



Location
1109-1113 North Sherman Avenue

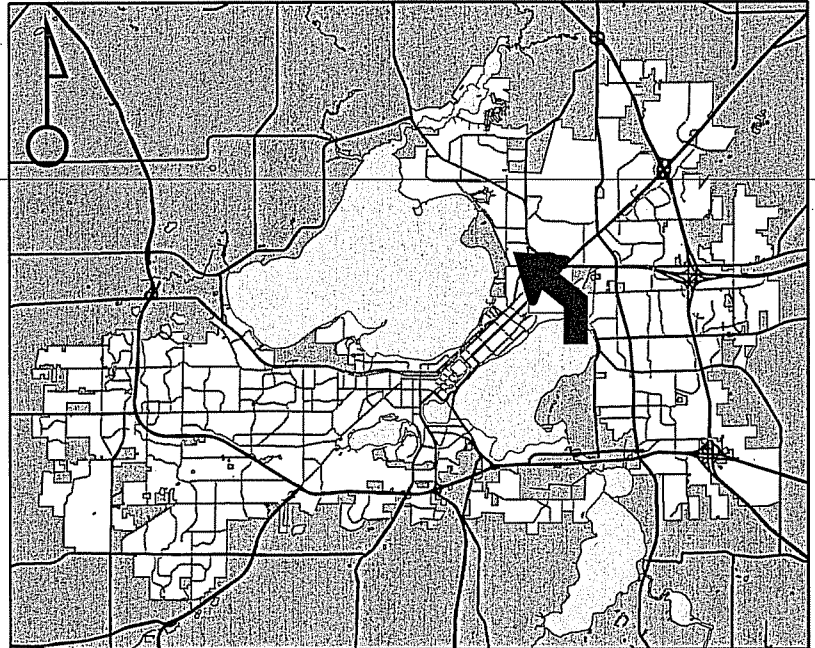
Project Name
Joha Roth Venture Parking

Applicant
Maggie Mackey - Joha Roth Venture, LLC/
Chris Adams - Williamson Surveying & Assoc

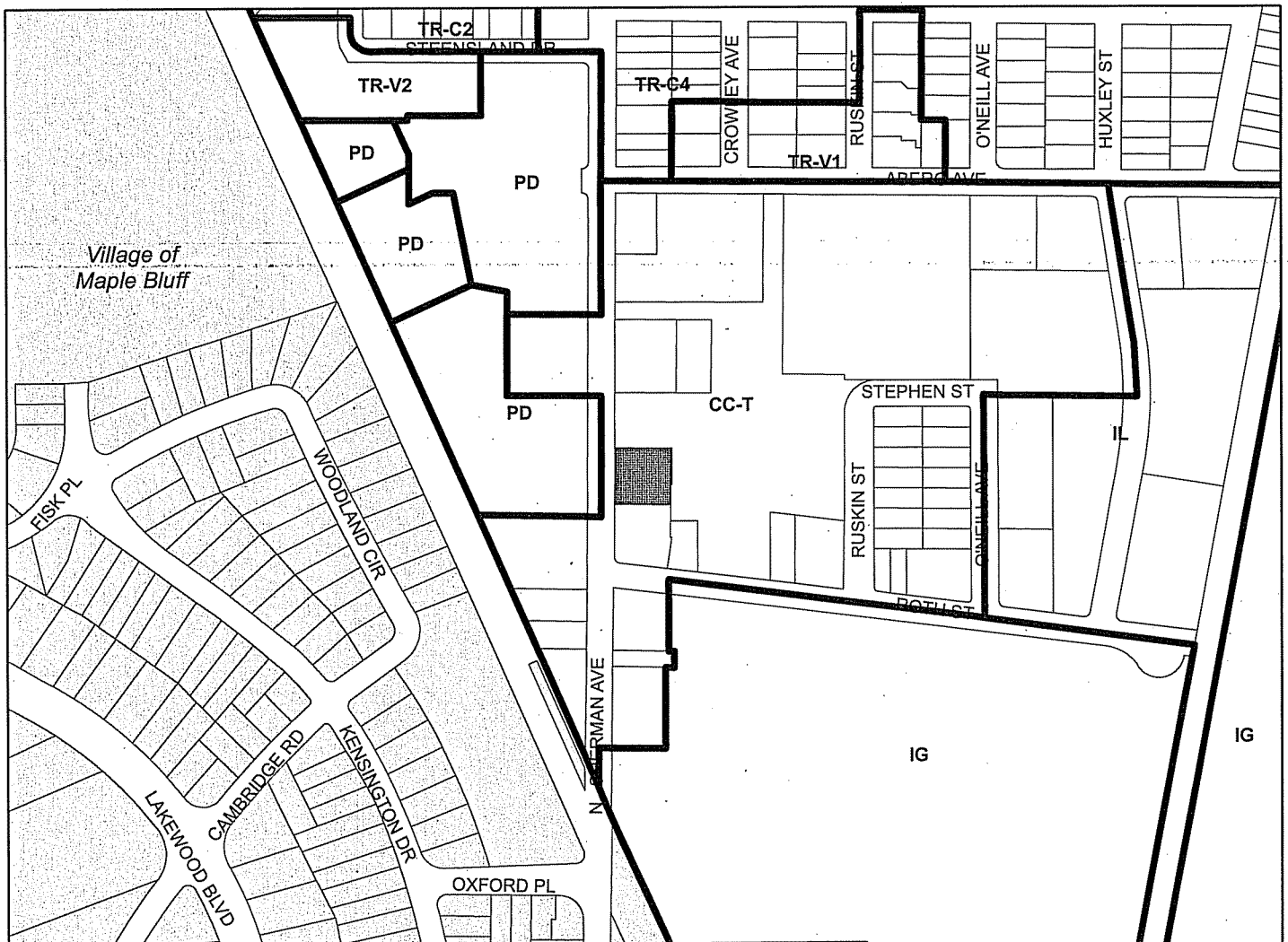
Existing Use
Planned multi-use site

Proposed Use
Construct parking lot improvements
for portion of a planned multi-use site

Public Hearing Date
Plan Commission
25 August 2014

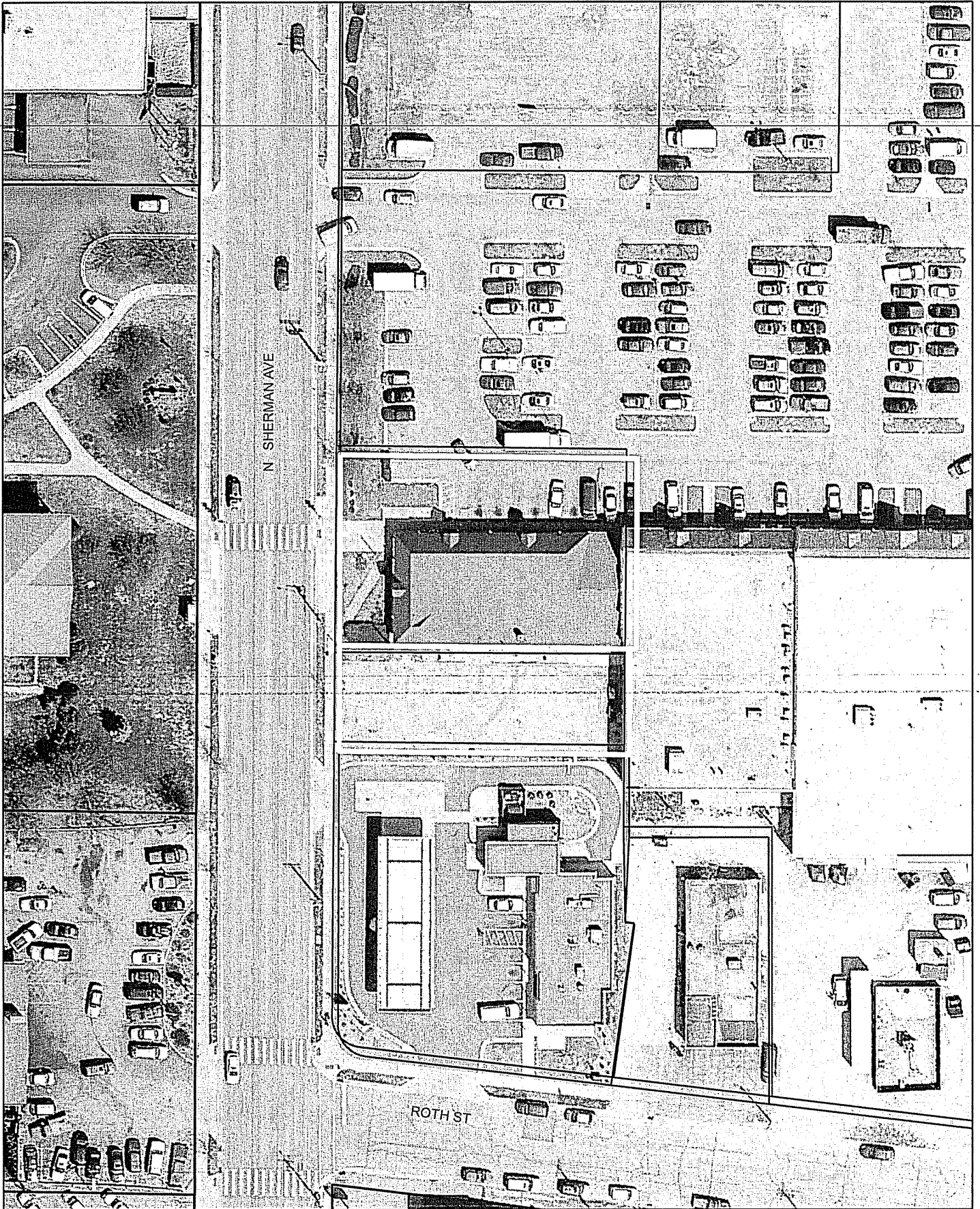


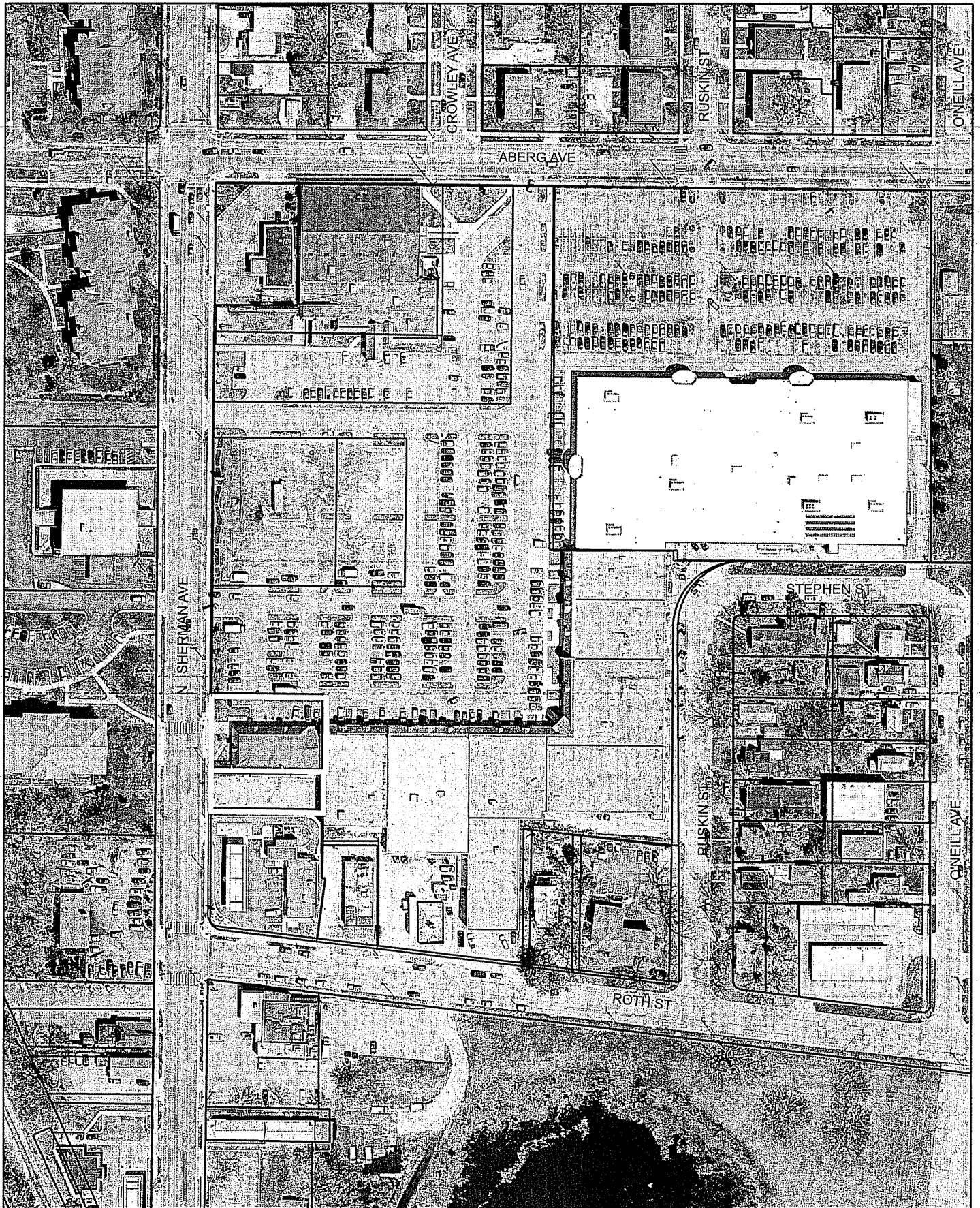
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 August 2014







LAND USE APPLICATION

CITY OF MADISON

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

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: www.cityofmadison.com/developmentcenter/landdevelopment

1. Project Address: 1113^a 1109 N. Sherman Ave
 Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Maggie Mackey Company: Soba Roth Venture
 Street Address: 1113 N. Sherman Ave City/State: Madison WI Zip: 53704
 Telephone: (608) 397-2542 Fax: () Email: MACKEYMAGS@gmail.com

Project Contact Person: Chris Adams Company: Williamson Surveying
 Street Address: 104A W. Main St City/State: Waunakee WI Zip: 53597
 Telephone: (608) 255-5705 Fax: (608) 849-9760 Email: Chris@williamsonsurveying.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:
 Provide a brief description of the project and all proposed uses of the site: Combine Two Parcels to utilize parking area behind building.
 Development Schedule: Commencement _____ Completion _____

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

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**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Notified on June 16, 2014 by Email: Larry Palm, Dolores Kester & Lesleigh Luttrell

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 6/16/14 Zoning Staff: Max Tucker Date: 6/16/14

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

Name of Applicant Maggie Mackey Relationship to Property: Owner

Authorizing Signature of Property Owner Maggie Mackey Date 6/16/14



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

July 24, 2014

Joha Roth Venture
1113 N. Sherman Ave
Madison, WI 53704

LETTER OF INTENT

Dear Plan Commission,

The building parcel on this site is currently part of an approved PD zoning with the Northgate shopping center and this alteration to the PD is simply to try to bring in the parking lot area located directly behind this building. Currently this building has a Kwik Trip/Tobacco Store(2,200 sq.ft.), Cottonwood Financial/Cash Station(700 sq.ft.), Northgate Barber Shop(600 sq.ft.) and some office spaces(600 sq.ft.). The parking area located behind this building used to be utilized for parking and garbage but when the gas station next door remodeled they moved the entrance over and cut off the access to this lot. The future plans for this site is that the Barber Shop would like to move out and the Cash Station would like to expand its space into the area were the Barber shop currently is. This expansion plan is not part of this request for approval and will be submitted separately when it is ready. Also, they would like to be able to utilize the parking lot again. This area would be used for garbage bins, employee parking and the a few parking stalls for shop clients. An access to N. Sherman Ave will be necessary to utilize this parking area. No conditions or restriction set from the previously approved PD are being changed in regards to hours of operation, parking, uses, etc.

Joha Roth Venture is looking to utilize the parking area they own directly behind their existing building. We are requesting approval of a one (1) lot Certified Survey Map that would combine the two parcels into one as follows:

- Lot 1 - 19,375 sq.ft.

This development should not greatly affect the current lot coverage and usable open space calculations. The value of the site should not be affected because they currently own both sites, but there would be a minimal added value for the access to the parking area that does not currently exist. This project will not generate jobs at this time but the businesses leasing space in this building will benefit from this improvement and will hopefully thrive because of it. No public subsidy is being requested for this project.

Project Team:

Maggie Mackey, Joha Roth Venture

Benz Architecture

Chris Adams or Noa Prieve, Williamson Surveying and Associates LLC



SITE PLAN

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS V. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

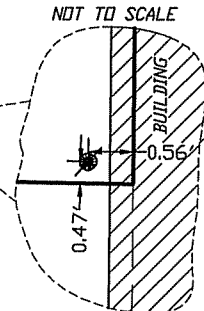
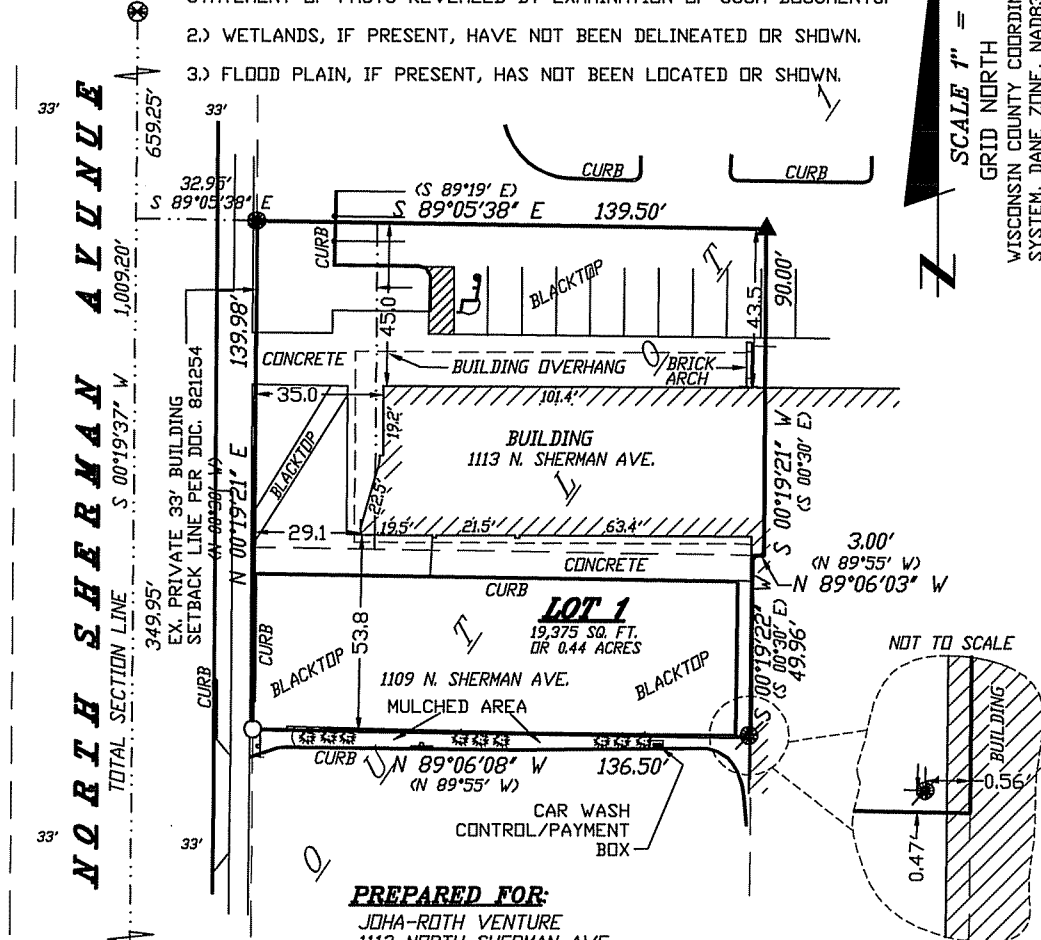
PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN. INCLUDING PART OF OUTLOT 1, BURKE ASSESSOR'S PLAT NO. 1.

NOTES:

WEST 1/4 CORNER SECTION 31-8-10
N: 497,252.73
E: 826,605.78

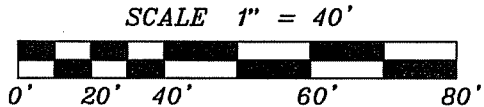
- 1.) THIS SITE PLAN IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES AND WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

SCALE 1" = 40'
GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, NAD83(91)



PREPARED FOR:
JOHA-ROTH VENTURE
1113 NORTH SHERMAN AVE.
MADISON, WI 53704

EAST 1/4 CORNER SECTION 1-7-9
N: 496,243.55
E: 826,600.02



- ### LEGEND:
- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
 - ▲ = FOUND SURVEY SPIKE
 - = FOUND 3/4" REBAR
 - ⊙ = FOUND 1 1/4" PIPE
 - ⊗ = FOUND BRASS CAP MONUMENT
 - (##) = RECORDED AS
 - ↓ = SIGN
 - ♿ = HANDICAP PARKING STALL
 - ⊛ = SMALL ARBORVITAE

15

PROPOSED



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS

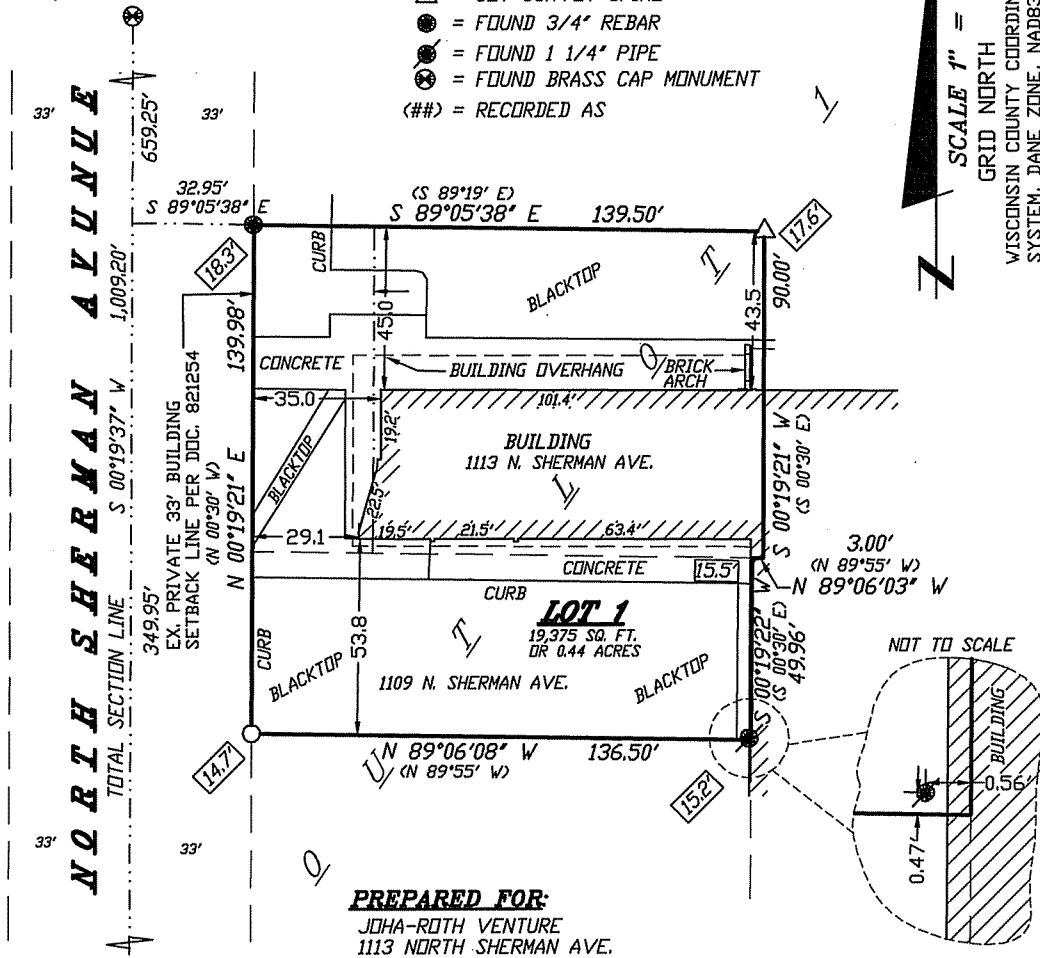
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN. INCLUDING PART OF OUTLOT 1, BURKE ASSESSOR'S PLAT NO. 1.

NOTES:
WEST 1/4 CORNER SECTION 31-8-10
N: 497,252.73
E: 826,605.78
SEE SHEET 3 FOR ALL NOTES

LEGEND:
○ = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
△ = SET SURVEY SPIKE
● = FOUND 3/4" REBAR
⊙ = FOUND 1 1/4" PIPE
⊗ = FOUND BRASS CAP MONUMENT
(##) = RECORDED AS

SCALE 1" = 40'
GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, NAD83(C91)



PREPARED FOR:
JOHA-ROTH VENTURE
1113 NORTH SHERMAN AVE.
MADISON, WI 53704

SURVEYORS SEAL

SCALE 1" = 40'

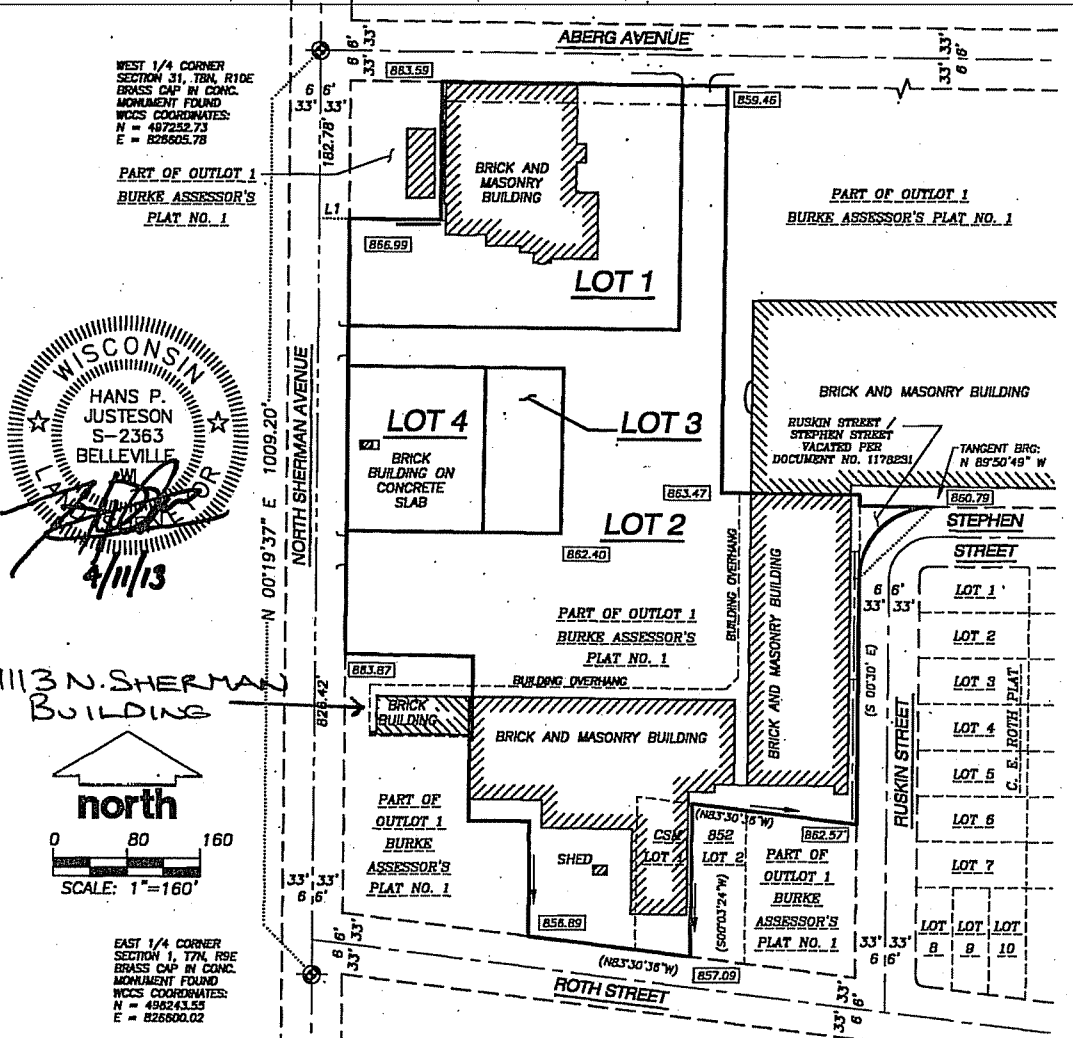


DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

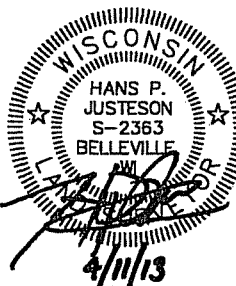
RECORDED NORTHGATE SHPG CTR CSM
CERTIFIED SURVEY MAP NO. 13492

A REDIVISION OF LOT ONE (1), CERTIFIED SURVEY MAP NO. 852, PART OF OUTLOT 1 OF BURKE ASSESSOR'S PLAT NO. 1, AND PART OF RUSKIN STREET AND STEPHEN STREET, NOW VACATED, ALL LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-ONE (31), TOWN EIGHT (8) NORTH, RANGE TEN (10) EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

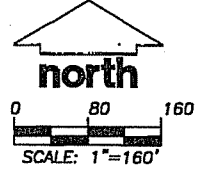


WEST 1/4 CORNER SECTION 31, T8N, R10E BRASS CAP IN CONC. MONUMENT FOUND WCCS COORDINATES: N = 487252.73 E = 826805.78

PART OF OUTLOT 1 BURKE ASSESSOR'S PLAT NO. 1



1113 N. SHERMAN BUILDING



EAST 1/4 CORNER SECTION 31, T8N, R10E BRASS CAP IN CONC. MONUMENT FOUND WCCS COORDINATES: N = 488243.55 E = 826800.02

- LEGEND**
- ⊙ GOVERNMENT CORNER
 - 3/4" REBAR SET (1.50 LBS/LF)
 - ⊙ MAG NAIL SET
 - ⊙ CUT CROSS SET
 - ⊙ 3/4" REBAR FOUND
 - ⊙ 1" IRON PIPE FOUND
 - ⊙ IRON PIPE FOUND (SIZE NOTED)
 - ⊙ 1X" REBAR FOUND
 - ⊙ PK/MAG NAIL FOUND
 - CSM BOUNDARY
 - CHORD LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - PLATTED LOT LINE
 - SECTION LINE
 - EASEMENT LINE
 - ▨ BUILDING
 - (ELEVATION) ELEVATION AT LOT CORNER
 - () RECORDED INFORMATION

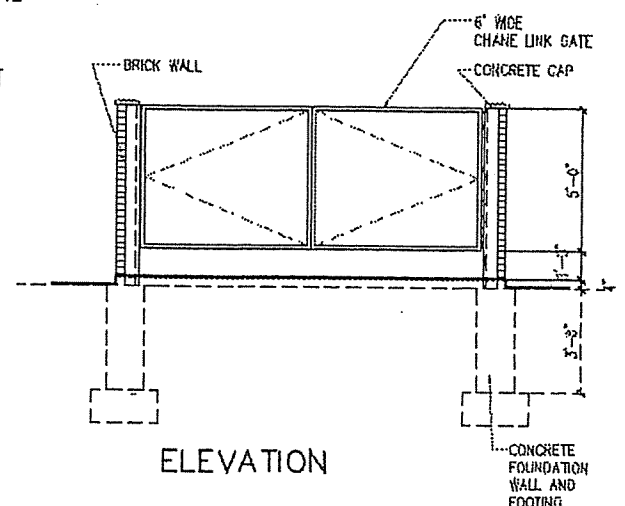
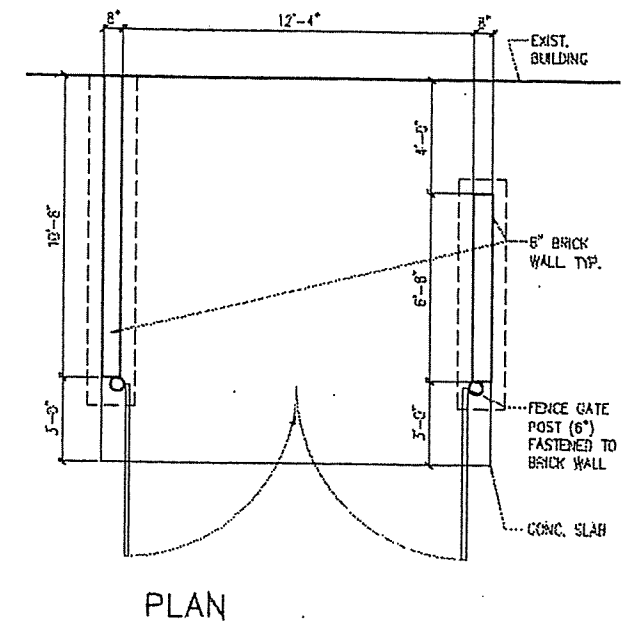
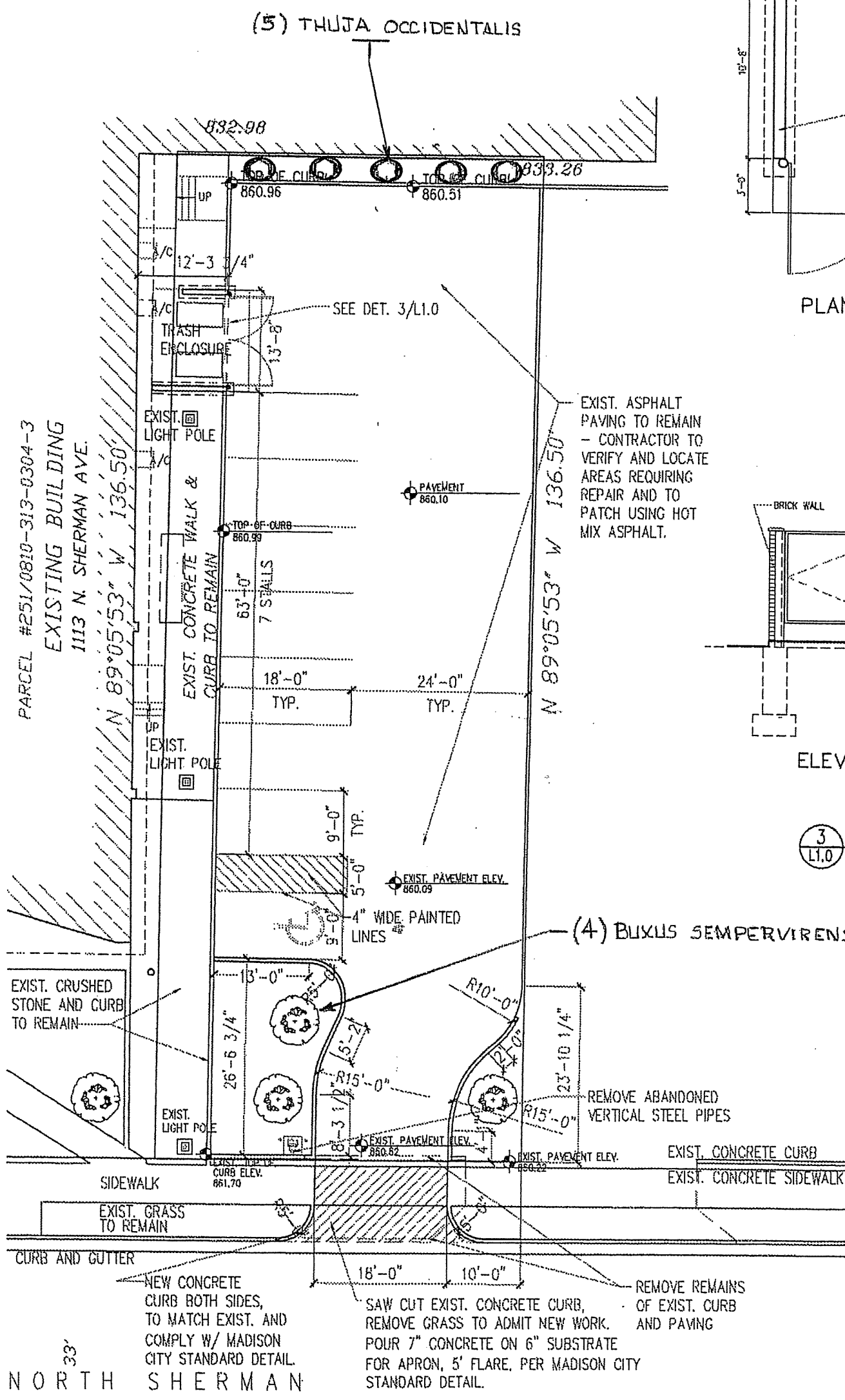
- NOTES**
12. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 13. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER. ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY MAP. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREEN WAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER. EXISTING STRUCTURES WITHIN THIS EASEMENT AS SHOWN ON THIS SURVEY ARE NOT SUBJECT TO REMOVAL IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
 14. LOTS 1, 2, 3 AND 4 OF THIS CERTIFIED SURVEY MAP ARE SUBJECT TO DECLARATION OF RECIPROCAL STORMWATER MANAGEMENT EASEMENT RECORDED AS DOCUMENT NUMBER 4716877.

DRAINAGE DETAILS

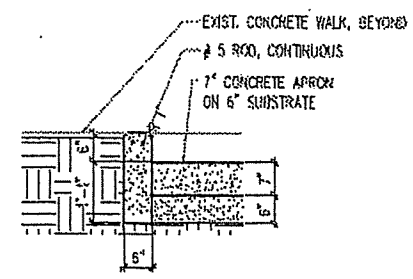
PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-3080	PREPARED FOR: NORTHGATE VENTURES LLC 145 E. BADGER ROAD, #200 MADISON, WI 53713	PROJECT NO: 09-3564 FILE NO: B-155 FIELDBOOK/PG: 216/143 SHEET NO: 3 OF 5	SURVEYED BY: MSD DRAWN BY: SO/JK CHECKED BY: DRS APPROVED BY: HPJ	VOL 88 PAGE 33 DOC. NO. 4978435 C.S.M. NO. 13492
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J:\2009\093564\dwg\09-3564_F-csm-4 lot.dwg

15



3 TRASH ENCLOSURE
 L1.0 SCALE: 1/4" = 1'-0"



BENZ ARCHITECTURE LIMITED, LLC

PROJECT JOHA/ROTH VENTURE
 - PARKING
 1109 N. SHERMAN AVE.
 MADISON, WISCONSIN, 53704
 PARTIAL SITE PLAN
 DATE MAY 20, 2014
 DRAWN BY DBN
 REVISION
 BENZ ARCHITECTURE LIMITED, LLC
 GREENSIDE CIRCLE, VERONA, WISCONSIN, 53593-7806
 78.837.9073 benzarch@charter.net

L1.0

