



Location
2117 South Stoughton Road

Project Name
A&J Van Tenant Improvement

Applicant
McAllen Investments Limited Partnership/
Dave Nelsen-Ruedebusch Dev & Construction

Existing Use
Vacant Commercial Space

Proposed Use
Operation of an Automobile Accessory
Store with Automobile Sales

Public Hearing Date
Plan Commission
20 April 2009



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 : RPJ : Date : 06 April 2009



LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:		98428
Amt. Paid	500 -	Receipt No. 98426
Date Received	3/4/09	
Received By	JGP	
Parcel No.	0710 14 1801 6	
Aldermanic District	16 - COMPTON	
GQ	oh	
Zoning District	M1	
For Complete Submittal		
Application	✓	Letter of Intent ✓
IDUP	-	Legal Descript. ✓
Plan Sets	✓	Zoning Text -
Alder Notification	3/3/09	Waiver
Nbrhd. Assn Not.	-	Waiver
Date Sign Issued	3/4/09	

1. Project Address: 2117 Stoughton Road, Madison, WI **Project Area in Acres:** 2.94
Project Title (if any): A&J Van Tenant Improvement

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: David Nelsen Company: Ruedebusch Development & Construction
 Street Address: 4605 Dovetail Dr. City/State: Madison, WI Zip: 53704
 Telephone: (608) 249-2012 Fax: (608) 249 2032 Email: dave@ruedebusch.com

Project Contact Person: Dave Nelsen Company: Ruedebusch Development & Construction
 Street Address: 4605 Dovetail Dr. City/State: Madison, WI Zip: 53704
 Telephone: (608) 249-2012 Fax: 608) 249-2032 Email: dave@ruedebusch.com

Property Owner (if not applicant): McAllen Investments Limited Partnership
 Street Address: 2695 Gaston Rd City/State: Cottage , WI Zip: 53527

4. Project Information:

Provide a general description of the project and all proposed uses of the site: The project consists of building a vacant tenant space for A&J Vans for the purpose of modifying vehicles for use by handicapped individuals and sales of these vehicles.

Development Schedule: Commencement 4/22/09 Completion 7/30/09

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor. See drawing CI.1 for metes and bounds

Filing Fee: \$ 500.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ The site is located within the limits of Comp. Plan/Stoughton Road Plan, which recommends:

Industrial/discourages auto sales and service this area. for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Alderperson: Judy Compton Notified Matt Tucker 3/3/09 of waiver of notification request

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

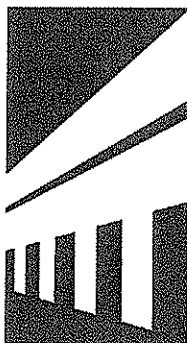
Planner Tim Parks Date 3/3/09 | Zoning Staff Matt Tucker Date 3/3/09
Planner Rebecca Gnare Date 3/3/09 | Zoning Staff Matt Tucker Date 3/3/09

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name David Nelsen Date 3/4/09

Signature [Signature] Relation to Property Owner ENGINEER

Authorizing Signature of Property Owner [Signature] Date 3-4-09



March 4, 2009

Plan Commission
c/o Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent
2117 Stoughton Road
Conditional Use Permit

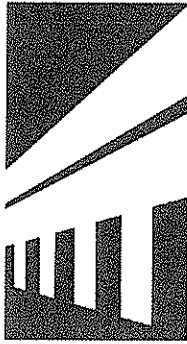
Gentlemen:

Attached please find a Conditional Use Application along with required plans and documentation for A&J Mobility. A&J Mobility has been providing mobility solutions since 1983 to create accessible vehicles for handicapped individuals. A&J Mobility is losing their lease at their current location in Monona and is looking to relocate to 2117 Stoughton Rd. in Madison. They currently have four locations in the State of Wisconsin. Attached are some pages from their web site with their mission statement and photos of some of the modifications they perform.

A&J Mobility will have a staff of three at the proposed location where they will convert vehicles for handicapped accessibility and offer these vehicles for sale. Their hours of operation are from 8:00 AM to 5:00 PM Monday through Friday. Typically they will have 3-4 vehicles on site at any one time. There will be room to display two vehicles inside the facility and all modification work will be done inside the building.

The proposed facility will occupy 4,724 sf of an existing building owned by McAllen Investment Limited Partnership. The remaining 17,000 sf (-) of the building is partially vacant and partially occupied by a machined parts distributor.

In meetings with the Alderperson, Judy Compton, the owner has agreed to upgrade the building facade as part of this conditional use. Drawings will be prepared to show the proposed modifications and agreed upon by the April 20, 2009. During these discussions it was proposed that the owner would have three years to implement these modifications.



March 4, 2009
Plan Commission
Page 2

Ruedebusch Development & Construction will be the engineer and contractor for the project. David Nelsen will be the Engineer of Record.

If you have any questions, please contact me at our office.

Sincerely,
Ruedebusch Development & Construction, Inc.

A handwritten signature in black ink, appearing to read "D A Nelsen", followed by a horizontal line extending to the right.

David A. Nelsen, P.E.
Director of Engineering
608-249-2012, X205

Cc: McAllen investment Limited Partnership



333 Washington St. / Valders, WI 54245
Telephone (920) 775-9333
Fax (920) 775-4104
925 East Broadway / Monona, WI 53716
Telephone (608) 223-9731
Telephone (888) 223-9731
Fax (608) 223-9132

A&J Vans has been in business for 34 years as a secondary manufacturer of RV conversions and A&J Mobility has been performing modifications of vehicles for persons with disabilities for 22 years. It is the mobility aspect of our business that we are required to relocate due to the upcoming expansion of Menards.

A&J Mobility sells and installs adaptive equipment for vehicles to assist persons with disabilities in staying mobile. Our mobility business is a specialized service to help persons with unique needs. We strive to make our clients life as productive and enjoyable as we can with our wide variety of options.

Samples of equipment that would be sold and installed at this location would be:

- Hand Controls
- Left foot Gas Pedals
- Wheelchair Lifts- both side and rear
- Scooter Lifts
- Special Seating Options

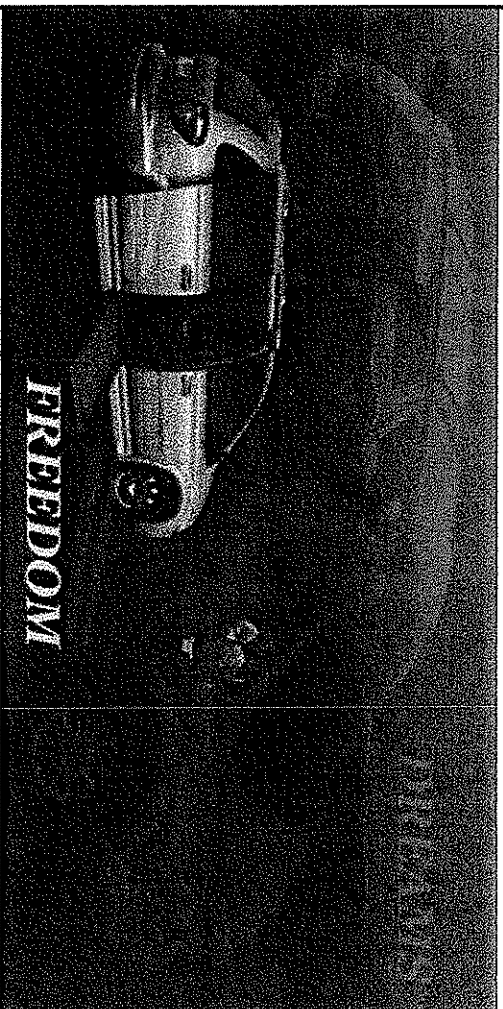
The servicing and repair of this equipment will also be done at this facility. There would be no repairs to the vehicles itself, only the adaptive equipment.

Likewise, we will be selling new and used mobility vehicles to private individuals which will require us to have a motor vehicle dealer license. We have included the application for your approval with this letter. We will have an inside showroom for the ease and convenience of our clients to view and demo our mobility equipment. At any given time we may have a maximum of 10 mobility vehicles at this location with half inside and half outside.

If you have any further questions about A&J Mobility please feel free to call me at 920-775-9333 ext. 303.

A handwritten signature in cursive script that reads 'John Kupsh'.

John Kupsh
A&J Vans, Inc.
A&J Mobility



A&J Mobility

333 Washington Street
Valders, WI 54245
Phone: (888) 775-7750
Contact: John Smith
Phone: (920) 901-4215
Contact: Dick Ruh

A&J Mobility

925 East Broadway
Monona, WI 53716
Phone: (608) 513-4235
Contact: Allen Kohn
Phone: (608) 223-9731
Contact: Jim Danielson

A&J Mobility

3405 Truax Ct, Ste B
Eau Claire, WI 54703
Phone: (715) 271-1538
Contact: Neal Bennett
Phone: (715) 833-9830
Contact: Mike Hoyland

A & J Mobility

3058 Helsan Drive
Richfield, WI 53076
Phone: (800) 517-1024
Contact: Paul Steffen

Map of Our Locations

[Home](#) [About Us](#) [Services](#) [Mobility Conversions](#) [Mobility Equipment](#) [Inventory](#) [Rentals](#) [Contact Us](#)

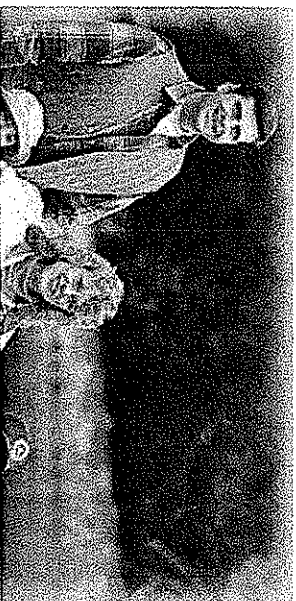
A&J Mobility Mission Statement

A&J Mobility strives to provide the most innovative mobility ideas available to our customers while ensuring the products we sell are followed up with superior service and a long term commitment to customer satisfaction.

A&J Mobility has been in the mobility business since 1983. We are owned and operated by A&J Vans, which has been in business since 1975 under one owner.

Our commitment to quality, service, and meeting the needs of our valued customer is what our business was built on and remains our focus today.

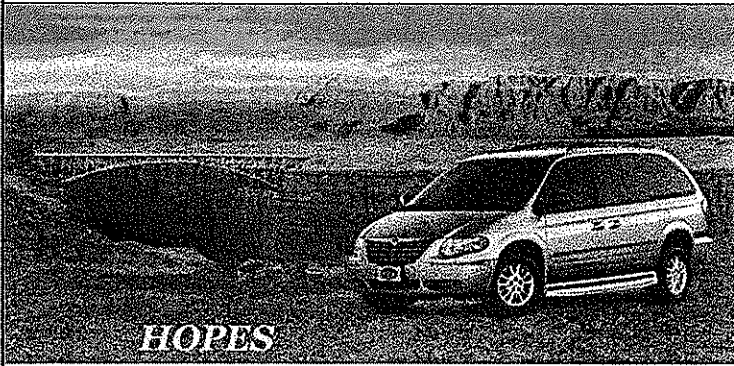
We strive to understand our customers individual needs and follow through to achieve our customer's automotive mobility dreams.



[Home](#)

[About](#)

[Site Map](#)



A&J Mobility
 333 Washington Street
 Valders, WI 54245
 Phone: (888) 775-7750
 Contact: John Smith
 Phone: (920) 901-4215
 Contact: Dick Ruh

A&J Mobility
 925 East Broadway
 Monona, WI 53716
 Phone: (608) 513-4235
 Contact: Allen Kohn
 Phone: (608) 223-9731
 Contact: Jim Danielson

A&J Mobility
 3405 Truax Ct, Ste B
 Eau Claire, WI 54703
 Phone: (715) 271-1538
 Contact: Neal Bennett
 Phone: (715) 833-9830
 Contact: Mike Hoyland

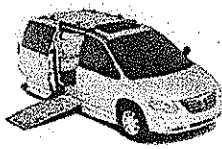
A & J Mobility
 3058 Helsan Drive
 Richfield, WI 53076
 Phone: (800) 517-1024
 Contact: Paul Steffen

Map of Our Locations

[Home](#) [About Us](#) [Services](#) [Mobility Conversions](#) [Mobility Equipment](#) [Inventory](#) [Rentals](#) [Contact Us](#)

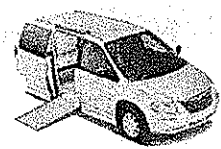
A&J Mobility is dedicated to providing our valued customers with excellent service and a full selection of new and pre-owned lowered floor minivans and full size vans to choose from. Our Mobility Consultants strive to understand your wants and needs so we are able to recommend the perfect vehicle to provide the automotive freedom you desire.

Financing available [click for details.](#)




Dodge-Chrysler Enter Van

Product Information	Pictures
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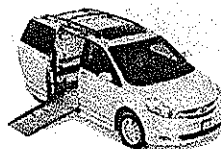
Dodge-Chrysler Ramp Van

Product Information	Pictures
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General Motors Enter Van

Product Information	Pictures
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Toyota Sienna Ramp Van

Product Information	Pictures
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Viewpoint

Product Information	Pictures
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Dodge-Chrysler Companion Van

Product Information	Pictures
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 Virtualtech Web Site Design and Promotion, Inc.

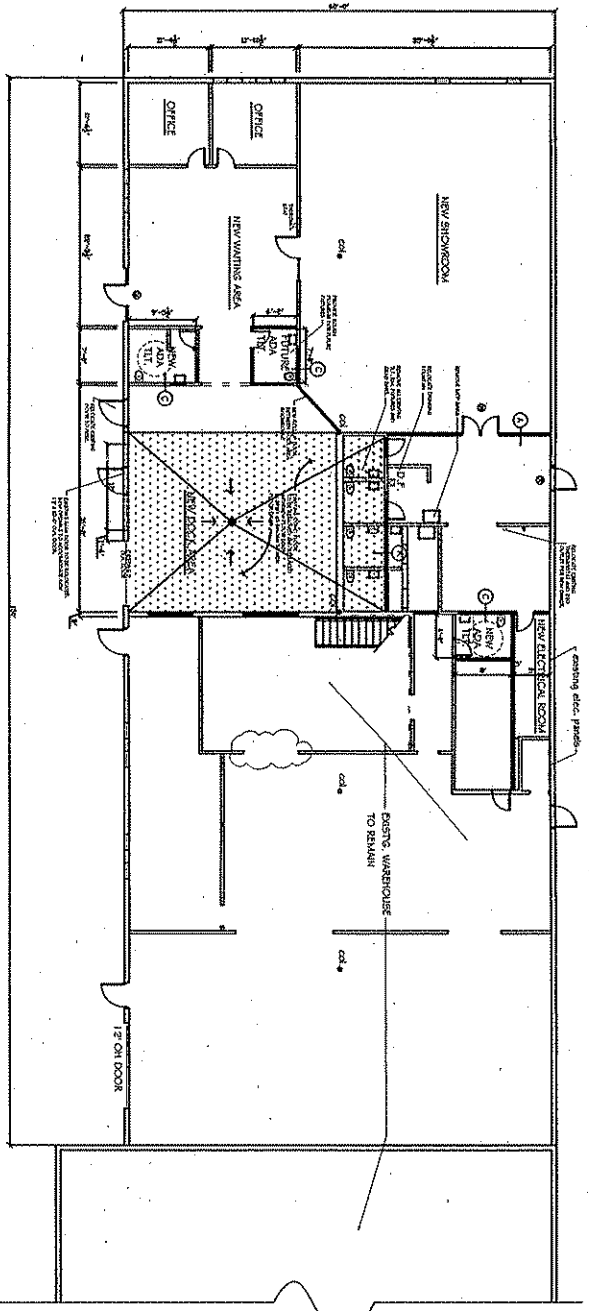
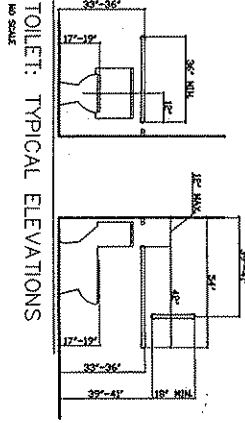
- NOTE:
- 1) FURNISH TO PROVIDE A TYPICAL OPERATOR EXCEPT FOR FINISHING AND TRIMMING
 - 2) FINISHES EXCEPTED FROM ON A FLOOR PLAN ARE INDICATED BY A DOTTED LINE AND SHALL NOT BE LIMITED TO CHANGES AND FINISH WORK

GENERAL NOTES:

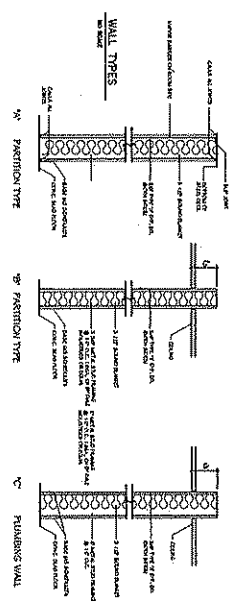
- 1) CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE OR NATIONAL BUILDING CODES
- 2) DIMENSIONS ARE TYPICALLY TO CENTERLINE OF WALL AND EXCEPT FOR THICK FIELD OF WALLS WHICH SHALL BE TO FACE
- 3) ALL DEVICES, OUTLET, SWITCHES AND TERMINALS TO BE INSTALLED SHALL BE TO BE IN THE ROOM OR TO THE ROOM TO WHICH THEY ARE TO BE INSTALLED
- 4) TRAILER SHALL BE TO BE IN THE ROOM OR TO THE ROOM TO WHICH THEY ARE TO BE INSTALLED
- 5) PROVIDE SLOPE FOR ALL TOILET PARTITIONS AS SHOWN ON THE DRAWINGS
- 6) ALL FINISHES SHALL MEET THE REQUIREMENTS OF A.S.A.
- 7) GENERAL CONTRACTOR TO FURNISH AND INSTALL ALL MATERIALS AND LABOR FOR ALL WORK NOT SHOWN ON THIS DRAWING AND SHALL BE RESPONSIBLE FOR THE REMEDIATION OF THE AREA

TOILET RM ACCESSORIES

1. MIRROR, 24" X 36" IN. PL. GLASS & STAINLESS STEEL FRAME
2. TOILET PAPER HOLDER, SURFACE MOUNT MODEL, 24" X 6" IN. PL. GLASS & STAINLESS STEEL FRAME
3. 24" X 6" IN. PL. GLASS & STAINLESS STEEL FRAME
4. 1-4" X 2" LOW STAINLESS STEEL BY BRIDGES ON BEVEL



ENLARGED FLOOR PLAN



SYMBOL KEY

- ◉ UNFINISHED BERT ROOM
- ◉ DOOR OBSERVATION
- ▭ EXISTING WALLS TO REMAIN
- ▭ WALLS TO BE REMOVED
- ▭ NEW WALLS

SHEET NUMBER
A1.1

NO.	DATE	REVISIONS	BY
1	08-18-09	PROJECT NAME, SIZE	AW
2		DRAWN BY	AW
3		CHECKED BY	W. NELSON
4		DESIGN MANAGER	W. NELSON

PROJECT NAME:
A. & J. VAN
2117 STOUTINGTON ROAD
MADISON, WI

SHEET TITLE:
FLOOR PLAN

RUEDEBUSCH
DEVELOPMENT &
CONSTRUCTION

4000 DOWNEY BL., MADISON, WISCONSIN 53704
PHONE: (608) 248-3313 FAX: (608) 248-3322



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

EAST ELEVATION
 SCALE: 1/8" = 1'-0"



WEST FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

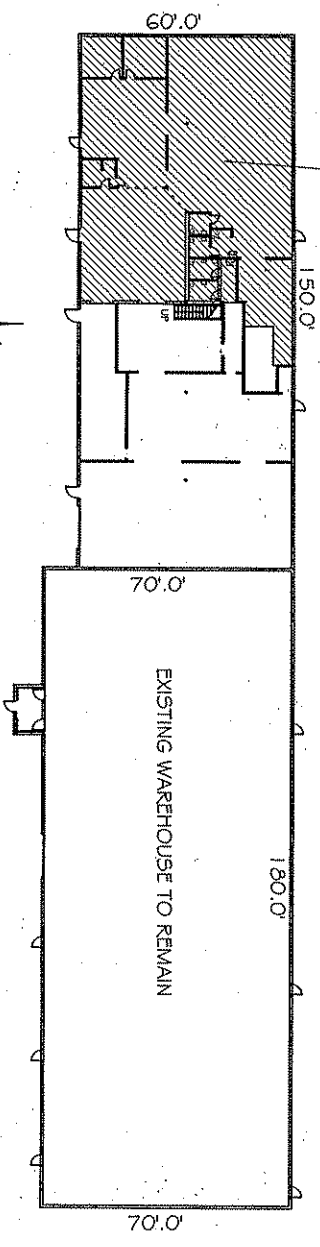


SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

EXISTING MAIN DOOR TO BE RELOCATED.
 NEW OPENING TO ACCOMMODATE NEW
 12' X 10'-0" O.H. DOOR. SEE SHT. A.1.1 PLAN

ALL PROPOSED WORK IS CONDUCTED
 ON THIS END OF BUILDING

SHEDDED AREA
 TO BE DEMOLISHED
 4724 S.F.



OVERALL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SHEET TITLE:
**OVERALL FLOOR PLAN
 AND ELEVATIONS**

NO.	DATE	REVISIONS
1		

PROJECT NUMBER: 8132
 DATE: 02-18-09
 DRAWN BY: MJ
 CHECKED BY: T. NELSON
 DESIGN MANAGER: T. NELSON

SHEET NUMBER:
A1.0