SERVICE SINK			1

MISCELLANEOUS:

THE EXISTING TRASH AREA IS LOCATED AT THE SE CORNER OF THE DRIVE.
 EXISTING MAILBOXES ARE LOCATED AT THE EXTERIOR ENTRANCE OF THE SECOND FLOOR.

DESCRIPTION	DATE	#
▲ REVISIONS		

GO/A Architects, Inc.
 6405 Century Ave., Ste. 003 Middleton, WI 53562
 goa@a-architects.com
 Office 608.831.5255

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 1804 S. PARK ST.
 MADISON, WI 53713

SHARIFE SYED
 1901 S. PARK ST.
 MADISON, WI 53713

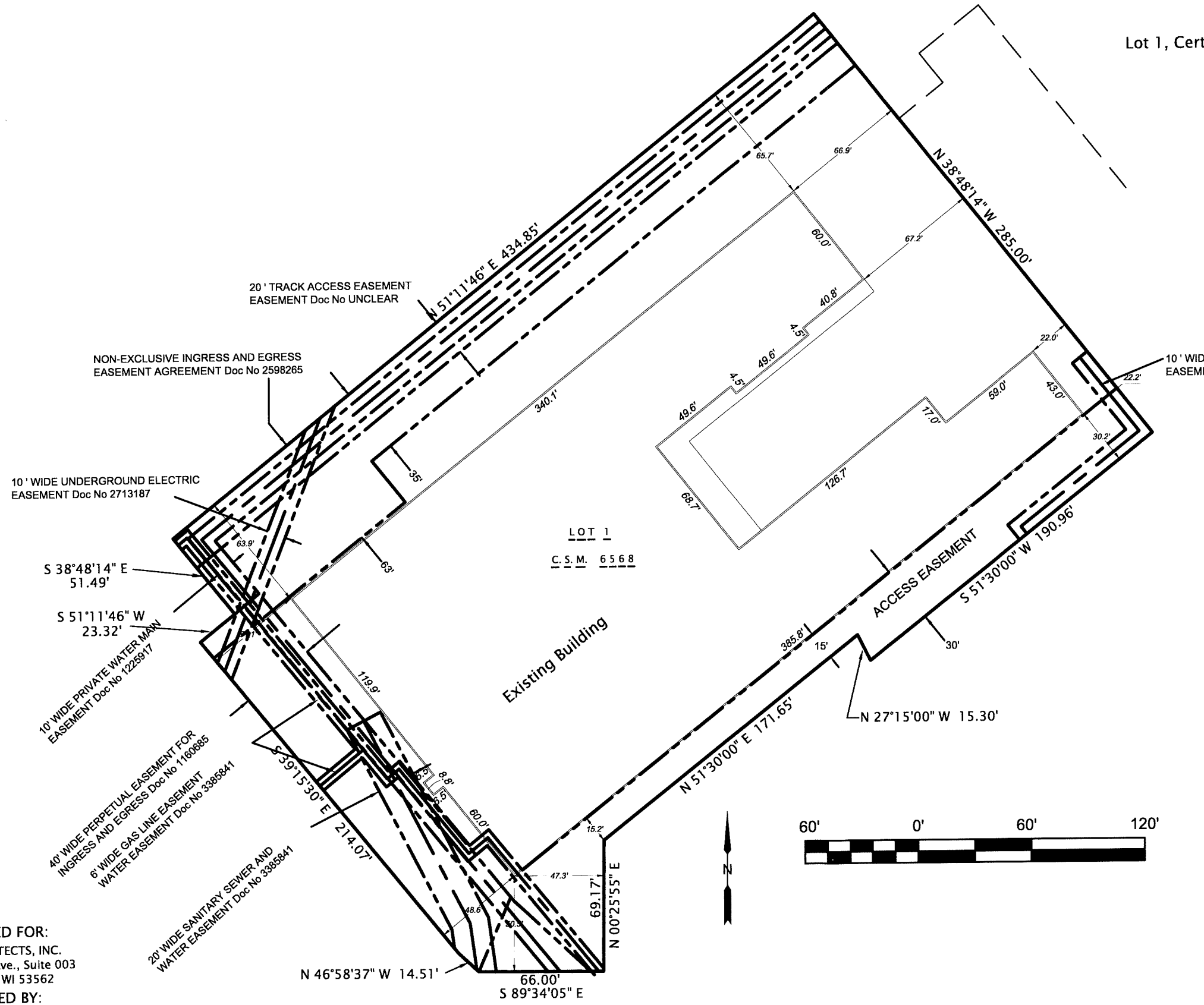
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PROJECT DATE: 10-17-17
 PROJECT NO.: 17012
 SHEET No.: **T1**

Existing Conditions and Easement Map

Located in:

Lot 1, Certified Survey Map No. 6568, in the City of Madison, Dane County, Wisconsin



Notes:

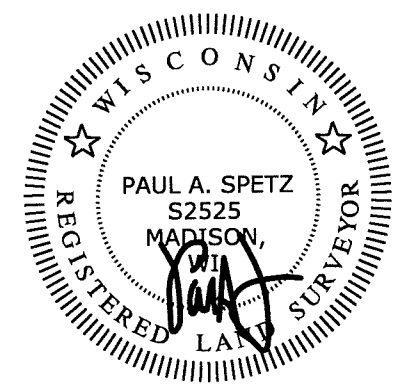
1. Building dimensions and associated offset distances were measured along the outside of the concrete block walls.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.
3. All dimensions and easement lines are based entirely on maps and records, building location has been field verified in relation to the boundary shown.

I, Paul A. Spetz, Wisconsin Registered Land Surveyor No. 2525, of Isthmus Surveying LLC, hereby certify that, to the best of my knowledge and belief, this existing conditions map is a correct representation of the existing conditions on said site.

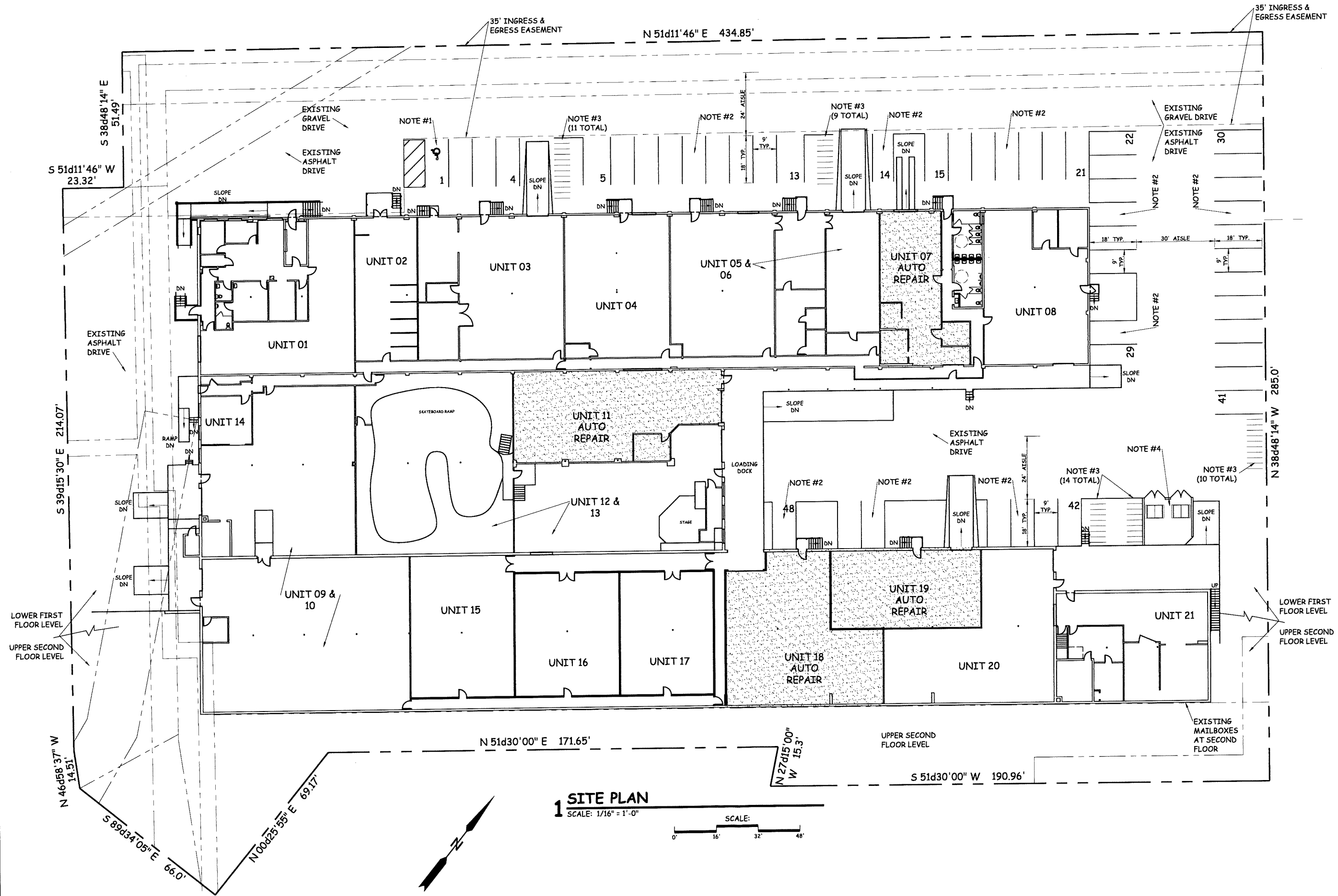
Paul A. Spetz S. 2525 Dated: August 30, 2017

PREPARED FOR:
GO/A ARCHITECTS, INC.
6405 Century Ave., Suite 003
Middleton, WI 53562

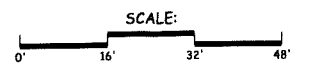
PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com



- NOTES:
 1) EXISTING ASPHALT PARKING STALLS w/ EXISTING ADA STALL & NEW STRIPING.
 2) EXISTING ASPHALT PARKING STALLS w/ NEW STRIPING.
 3) NEW 25' x 72" BICYCLE SPACES w/ BIKE RACKS & 60" MIN. WIDE AISLES. SEE DTL. 3/C3.
 4) EXISTING TRASH AREA w/ NEW ENCLOSURE. See DTLs. 1 & 2/C3.



1 SITE PLAN
 SCALE: 1/16" = 1'-0"



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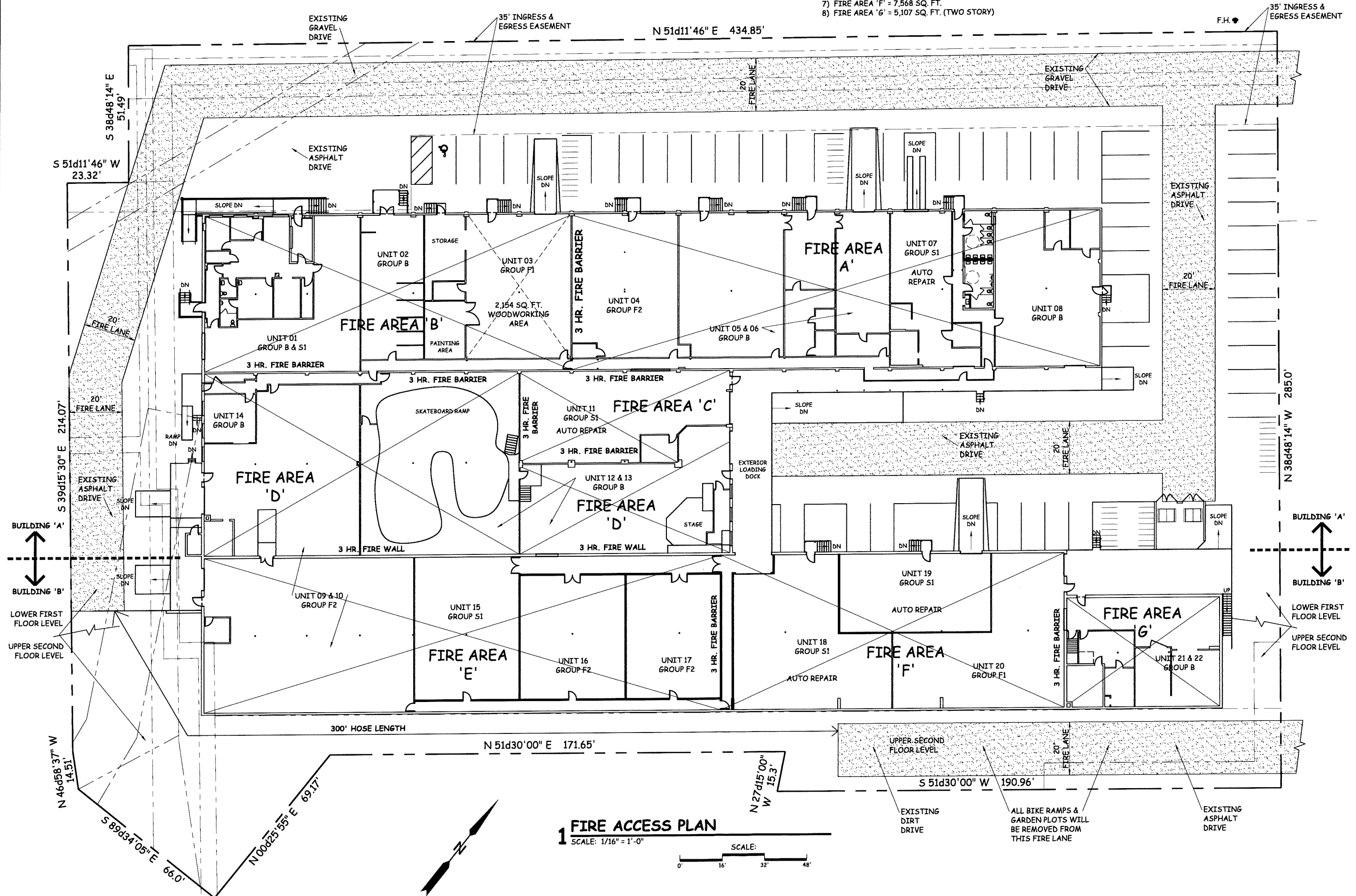
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PROJECT: SHARIEF SYED
 CLIENT: 1901 S. PARK ST.
 MADISON, WI 53713

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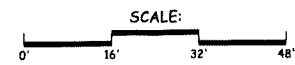
- NOTES:
- 1) F.H. = FIRE HYDRANT. SEE SHEET T1 FOR OTHER FIRE HYDRANT LOCATIONS.
 - 2) FIRE AREA 'A' = 11,947 SQ. FT.
 - 3) FIRE AREA 'B' = 8,118 SQ. FT.
 - 4) FIRE AREA 'C' = 2,534 SQ. FT.
 - 5) FIRE AREA 'D' = 11,124 SQ. FT.
 - 6) FIRE AREA 'E' = 11,338 SQ. FT.
 - 7) FIRE AREA 'F' = 7,568 SQ. FT.
 - 8) FIRE AREA 'G' = 5,107 SQ. FT. (TWO STORY)

- NOTES:
- 9) F-1 FIRE AREAS = 8,118 SQ. FT. and 7,568 SQ. FT.
 - 10) S-1 FIRE AREAS = 11,947 SQ. FT., 2,534 SQ. FT., 11,338 SQ. FT. and 7,568 SQ. FT.
 - 11) S-1 COMBINED FIRE AREAS (BUILDING A) = 11,947 SQ. FT. and 2,534 SQ. FT. = 14,481 SQ. FT.
 - 12) S-1 COMBINED FIRE AREAS (BUILDING B) = 11,338 SQ. FT. and 7,568 SQ. FT. = 18,906 SQ. FT.



1 FIRE ACCESS PLAN

SCALE: 1/16" = 1'-0"



DATE	DESCRIPTION

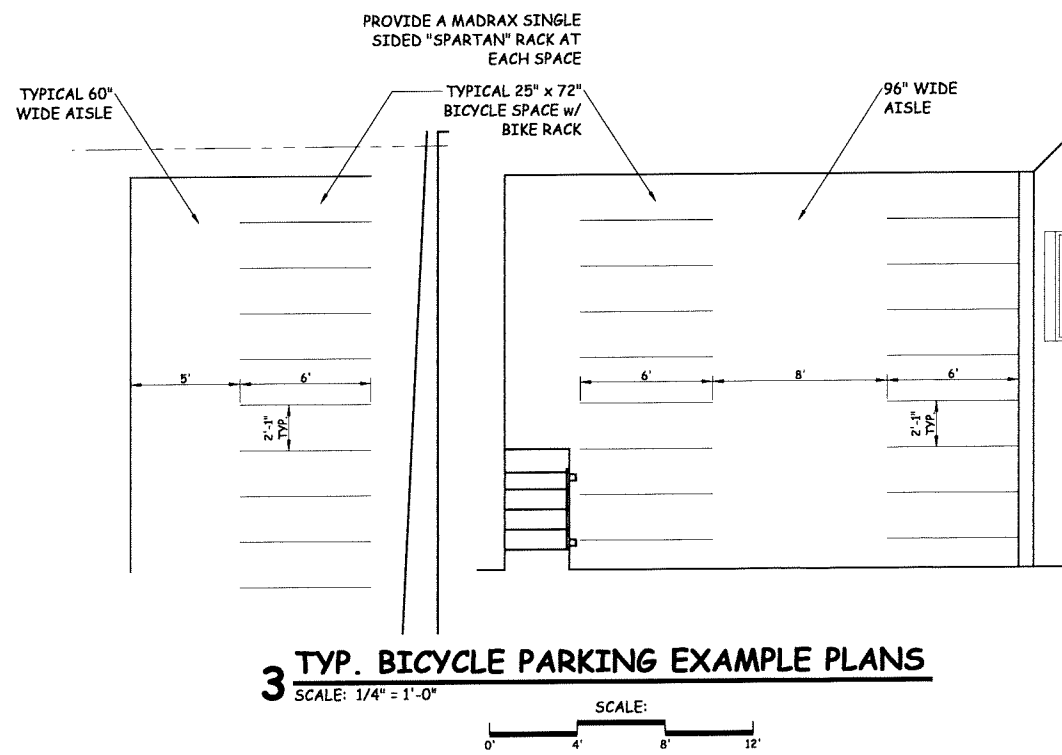
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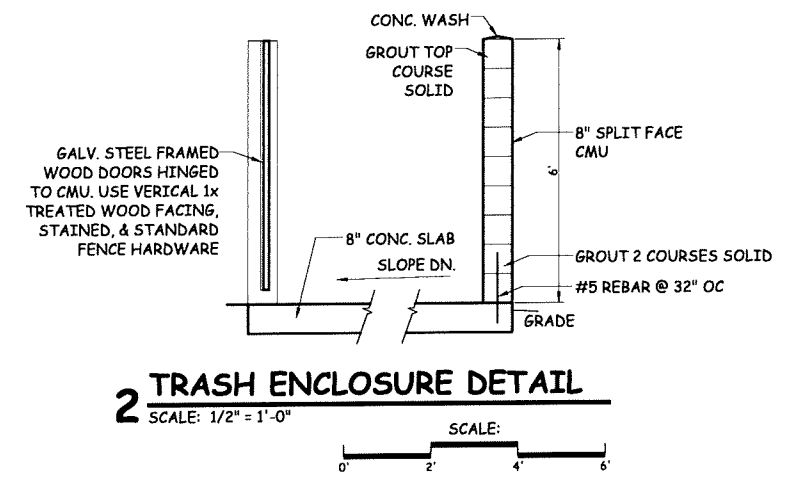
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 MADISON, WI 53713

PROJECT SHARIFF SYED
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 MADISON, WI 53713

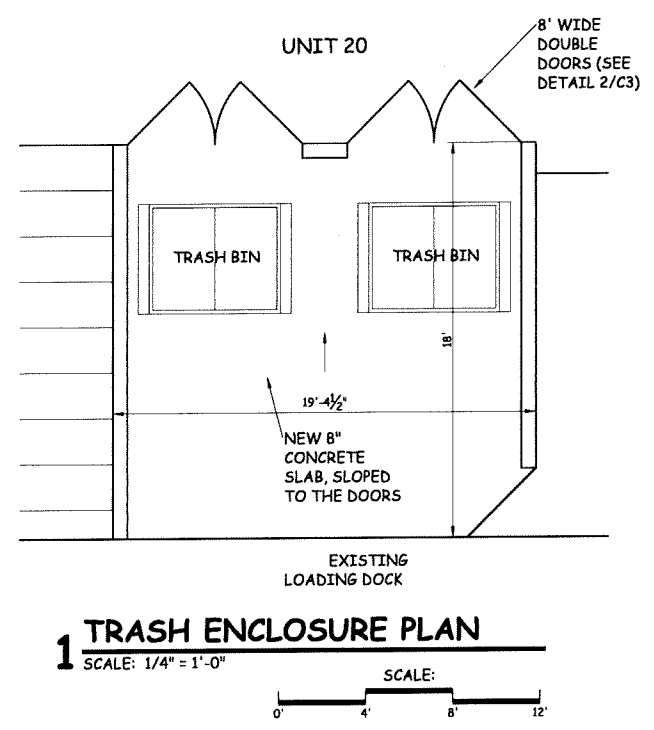
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PROJECT NO. 17012
SHEET No. C2



3 TYP. BICYCLE PARKING EXAMPLE PLANS
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE DETAIL
SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

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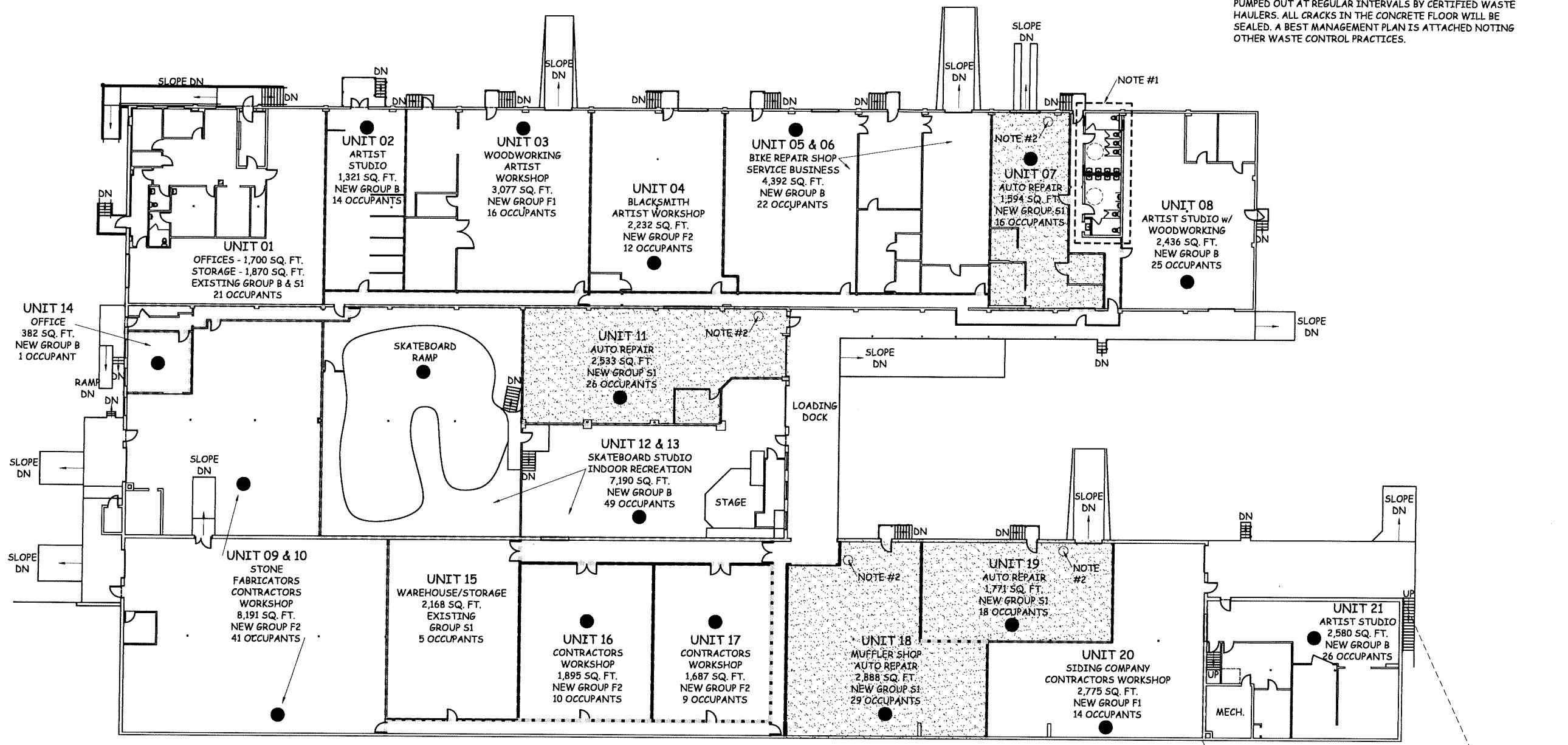
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1901 S. PARK ST.
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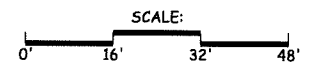
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PROJECT DATE 10-17-17
PROJECT NO. 17012
SHEET No. **C3**

NOTES:
 1) NEW MEN'S & WOMEN'S TOILETS
 2) NEW STATE APPROVED ABOVE GROUND HOLDING TANKS TO COLLECT ALL CONTAMINATED OIL AND WASH WATER. THIS TANK WILL BE INSTALLED BY CERTIFIED WASTE HAULERS & PUMPED OUT AT REGULAR INTERVALS BY CERTIFIED WASTE HAULERS. ALL CRACKS IN THE CONCRETE FLOOR WILL BE SEALED. A BEST MANAGEMENT PLAN IS ATTACHED NOTING OTHER WASTE CONTROL PRACTICES.

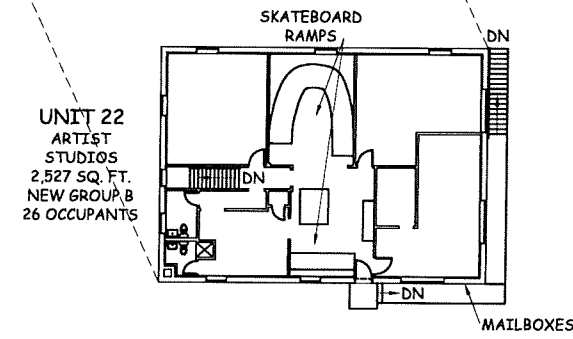


1 FIRST FLOOR PLAN
 SCALE: $\frac{1}{16}'' = 1'-0''$
 56,585 GROSS SQ. FT.



● NEW WORK AREA AND/OR CHANGE OF OCCUPANCY

▨ TENANT AREA



2 SECOND FLOOR PLAN
 SCALE: $\frac{1}{16}'' = 1'-0''$
 2,527 GROSS SQ. FT.

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PROJECT DATE	10-17-17
PROJECT NO.	17012
SHEET No.	A1