

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # \_\_\_\_\_

DATE SUBMITTED: <u>12/26/2012</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>JAN 9, 2013</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 5739 TOKAY BLVD

ALDERMANIC DISTRICT: 19

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
DON MILLER GROUP JIM TRIATIK  
- DAVE MILER SULLIVAN DESIGN BUILD

5802 ODANA RD. MADISON 53719

CONTACT PERSON: JIM TRIATIK - SULLIVAN DESIGN BUILD

Address: 1314 EMIL ST  
MADISON WI 53713

Phone: 257-2289

Fax: 257-2906

E-mail address: JIM@KFSULLIVAN.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 40,000 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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



**SUBMITTAL TO:**  
CITY OF MADISON  
URBAN DESIGN COMMISSION  
INFORMATIONAL PRESENTATION

**TYPE OF PROJECT:**  
PROPOSED NEW CONSTRUCTION  
5739 TOKAY BLVD.

**SUBMITTED:**  
12/26/2012





December 26, 2012

**Letter of Intent for a new Don Miller - Fiat  
5739 Tokay Blvd.**

Dear Urban Design Commission Members,

The Don Miller automotive group is proposing to construct a new Fiat Dealership on their lot on Tokay Boulevard. This is the same lot as their new body shop, completed in the summer of 2012. This lot is also across the street from their existing Odana Road facilities, which comprises of three separate buildings for Subaru, Mazda, and Chrysler. The lot was zoned C3L, abutting other C3L lots. It is in Urban Design District 03.

Our Project team includes:

Architect: Tom Knoop / Jim Triatik of Sullivan Design Build  
General Contractor: Sullivan Design Build  
Landscape Architect: Bruce Company  
Storm Water Management: Quam Engineering, L.L.C.  
Site Lighting: Rob Rudolf of Electric Construction, Inc.

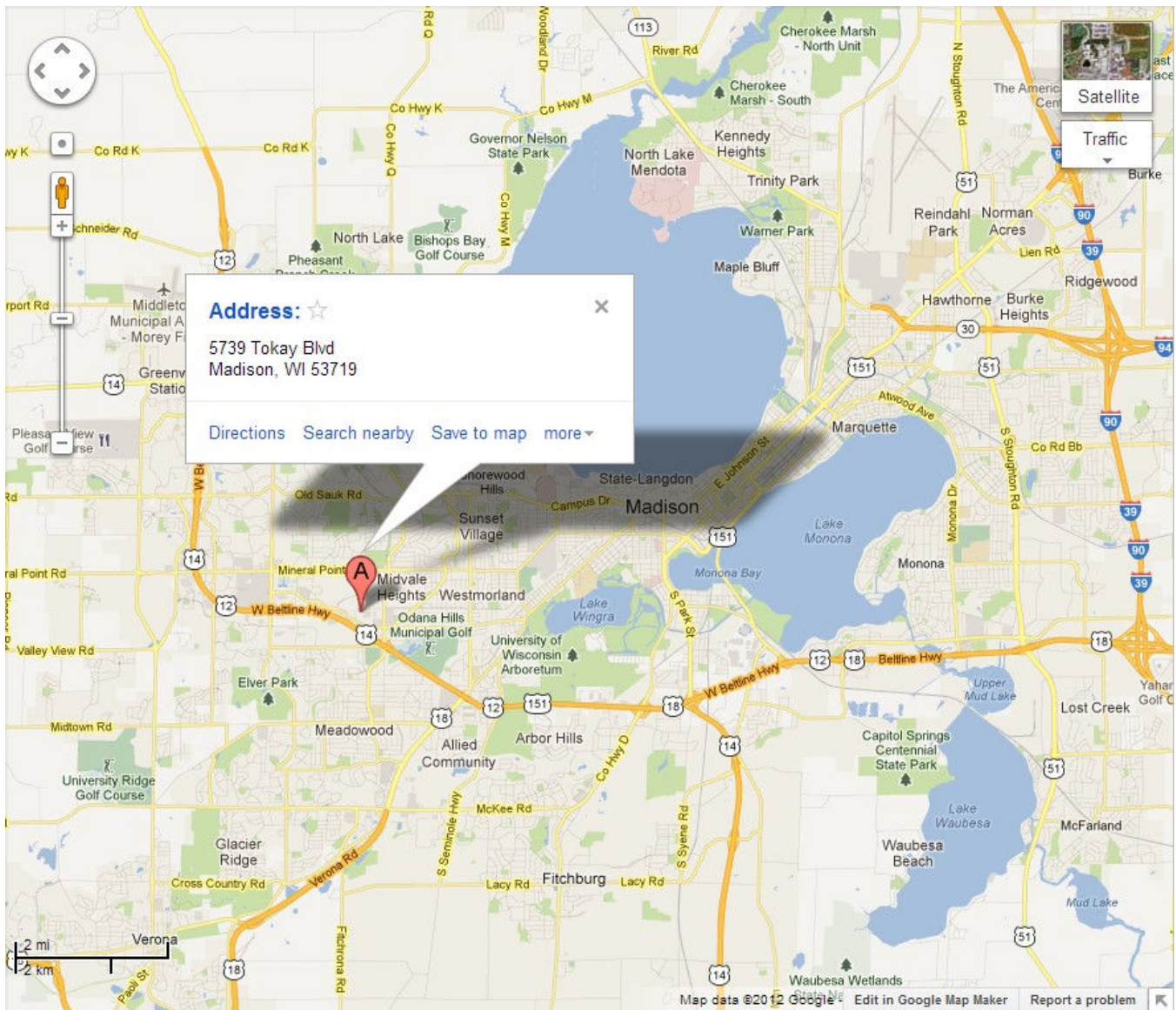
The timeline for the entire project will be approximately one year, with construction to start late fall of this year.

If you should require additional information, please contact me at 257-2289.

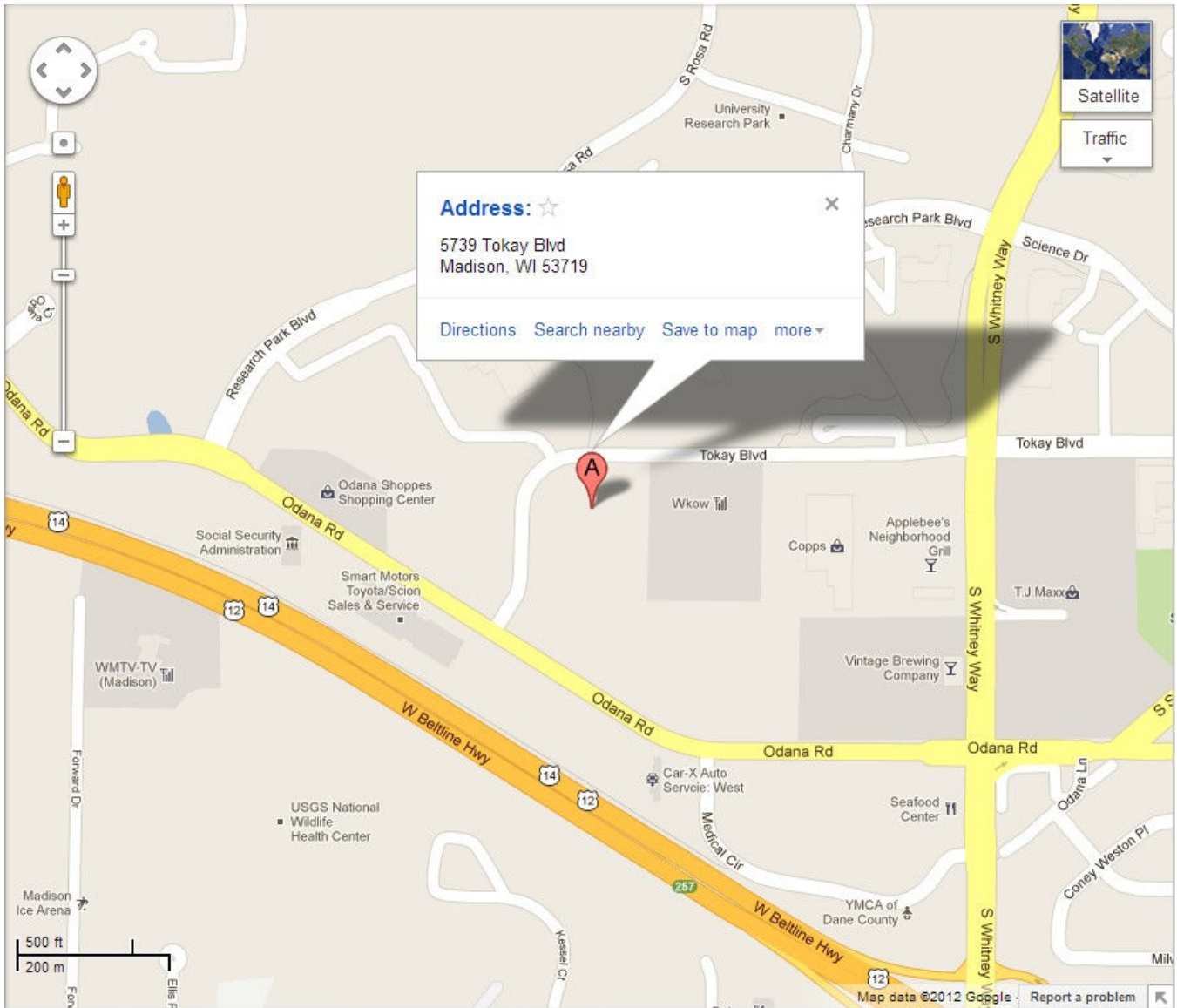
Sincerely,  
**Sullivan designBUILD**

James M. Triatik, A.I.A.  
Vice President / Project Architect

**Locator Map for a new Don Miller - Fiat  
5739 Tokay Blvd.**

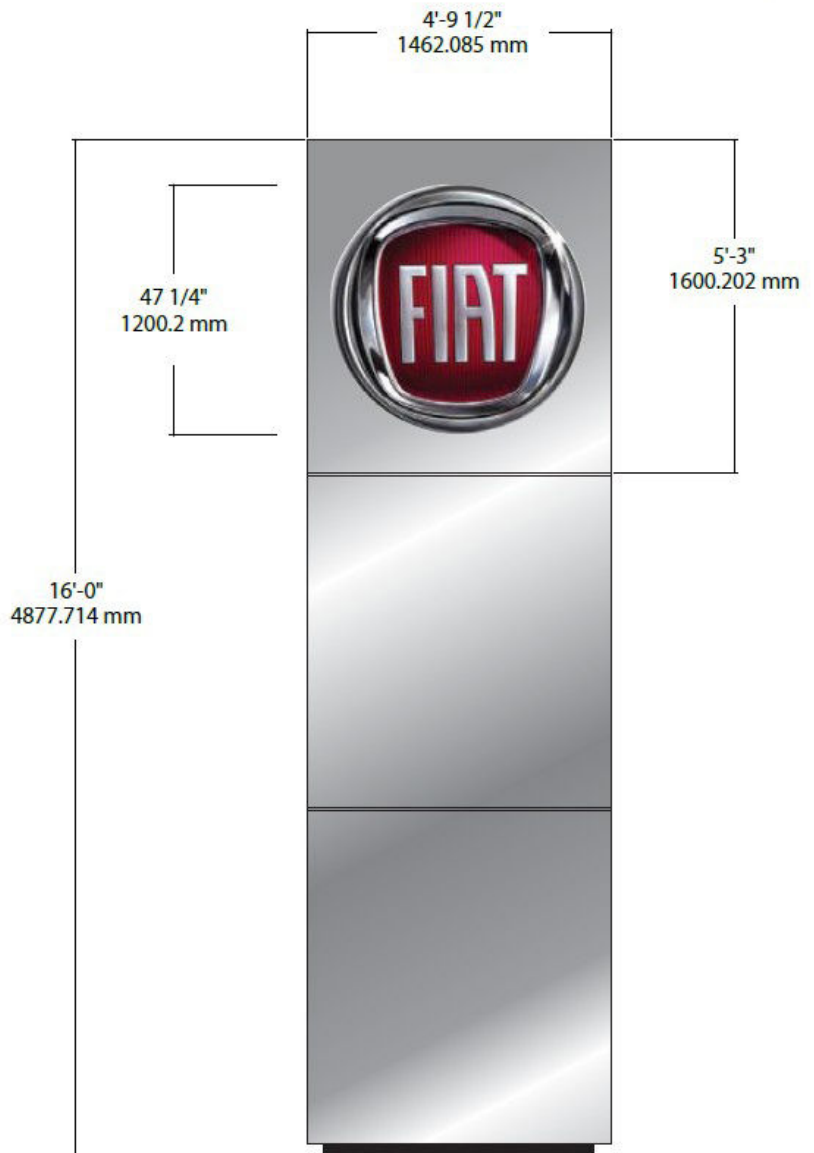


**Locator Map for a new Don Miller - Fiat  
5739 Tokay Blvd.**



**Exterior Signage for a new Don Miller - Fiat  
5739 Tokay Blvd.**

**Proposed Ground Sign:**



**Exterior Signage for a new Don Miller - Fiat  
5739 Tokay Blvd.**

**Proposed Wall Sign:**



**PARKING LOT PLAN SITE INFORMATION BLOCK**

Site Address 5739 TOKAY BOULEVARD  
 Site acreage (total) .418 ACRES  
 Number of building stories (above grade) ONE  
 Building height 22'  
 DLHR type of construction (new structures or additions) ZB  
 Total square footage of building 5,216

Use of property VEHICLE DEALERSHIP  
 Gross square feet of office 2,255  
 Gross square feet of retail area N/A  
 Number of employees in warehouse N/A  
 Number of employees in production N/A  
 Capacity of restaurant/office of assembly N/A

Number of bicycle stalls shown 8  
 Number of Parking stalls:

	SHOWN
Inventory	205
Customer/employee	33
Accessible	4
Total	242

Number of trees shown (See Landscape Plan)

**PAVING LEGEND**

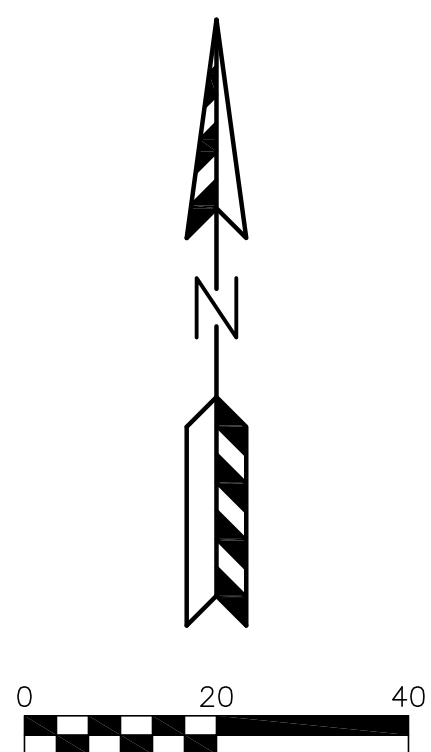
3" ASPHALT PAVEMENT OVER 8" AGGREGATE BASE COURSE

4" ASPHALT PAVEMENT OVER 10" AGGREGATE BASE COURSE (IN FIRE ACCESS AISLE)

THE FIRE LANE AND ACCESS AISLE SHALL BE CONSTRUCTED TO SUPPORT A MINIMUM LOAD OF 85,000 POUNDS AND CERTIFIED IN THE FIELD BY AN APPROVED SOILS ANALYST.



HANDICAP ACCESSIBLE SIGN DETAIL



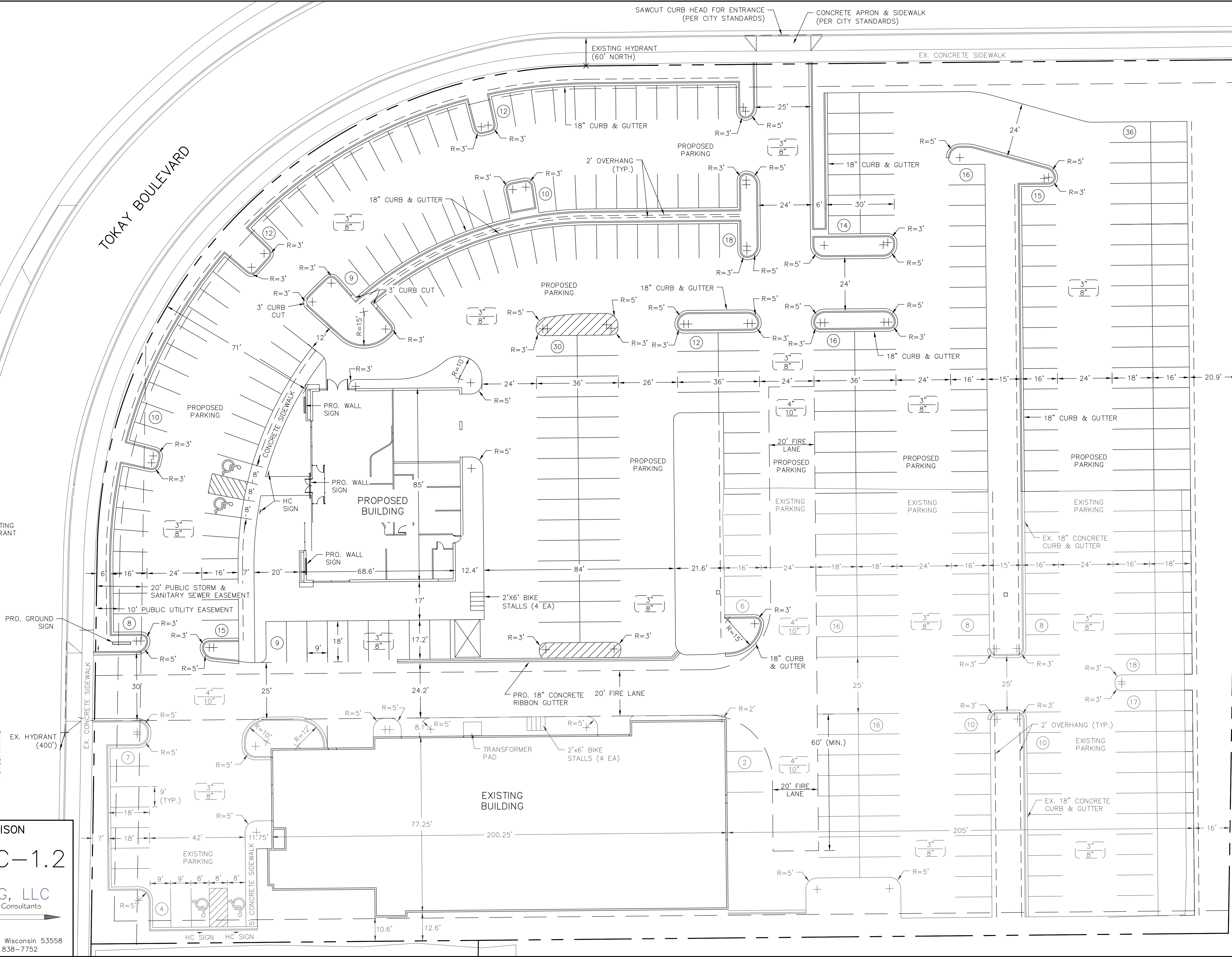
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE**  
TDD (FOR THE HEARING IMPAIRED) (800) 542-2289  
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

**5739 TOKAY BLVD - CITY OF MADISON**  
 SITE PLAN

DATED: DECEMBER 19, 2012

**C-1.2**

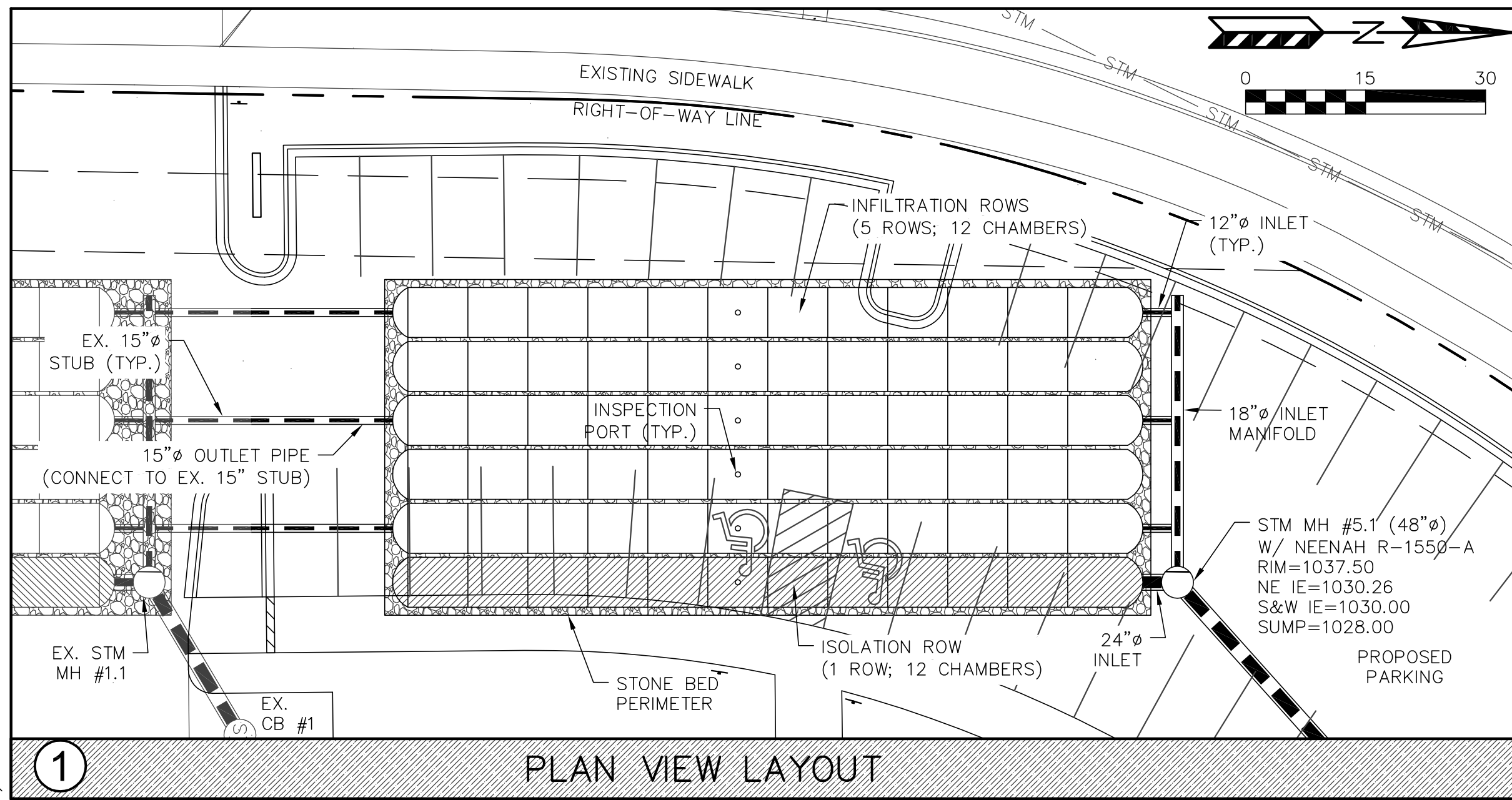
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752











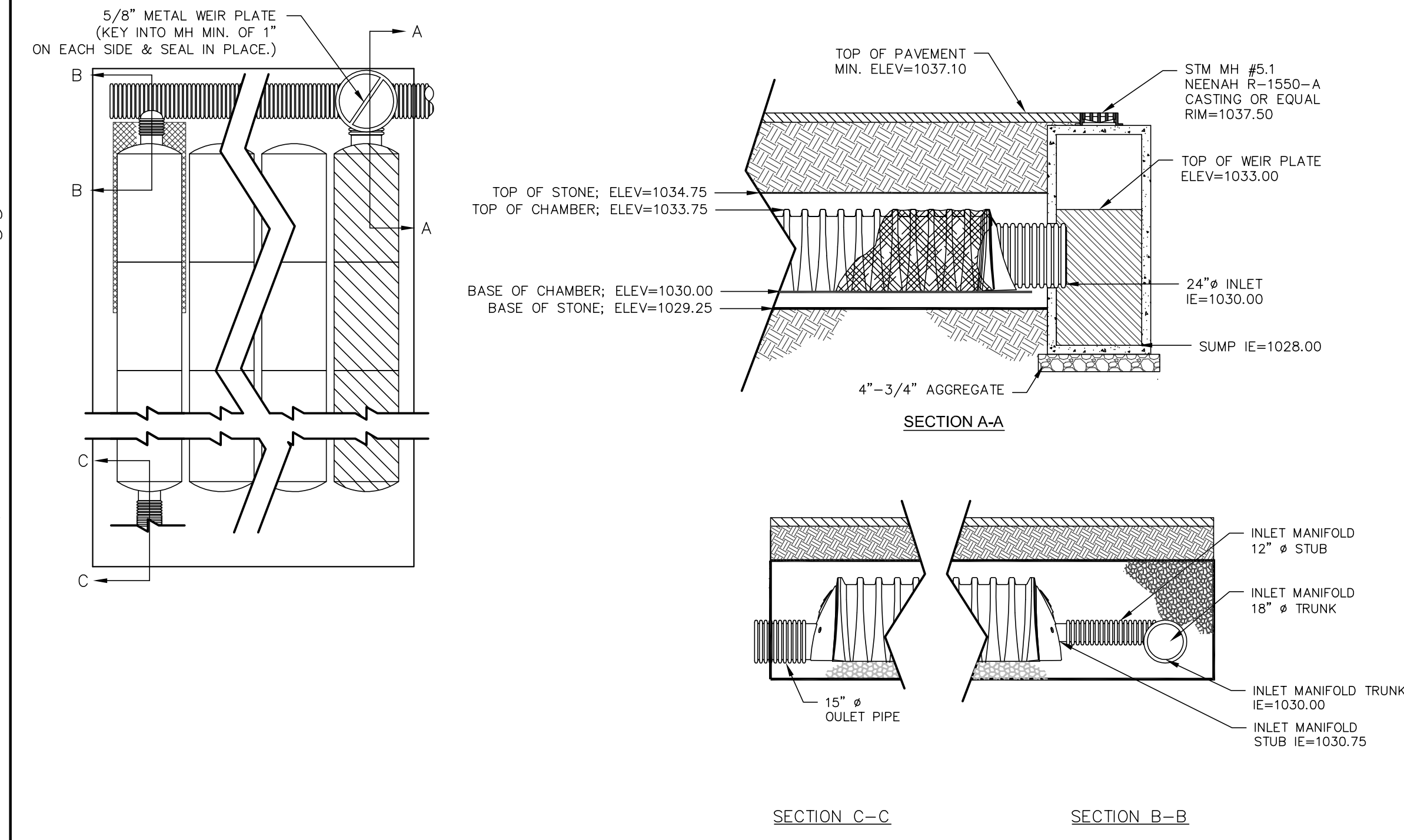
1 PLAN VIEW LAYOUT

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS  
(SEE SC-740 STANDARD CROSS SECTION FOR MATERIAL LOCATIONS)

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
(D)	FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS LAYER.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
(C)	FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
(B)	EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
(A)	FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY.

PLEASE NOTE:  
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, AND ANGULAR.  
2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

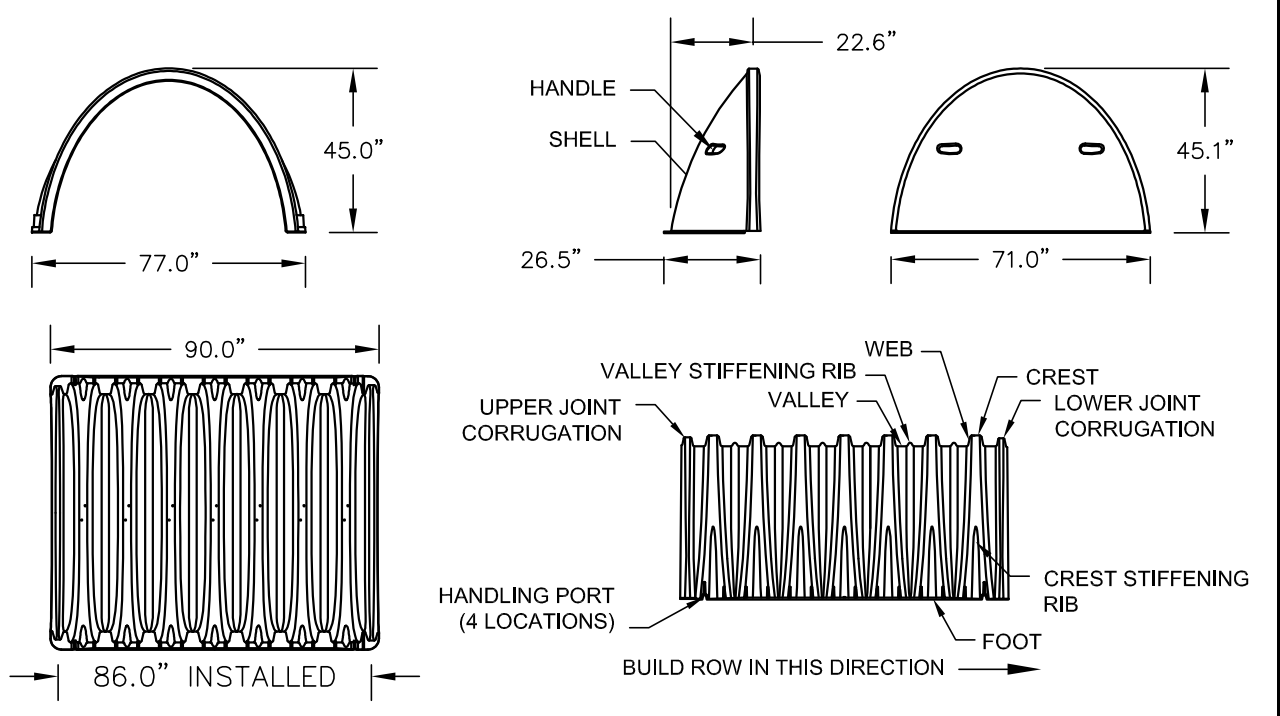
2 STORMTECH ACCEPTABLE FILL MATERIALS



3 MC-3500 ELEVATIONS

- ALL DESIGN SPECIFICATIONS FOR STORMTECH MC-3500 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH MC-3500 DESIGN MANUAL
- THE INSTALLATION OF STORMTECH MC-3500 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH MC-3500 INSTALLATION INSTRUCTIONS
- THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL 1-888-892-2694 OR VISIT [WWW.STORMTECH.COM](http://WWW.STORMTECH.COM) TO RECEIVE A COPY OF THE LATEST STORMTECH MC-3500 INSTALLATION INSTRUCTIONS
- CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

4 MC-3500 NOTES



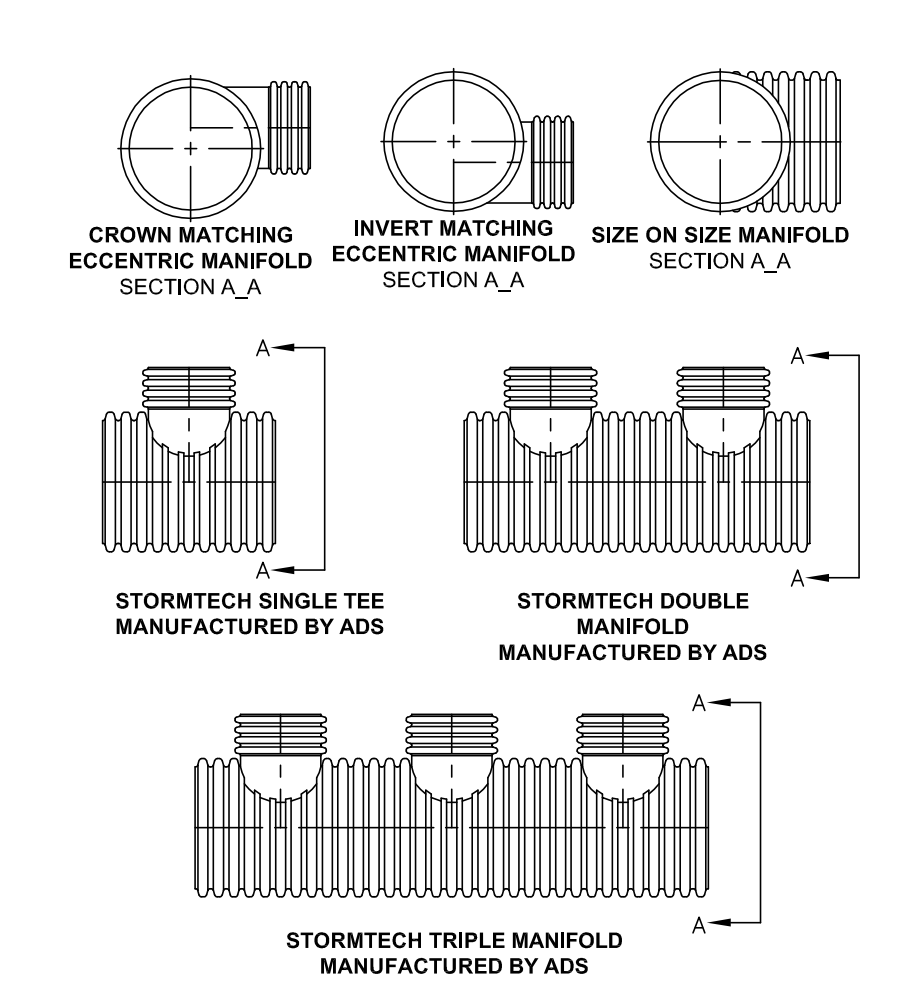
NOMINAL MC-3500 CHAMBER SPECIFICATIONS	NOMINAL MC-3500 END CAP SPECIFICATIONS
SIZE (L x W x H)	26.5" x 71" x 45"
CHAMBER STORAGE	113.0 R <sup>3</sup>
MINIMUM INSTALLED STORAGE WEIGHT	178.8 R <sup>3</sup>
	124 lbs.
	26.5" x 71" x 45"
	15.6 R <sup>3</sup>
	45.6 R <sup>3</sup>
	43 lbs.

PART#	STUB	A	B	C
MC3500TEPE12T	12"	47.82"	26.36"	N/A
MC3500TEPE12B	12"	49.33"	N/A	1.35"
MC3500TEPE15T	15"	55.25"	23.39"	N/A
MC3500TEPE15B	15"	53.56"	N/A	1.50"
MC3500TEPE18T	18"	61.39"	20.83"	N/A
MC3500TEPE18B	18"	56.77"	N/A	1.77"
24" TOP STUB CORED ENDCAP NOT AVAILABLE				
MC3500TEPE24B	24"	N/A		2.06"

NOTE: ALL DIMENSIONS ARE NOMINAL

STORMTECH INVENTORIED MANIFOLDS AND PRECORED END CAPS INCLUDE 24" BOTTOM (MC3500TEPE24B), 18" BOTTOM (MC3500TEPE18B) AND 15" TOP (MC3500TEPE15T). OTHER PIPE SIZES AND PRECORED END CAPS ARE AVAILABLE UPON SPECIAL ORDER.

5 MC-3500 TECHNICAL SPEC.

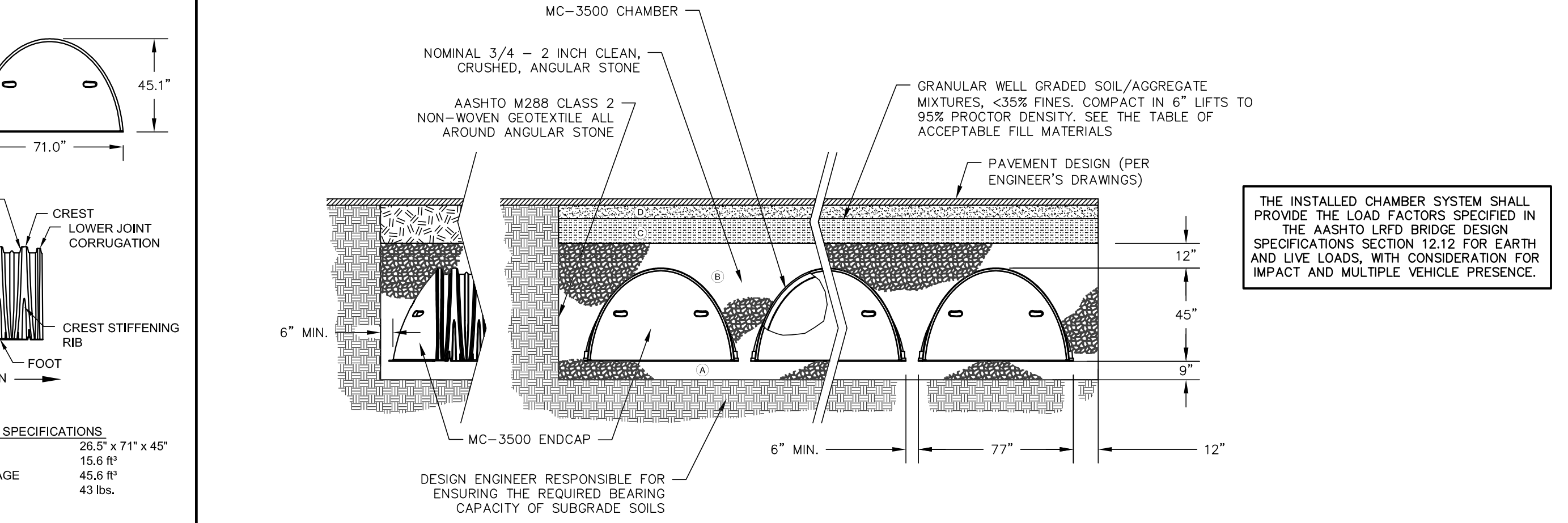


STUB SIZE	HEADER PIPE SIZES										
24"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	24"	18"	15"	12"	10"	8"
18"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	-	-	-	-
15"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	-	-	-	-
12"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	-	-	-	-
10"	-	-	-	-	-	-	-	-	-	-	-
8"	-	-	-	-	-	-	-	-	-	-	-

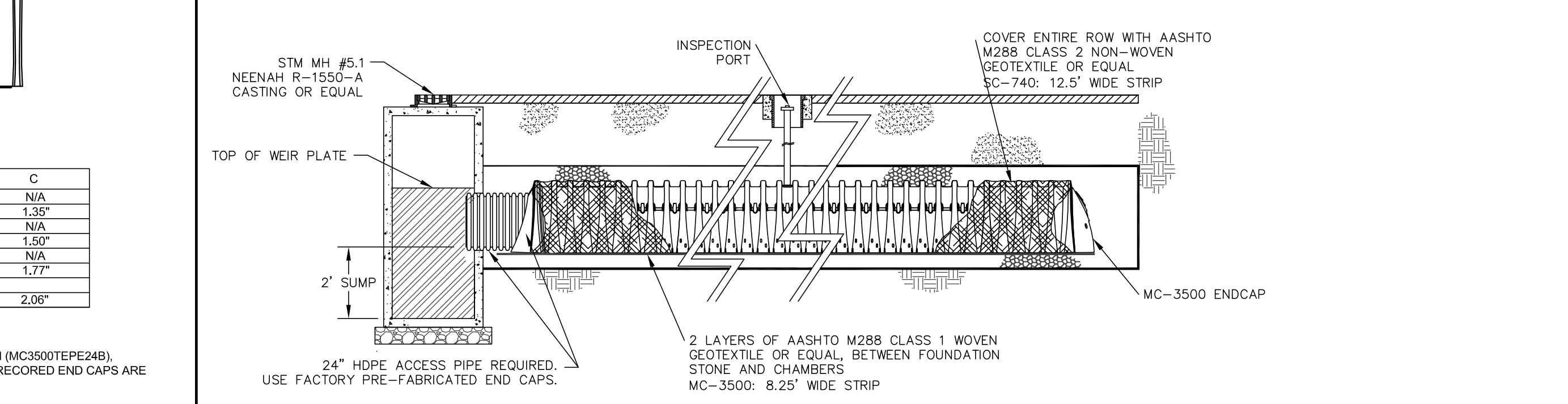
AVAIL - STANDARD HEADERS AVAILABLE  
ADS 1-800-821-6710

MANIFOLDS ARE DESIGNED TO BE COUPLED TO STORMTECH PREFABRICATED END CAPS. WHEN USING STANDARD END CAPS, CORRUGATED PIPE UP TO 18 INCHES CAN BE INSERTED DIRECTLY INTO THE END CAP. FOR 24" INLET PIPES, A CORRUGATED TO SMOOTH PIPE ADAPTER IS REQUIRED.

8 MANIFOLDS

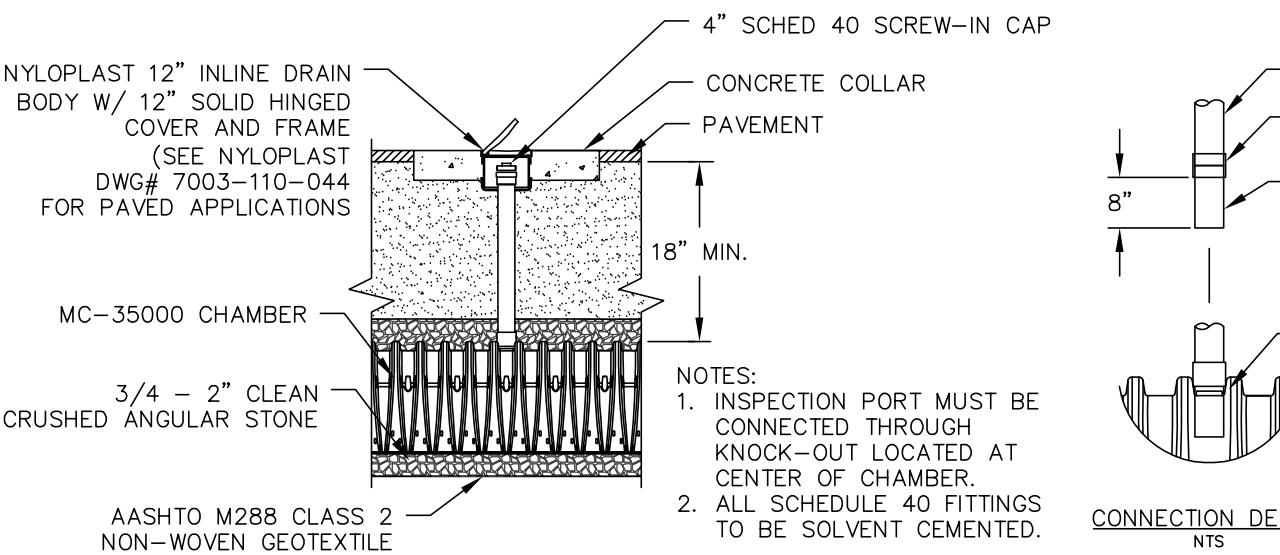


6 MC-3500 STANDARD CROSS SECTION

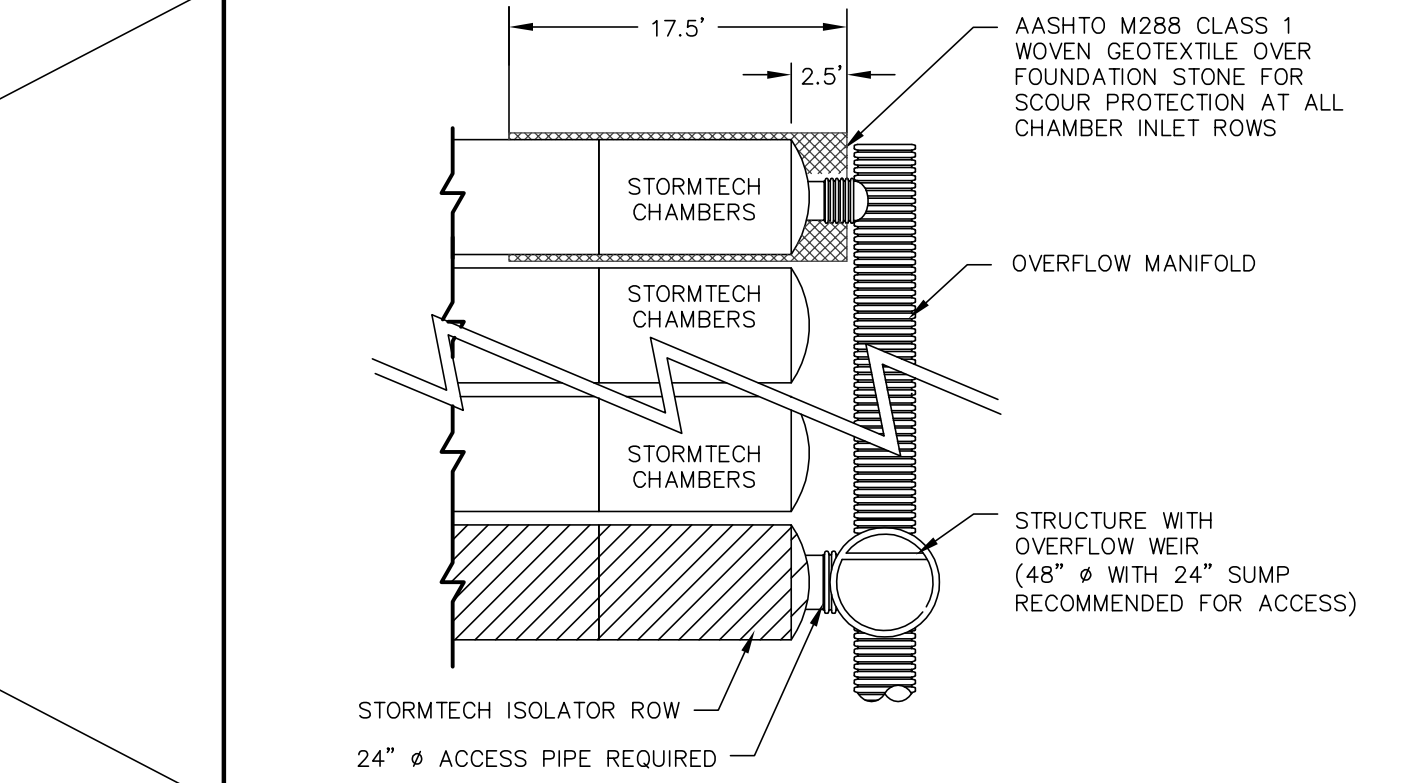


7 MC-3500 ISOLATOR ROW DETAIL

9 MC-3500 UNDERDRAIN DETAIL



11 MC-3500 INSPECTION PORT DETAIL



10 MC-3500 MANIFOLD DETAIL

5739 TOKAY BLVD - CITY OF MADISON  
UNDERGROUND DETENTION SYSTEM DETAILS  
DATED: DECEMBER 19, 2012  
C-1.5  
QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

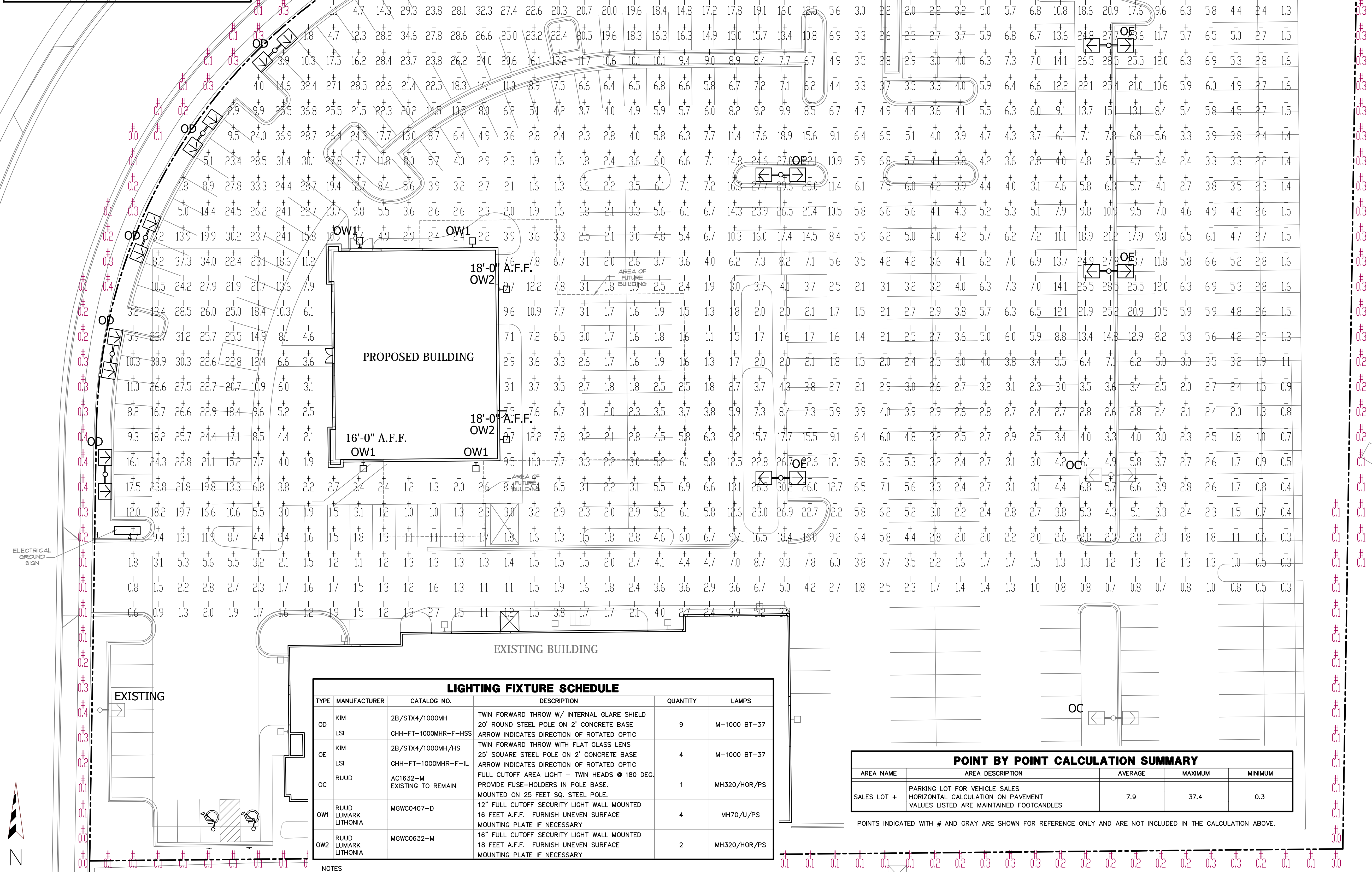


**DESIGN CRITERIA**  
 THIS ENTIRE LOT QUALIFIES AS AN OUTDOOR MERCHANDISING AREA ACCORDING TO MADISON CITY ORDINANCE 10.085

"10.085(4)(d) FOR AN OUTDOOR MERCHANDISING AREA, THE MAXIMUM INITIAL ILLUMINATION LEVEL IN 75% OF THE LOT SHALL NOT EXCEED 20 FOOTCANDLES. A CONTIGUOUS AREA NOT TO EXCEED 25% OF THE LOT MAY BE ILLUMINATED TO A LEVEL WHICH SHALL NOT EXCEED 40 FOOTCANDLES."

ALL LIGHTING FIXTURES INSTALLED SHALL UTILIZE CLEAR FLAT LENSES WITH FULL CUT-OFF OR SHIELDED OUTPUT.

AT LEAST 50% OF THE LIGHTING FIXTURES SHALL BE EXTINGUISHED 1/2 HR PAST THE CLOSING OF THE FACILITY.



**LIGHTING FIXTURE SCHEDULE**

TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION	QUANTITY	LAMPS
OD	KIM	2B/STX4/1000MH	TWIN FORWARD THROW W/ INTERNAL GLARE SHIELD 20' ROUND STEEL POLE ON 2' CONCRETE BASE	9	M-1000 BT-37
LSI	CHH-FT-1000MHR-F-HSS	ARROW INDICATES DIRECTION OF ROTATED OPTIC	TWIN FORWARD THROW WITH FLAT GLASS LENS		
OE	KIM	2B/STX4/1000MH/HIS	25' SQUARE STEEL POLE ON 2' CONCRETE BASE	4	M-1000 BT-37
LSI	CHH-FT-1000MHR-F-IL	ARROW INDICATES DIRECTION OF ROTATED OPTIC	FULL CUTOFF AREA LIGHT - TWIN HEADS @ 180 DEG.		
OC	RUUD	AC1632-M	EXISTING TO REMAIN	1	MH320/HOR/PS
OW1	RUUD LUMARK LITHONIA	MGWC0407-D	12" FULL CUTOFF SECURITY LIGHT WALL MOUNTED 16 FEET A.F.F. FURNISH UNEVEN SURFACE MOUNTING PLATE IF NECESSARY	4	MH70/U/PS
OW2	RUUD LUMARK LITHONIA	MGWC0632-M	18" FULL CUTOFF SECURITY LIGHT WALL MOUNTED 18 FEET A.F.F. FURNISH UNEVEN SURFACE MOUNTING PLATE IF NECESSARY	2	MH320/HOR/PS

- NOTES
- ARROWS INDICATE DIRECTION OF OPTICS WITHIN THE FIXTURE HOUSING.
  - ALL POLE MOUNTED FIXTURES SHALL HAVE FULL CUT-OFF OPTICS WITH FLAT GLASS LENSES.
  - EQUALS BY COOPER LIGHTING OR LITHONIA ARE ACCEPTABLE.

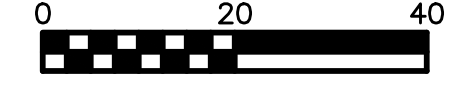
**POINT BY POINT CALCULATION SUMMARY**

AREA NAME	AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM
SALES LOT +	PARKING LOT FOR VEHICLE SALES HORIZONTAL CALCULATION ON PAVEMENT VALUES LISTED ARE MAINTAINED FOOTCANDLES	7.9	37.4	0.3

POINTS INDICATED WITH # AND GRAY ARE SHOWN FOR REFERENCE ONLY AND ARE NOT INCLUDED IN THE CALCULATION ABOVE.



1 Site Lighting Photometric Plan



**REVISIONS:**

12-20-12	Plan	Review
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**Don Miller Fiat**  
 5739 Tokay Blvd.  
 Madison, WI 53719

2861 Index Road  
 Madison WI 53713  
 608/271-2046  
 Fax 271-0160



**Electric Construction Inc.**  
 Electrical Design, Contracting & Consulting

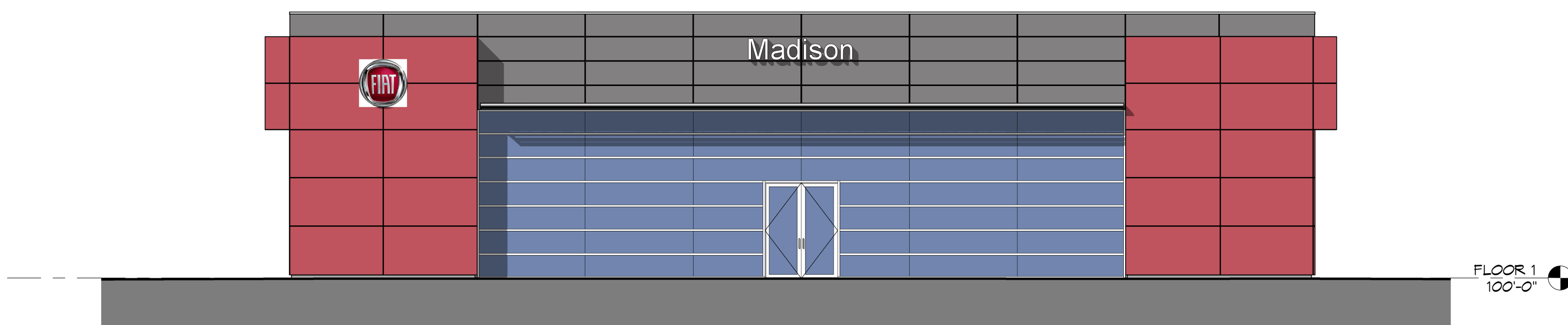
JOB NUMBER  
 12101  
 DRAWN BY: RAR  
 SCALE: 1" = 20'-0"  
 DATE: 12/20/12

**SHEET**  
**E0.1a**

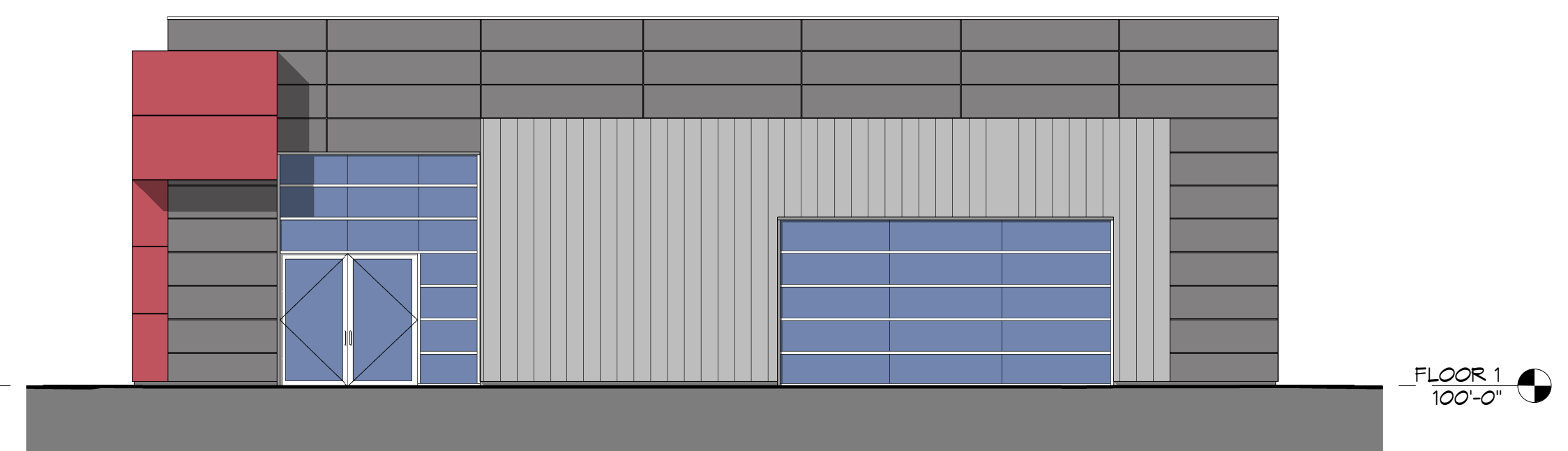
Plan Submittal Date:	Permit Issue Date:
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Revision Schedule	

DRAWING NAME:  
**ELEVATIONS -**  
**EXTERIOR - PHASE 1 -**  
**COLOR**  
 1/8" = 1'-0"  
 DRAWN BY: Author  
 DATE: 12/20/2012 9:00:30 PM

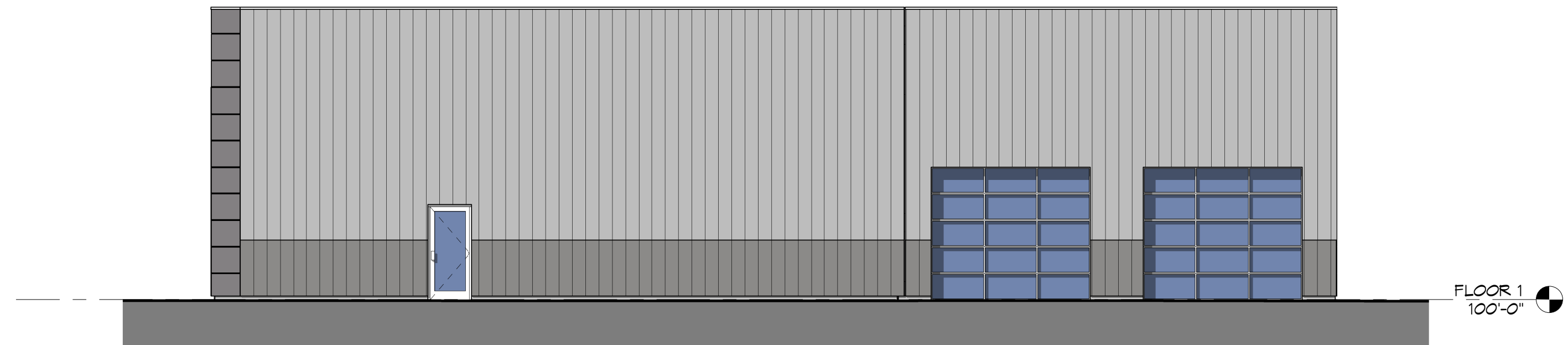
SHEET NO.  
**A-2.1**  
 PROJ. #



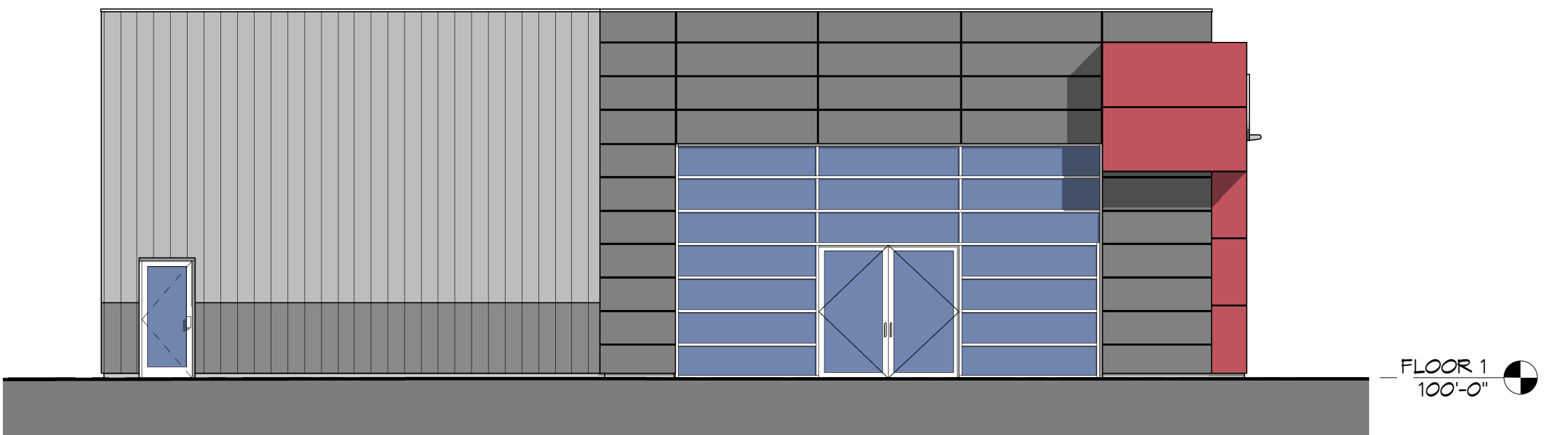
① FIAT - WEST - PHASE 1 - COLOR  
 1/8" = 1'-0"



③ FIAT - SOUTH - PHASE 1 - COLOR  
 1/8" = 1'-0"



② FIAT - EAST - PHASE 1 - COLOR  
 1/8" = 1'-0"



④ FIAT - NORTH - PHASE 1 - COLOR  
 1/8" = 1'-0"

ELEVATION NOTES	
ACM-1 ALUMINUM COMPOSITE MATERIAL, MANUF. ALPOLIC (OR EQUAL), COLOR: BR; RED; THICKNESS: 4MM; SYSTEM: DRY JOINT REVEAL.	
FC-1 FIBER CEMENT PANEL, MANUF. AMERICAN FIBER CEMENT CORP., SERIES: ETER, COLOR: DARK GREY E20; SIZE: APPROX. 2' x 8' PANELS; SYSTEM: EXPOSED FASTENING SYSTEM.	
MP-1 METAL PANEL, COLOR: DARK GREY TO MATCH FC-1	
MP-2 METAL PANEL, COLOR: LIGHT GREY	

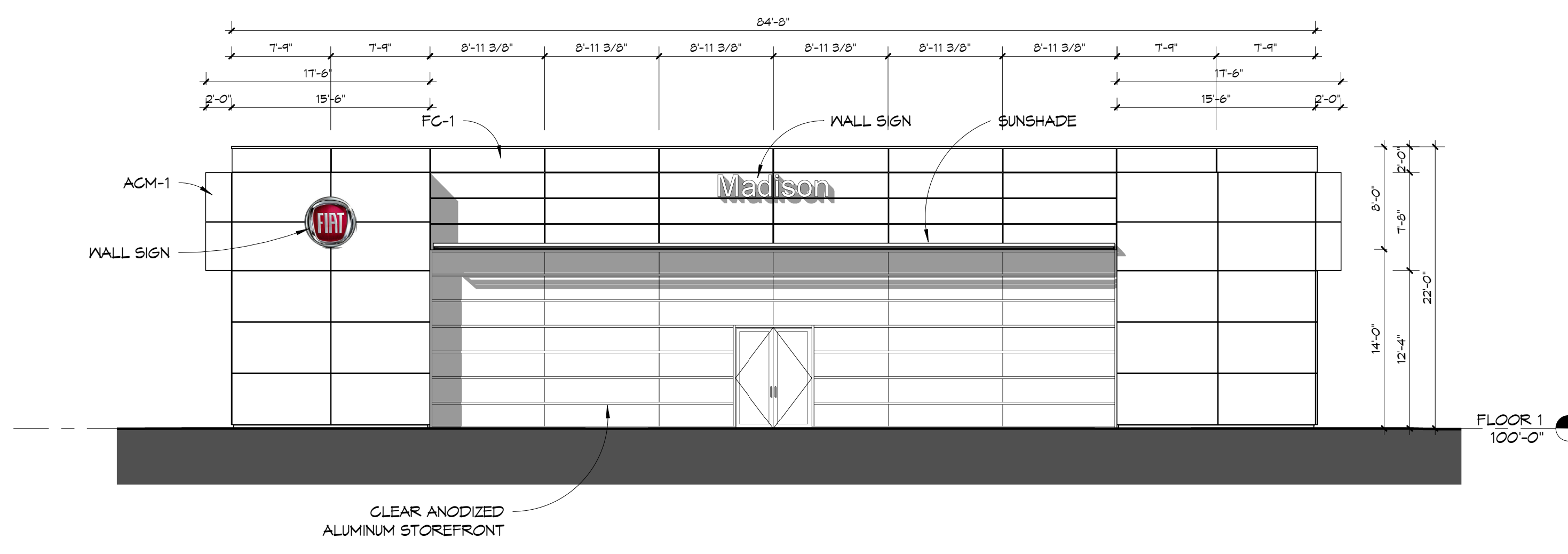
Plan Submittal Date:	Permit Issue Date:
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Revision Schedule	

DRAWING NAME:  
**ELEVATIONS -  
 EXTERIOR - PHASE 1**

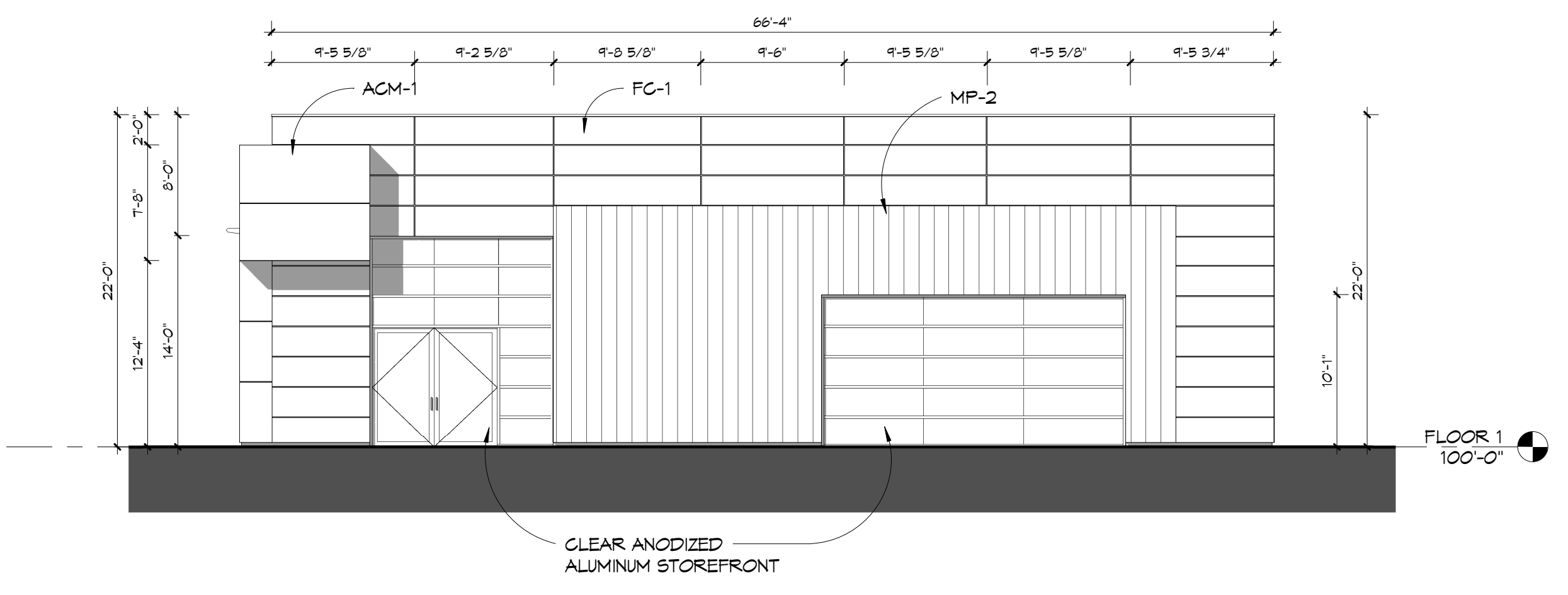
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**A-2.2**

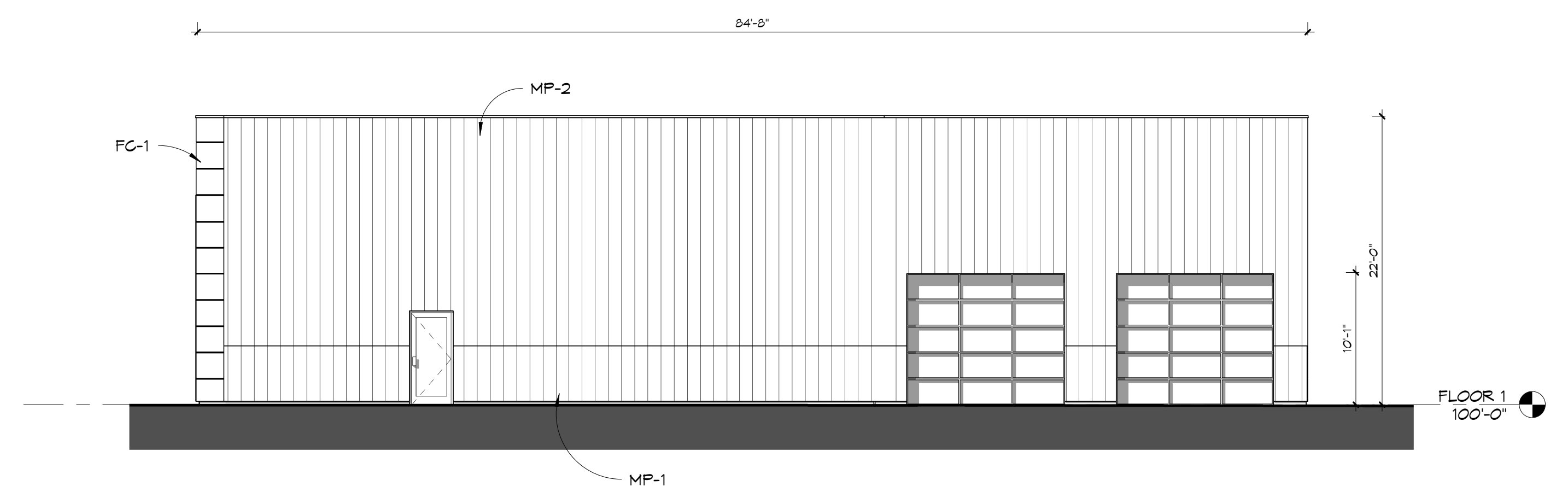
PROJ. #



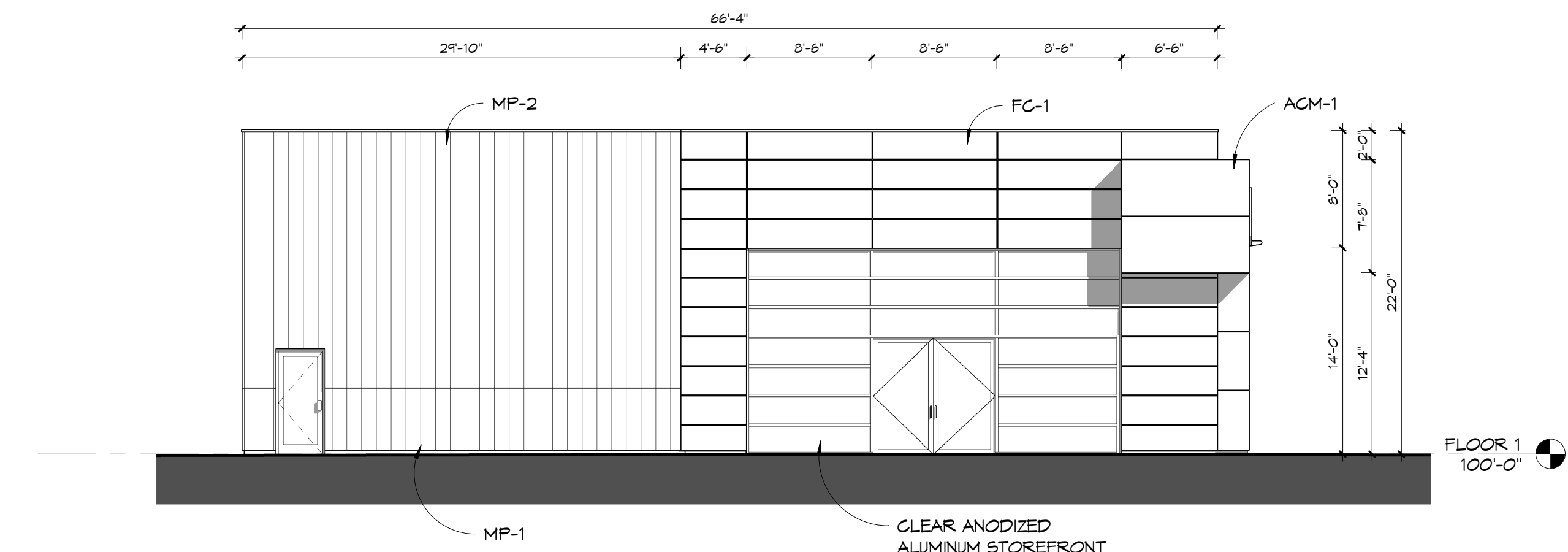
③ FIAT - WEST - PHASE 1 - SHADOWS  
 1/8" = 1'-0"



② FIAT - SOUTH - PHASE 1 - SHADOWS  
 1/8" = 1'-0"

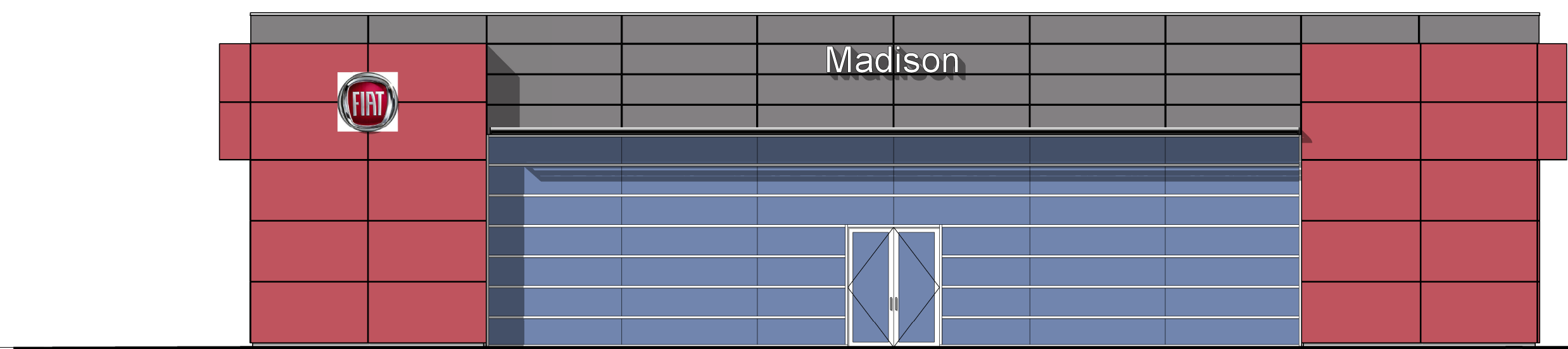


④ FIAT - EAST - PHASE 1 - SHADOWS  
 1/8" = 1'-0"

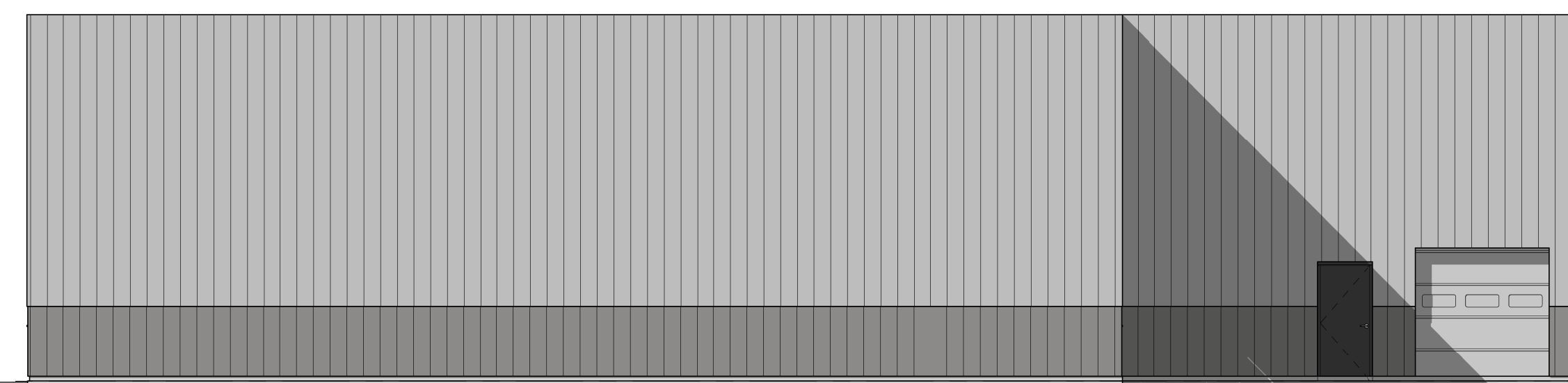


① FIAT - NORTH - PHASE 1 - SHADOWS  
 1/8" = 1'-0"

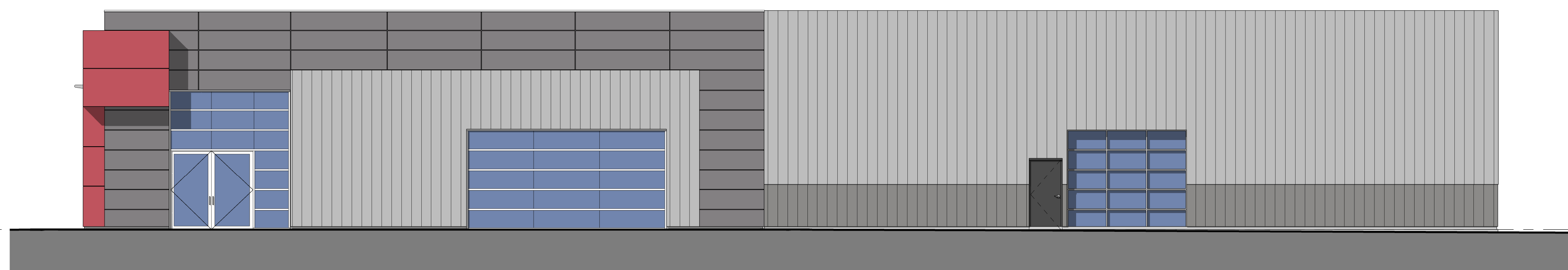
ELEVATION NOTES	
ACM-1	ALUMINUM COMPOSITE MATERIAL, MANUF. ALPOLIC (OR EQUAL), COLOR: B&B RED, THICKNESS: 4MM, SYSTEM: DRY JOINT REVEAL.
FC-1	FIBER CEMENT PANEL, MANUF: AMERICAN FIBER CEMENT CORP., SERIES: ETER, COLOR: DARK GREY E20, SIZE: APPROX. 2' x 8' PANELS, SYSTEM: EXPOSED FASTENING SYSTEM.
MP-1	METAL PANEL, COLOR: DARK GREY TO MATCH FC-1
MP-2	METAL PANEL, COLOR: LIGHT GREY



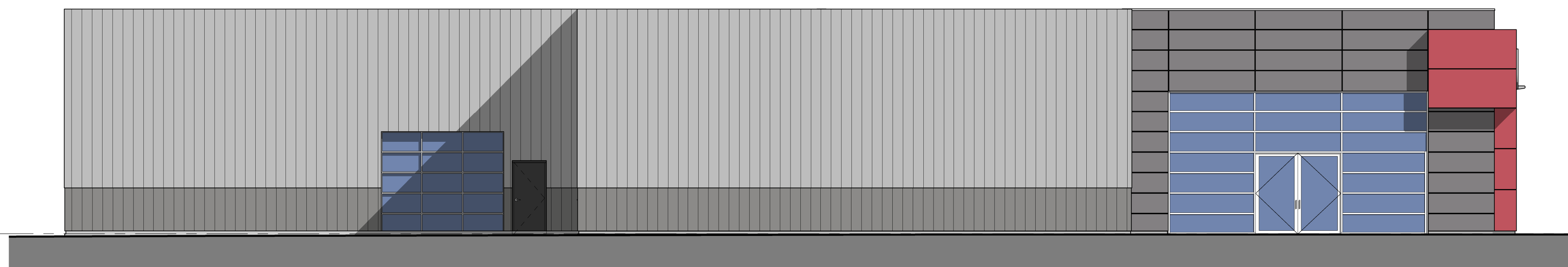
① FIAT - WEST - PHASE 2 - COLOR  
1/8" = 1'-0"



② FIAT - EAST - PHASE 2 - COLOR  
1/8" = 1'-0"



③ FIAT - SOUTH - PHASE 2 - COLOR  
1/8" = 1'-0"



④ FIAT - NORTH - PHASE 2 - COLOR  
1/8" = 1'-0"

ELEVATION NOTES	
ACM-1 ALUMINUM COMPOSITE MATERIAL, MANUF. ALPOLIC (OR EQUAL), COLOR: BQ RED, THICKNESS: 4MM, SYSTEM: DRY JOINT REVEAL.	
FC-1 FIBER CEMENT PANEL, MANUF. AMERICAN FIBER CEMENT CORP., SERIES: ETER, COLOR: DARK GREY E20, SIZE: APPROX. 2' x 8' PANELS, SYSTEM: EXPOSED FASTENING SYSTEM.	
MP-1 METAL PANEL, COLOR: DARK GREY TO MATCH FC-1	
MP-2 METAL PANEL, COLOR: LIGHT GREY	

Plan Submit Date:	Permit Issue Date:
Revision Schedule	



Plan Submittal Date:	Permit Issue Date:
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Revision Schedule	

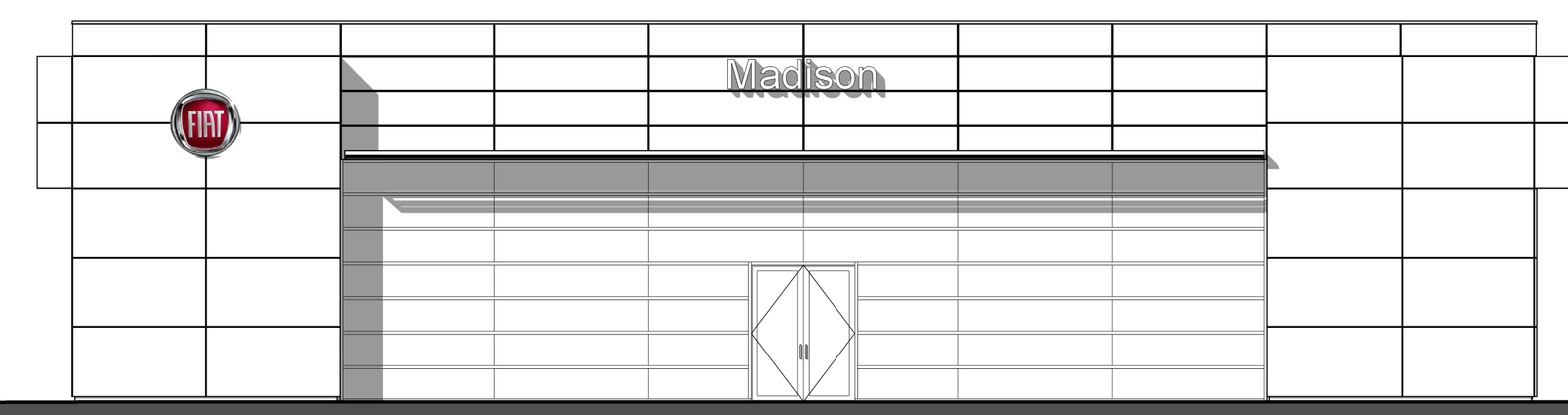
DRAWING NAME:  
**ELEVATIONS - EXTERIOR - PHASE 2**

SCALE: 1/8" = 1'-0"  
 DRAWN BY: Author  
 DATE: 12/20/2013 9:10:54 PM

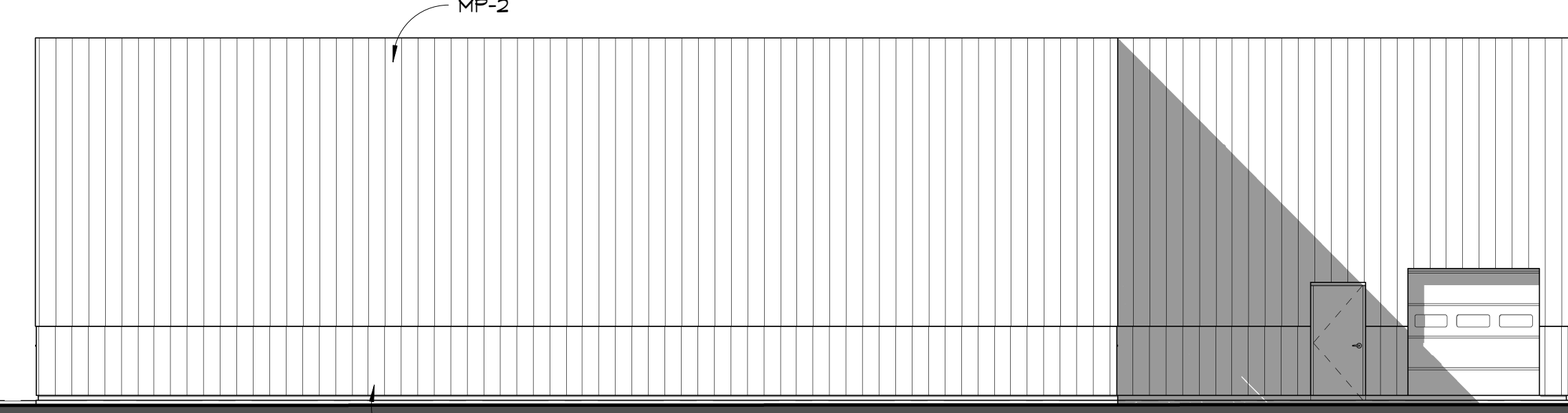
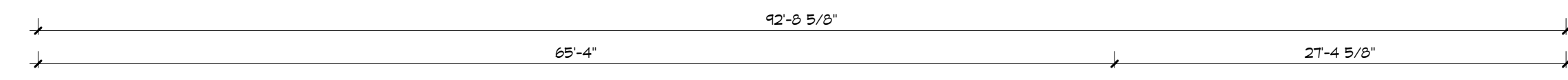
SHEET NO.  
**A-2.4**

PROJ. #

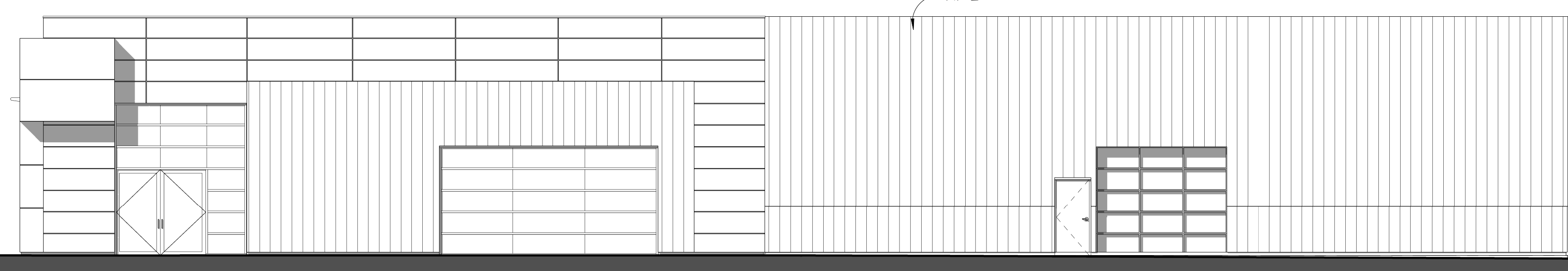
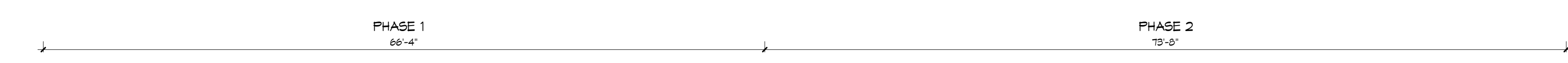
\* NO PHASE 2 CHANGES TO THIS ELEVATION \*



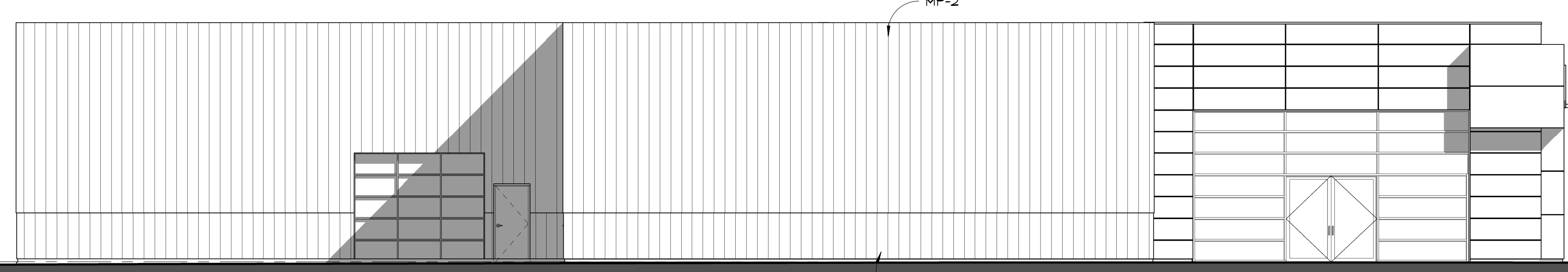
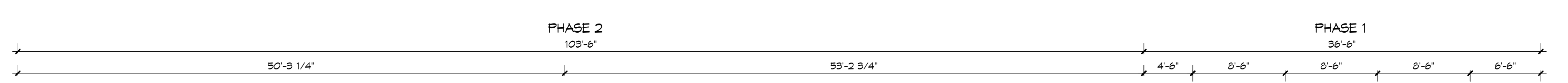
① FIAT - WEST - PHASE 2 - SHADOWS  
 1/8" = 1'-0"



② FIAT - EAST - PHASE 2 - SHADOWS  
 1/8" = 1'-0"



③ FIAT - SOUTH - PHASE 2 - SHADOWS  
 1/8" = 1'-0"



④ FIAT - NORTH - PHASE 2 - SHADOWS  
 1/8" = 1'-0"

ELEVATION NOTES	
ACM-1 ALUMINUM COMPOSITE MATERIAL, MANUF. ALPOLIC (OR EQUAL), COLOR: BQ RED, THICKNESS: 4MM, SYSTEM: DRY JOINT REVEAL.	
FC-1 FIBER CEMENT PANEL, MANUF. AMERICAN FIBER CEMENT CORP., SERIES: ETER, COLOR: DARK GREY E20, SIZE: APPROX. 2' x 8' PANELS, SYSTEM: EXPOSED FASTENING SYSTEM.	
MP-1 METAL PANEL, COLOR: DARK GREY TO MATCH FC-1	
MP-2 METAL PANEL, COLOR: LIGHT GREY	