

CITY OF MADISON

Proposed Demolition

Location: 401 North Third Street

Project Name: Third Street Demolition

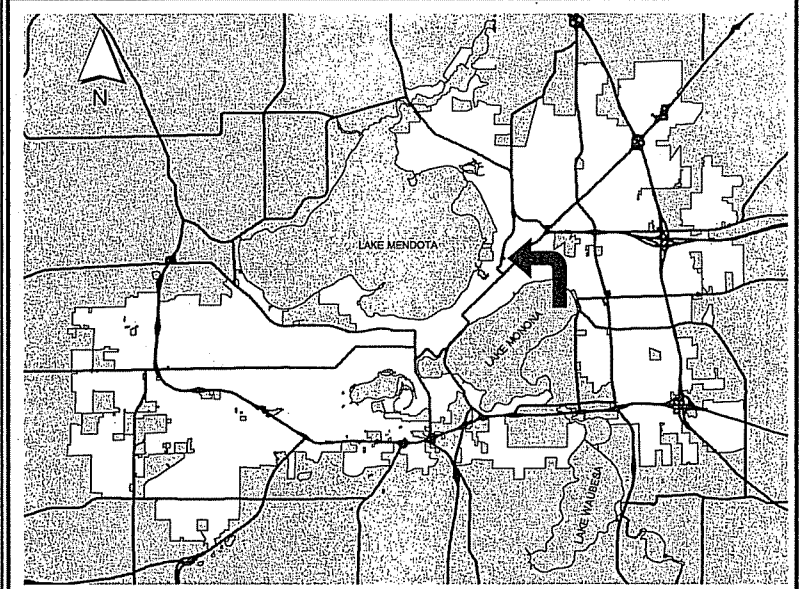
Applicant: Randy Manning - PDQ Stores, Inc

Existing Use: Vacant Former Trucking Operation

Proposed Use: Demolish Existing Buildings for Future Commercial Development

Public Hearing Dates:

Plan Commission 01 August 2005



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

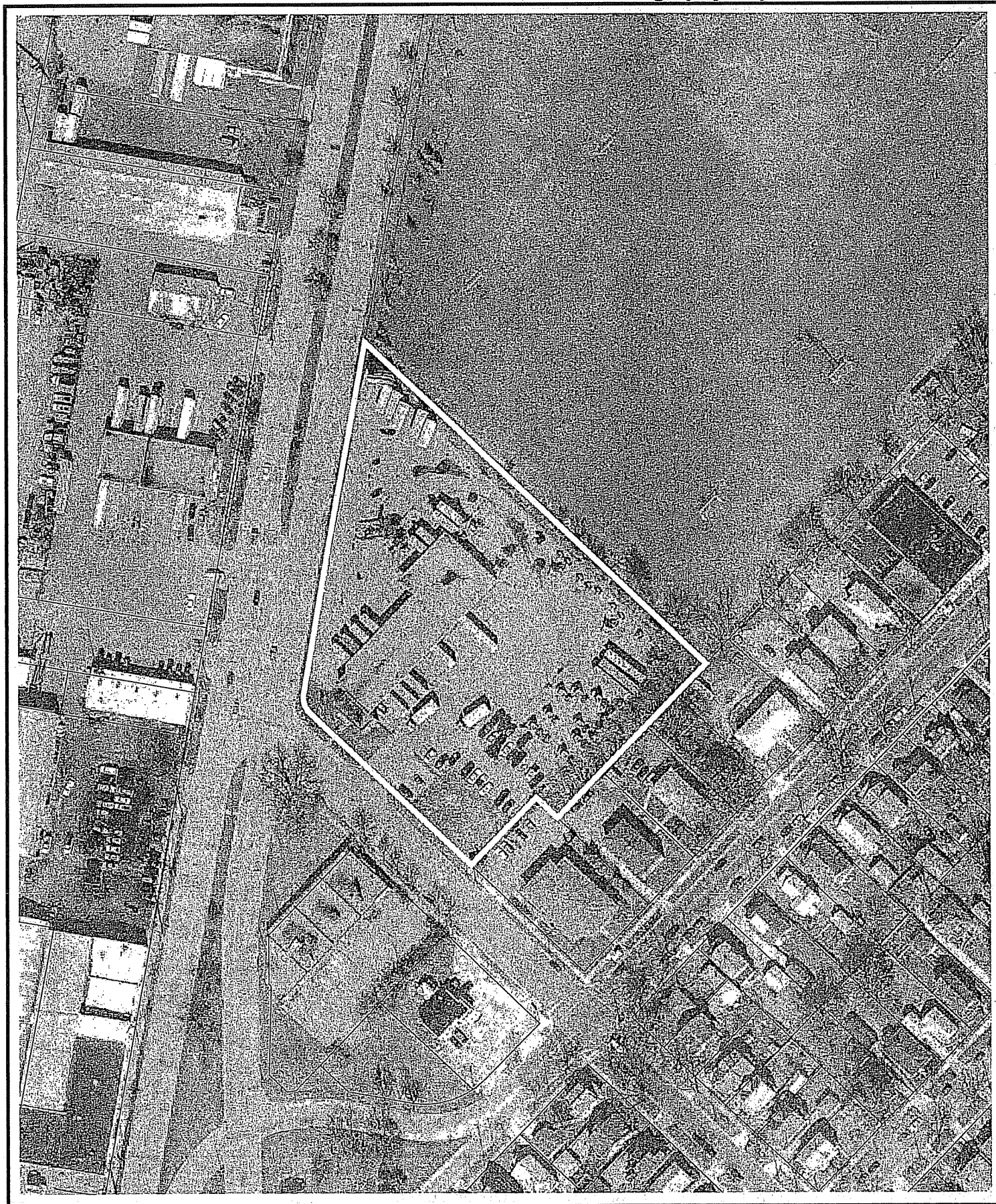


401 North Third Street

0 200 Feet



Date of Aerial Photography - April 2000



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:

Amt. Paid 550- Receipt No. 62425
 Date Received 7/5/5
 Received By P. Olson
 Parcel No. 0710-062-1402-8
 Aldermanic District 12 - Benford
 GQ UDD4 - AIRPORT - DT CORRIDOR
 Zoning District M1
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver
 Ngrhd. Assn Not. Waiver
 Date Sign Issued 7/5/5

1. Project Address: 401 N. Third Street **Project Area in Acres:** 2.63 acres
Project Title (if any): PDQ Food Stores

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: Randy Manning Company: PDQ Food Stores, Inc
 Street Address: P.O. Box 620997 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 828-2176 Fax: (608) 828-2195 Email: rmanning@pdqstores.com
 Project Contact Person: Randy Manning Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____
 Property Owner (if not applicant): PDQ Food Stores, Inc
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Convenience store with gas pumps and car wash (see letter of intent and plan of operation for more detail)

Development Schedule: Commencement September, 2005 Completion February, 2006

CONTINUE →



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 ½ 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:** \$ 550.00 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:

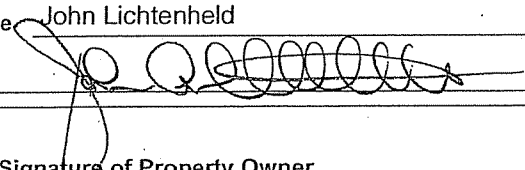
Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
 → *The site is located within the limits of* _____ *Plan, which recommends:*
 _____ *for this property.*

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:*
 Brian Benford, neighborhood meeting on July 15th, 2004, emailed Brian on May 19, 2005 re: notification of filing zonir

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 Bill Roberts Date 5/25/05 | Zoning Staff Kathy Voeck Date 5/17/05

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

Printed Name John Lichtenheld Date 6/22/05 (7/5/05)
 Signature  Relation to Property Owner Consultant
 Authorizing Signature of Property Owner _____ Date _____



July 5, 2005

Mr. Peter Olson
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701



Landscape Architecture
Urban Design
Community Planning
Civil Engineering

RE: PDQ - 401 N. Third Street

Dear Mr. Olson:

PDQ had submitted on June 22, 2005, an application to the Plan Commission for a PUD (GDP/SIP) and demolition permit for the existing trucking facility. Per our telephone conversation on July 1, 2005, we are requesting that the demolition permit request and the PUD (GDP/SIP) be processed as separate submittals.

With the summer schedule, the earliest Plan Commission approval dates for PUD submittals made on June 22, 2005 would be August 22, 2005, with Common Council approval on September 6, 2005. The approval process for demolition permit applications are quite a bit shorter: June 22, 2005 submittals could be approved by Plan Commission on August 1, 2005.

The reason for our request to divide the submittal into separate processes is based on schedule and safety concerns.

An August 22 approval for demolition permit is three weeks later than the August 1, 2005 approval that could be attained under the separate process. This three week window is instrumental in the fall construction schedule. Allowing the demolition to be started in early August allows PDQ to be more efficient and complete in the recycling/re-use of the existing facility. If demolition is not allowed until the end of August, the construction schedule is delayed by the demolition process. This site will require special attention in the demolition phase as the property has contaminated and poor soils that will need to be corrected.

PDQ is faced with the constraint of completing site work and paving before the end of the paving season. If the pavement is not installed during the 2005 construction season, PDQ faces the hardship of not being able open their facility until the 2006 spring construction season when the concrete/asphalt plants re-open..

Another concern is safety at the facility. The current facility, although partially fenced, is a target for vagrancy, vandalism and theft. There have already been instances of vagrants taking summer shelter at the facility. The existing vacant building is also a potential target for vandalism and theft.

PDQ is committed to making this site an attractive and safe site. This site will be an improvement over the existing, bankrupt, vacant trucking facility. The proposed design plans for this site are on file with the city in our June 22, 2005 submittal application.

10

In the preceding text, we have attempted to explain our reasons for separating the demolition permit from the PUD process. In our telephone conversation last week, you were supportive of our request. Thank you for your time and consideration on this matter.

Sincerely,



Christopher Thiel
Schreiber/Anderson



June 21st 2005

City of Madison
Dept of Planning and Development
Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison WI 53701-2984

RE: Letter of Intent for Rezoning and Plan of Operation

Dear Members of Urban Design, Plan Commission, Common Council and Planning Staff:

At this time PDQ Food Stores Inc a privately owned and operated company with headquarters located in Middleton WI is applying for a Rezoning for the property located at 401 North Third Street in Madison WI. Included in this request is a Plan of Operation for your review.

Currently the property which is located on the Southeast side of Pennsylvania Avenue and Northeast side of Third Street is not being used for any commercial propose. The property was the home of Consolidated Freights a 24-hour trucking operation. The company filed for bankruptcy and property was sold at public auction to PDQ Food Stores Inc.

The property about 2.6 acres is currently zoned M-1. On the property is a masonry building with an attached office and many loading docks. Parts of the rooflines are pitched and some is flat.

Environmental Testing of property and past studies have determined the property has contamination and poor soil conditions that will need to be corrected.

PDQ Food Stores Inc. would like to clean up the existing environmental contamination up to standard required by the governing agencies and redevelop the property into a PDQ convenience store with car wash.

PDQ Food Stores will own and operate the facility in its entirety, relying on its 50 years of experience in the convenience store industry.

PDQ is planning on building a masonry wood structure around 6,000 square feet in size. The building will be approximately 100 feet long and 60 foot wide with a shingled hip roof. Incorporated into the building are many windows. The entire front side of the building and part of the western side of the building will have large windows.

The dumpster area is made out of the same material as the building and is completely enclosed. The area will be approximately seven and half feet high to shield any and all items enclosed in area. PDQ puts the condensers and HVAC equipment in this enclosure to give a clean attractive looking appearance. Part of PDQ's security is to allow garbage removal only during daytime hours and with double coverage. Access to the dumpster area is through a door from the store. This area is monitored by a camera and recorded.

PDQ is proposing seven gasoline dispensers under one canopy and three diesel islands under a separate canopy. The gasoline canopy will be orientated towards Pennsylvania Avenue. Entrance to the sight will be from a driveway located on Third Street and one from Pennsylvania Avenue. The diesel islands are separated for the convenience of our customers. Most of our diesel customers are landscapers and contractors with trailers requiring additional turning space for their vehicles and attachments. We feel this will be a great addition and convenience to the neighboring businesses in the industrial park.

The car wash will be constructed with the same materials as the convenience store, with a shingled hip roof. PDQ is proposing one building approximately 55 feet by 60 feet with two brushless washes. The wash will have windows on the side of the building allowing natural light into the bays and adding to the architectural integrity of the entire operation.

PDQ believes quality is of great importance and strives to provide the highest quality products possible. PDQ prepares a tempting variety of croissants, pastries, muffins, cinnamon rolls, turnovers, cookies and much more in our stores. We also offer a variety of fresh sandwiches to fit your every need. This store will prepare breakfast sandwiches sold hot with eggs, sausage/ham, and cheese served on an English muffin.

PDQ will also be offering a full service deli allowing customers to get made to order sandwiches or purchase a freshly prepared sandwich from the deli case. Other items of interest are Hot Dogs, Hamburgers, Cheeseburgers, hot soups, fresh salads, vegetable salads, fruit salads, pasta, potato and macaroni salads along with rotisserie chicken and beef.

PDQ will provide around 16 cooler doors stocked with cold beverages, meats, cheeses and other cool snacks. Freezer space will be from four to six doors for a large product mix for the consumers from the adjoining industrial park.

PDQ operation is 24 hours to serve the neighboring community. The surrounding area is mainly industrial with many sights operating 24 hours. PDQ believes are costumers come from the neighboring properties or are part of the traffic that drives by on a daily basis.

PDQ would anticipate six to eight full time employees with another eight to ten part time employees. The store will have a full time manager that will be making around \$40,000 a

year with benefits. The manager will hire one or two assistants who will make around \$30,000 per year with benefits. The part time employees will start around \$8.50 to \$9.00 per hour and advance based on hours worked and job duties accepted.

All employees are required to go through a screening process before hire and complete required training. PDQ has their own in house training staff along with an employee manual that needs to be reviewed by all employees.

Security of our employees is of great importance. PDQ takes many measures to protect are employees and it all begins with training during the hiring stage. All employees are taught to handle different situations that might occur at a store.

Visibility and lighting are used to help are costumers and employees feel safe. Lighting comes from flush mounted fixtures that direct the light down and not outward. This allows PDQ to get a bright appearing lot without contributing to light pollution off sight. PDQ has many windows on the store and strive to keep them clean and uncluttered. This allows good visibility from inside the store out and vise versa.

PDQ has cameras that record twenty-four hours a day. These cameras are located and placed by a professional in the security industry. We use these tapes for educational and instructional proposes beside the security issues.

Landscaping is an item that is not normally associated with security but plays an important part of the overall program. PDQ like landscaping but we want to make sure it is clean and not over grown providing a place for individuals to hide.

Our sight plan contributes to the safety of all by being wide open and attractive in appearance. PDQ makes sure to provide adequate trash receptacles and keeps them emptied. We provide plenty of parking near the store with easy turning movements. In this case we will have around twenty-five parking stall near the store with another twenty on the sight for employees and deliveries. This does not include the handicap stalls that will be placed according to code.

With an operation like PDQ's deliveries are required. Based on past experiences I believe the following deliveries will be taking place:

Groceries	once a week	mid-morning
Pop (3 companies)	once a week	mid-day
Beer (3 companies)	once a week	mid-day
Bread	3 times a week	5:00-6:00 AM
Milk	2 times a week	5:00- 6:00 AM
Hostess	3 times a week	5:00-6:00 AM
Chips (2 companies)	2 times per week	mid-day
Gasoline	5 times per week	during operational hours
Donuts	Dailey	early morning
Ice	once per week	mid-day

There is ample room on sight for parking and delivery of products. No parking will need to take place on the street adjoining the property. Parking will most likely take place on north of the store and south of the car wash and diesel islands.

Since this property is located in an industrial area and near a couple of major transportation routes deliveries should not cause a problem for anyone. In fact all road designs and our internal design make traffic flow very smooth. This includes all turning and backing motions that might be encountered. At no time will any vehicle need to back or maneuver on the street. All truck movements can take place private property with no affect on the street traffic.

The properties surrounding the area are as follows and in my opinion will not be negatively affected by our project. In fact I think we will provide a service that many of the adjoining property owners will use.

Directly to the west and across the street are industrial uses. To the south is a used car lot and educational facility. To the north is a vacant field used for Madison East physical education classes and evening sport activities.

In a plan of operation you try to discuss and plan for negatives of this operation or potential problems it may cause. I'm having a tough time thinking of anything negative about this sight. The roads accessing the property have been built to handle large volumes of traffic including trucks and cars. The turning radius for vehicles is more than acceptable. The property is currently contaminated and not being used and will be cleaned up and redeveloped into an attractive viable business. Internal circulation has been reviewed and appears acceptable for the entire operation. Services not now being offered to this industrial area will possibly be available with the approval of this operation.

This type of use is acceptable in this district with a conditional use permit for automobile laundry. Selling of Motor Fuels is a permitted use in M-1. PDQ after consulting with Planning Staff has determined it would be in everybody's best interest to rezone to PUD and have entire operation reviewed. This will assure a high quality development compatible to all involved.

PDQ will be using the experience from 50 years of store operation and the talents of highly trained individuals to operate this store. Our sight plan is designed with both pedestrian and vehicular traffic in mind. Our entire staff is required to complete the PDQ training course. We also have supervisors who inspect and review store operations on a weekly basis. This supervisor or one is available 24 hours a day for phone calls and questions from store personnel.

PDQ Food Stores will offer product and services consistent with our other stores located in Madison and Milwaukee area. If you would like to see an operational store similar to the one we are proposing hear feel free to visit our store located at 4741 Lien Road in Madison WI, or one of our other many locations. If you happen to be in Waukesha WI

stop by and visit or store located at 2106 S. West Avenue. I have included a separate photo display of some stores. This will give you an idea of construction materials, colors and services offered.

The grocery category will include: milk & dairy, meats, cheese, breads, produce, chips, snacks, cereal, cigarettes, soft drinks, beer juices, bottled water, frozen food, ice cream, ice, paper products, detergents, cleaning supplies, pet foods, etc...

The health and beauty aid category will include: aspirin, cold medicines, first aid supplies. Toothpaste, shampoos, deodorants, shaving supplies, diapers, ect...

The general merchandise category will include: school supplies, greeting cards, fresh flowers, newspapers & magazines, toys, automotive products, batteries, cameras, flashlights, ect...

PDQ Food Service will include fresh cookies, muffins, and pastries baked at the store, fresh sandwiches prepared at the store or special order from the deli, fountain drinks/juices, delivered bakery, and fresh gourmet coffee World Cup coffee, including varieties of House Blend, Decaffeinated House Blend, Columbian, French Roast, Hazelnut, Decaffeinated Hazelnut, Irish Crème, Sumatran, and special flavor each month. The coffee offering will include 3-4 flavors of cappuccino.

PDQ will offer three grades of fuel at each of the seven self- service gasoline dispensers. The dispenser will have credit card readers allowing costumers to complete their transaction at the island if they wish. One or two of the dispensers will have a diesel product for the consumer driving a diesel-operated car.

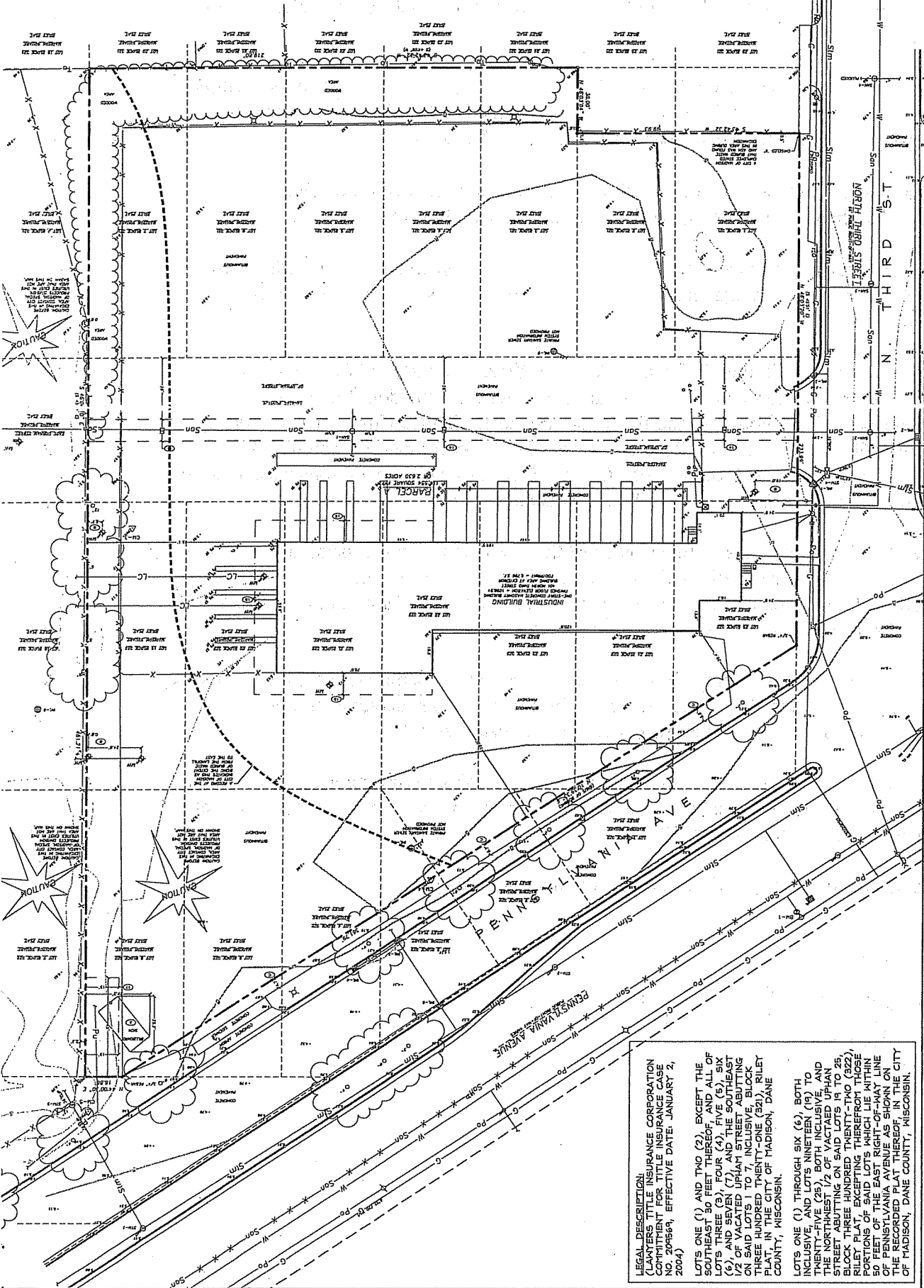
Additional services PDQ will offer are an automated teller machine (ATM) located inside the store, money order, PDQ accepts checks for purchases, air machine, and photocopier are part of the additional services provided for our costumer's.

I have tried to provide as much information as possible about our operation to assist you in making an informed decision. If you have further questions or comments please feel free to contact me at 608-444-2813.

Thanks in advance for your time and consideration on this matter.

Take Care,


Randy J Manning
Director of Real Estate



LEGAL DESCRIPTION:
 (LAYERS TITLE INSURANCE CORPORATION
 COMMITMENT FOR TITLE INSURANCE CASE
 NO. 20P866, EFFECTIVE DATE: JANUARY 2,
 2004)

LOTS ONE (1) AND TWO (2), EXCEPT ALL OF
 SOUTHEAST 30 FEET THEREOF,
 LOTS THREE (3), FOUR (4), FIVE (5), SIX
 (6), AND SEVEN (7), AND THE SOUTHEAST
 1/2 OF VACATED UPHAM STREET ABUTTING
 ON SAID LOTS 1 TO 7, INCLUSIVE, BLOCK
 THREE HUNDRED TWENTY-ONE (321), RILEY
 PLAT, IN THE CITY OF MADISON, DANE
 COUNTY, WISCONSIN.

LOTS ONE (1) THROUGH SIX (6), BOTH
 INCLUSIVE, AND LOTS NINETEEN (19) TO
 TWENTY-FIVE (25), BOTH INCLUSIVE, AND
 THE NORTHEAST 1/2 OF VACATED UPHAM
 STREET ABUTTING ON SAID LOTS 19 TO 25,
 BLOCK THREE HUNDRED TWENTY-TWO (322),
 RILEY PLAT, EXCEPTING THEREFROM THOSE
 PORTIONS OF SAID LOTS WHICH LIE WITHIN
 THE BOUNDARIES OF PENNSYLVANIA AVENUE SHOWN ON
 THE RECORDED PLAT THEREOF, IN THE CITY
 OF MADISON, DANE COUNTY, WISCONSIN.

Revision	Date

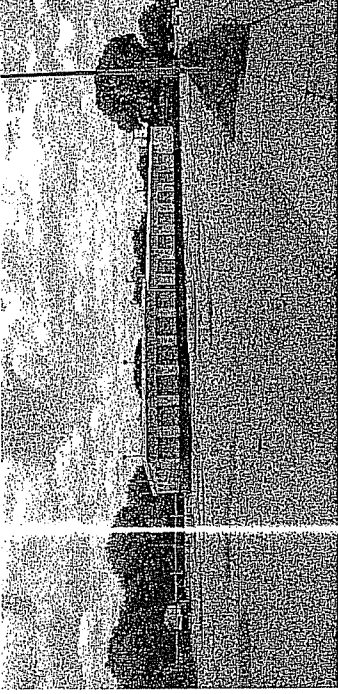
PDQ
PENNSYLVANIA
AVENUE

CITY OF MADISON
 WISCONSIN

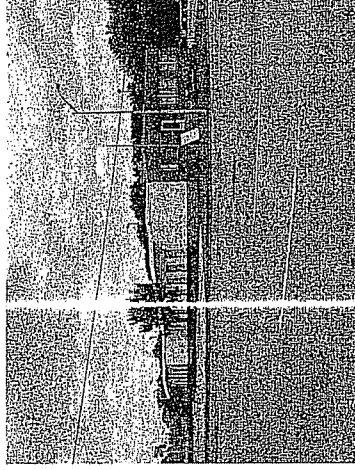
Drawn By:	AW
Checked By:	CT
File:	P-EX2
Issued For:	CUP
Issue Date:	06/22/05
Project No.:	2080

Sheet Title
EXISTING SITE
PHOTOS

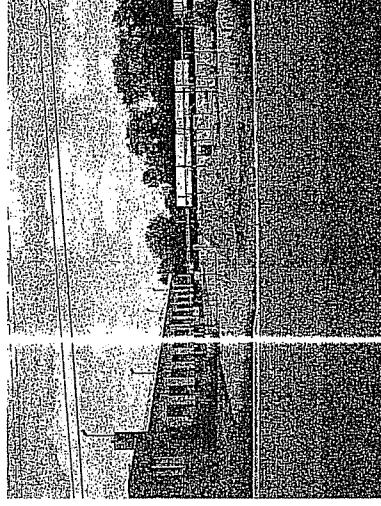
Sheet Number
C-2



VIEW FROM PENNSYLVANIA AVENUE LOOKING SOUTHEAST



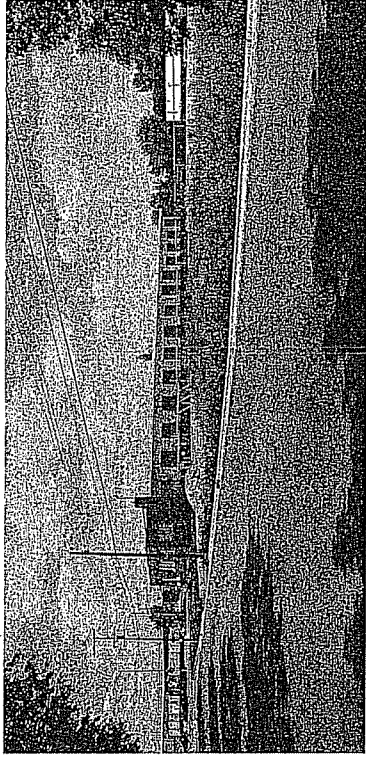
VIEW FROM PENNSYLVANIA AVENUE AND THIRD STREET LOOKING NORTHEAST



VIEW FROM N. THIRD STREET LOOKING NORTHEAST



VIEW FROM N. THIRD STREET LOOKING NORTHEAST



VIEW FROM N. THIRD STREET LOOKING NORTH



VIEW TO PROPERTY ADJACENT TO KELLIHER FIELD

Revision	Date

PDQ
PENNSYLVANIA
AVENUE

CITY OF MADISON
 WISCONSIN

Drawn By: AW
 Checked By: CT
 File: P-DE
 Issued For: CUP
 Issue Date: 06/22/05
 Project No. 2080

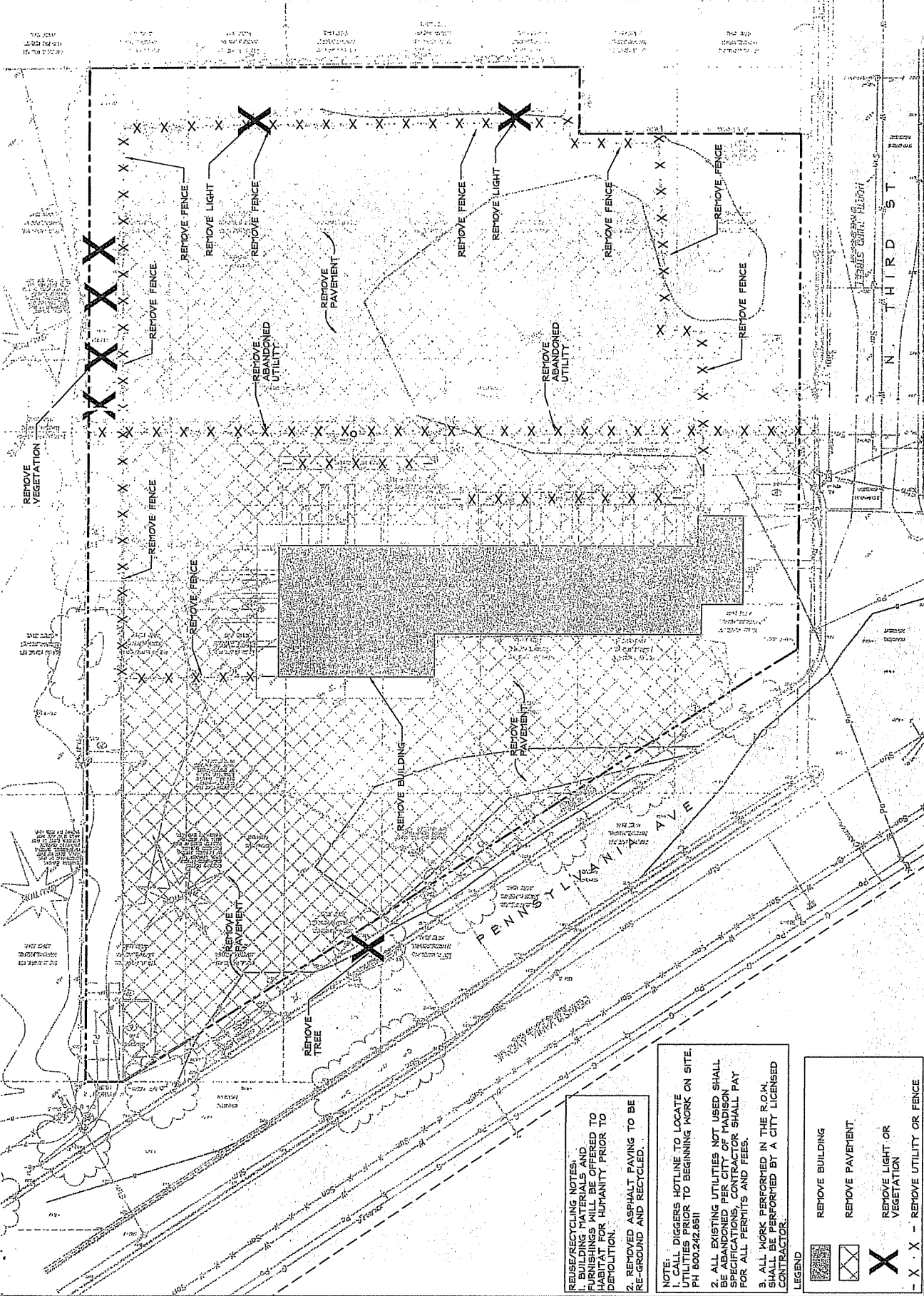
Sheet Title
DEMOLITION
PLAN

(SCALE INDICATED FOR 34"x46" SHEET)

0 10 20 40

Sheet Number

C-3



REUSE/RECYCLING NOTES
 1. BUILDING MATERIALS AND FURNISHINGS WILL BE OFFERED TO BID FOR HUMANITY PRIOR TO DEMOLITION.
 2. REMOVED ASPHALT PAVING TO BE RE-GROUND AND RECYCLED.

NOTE:
 1. CALL DIGGERS HOTLINE TO LOCATE UTILITIES PRIOR TO BEGINNING WORK ON SITE. PH 800.242.9511
 2. ALL EXISTING UTILITIES NOT USED SHALL BE ABANDONED PER WISCONSIN SPECIFICATIONS. CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES.
 3. ALL WORK PERFORMED IN THE R.O.M. SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

LEGEND

- REMOVE BUILDING
- REMOVE PAVEMENT
- REMOVE LIGHT OR VEGETATION
- REMOVE UTILITY OR FENCE

Revision	Date

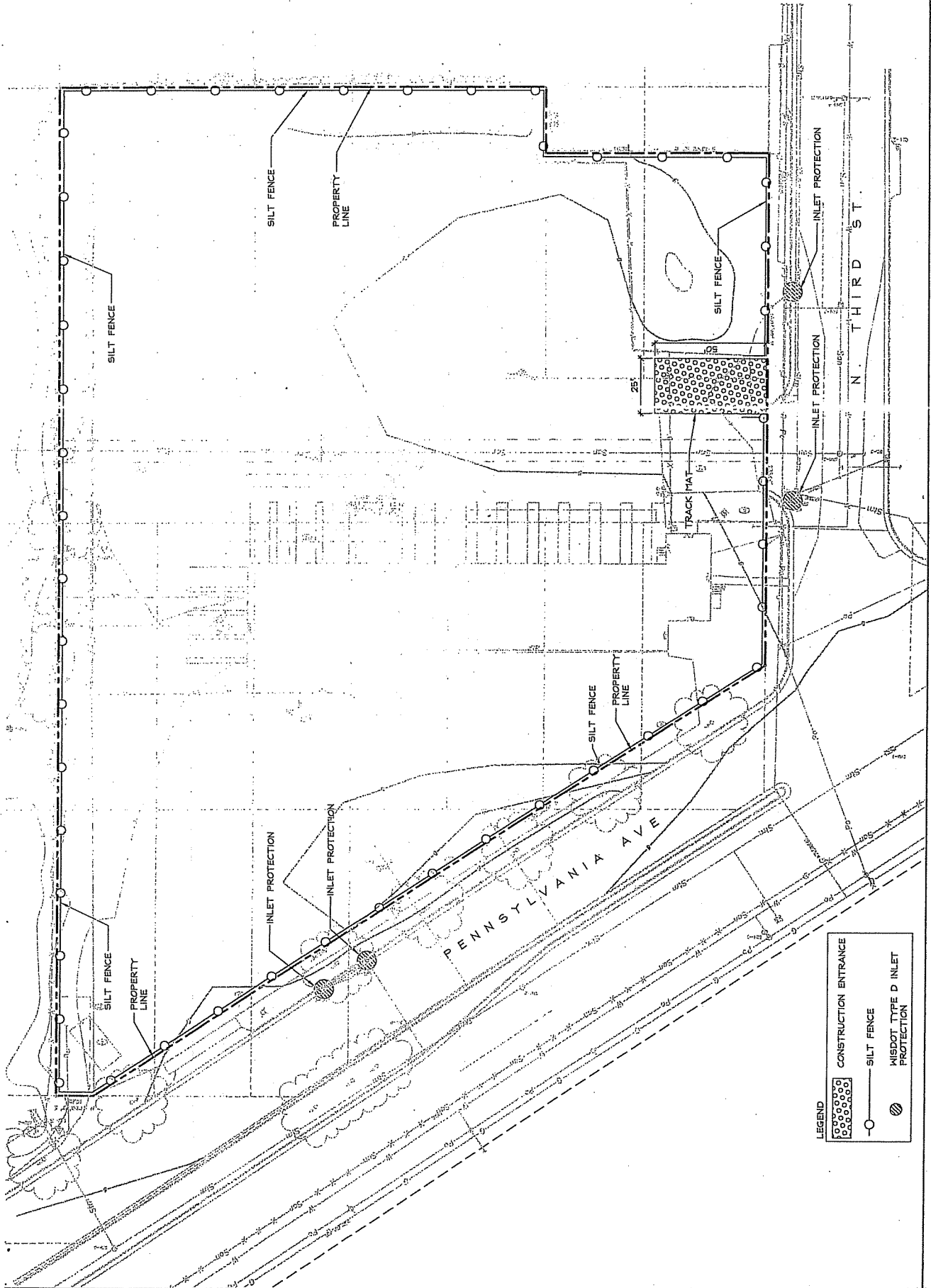
PDQ
 PENNSYLVANIA
 AVENUE

CITY OF MADISON
 WISCONSIN

Drawn By: AW
 Checked By: CT
 File: P-EG
 Issued For: CJP
 Issue Date: 08/22/05
 Project No: 2090

Sheet Title
**EROSION
 CONTROL
 PLAN**
 (SCALE NOT TO BE USED FOR
 24" X 36" SHEET)
 0 10 20 40
 Feet
 Street Number

C-4



Revision	Date

PDQ
 PENNSYLVANIA
 AVENUE

CITY OF MADISON
 WISCONSIN

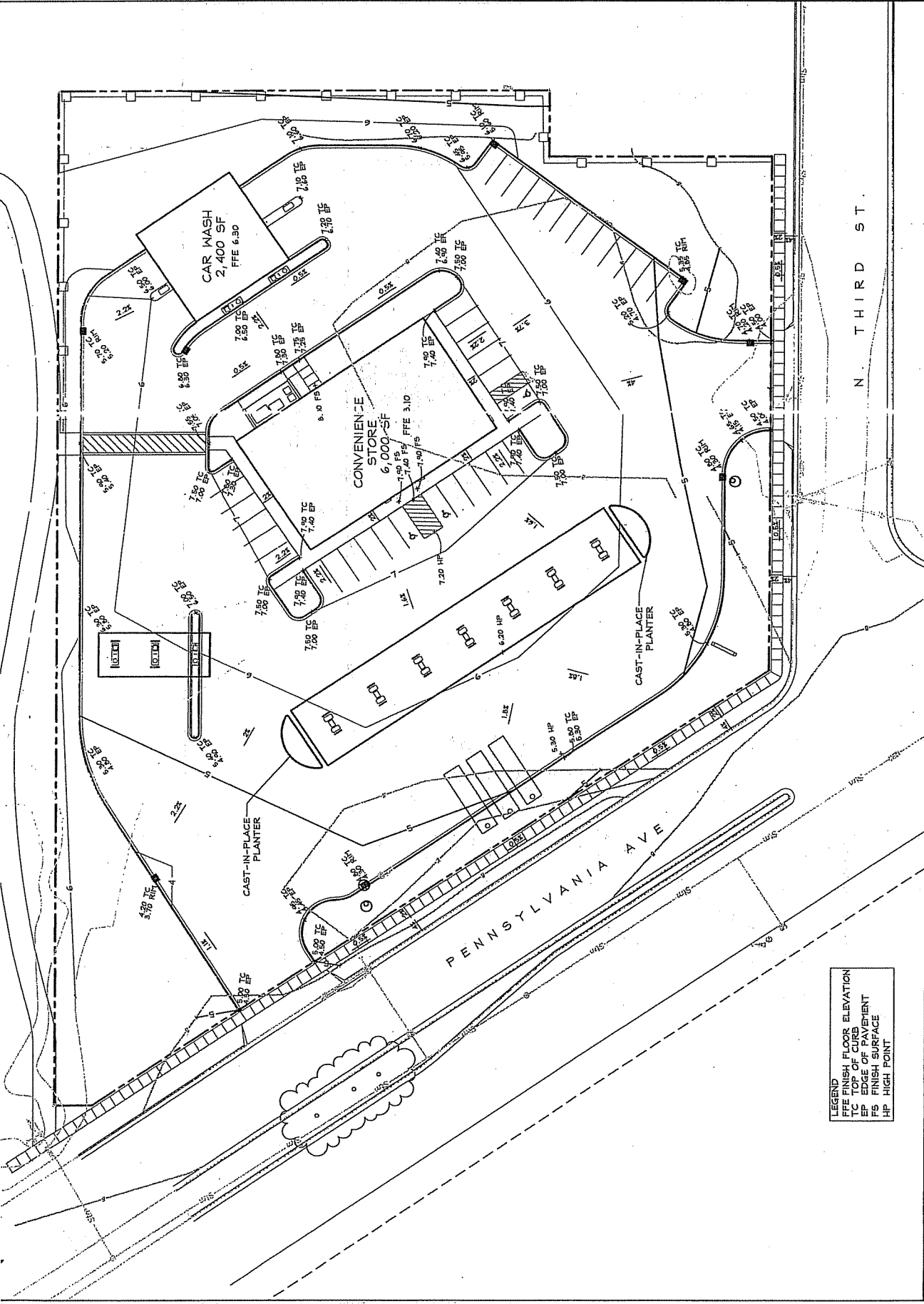
Drawn By: AW
 Checked By: CT
 File: P-SG
 Issued For: CUP
 Issue Date: 06/22/05
 Project No. 2090

Sheet Title
GRADING PLAN

(SCALE INDICATED FOR 24"X36" SHEET)

Sheet Number

C-5



LEGEND
 TC TYPE FINISH FLOOR ELEVATION
 EP EDGE OF PAVEMENT
 FS FINISH SURFACE
 HP HIGH POINT

Revision	Date

Project Name
 PDQ
 PENNSYLVANIA
 AVENUE

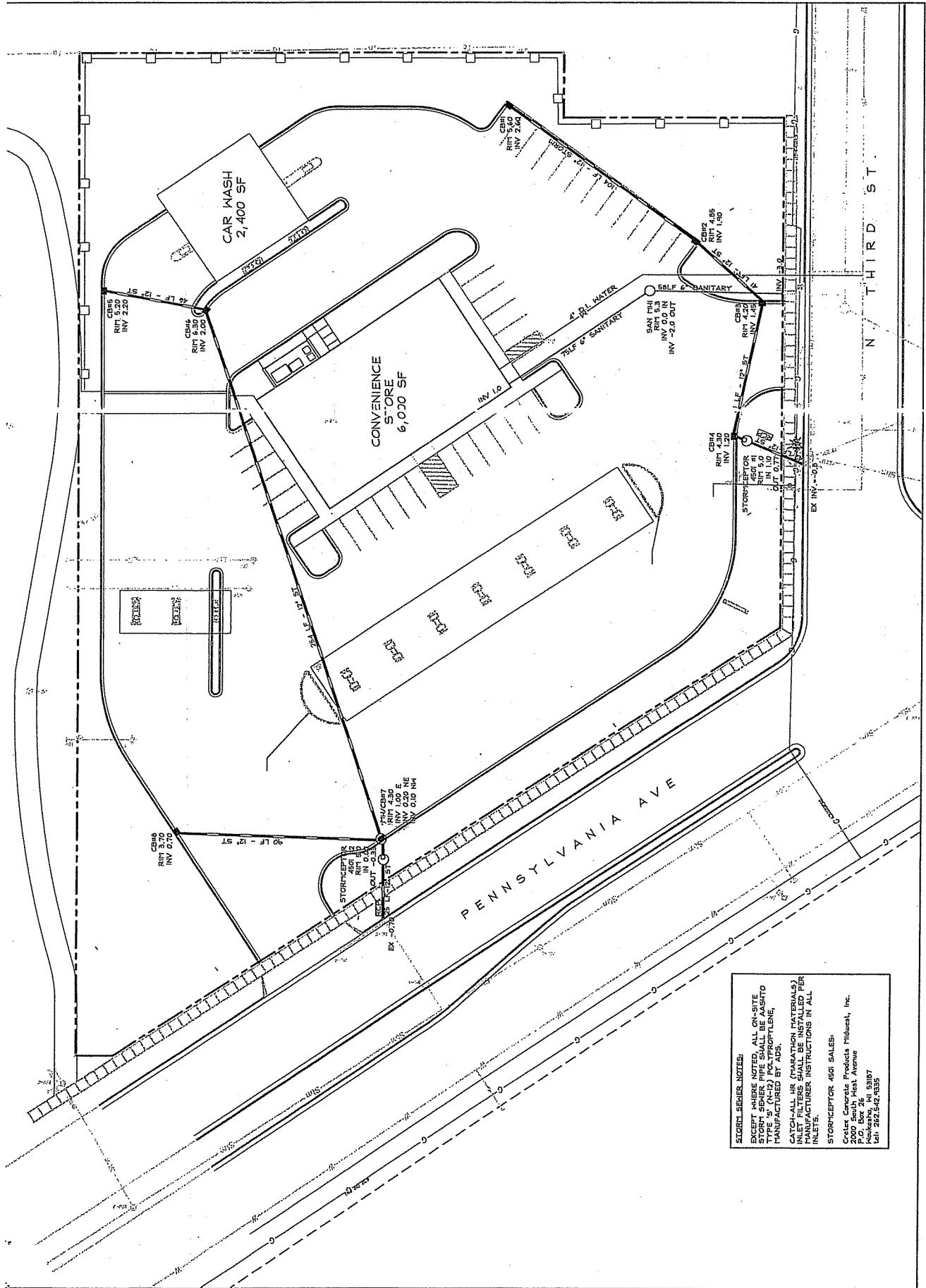
CITY OF MADISON
 WISCONSIN

Drawn By:	RDP
Checked By:	CT
File:	PAJ
Issued For:	CUP
Issue Date:	06/22/05
Project No.	2080
Sheet Title	UTILITY PLAN

Scale: Noted for
 24" x 36" SHEET

Sheet Number

C-6



SECRET SERVICES NOTES:
 EXCEPT WHERE NOTED, ALL ON-SITE
 CONSTRUCTION SHALL BE PERFORMED BY
 TYPE 'S' (N-12) POLYPROPYLENE,
 MANUFACTURED BY ADS.
 CATCH-ALL HR (ABRASION MATERIALS)
 INLET FILTERS SHALL BE INSTALLED PER
 MANUFACTURER INSTRUCTIONS IN ALL
 INLETS.
 STORAGE RECEPTOR 4501 SALES
 Criley Concrete Products Midwest, Inc.
 2000 South West Avenue
 Newkashaw, MI 48167
 Cell 262.542.9395

Revision	Date

Project Name
 PDQ
 PENNSYLVANIA
 AVENUE

CITY OF MADISON
 WISCONSIN

Drawn By: AW
 Checked By: CT
 File: P-SP
 Issued For: CUP
 Issue Date: 06/22/05
 Project No.: 2090

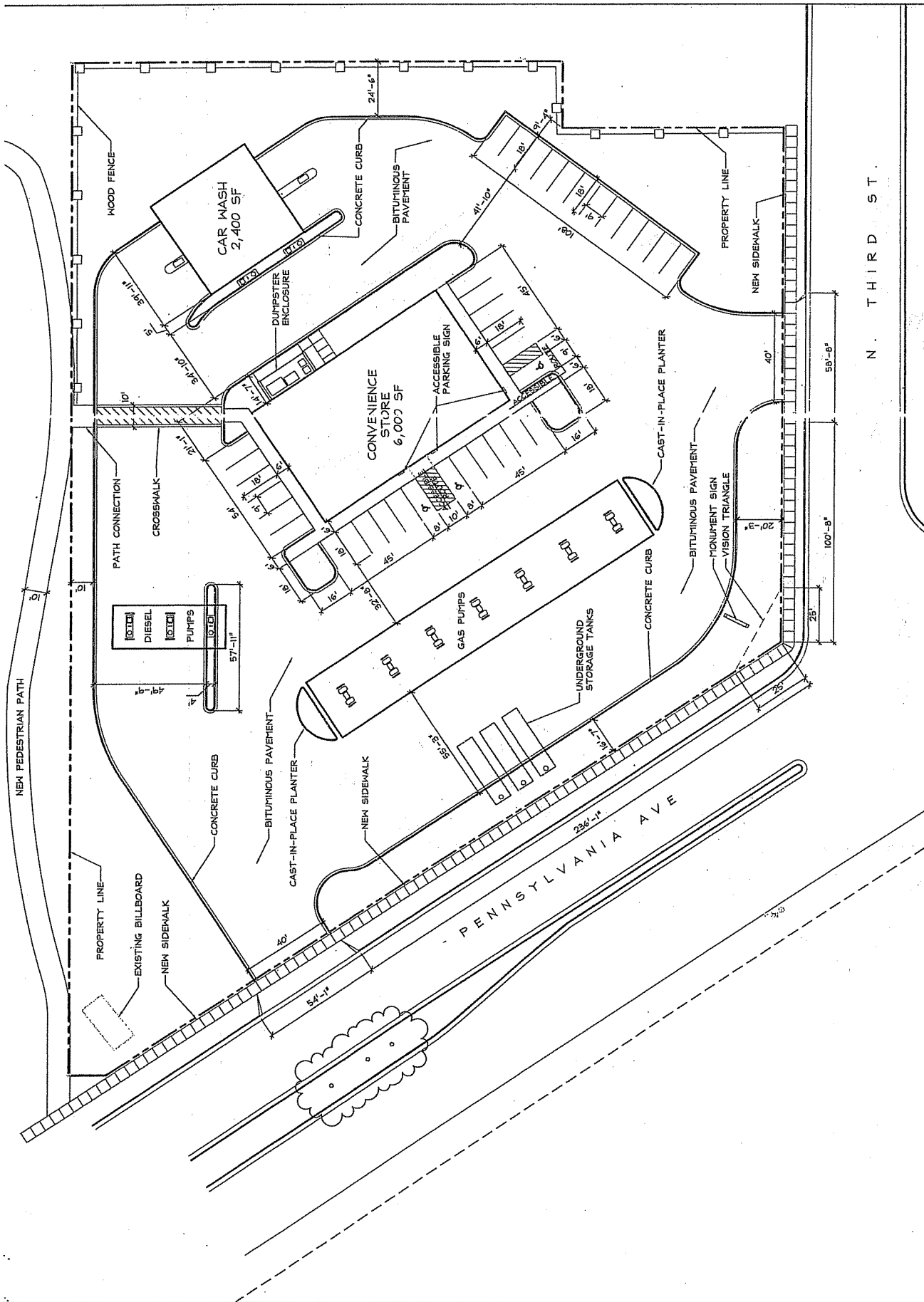
Sheet Title
SITE PLAN

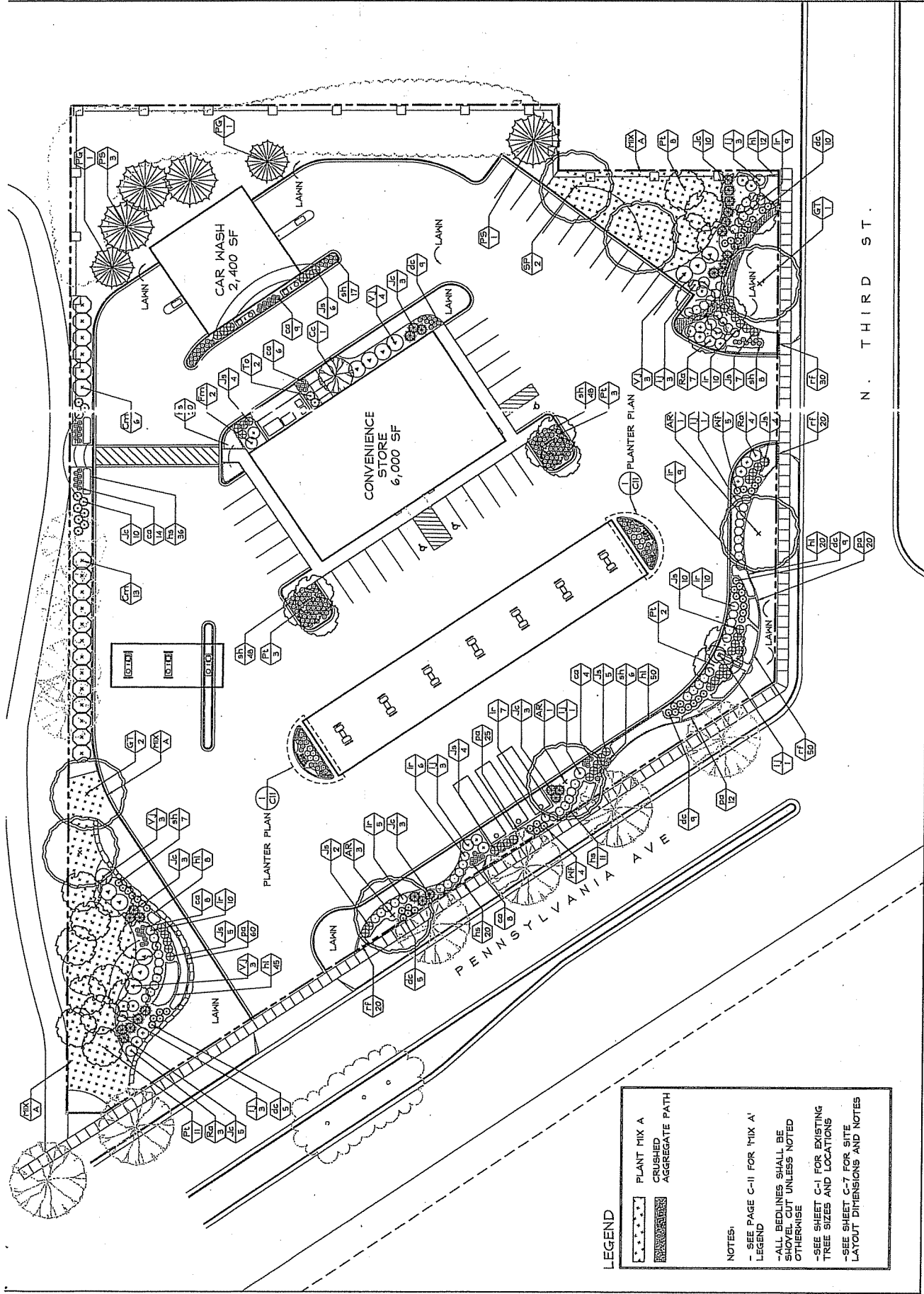
(SCALE NOT TO BE USED FOR
 24" X 36" SHEET)

0 10 20 40

Sheet Number

C-7





LEGEND

- PLANT MIX A
- CRUSHED AGGREGATE PATH

NOTES:

- SEE PAGE C-11 FOR 'MIX A' LEGEND
- ALL BEDLINES SHALL BE SHOVEL CUT UNLESS NOTED OTHERWISE
- SEE SHEET C-1 FOR EXISTING TREE SIZES AND LOCATIONS
- SEE SHEET C-7 FOR SITE LAYOUT DIMENSIONS AND NOTES

Revision	Date

Project Name

PDO
 PENNSYLVANIA
 AVENUE

CITY OF MADISON
 WISCONSIN

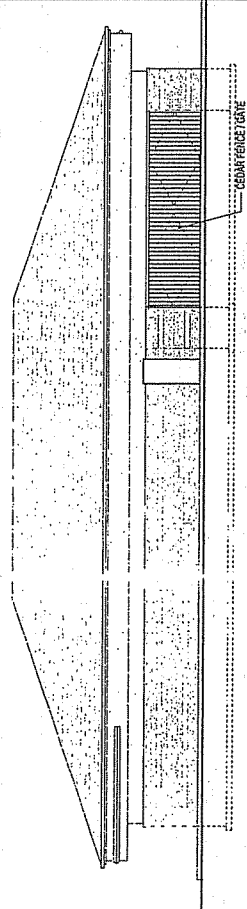
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 Checked By: CUP
 Issued For: 06/22/05
 Project No. 2090

Sheet Title
**BUILDING
 ELEVATIONS**

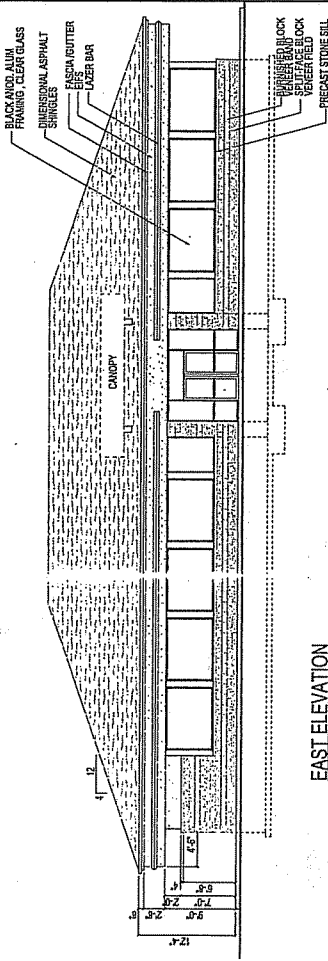
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Sheet Number

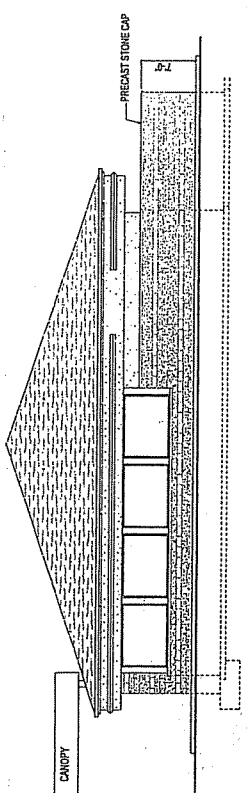
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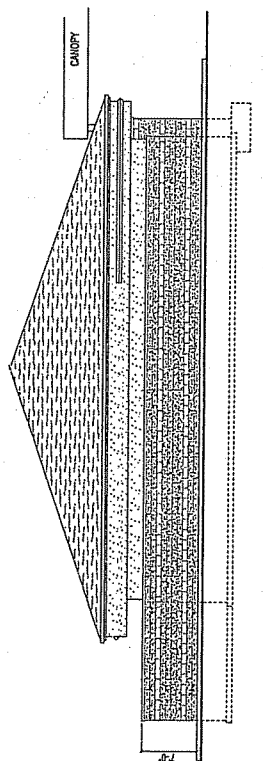
WEST ELEVATION
 1/8" = 1'-0"



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



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



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

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Revision	Date
Project Name	

PDC
 PENNSYLVANIA
 AVENUE

CITY OF MADISON
 WISCONSIN

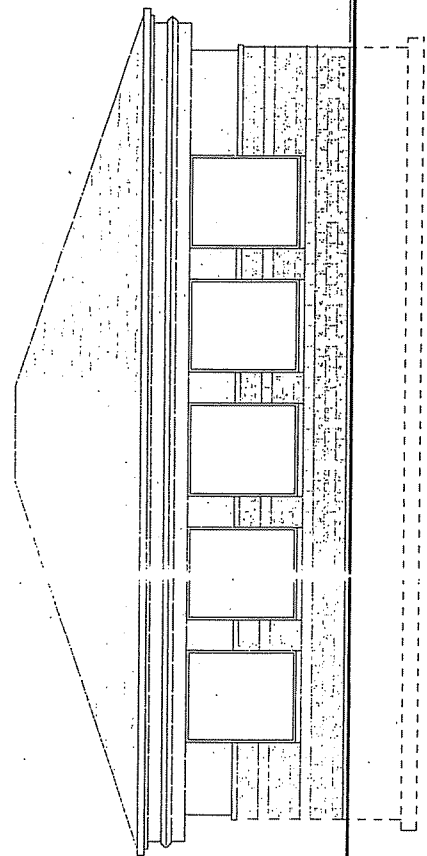
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 Project No. 2080

Sheet Title
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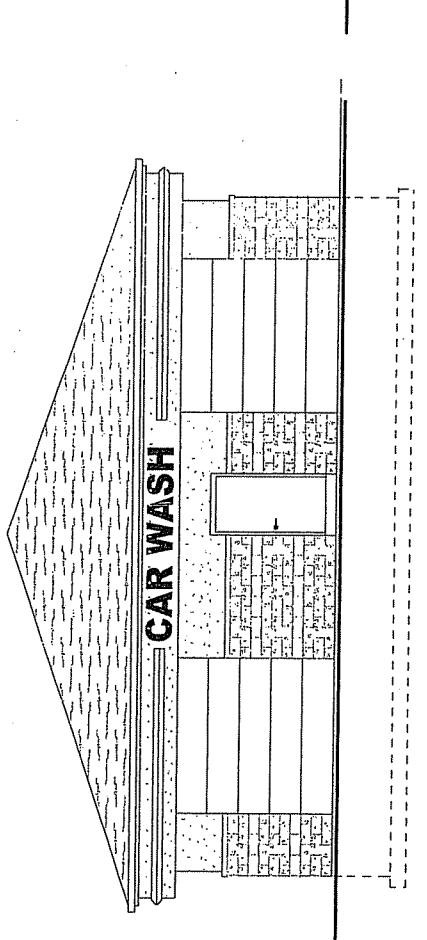
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Sheet Number

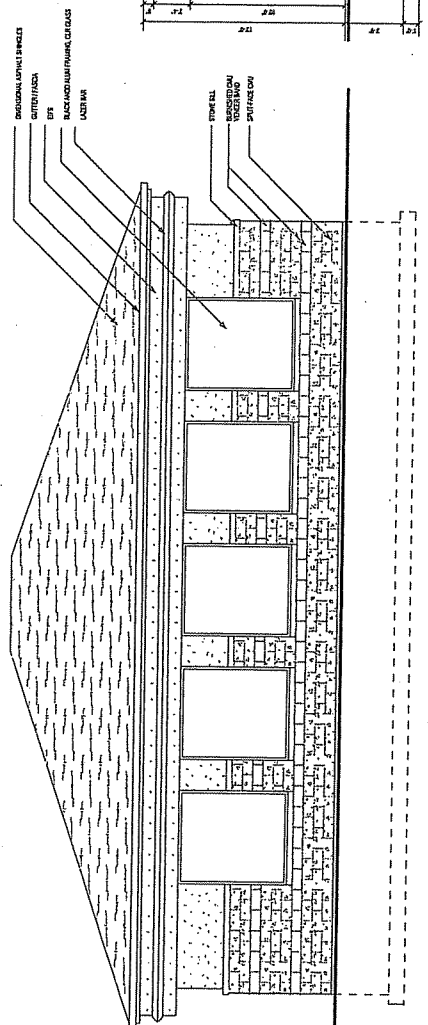
A-2



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



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



WEST ELEVATION
 1/8" = 1'-0"

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

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