



SUBMITTAL TO:
CITY OF MADISON
URBAN DESIGN COMMISSION
FINAL PRESENTATION

TYPE OF PROJECT:
PROPOSED PHASE 2 CONSTRUCTION
FIAT EXPANSION
5739 TOKAY BLVD.

SUBMITTED:
3/13/2013





March 12, 2013

**Letter of Intent for a new Don Miller – Fiat – Phase 2
5739 Tokay Blvd.**

Dear Urban Design Commission Members,

The Don Miller automotive group would like approval for an potential phase 2 expansion of the recently approved 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.

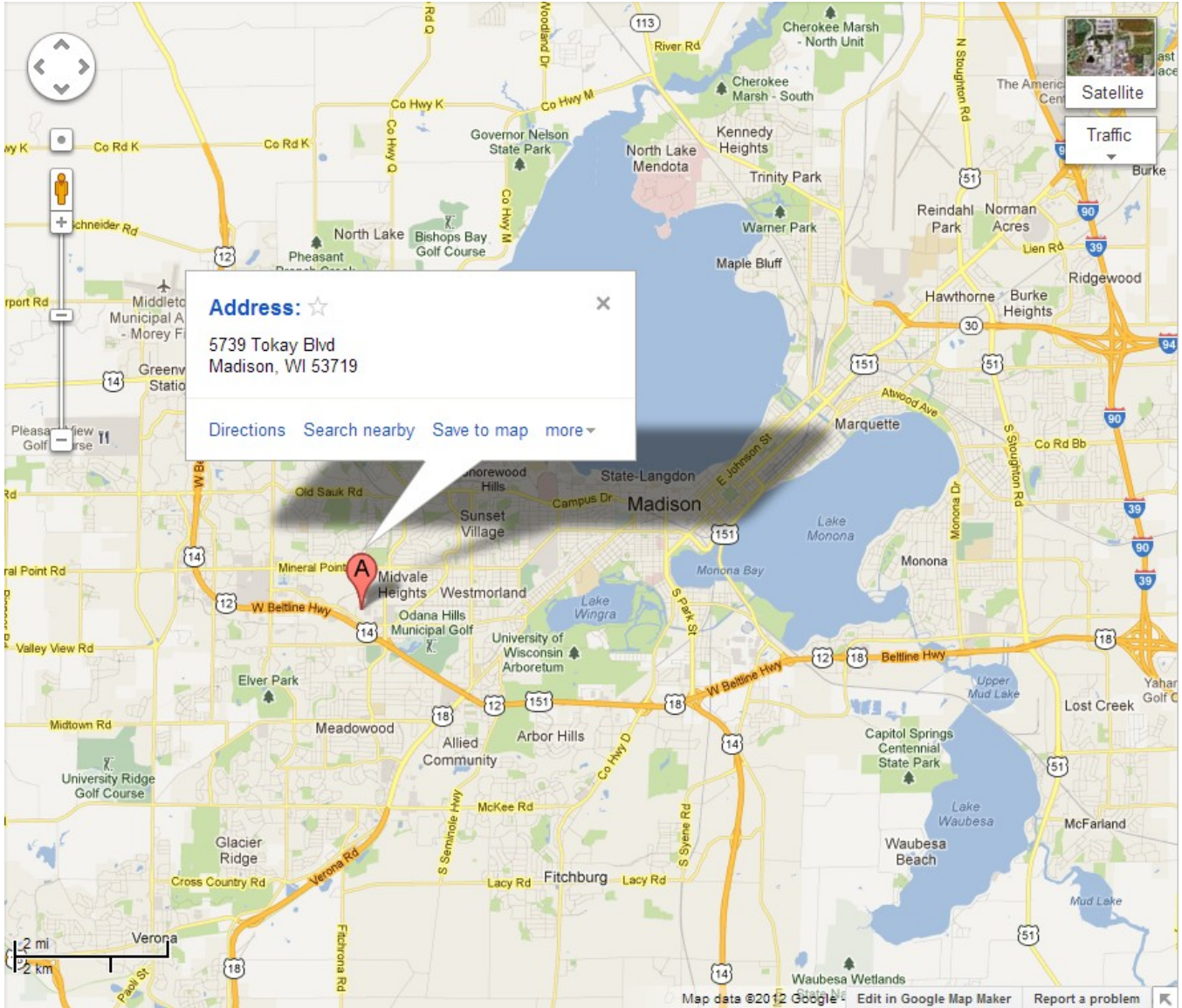
The timeline for building expansion project will be approximately six months, with a potential start of construction to start in summer of 2014.

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

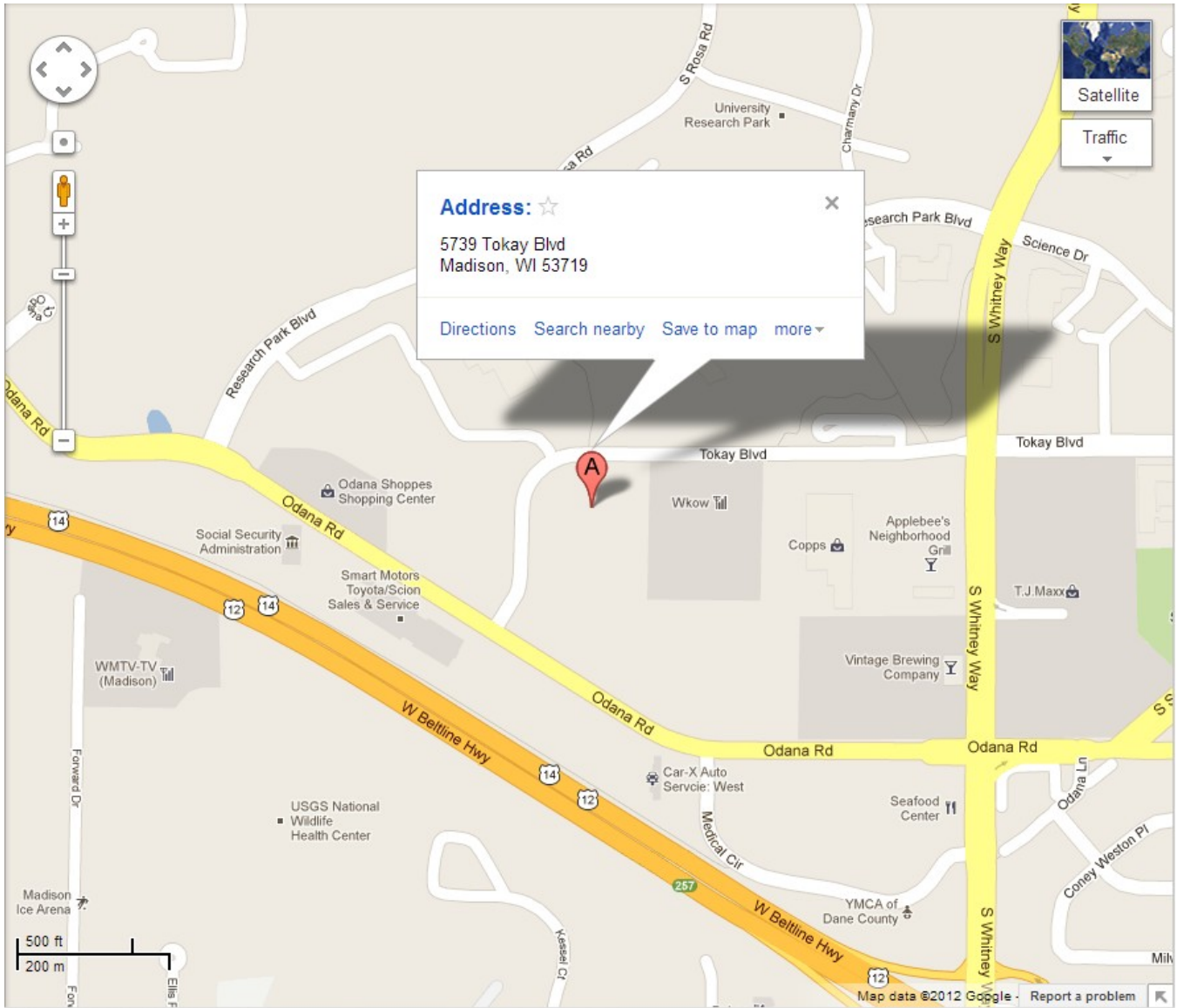
Sincerely,
Sullivan designBUILD

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.**



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	290
Customer/employee	34
Accessible	4
Total	328

Number of trees shown (See Landscape Plan)

PAVING LEGEND

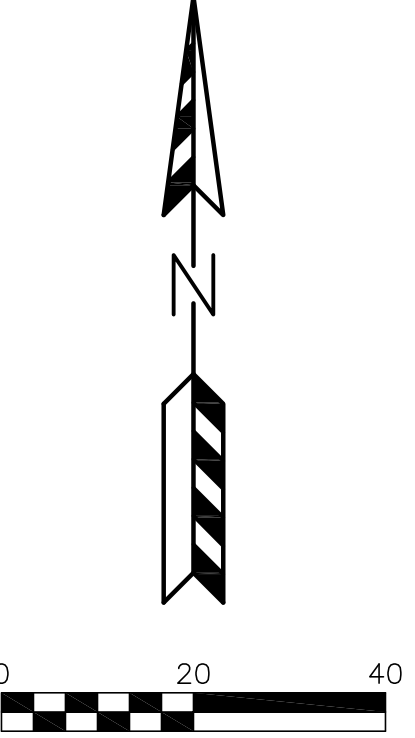
3" ASPHALT PAVEMENT OVER 8" AGGREGATE BASE COURSE

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

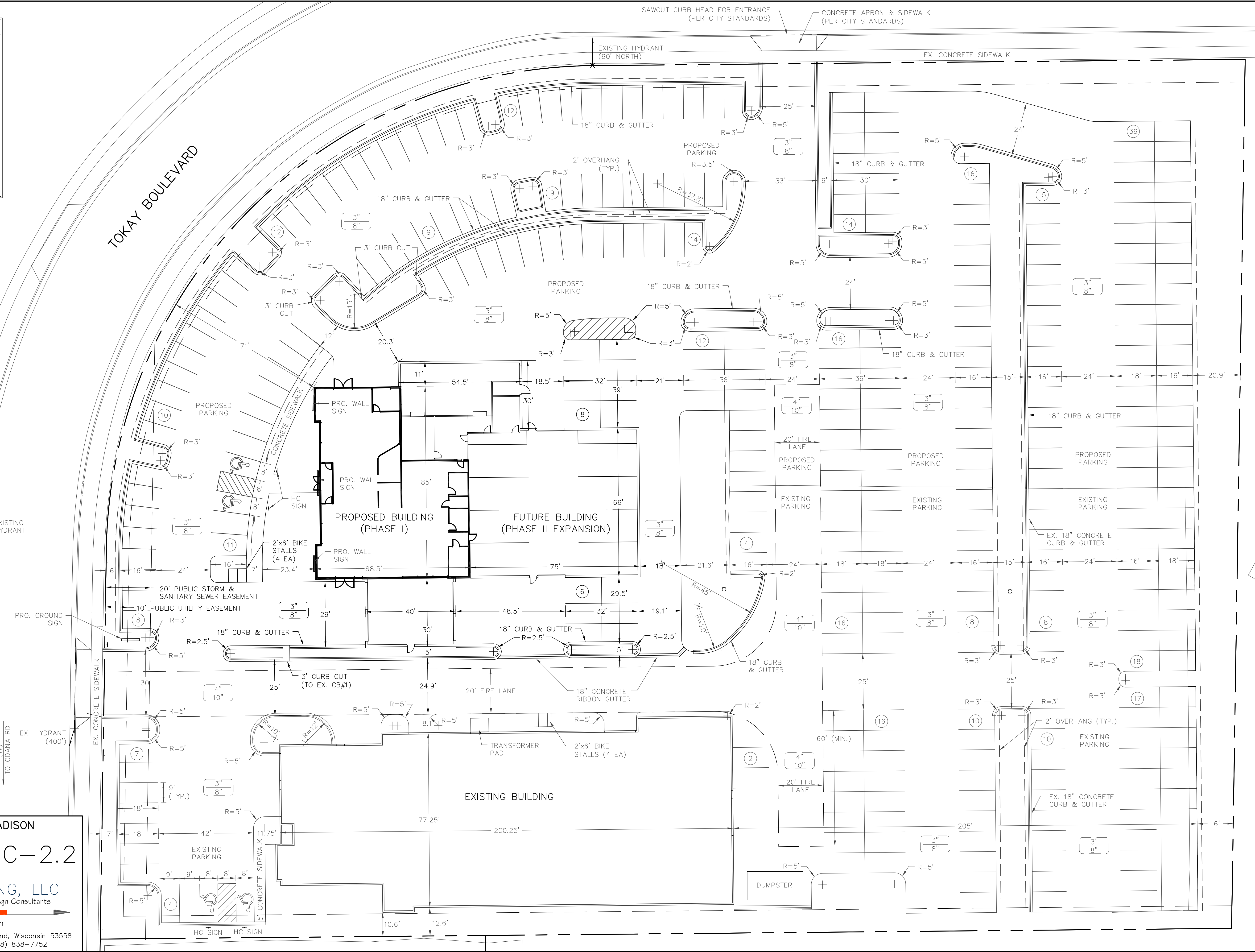


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
 TDD (FOR THE HEARING IMPAIRED) (800) 542-2289
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

5739 TOKAY BLVD - CITY OF MADISON
 SITE PLAN - PHASE II EXPANSION
 DATED: FEBRUARY 12, 2013

C-2.2

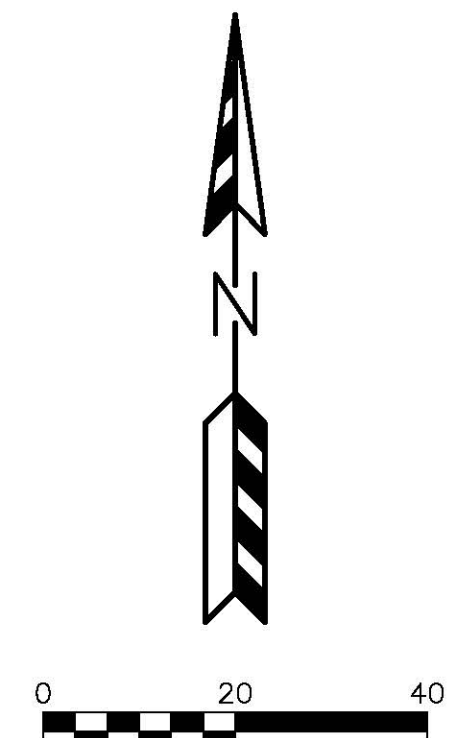
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



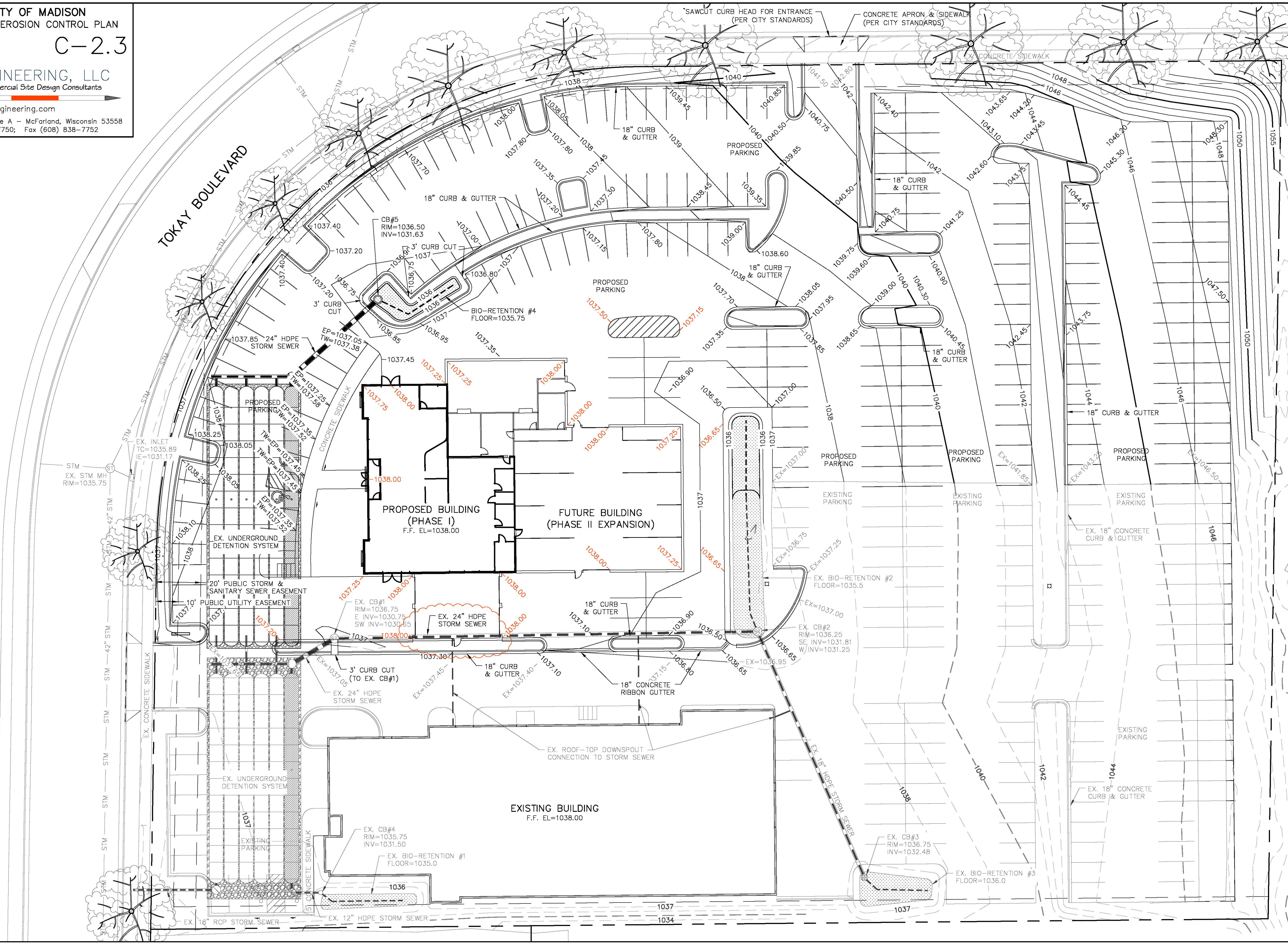
5739 TOKAY BLVD - CITY OF MADISON
PRELIMINARY GRADING & EROSION CONTROL PLAN
PHASE II EXPANSION
DATED: FEBRUARY 12, 2013

C-2.3

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



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) 542-2286
WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



Plant Material List

Quantity	Code Name	Scientific Name	Common Name	Planting Size
7	CCP	Pyrus Calleryana 'Chanticleer'	Chanticleer Callery Pear	1 3/4" B&B
9	MAM	Acer X Freemanii 'Marmo'	Marmo Maple	2" B&B
6	NHE	Ulmus Pumila X U Japonica	New Horizon Elm	2" B&B
16	SHL	Gleditsia Triacanth 'Skyline'	Skyline Thins Honeylocust	2" B&B
Conifer Evergreen				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
8	MAJ	Juniperus Sabina 'Mini Arcadia'	Mini Arcadia Juniper	#3 CONT.
6	MMP	Pinus Mugo 'Mops'	Mops Mugo Pine	#3 CONT.
37	TA	Thuja Occidentalis 'Techny'	Techny/mission Arborvitae	5' B&B
Perennial				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
14	GBD	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1 CONT.
15	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#2 CONT.
71	LBS	Schizachyrium Scoparium	Little Bluestem	#1 CONT.
10	RSD	Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	#1 CONT.
Shrub				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
17	GLS	Rhus Aromatica 'Gro-low'	Gro-low Fragrant Sumac	#3 CONT.
8	MCS	Spiraea Japonica 'Magic Carpet'	Magic Carpet Spirea	#2 CONT.
2	PL	Syringa Meyerii 'Palibin'	Palibin Lilac	3' B&B

LANDSCAPE WORKSHEET

NUMBER OF TREES REQUIRED
 Number of parking stalls: 38
 Total square footage of storage area divided by 300 square feet: 46,400 / 300 = 155
 Number canopy shade trees required (2'-2 1/2" caliper): 133

NUMBER OF LANDSCAPE POINTS REQUIRED
 Points required for parking stalls: 809
 Points required for loading areas: 0

Total Points Required: 809

ELEMENT	Points	Quantity	Points	Quantity	Points
Canopy Tree 2'-2 1/2"	35	18	630	8	280
Deciduous Shrub	2	17	34		
Evergreen Shrub	3	6	18		
Decorative Wall or Fence (per 10 LF)	5				
Earth Berm (per 10 LF)	5				
Flag Height 20'	2				
Avg. Height 15'	2				
Evergreen Tree 2' height minimum	15	37	555	16	240
Canopy Tree or Small Tree 1 1/2" - 2" caliper	15	7	105	2	30
Sub Totals			1,342		550
TOTAL					1,892

GENERAL NOTES

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (2" wide beds for shrub groupings).

C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.

D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

E) Areas labeled "Compost Blanket Seed" shall receive the following:
 1. Grade area to approximately 4" below finish grade.
 2. Spread topsoil to within 1" of finish grade.
 3. Compost is applied uniformly to entire area at 1" depth. Seed, water-holding polymer and starter fertilizer are incorporated into compost layer.

F) "Compost Blanket Seed" areas shall be seeded at a rate of 4 lbs. per 1,000 sq. ft. polymer applied at 3 lbs. per 1,000 sq. ft. and starter fertilizer applied at 4 lbs. per 1,000 sq. ft.

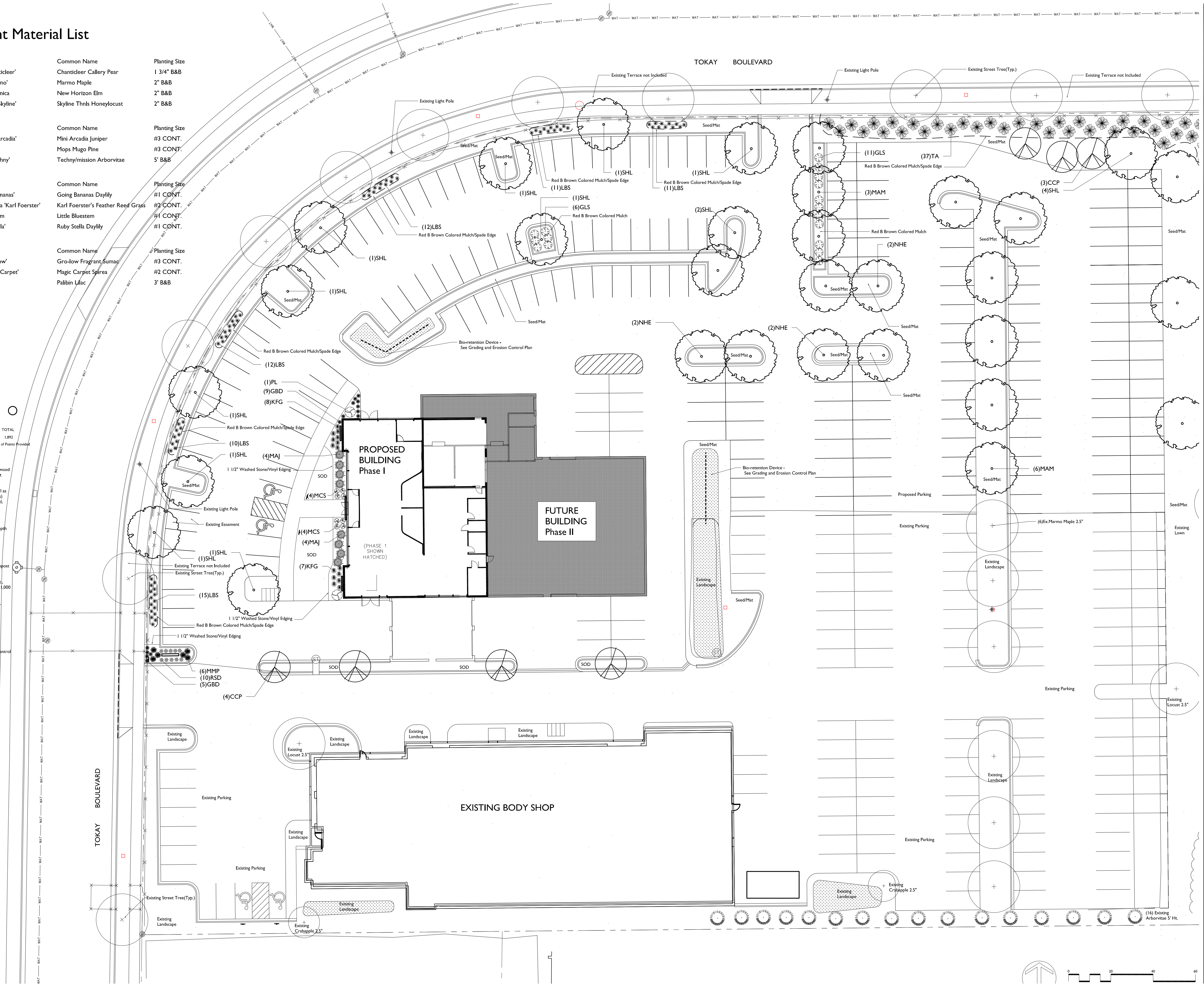
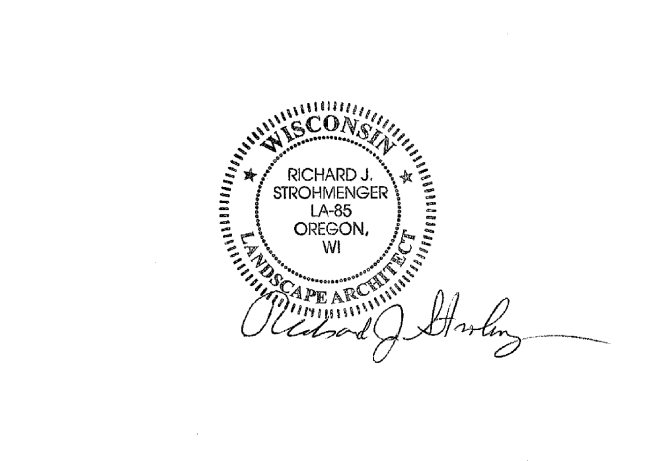
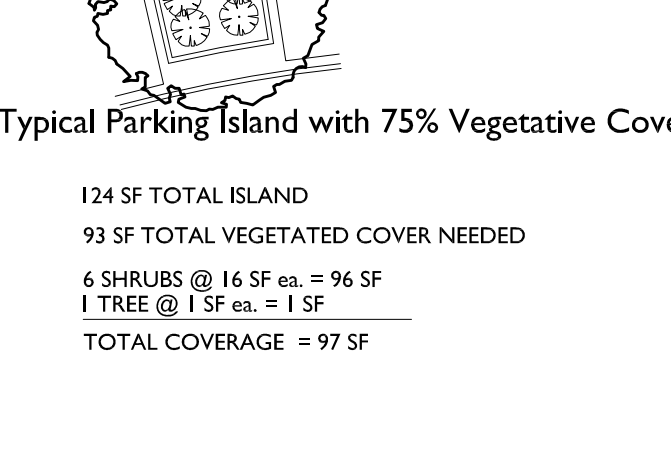
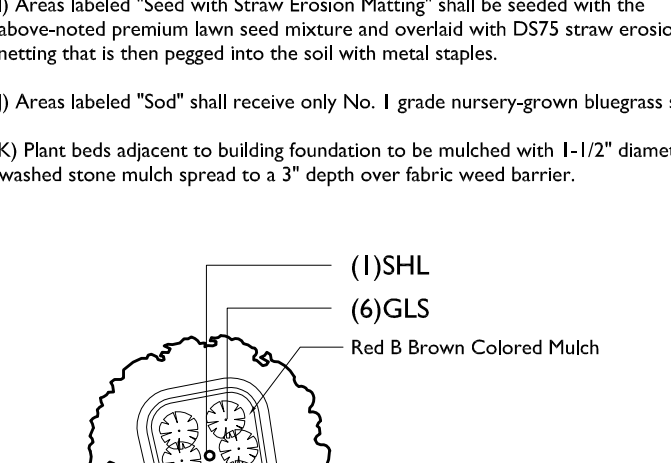
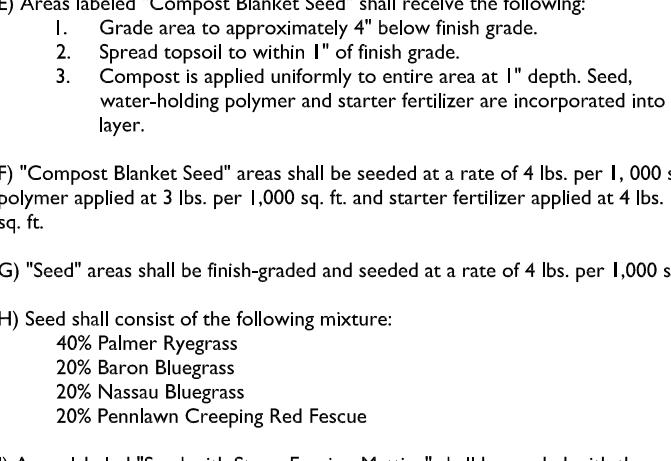
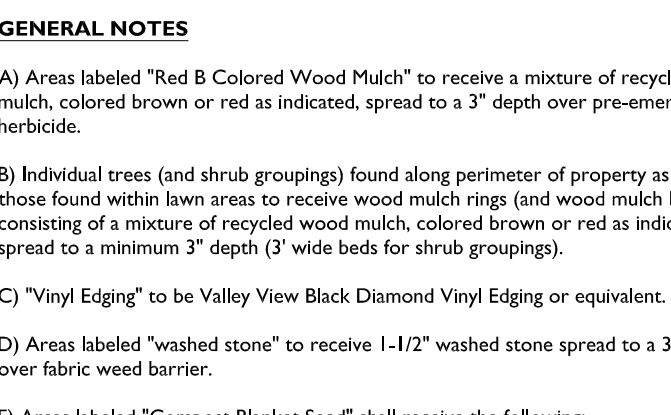
G) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

H) Seed shall consist of the following mixture:
 40% Palmer Ryegrass
 20% Baron Bluegrass
 20% Nassau Bluegrass
 20% Penwallow Creeping Red Fescue

I) Areas labeled "Seed with Straw Erosion Matting" shall be seeded with the above-noted premium lawn seed mixture and overlaid with D75 straw erosion control matting that is then pegged into the soil with metal staples.

J) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

K) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.



the bruce company
 LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 2830 PARMENTER STREET
 P.O. BOX 620339
 MIDDLETON, WI 53562-0339
 TEL (608) 836-7041
 FAX (608) 831-6266

DON MILLER FIAT - PHASE II EXPANSION
 5739 TOKAY BLVD
 MADISON, WISCONSIN 53719

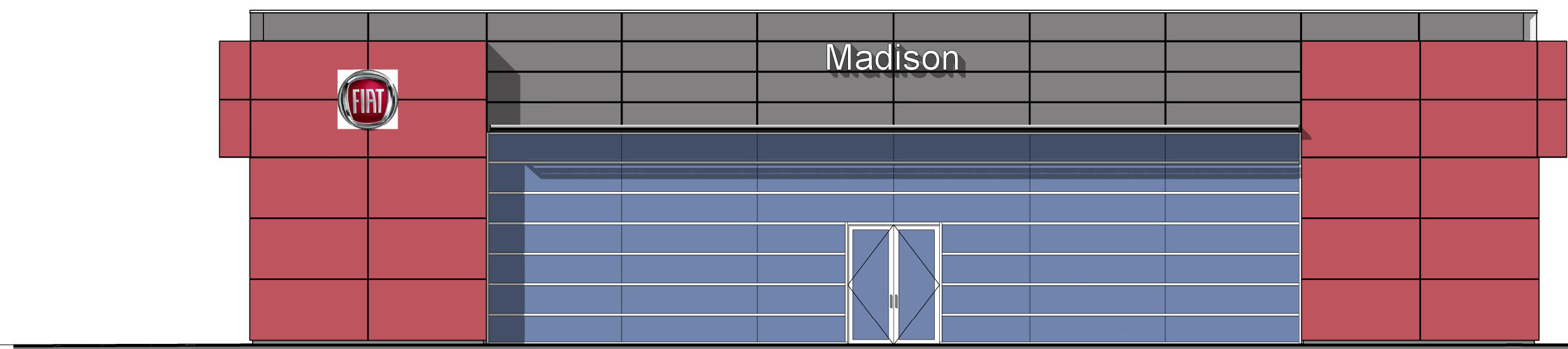
Checked By: SS
 Drawn By: 2/26/13 RS

Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

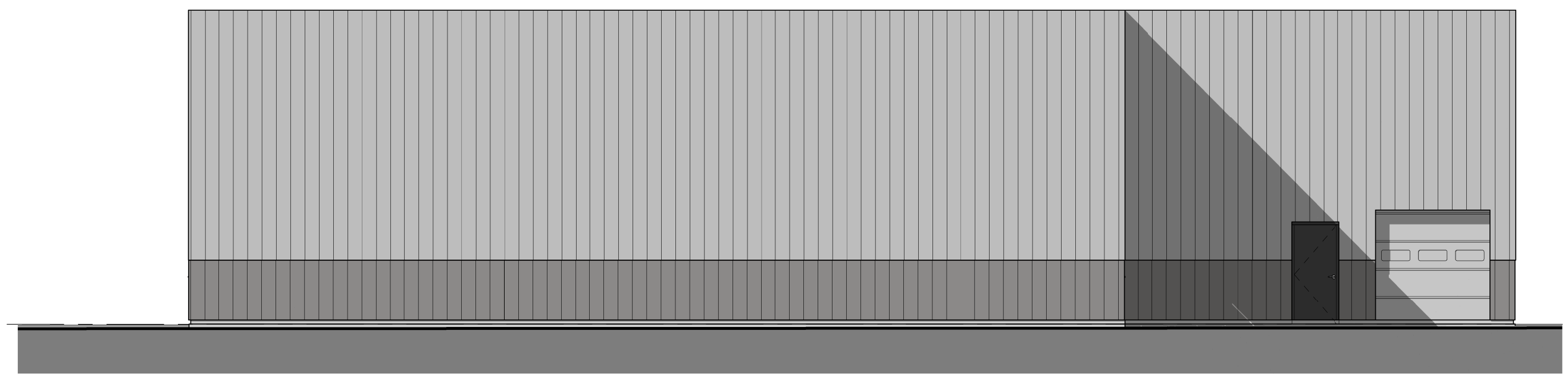
L1

This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.

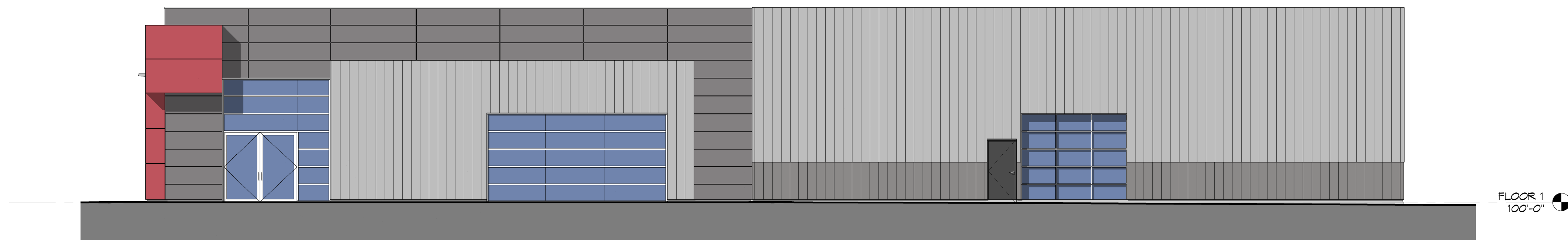
10013 CAD/STEVE EBSON MILLER/DON MILLER PHASE II (1)C/DWG - Created: 2/26/2013, 9:58am - Printed: 2/26/2013



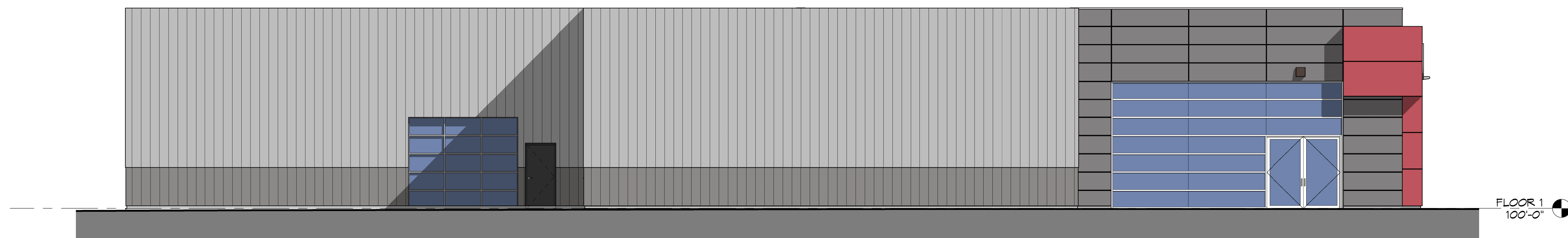
① FIAT - WEST - PHASE 2 - COLOR
1/8" = 1'-0"



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: B&F 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	
P-1 PAINT. MANUF: SHERWIN WILLIAMS; COLOR: CITYSCAPE, SW7087	



DON MILLER - FIAT OF MADISON
5739 TOKAY BLVD.
MADISON, WI 53719

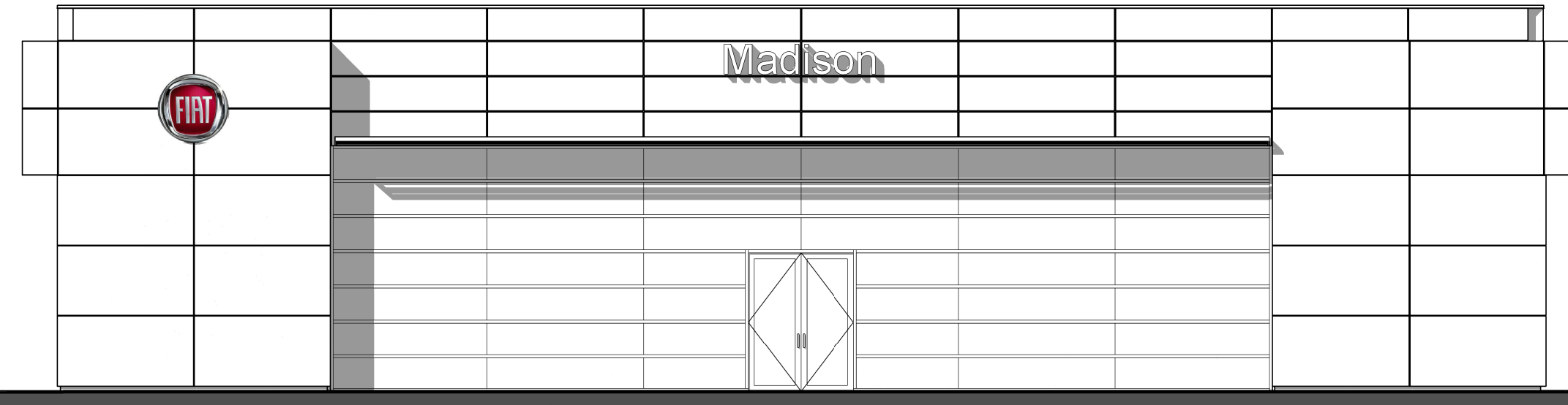


Plan Submit/Iss Date:	Permit Issue Date:
Revision Schedule	

DRAWING NAME:
ELEVATIONS - EXTERIOR - PHASE 2 - COLOR
1/8" = 1'-0"
DRAWN BY: Author
DATE: 1/16/2013 9:55:43 AM

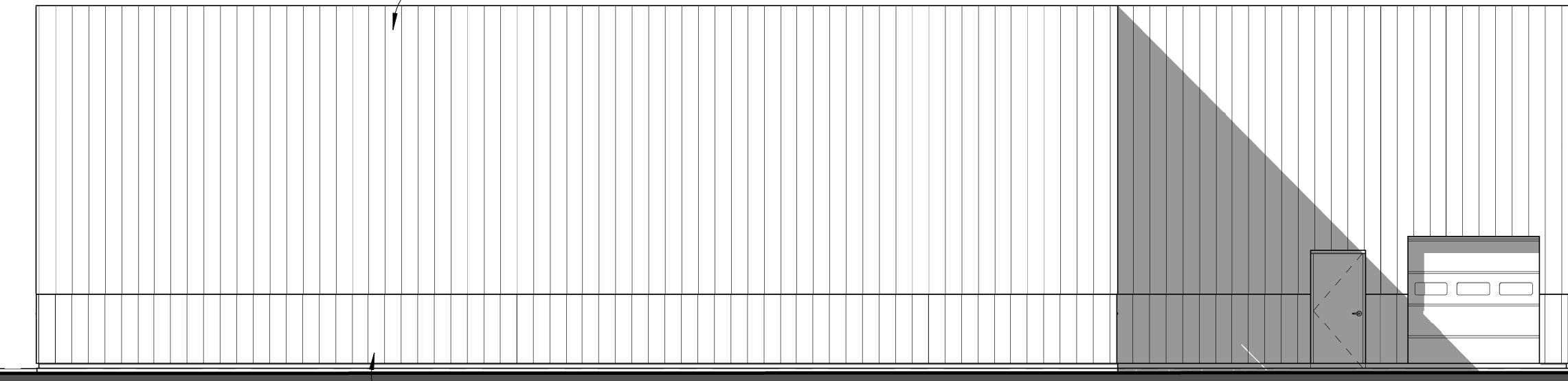
SHEET NO.
A-2.3
PROJ. #

* NO PHASE 2 CHANGES TO THIS ELEVATION *



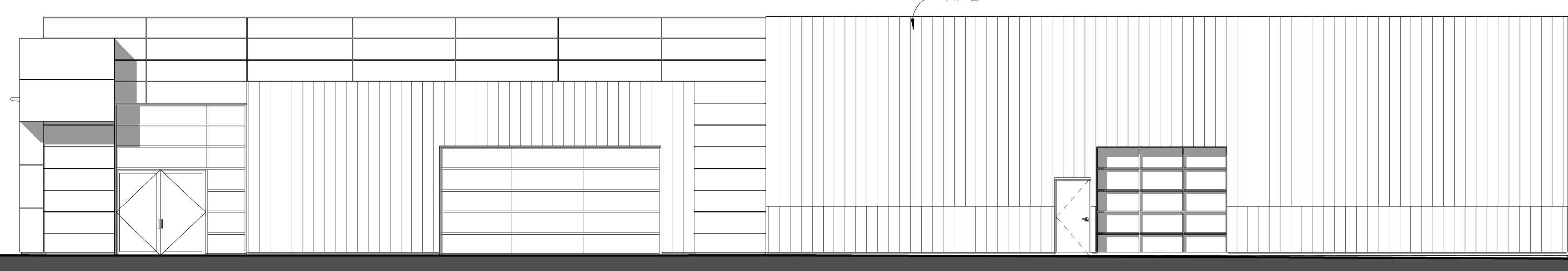
① FIAT - WEST - PHASE 2 - SHADOWS
1/8" = 1'-0"

65'-3 1/2" 42'-8 1/8" 27'-4 5/8"



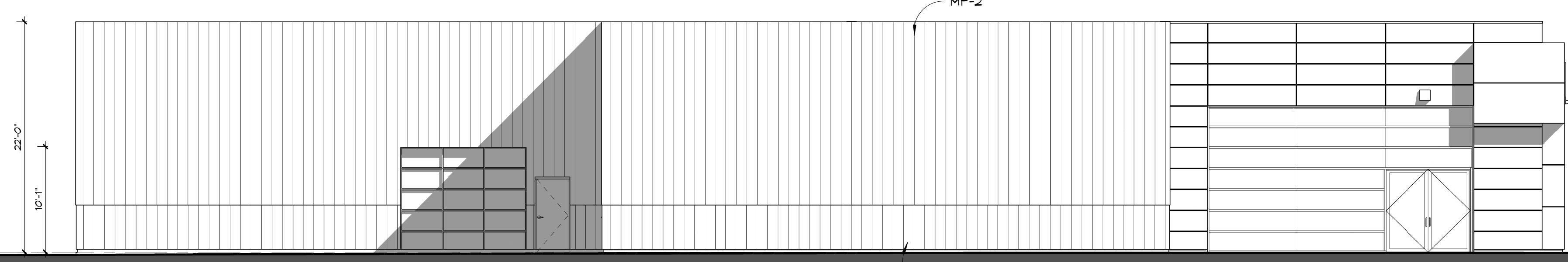
② FIAT - EAST - PHASE 2 - SHADOWS
1/8" = 1'-0"

PHASE 1 PHASE 2
66'-4 1/8" 79'-1 1/4"



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

PHASE 2 PHASE 1
50'-3 1/4" 103'-1 1/8" 53'-3 3/4" 4'-4 1/8" 0'-6" 0'-6" 0'-6" 0'-6"



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

ELEVATION NOTES	
ACM-1 ALUMINUM COMPOSITE MATERIAL. MANUF: ALPOLIC (OR EQUAL); COLOR: B&F 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	
P-1 PAINT. MANUF: SHERWIN WILLIAMS; COLOR: CITYSCAPE, SW7087	



DON MILLER - FIAT OF MADISON
5739 TOKAY BLVD.
MADISON, WI 53719



Plan Submittal Date:	Permit Issue Date:
Revision Schedule	

DRAWING NAME:
ELEVATIONS - EXTERIOR - PHASE 2
SCALE: 1/8" = 1'-0"
DRAWN BY: Author
DATE: 1/16/2013 9:03:03 AM

SHEET NO. **A-2.4**
PROJ. #