



**Location**

854 East Washington Avenue

**Project Name**

Don Miller Sales Lot

**Applicant**

East Washington II, LLC/Dan Carlson –  
Vogel Bros. Building Company

**Existing Use**

Former Auto Repair Business,  
Currently Vacant

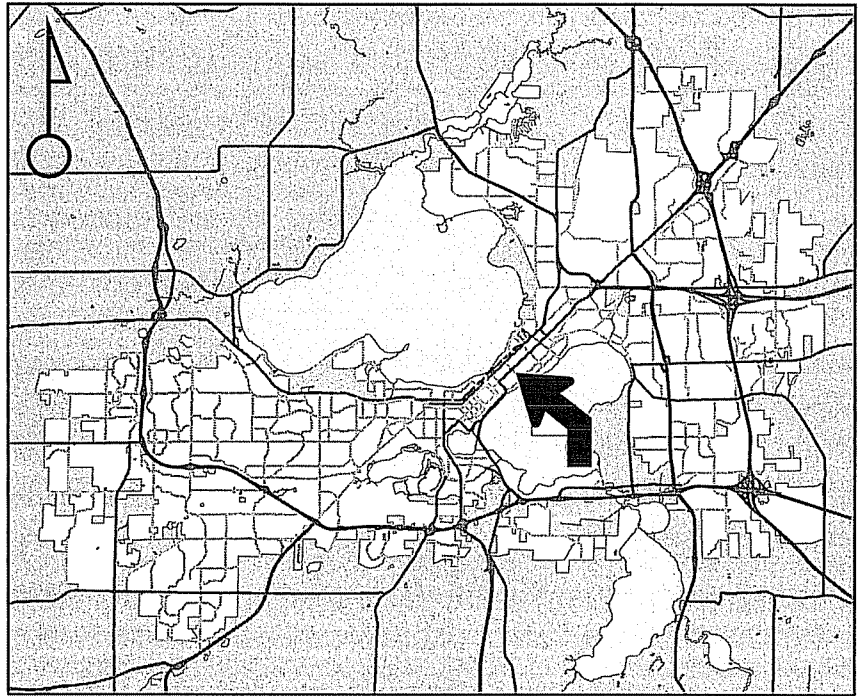
**Proposed Use**

Demolish Former Auto Repair Business  
for Temporary Car Sales Lot

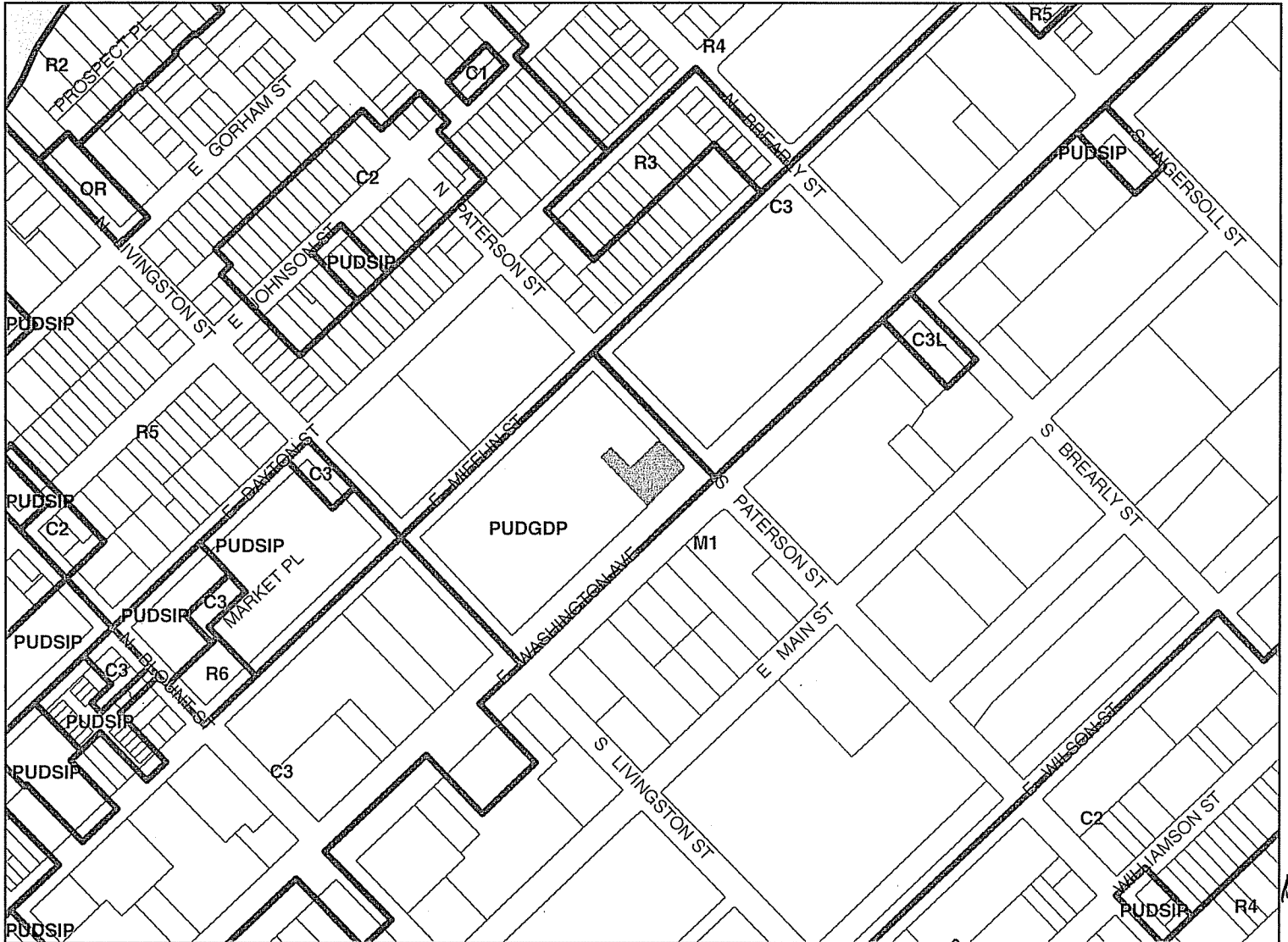
**Public Hearing Date**

Plan Commission

17 September 2007

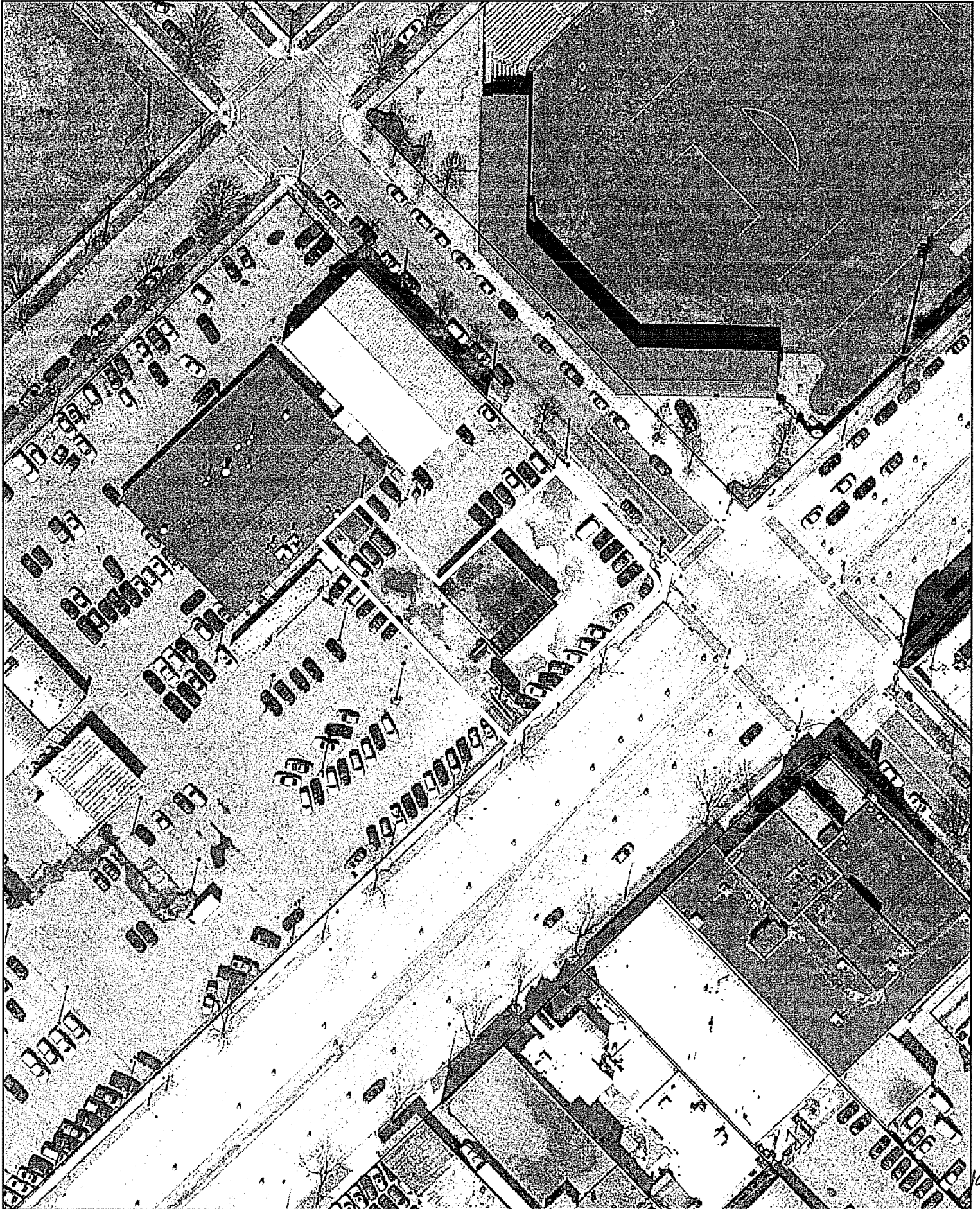


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 August 2007



# 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](http://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:

Amt. Paid \$500<sup>00</sup> Receipt No. 83565

Date Received 7.18.07

Received By RT

Parcel No. 0709-132-1215-9

Aldermanic District 2, Brenda Koukel

GQ UDC, Remediation Site

Zoning District C3

#### For Complete Submittal

Application  Letter of Intent

IDUP N/A Legal Descript.

Plan Sets  Zoning Text

Alder Notification  Waiver

Ngrbrhd. Assn Not.  Waiver

Date Sign Issued 7.18.07

**1. Project Address:** 854 East Washington Avenue **Project Area in Acres:** 0.350

**Project Title (if any):** Don Miller - 854 E Washington Avenue

### 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 type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Wade P. Wyse Company: Jenkins Survey & Design, Inc.

Street Address: 161 Horizon Drive Suite 101 City/State: Verona, Wisconsin Zip: 53593

Telephone: (608) 848-5060 Fax: (608) 848-2255 Email: wade.wyse@jsdinc.com

Project Contact Person: Dan Carlson Company: Vogel Bros. Building Co.

Street Address: 2701 Packers Ave. City/State: Madison, Wisconsin Zip: 53707-7696

Telephone: (608) 241-5454 Fax: (608) 241-5155 Email: dcarlson@vogelbldg.com

Property Owner (if not applicant): EAST WASHINGTON II LLC

Street Address: PO BOX 2097 City/State: Madison, Wisconsin Zip: 53701

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: \_\_\_\_\_

Building demolition and construction of temporary parking lot

Development Schedule: Commencement August '07 Completion September '07

**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.
- Filing Fee:** \$ 500 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](mailto: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 Tenney-Lapham/Old Market Place Neighborhoods Plan, which recommends: Commercial Redevelopment 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: email sent to Matt Tucker by Alderperson walving this requirement
  - 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 <u>Timothy Parks</u>	Date <u>05/26/07</u>	Zoning Staff <u>Matt Tucker</u>	Date <u>06/26/07</u>
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**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Wade P. Wyse Date 07/18/07

Signature Wade P. Wyse Relation to Property Owner Authorized Agent

Authorizing Signature of Property Owner Don Miller Date 07/18/07

July 17, 2007

City of Madison Planning Commission  
215 Martin Luther King Jr. Blvd.  
Room LL-100  
PO Box 2985  
Madison, WI 53701-2985

Subject: ***Letter of Intent  
Temporary Don Miller Dodge Central Parking Lot Expansion  
854 E. Washington Avenue  
Madison, Wisconsin 53703  
JSD Project No. 07-2859***

Dear Plan Commission Members:

Per your requirement for a Land Use Application Submittal we are providing the following written Letter of Intent for the proposed temporary Don Miller Central Parking Lot Expansion development at 854 East Washington Avenue. Currently, the site has a 2,400 square foot one story masonry building that was formerly the sales office and garage of Budget Auto Outlet. A gravel parking lot surrounds the building and served as the parking site for the business.

For the proposed development, Vogel Bros. Building Corporation has been designated as the general contractor and overall project coordinator. Jenkins Survey & Design, Inc. will serve as the designer, landscape architect, surveyor, and engineer for the project. Site lighting design will be provided by Electric Construction, Inc. This project is proposed to begin in mid-August 2008 and finish by mid-September 2008.

This project will be a temporary parking facility as defined under the Madison Municipal Code. It will include demolition and removal of the Budget Auto Outlet building that currently serves the site. A new 22 stall parking lot will be re-installed without changing the existing grades. No buildings are proposed on the site, although within the next three years a redevelopment of the entire area has been proposed. The new parking lot will be paved with bituminous asphalt. The pavement will cover 12,287 square feet, replacing the existing impervious gravel and building areas that currently cover the site. The overall site is 15,228 square feet.

This redevelopment will not be used for any retail or business offices and, as such, will not have any employees or places for assembly on-site. The parking lot will be utilized by patrons of Don Miller Dodge Central during the normal operating business hours, 9 A.M. to 9 P.M. The site will not add any of the following to the area: dwelling units, school children, or trash removal. A plow will be the only snow removal equipment necessary to clear the project area of snow. General maintenance of asphalt will include sealing and line striping for the parking lot.

Please contact our office if there are any further questions or comments.

Thank You,

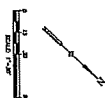
Ben Kamps, E.I.T.



**NO FIELD STAKES TO BE PLACED ON THIS SURVEY**

**NO FIELD STAKES TO BE PLACED ON THIS SURVEY**

**NO FIELD STAKES TO BE PLACED ON THIS SURVEY**



PROPERTY DATA

TRACT	ACRES	SURFACE AREA	PERCENTAGE
1	1.00	1.00	100.00

ADJACENT PROPERTY DATA

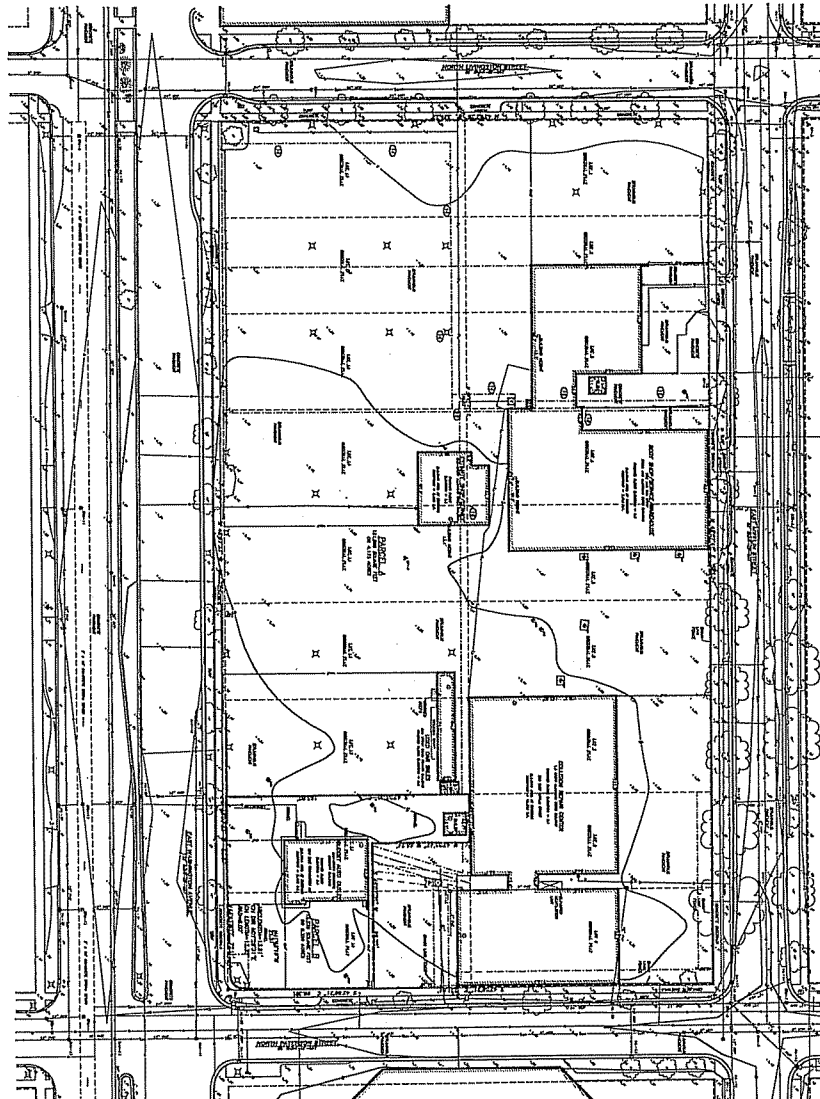
TRACT	OWNER	ADDRESS
1	...	...
2	...	...

TRIAL DATA

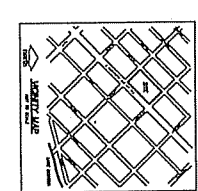
TRIAL	DATE	TIME	WIND	TEMP	BAROMETER	RAINFALL
1	...	...	...	...	...	...

ADJUSTMENT DATA

POINT	ADJUSTMENT
1	...
2	...



- 1. THE SURVEY IS A SURVEY OF THE... IN THE CITY OF WASHINGTON, D.C.
- 2. THE SURVEY IS A SURVEY OF THE... IN THE CITY OF WASHINGTON, D.C.
- 3. THE SURVEY IS A SURVEY OF THE... IN THE CITY OF WASHINGTON, D.C.
- 4. THE SURVEY IS A SURVEY OF THE... IN THE CITY OF WASHINGTON, D.C.
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- 6. THE SURVEY IS A SURVEY OF THE... IN THE CITY OF WASHINGTON, D.C.
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- 10. THE SURVEY IS A SURVEY OF THE... IN THE CITY OF WASHINGTON, D.C.



**LOCAL PROFESSIONAL ORGANIZATIONS**

ASCE

NSPE

NSRL

NSI

NSP

NSRP

NSRPE

NSRPF

NSRPF-2

NSRPF-3

NSRPF-4

NSRPF-5

NSRPF-6

NSRPF-7

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NSRPF-40

**EXISTING CONDITIONS SURVEY**

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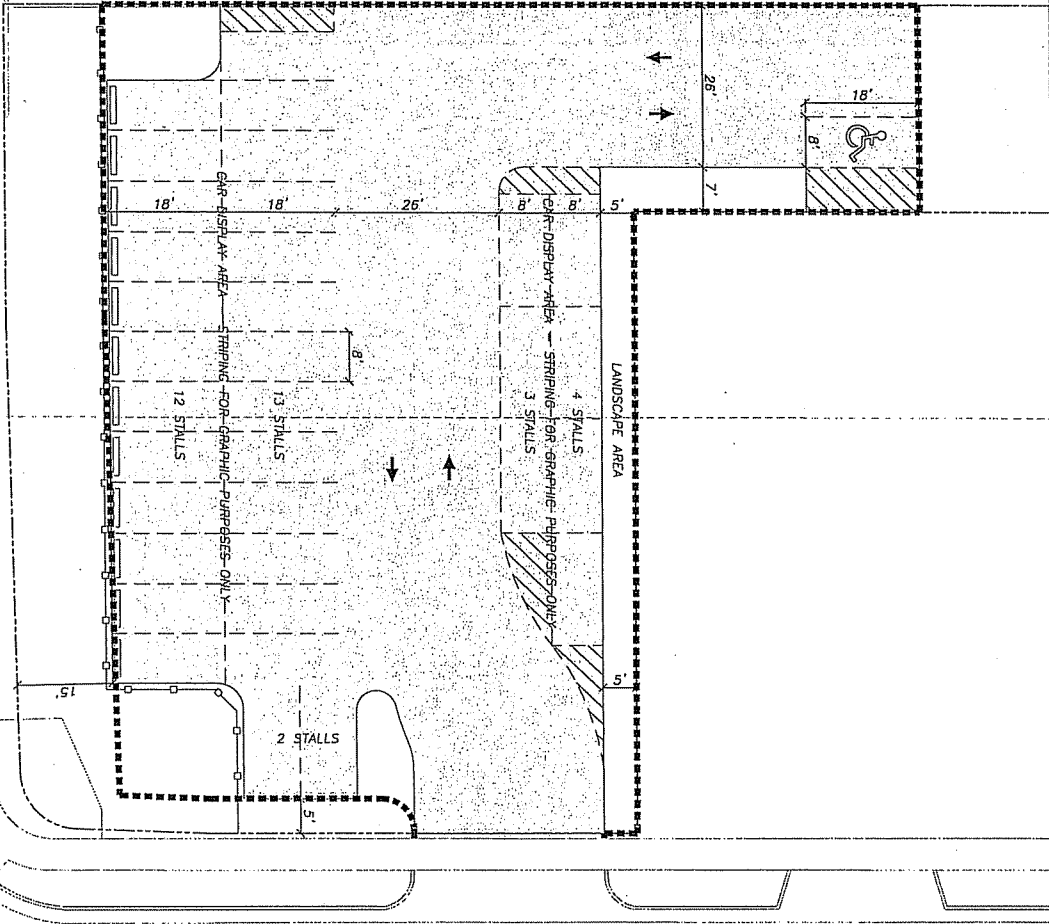
THE SURVEY IS A SURVEY OF THE... IN THE CITY OF WASHINGTON, D.C.

THE SURVEY IS A SURVEY OF THE... IN THE CITY OF WASHINGTON, D.C.

NO.	DESCRIPTION	DATE	BY	CHECKED BY	APPROVED BY
1	...	10-27-2004	...	...	...
2	...	10-27-2004	...	...	...

19

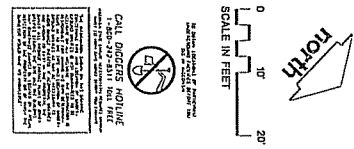
EAST WASHINGTON AVENUE  
1.33' RIGHT-OF-WAY



NORTH PATERSON STREET  
66' RIGHT-OF-WAY

- LEGEND (PROPOSED)**
- PROPERTY LINE
  - - - - - CONSTRUCTION LIMITS
  - ==== FENCE TYPE
- GENERAL NOTES**
1. REFER TO SHEET C-19 FOR EXISTING CONDITIONS NOTES AND LEGEND.
  2. NO SITE, CONSTRUCTION OR CONSTRUCTION OF
  3. ALL WORK IN THE FENCE SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE, CHAPTER 22.02.

PROPERTY INFORMATION	
Site Address	524 E. Washington Ave.
Site Access (Lot)	D-330
Number of Building Stories	N/A
Building Height	N/A
Owner (Legal)	N/A
Owner (Contract)	N/A
Use of Structure	Commercial Building Use
Class Score	N/A
Class Score	N/A
Number of employees	N/A
Capacity of restaurant/food or assembly area	N/A
Number of bicycle racks	0
Number of parking spaces	0
Lot Area	33
Lot Coverage	0
Open/covered space	0
Other	33



CALL BEFORE YOU DIG  
1-800-487-8811 FOR THE CITY OF MADISON

**JSD**  
JSD Engineers & Architects  
Architectural Survey & Design, Inc.  
• PLANNING & DEVELOPMENT  
• CIVIL ENGINEERING  
• ELECTRICAL ENGINEERING  
• MECHANICAL ENGINEERING  
• STRUCTURAL AND LIFTING  
• CONSTRUCTION MANAGEMENT  
MADISON REGIONAL OFFICE  
141 Johnson Drive  
Suite 101  
Madison, Wisconsin 53703  
Phone: 762-9250  
Fax: 762-9250

**MILWAUKEE REGIONAL OFFICE**  
2701 Parkers Avenue  
Suite 101  
Madison, Wisconsin 53707  
Phone: 223-9666  
Fax: 223-9666

**PROJECT FOR**  
VOGEL BROS.  
BUILDING CO.  
2701 Parkers Avenue  
Madison, Wisconsin 53707

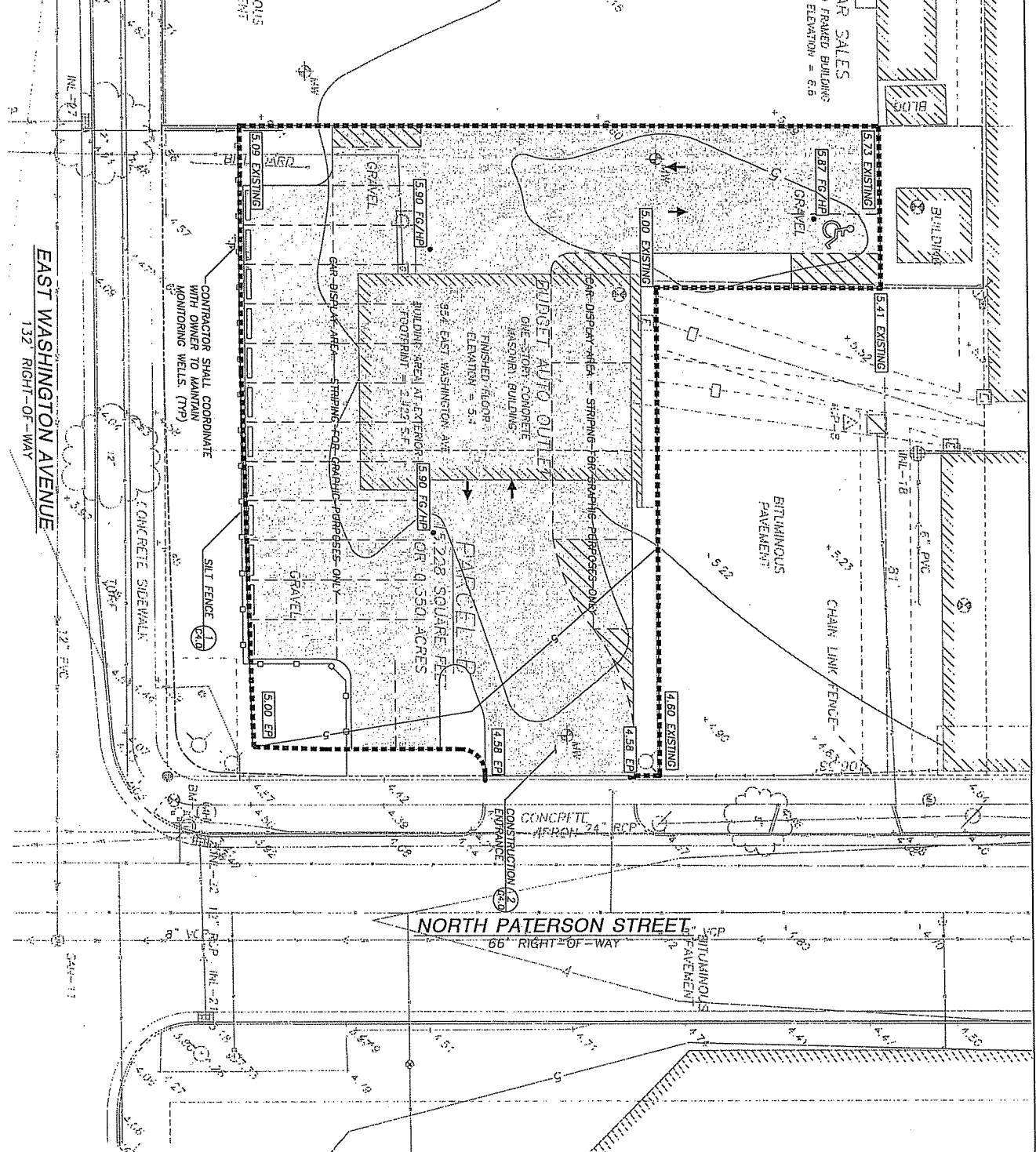
**PROJECT**  
DON MILLER  
DODGE  
CENTRAL  
524 E. Washington Ave.  
Madison, Wisconsin 53703

Although every effort has been made to ensure the accuracy of the information contained herein, the user assumes all liability for any errors or omissions. The user shall be held liable for any and all damages, including reasonable attorney's fees, arising from the use of this information.

REV.	DATE	DESCRIPTION
001	07/26/07	Initial Design
002	08/14/07	Revised Design
003	08/14/07	Final Design
004	08/14/07	Final Design

**C-20**  
SITE PLAN

DATE: 07-26-07  
JOB PROJECT: 07-2659  
JOB PROJECT: 07-2659  
JOB PROJECT: 07-2659  
JOB PROJECT: 07-2659



**LEGEND (PROPOSED)**

- CONSTRUCTION LIMIT
- PROPOSED MAJOR DRIVEWAY
- WELLS
- UTILITY
- SILT FENCE
- 5 FT LAYDOWN
- 5 FT LAYDOWN
- 5 FT LAYDOWN
- 5 FT LAYDOWN
- 5 FT LAYDOWN
- 5 FT LAYDOWN
- 5 FT LAYDOWN
- 5 FT LAYDOWN

**GENERAL NOTES**

- NO SITE EXISTENCE SURVEY ON DOWNSLOPE OF NORTH PATERSON STREET.
- NO SITE EXISTENCE SURVEY ON DOWNSLOPE OF EAST WASHINGTON AVENUE.
- CONTRACTOR SHALL COORDINATE WITH OWNER TO MAINTAIN MONITORING WELLS (TW).
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**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**

- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- CONTRACTOR SHALL MAINTAIN SLOPES AT ALL EROSION CONTROL MEASURES.
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- CONTRACTOR SHALL MAINTAIN SLOPES AT ALL EROSION CONTROL MEASURES.

**SCALE IN FEET**

0 10 20

North

**PRIORITIZED**

**JSD**  
 JSD GROUP, INC.  
 2701 Park Avenue  
 Jackson, Mississippi 39208  
 Phone: 601-939-2500  
 Fax: 601-939-2501  
 Email: jrd@jrdgroup.com

**CLIENT**  
 DON MILLER  
 DODGE  
 CENTRAL  
 2701 Park Avenue  
 Jackson, Mississippi 39208  
 Phone: 601-939-2500  
 Fax: 601-939-2501  
 Email: jrd@jrdgroup.com

**PROJECT**  
 2701 Park Avenue  
 Jackson, Mississippi 39208  
 Phone: 601-939-2500  
 Fax: 601-939-2501  
 Email: jrd@jrdgroup.com

**DESIGNER**  
 JSD GROUP, INC.  
 2701 Park Avenue  
 Jackson, Mississippi 39208  
 Phone: 601-939-2500  
 Fax: 601-939-2501  
 Email: jrd@jrdgroup.com

**DATE**  
 10/20/2017

**TITLE**  
 EROSION CONTROL & GRADING PLAN

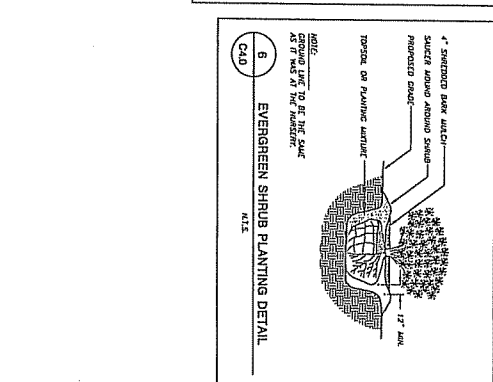
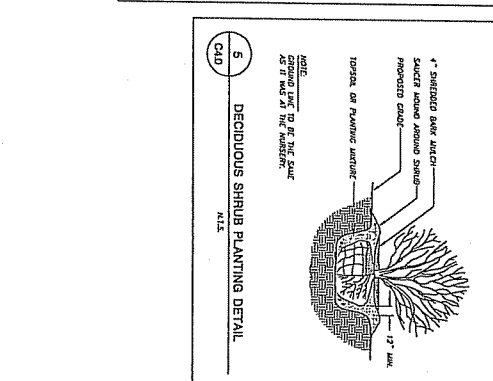
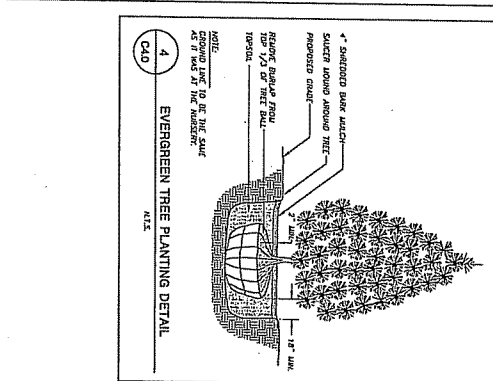
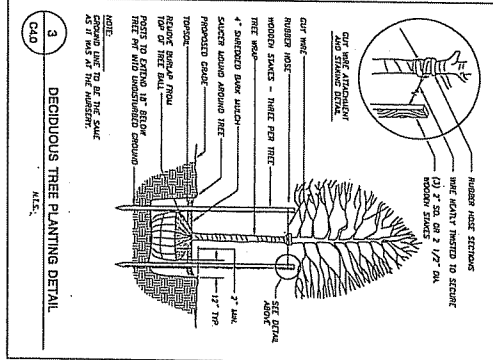
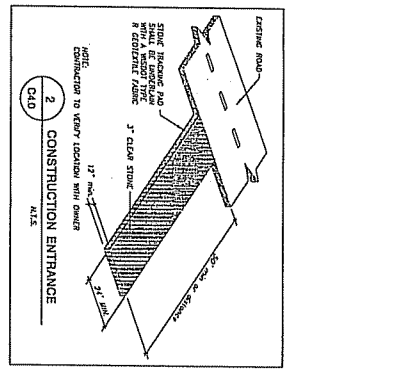
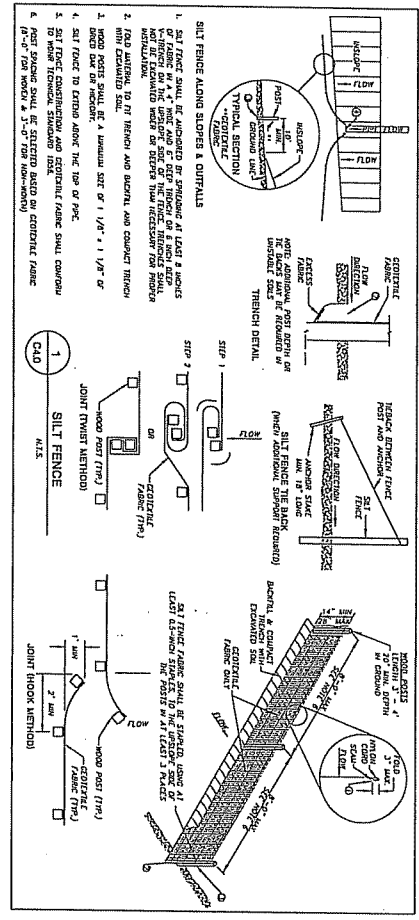
**PROJECT NUMBER**  
 07-2539

**SCALE**  
 AS SHOWN

19







**ISD** *Intelligent Site Development*

Architects Survey & Design, Inc.  
 • PLANNING & DEVELOPMENT  
 • ENVIRONMENTAL ENGINEERING  
 • SURVEYING AND MAPPING  
 • CONSTRUCTION MANAGEMENT  
 MADISON REGIONAL OFFICE  
 181 Madison Blvd  
 Suite 103  
 Watertown, Wisconsin 53093  
 (608) 841-8800

MILWAUKEE REGIONAL OFFICE  
 W22 W2321 Heavy Road  
 Milwaukee, Wisconsin 53188  
 (414) 513-0888

PROJECT: DON MILLER DODGE CENTRAL  
 2701 Packers Avenue  
 Madison, Wisconsin 53707

DATE: 07-20-09  
 DRAWN BY: JLS  
 CHECKED BY: JLS  
 DATE: 07-20-09  
 PROJECT NO: C-40  
 SHEET NO: 1

Exterior





Exterior



**JSD** • Engineers • Surveyors  
**Jenkins Survey & Design, Inc.**



Exterior





Exterior





Exterior – Looking from North to East

North – Breese Stevens



Northeast – Breese Stevens



Northeast – Gardner Baking Co.



East – Gardner Baking Co.





Exterior – Looking from South to West

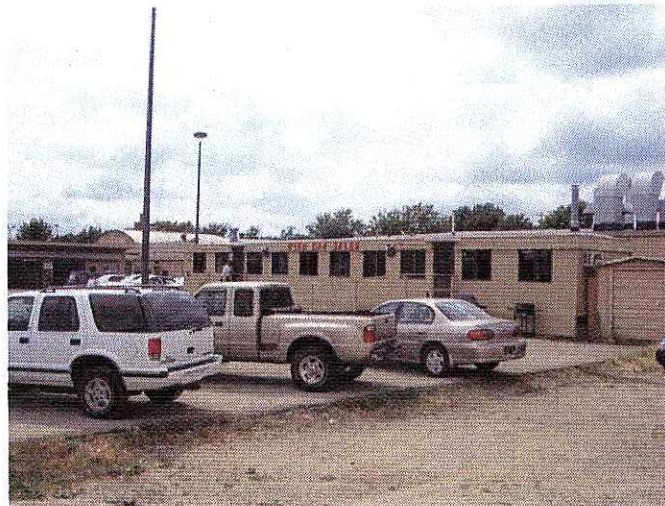
South – Used Car Lot



Southwest – Used Car Lot



West – Used Car Sales Office





Exterior – Looking from West to North

West – Used Car Sales Office



Northwest – Collision Repair Center

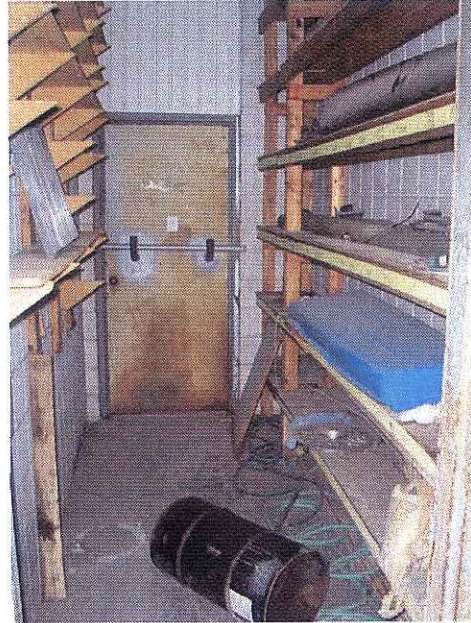
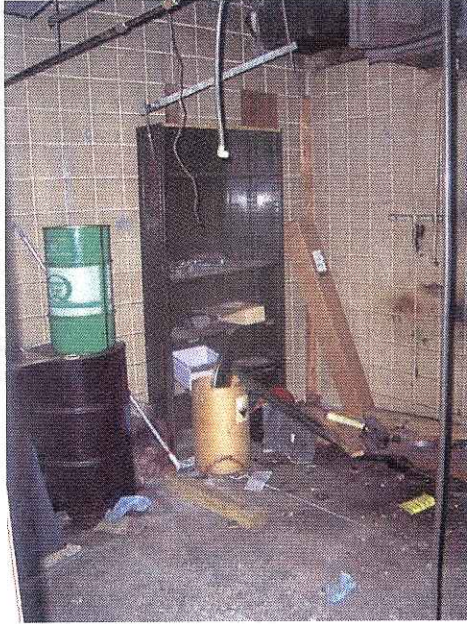


Northwest – Collision Repair Center





Interior – Extra Rooms





Interior – Main Room





Interior – Office



Interior – Office Bathrooms

