

CITY OF MADISON

Proposed Conditional Use

Location: 610 John Nolen Drive

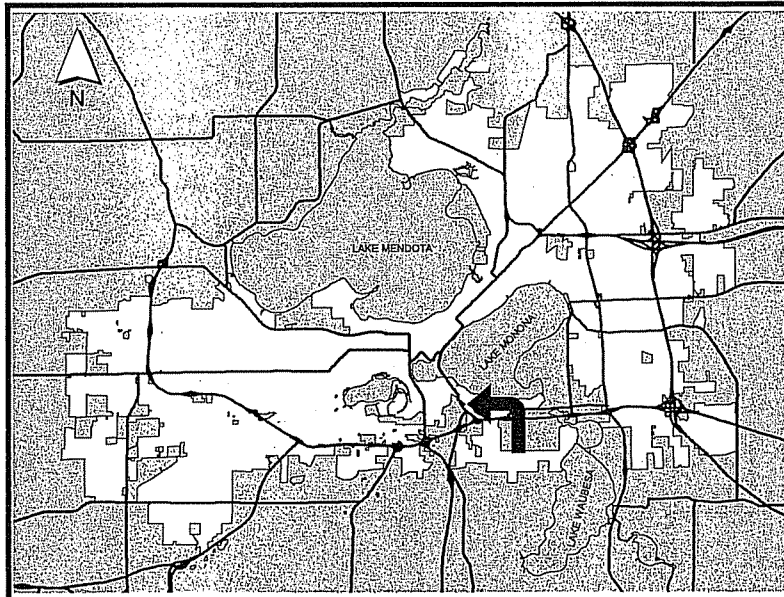
Project Name: Wisconsin Automobile & Truck Drivers Association

Applicant: Gary Williams - WATDA/
Ron Mastalski - Strang, Inc

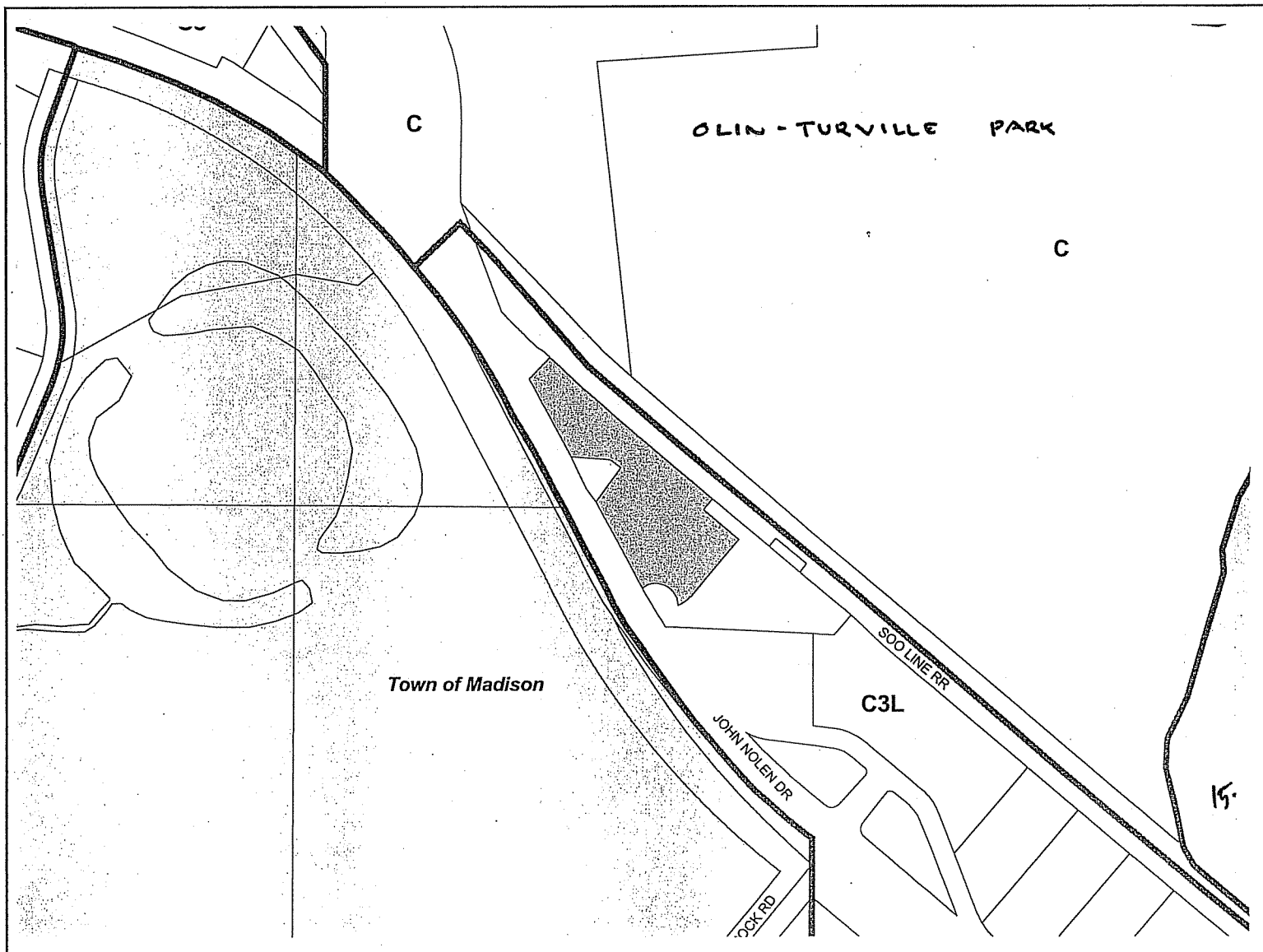
Existing Use: Vacant Land

Proposed Use: 3-Story, 60,000 sf Office Building
(within 200 ft of public park)

Public Hearing Date:
Plan Commission 22 August 2005

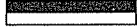


For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

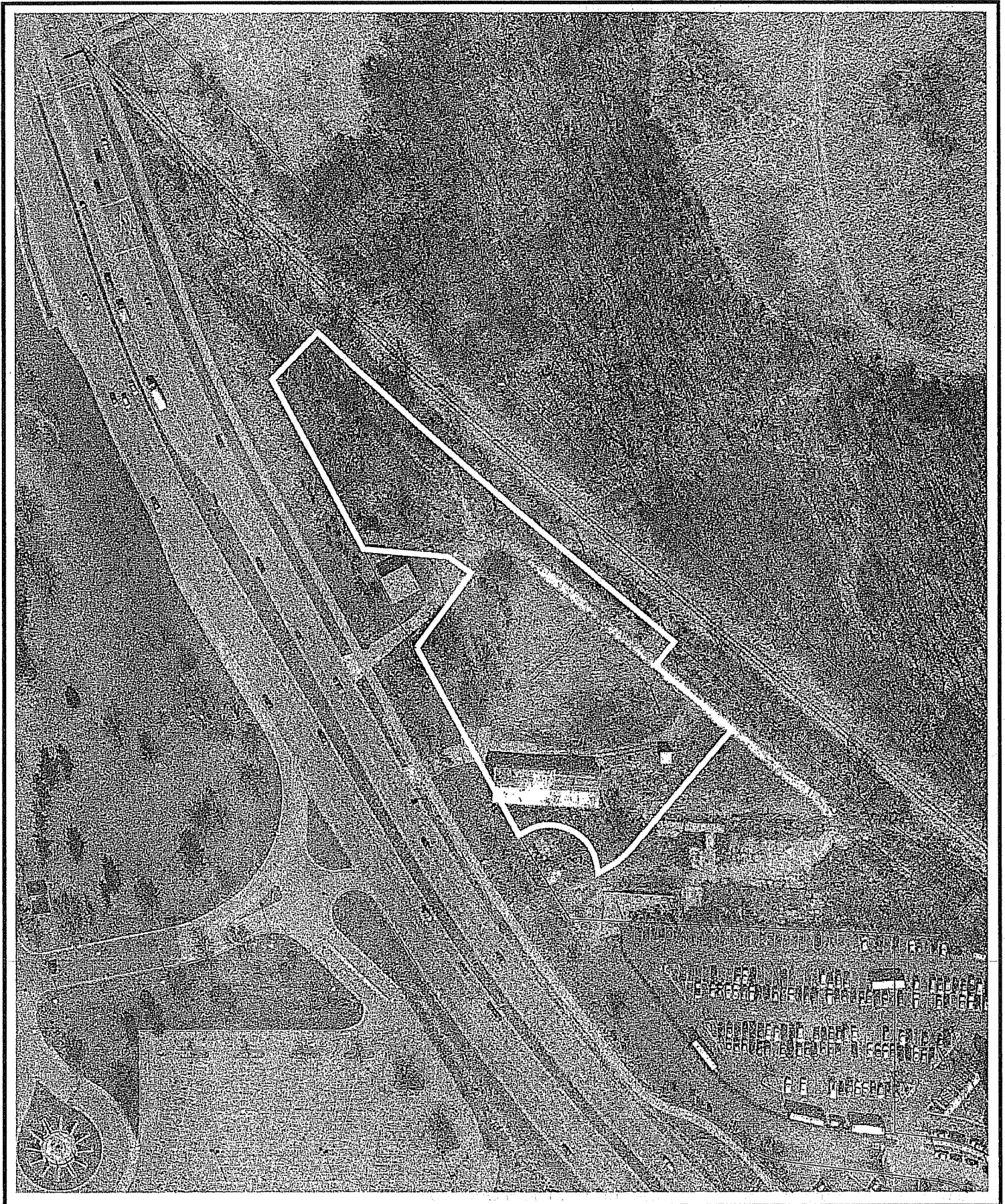


610 John Nolen Drive

0 100 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 700- Receipt No. 62636
 Date Received 7/12/15
 Received By [Signature]
 Parcel No. 0709 25301023
 Aldermanic District 14 - BRUER
 GQ EXISE CUP; UDD
 Zoning District C3L
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification 4/14 Waiver 6/27
 Ngrbrd. Assn Not. N/A Waiver _____
 Date Sign Issued _____

1. Project Address: 610 JOHN NOLAN DRIVE Project Area in Acres: 2.67

Project Title (if any): WISCONSIN AUTOMOBILE & TRUCK DEALERS ASSOCIATION

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

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

Conditional Use. Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: GARY WILLIAMS Company: WATDA
 Street Address: 150 E. GILMAN City/State: MADISON, WI Zip: 53703-1493
 Telephone: (608) 251-5577 Fax: (608) 251-4379 Email: GWILLIAMS@WATDA.COM
 Project Contact Person: RON MASTALSKI Company: STRANG, INC
 Street Address: 6411 MINERAL PT. RD. City/State: MADISON, WI Zip: 53705
 Telephone: (608) 275-9200 Fax: (608) 275-9204 Email: MASTALSKI@STRANG-INC.COM
 Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 60,000 SF, 3 STORY
PROFESSIONAL OFFICE BUILDING WITH 22 STALL INTERNAL PARKING GARAGE

Development Schedule: Commencement 9/1/05 Completion 10/15/06

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: \$ 700 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:

N/A 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.

N/A 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.

N/A 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 1988 LAND USE Plan, which recommends:

COMMUNITY COMMERCIAL 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:

NOTICE VIA EMAIL TO ALDERMAN TIM BRUER ON 6/14/05.

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

WAIVER GRANTED VIA PHONE CALL 6/27/05.

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 6/17/05 | Zoning Staff _____ Date _____
AL MARTIN

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

Printed Name GARY D. WILLIAMS Date 7/7/05

Signature Gary D. Williams Relation to Property Owner PRESIDENT

Authorizing Signature of Property Owner _____ Date 15



July 13, 2005

City of Madison Plan Commission
Conditional Use Application

Letter of Intent:

Project: Wisconsin Automobile and Truck Dealers Association
610 John Nolen Drive
Madison, Wisconsin

The building being proposed for the Wisconsin Automobile and Truck Dealers Association located on a 2.67 acre site at 610 John Nolen Drive is a three story, slab on grade, approximately 65,000 gross square foot office building. 160 exterior parking stalls are provided with an additional 21 interior stalls for a total of 181 stalls on the site. Anticipated building façade is to be a combination of brick, architectural precast concrete, storefront and curtainwall framing and architectural metal panels. Some EIFS may be utilized for the underside of soffits. The ground floor incorporates parking stalls, a future training room with a small lunch area, tenant space and future training rooms. The second floor will be occupied primarily by WATDA and the third floor will be tenant space.

It is anticipated that site preparation and construction of the building will begin in September of 2005 with completion of the project in October of 2006.

The existing site is currently a vacant previously developed site with some remnants of previous structures. Portions of lots previously owned by the Wisconsin Department of Transportation and Texaco Refining & Marketing make up the new lot. Some soil contamination is present on the site due to activities of these prior owners.

Legal description of property: *Lot 2 of certified survey map no. 10491, volume 62 of certified survey maps, pages 79-83, doc. No. 3522347, located in the northeast ¼ of the southwest ¼, the southeast ¼ of the southwest ¼ and the southwest ¼ of the southeast ¼ section 25, town 7 north, range 9 east, city of Madison, Dane County, Wisconsin.*

Wisconsin Automobile and Truck Dealers Association has hired Strang, Inc. to provide architecture, engineering and interior design services for the project. J.H. Findorff & Sons will be the general contractor. Survey work is being performed by Moore Surveying, LLC. Schreiber Anderson Associates is performing landscape design. BT2 will be responsible for civil engineering including stormwater management and erosion control plans, utility and grading plans. Much of this site work has been completed and previously approved as part of the site development coordination with the adjacent landowner.

WATDA is a non-profit association providing services to licensed car and truck dealers in Wisconsin. Other professional service type tenants are being sought

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN



STRANG

for the remainder of available space on the first and third floors. Anticipated hours of operation for the building will be 7:00 a.m. to 6:00 p.m.

Trash and recyclables will be collected within a room inside the building directly adjacent to the loading dock.

plan comm app narrative.doc

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STRANG

DESIGNED BY
ENGINEER
REGISTERED
PROFESSIONAL
ARCHITECT

610 JOHN HOLEN DRIVE
MADISON, WI 53705-4485
TEL: 608 278 8200
FAX: 608 278 8400

ISSUED FOR:
CITY OF MADISON
PLAN COMMISSION
SUBMITTAL
07/13/05

DRAWING SET: 00
COMPANY: STRANG, INC.
FILE NAME: 20050501.DWG
REVISIONS:

DRAWN: ACP/PL
CHECKED: TBA
DATE: 01-15-05
PROJECT NO.: 2001020
PROJECT TITLE:

WISCONSIN
AUTOMOBILE
TRUCK DEALERS
ASSOCIATION

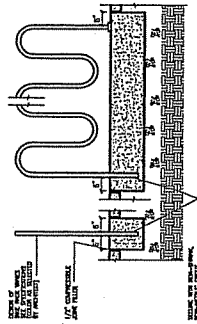
610 JOHN HOLEN DRIVE
MADISON, WISCONSIN

SHEET TITLE

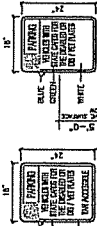
SITE PLAN

SHEET NO.

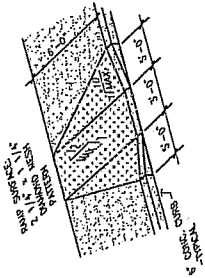
C201



1 BIKE RACK DETAIL
SCALE: N.T.S.

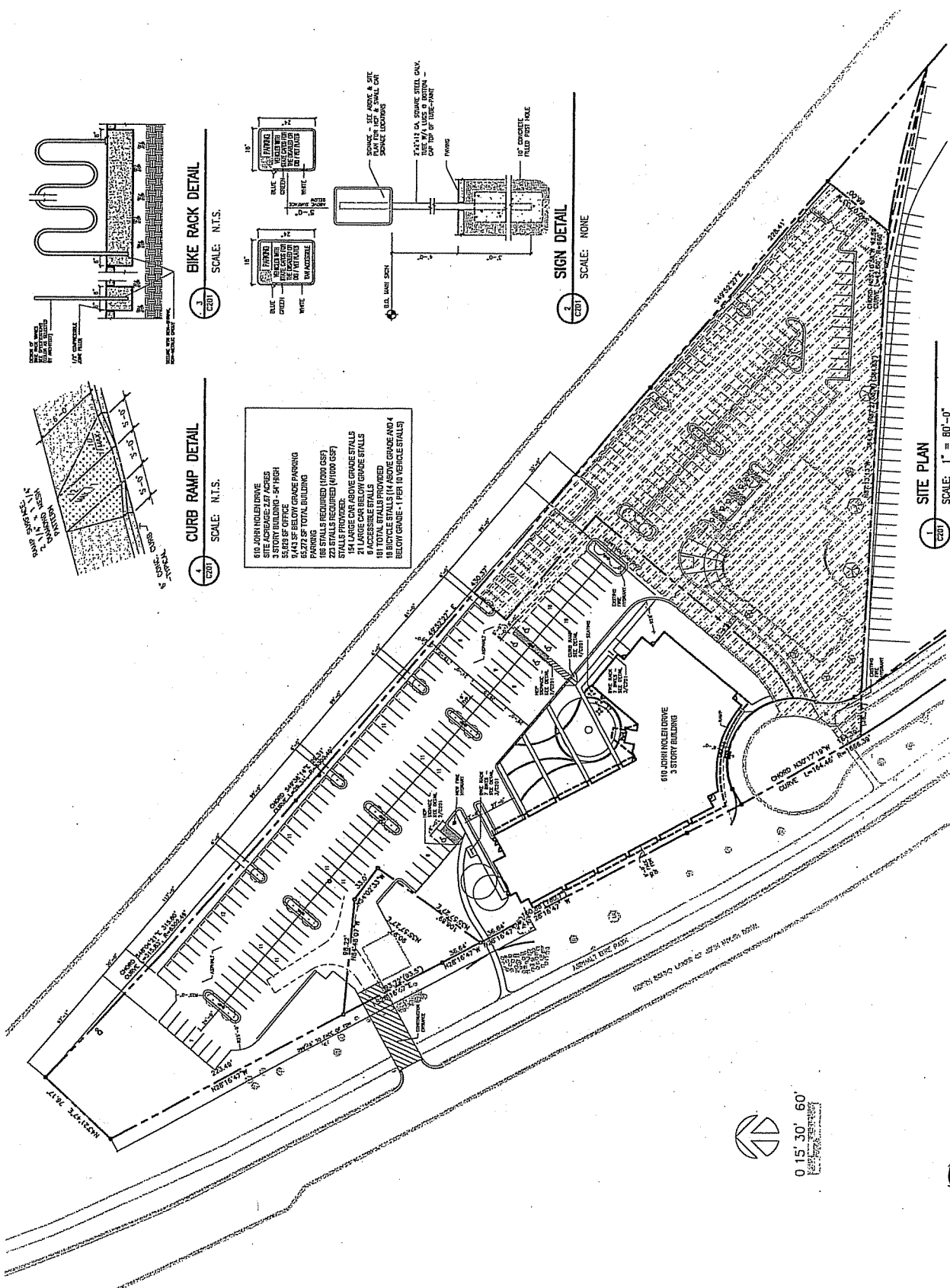


2 SIGN DETAIL
SCALE: NONE



3 CURB RAMP DETAIL
SCALE: N.T.S.

610 JOHN HOLEN DRIVE
SITE AREA: 2.67 ACRES
3 STORY BUILDING - 54' HIGH
52,000 SF OFFICE SPACE INCLUDING
65,275 SF TOTAL BUILDING
PARKING
108 STALLS REQUIRED (1000 GSF)
108 STALLS PROVIDED (1000 GSF)
24 LARGE CAR ABOVE GRADE STALLS
8 ACCESSIBLE STALLS
18 BICYCLE STALLS (14 ABOVE GRADE AND 4
BELOW GRADE - 1 PER 10 VEHICLE STALLS)



1 SITE PLAN
SCALE: 1" = 60'-0"



0.15' 30' 60'
Graphic Scale



MEMBER OF
 STRANG DESIGN GROUP
 1000 W. WISCONSIN AVENUE
 MILWAUKEE, WI 53233
 TEL: 414.224.2000
 FAX: 414.224.2001

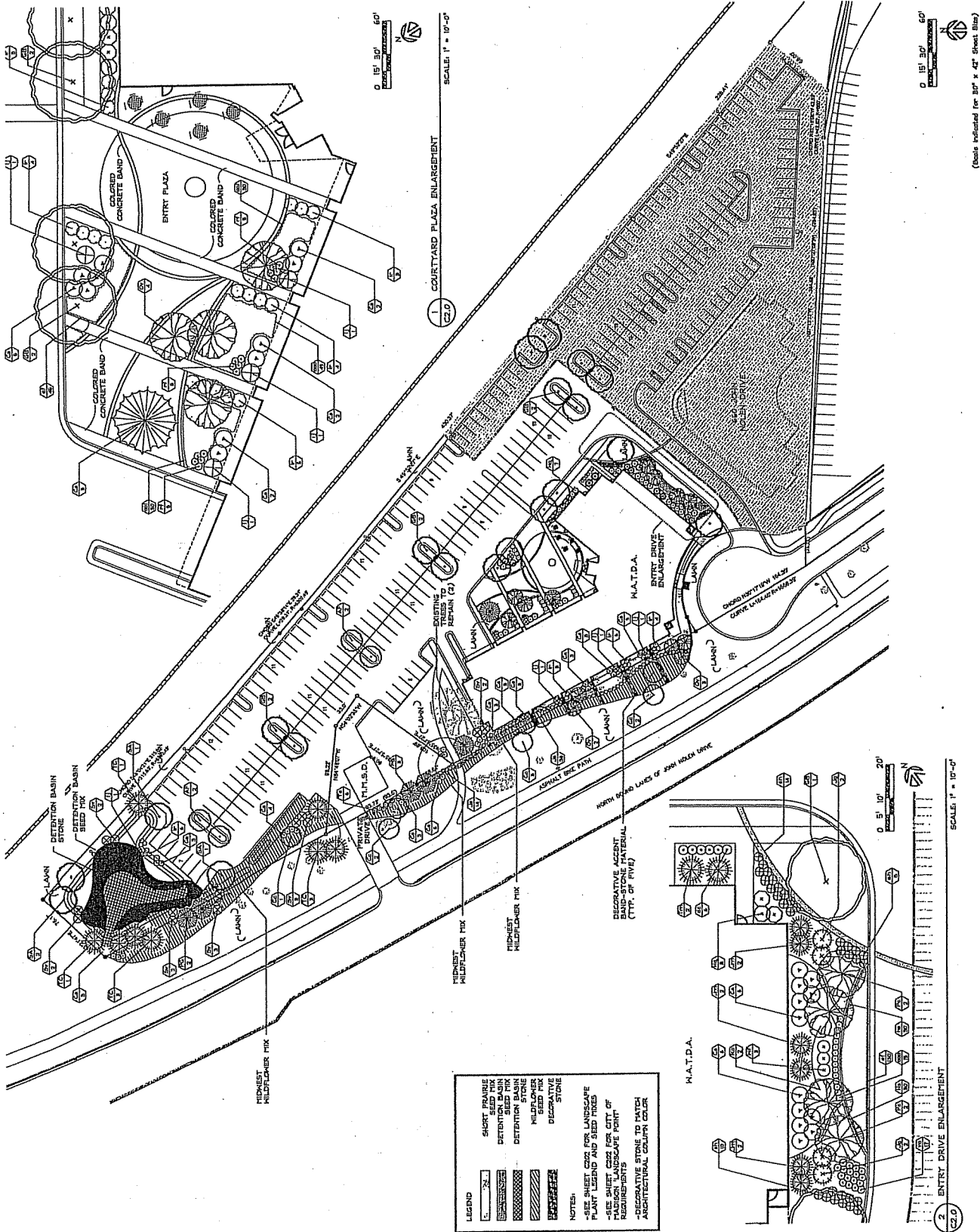


DESIGNER	STRANG
DATE	08/20/07
PROJECT NO.	07-001
PROJECT TITLE	WISCONSIN AUTOMOBILE AND TRUCK DEALERS ASSOCIATION
SCALE	1" = 10'-0"

WISCONSIN
 AUTOMOBILE AND
 TRUCK DEALERS
 ASSOCIATION

PROJECT NO.	07-001
PROJECT TITLE	WISCONSIN AUTOMOBILE AND TRUCK DEALERS ASSOCIATION
SCALE	1" = 10'-0"

PROJECT NO.
 L201





STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG, INC.
211 LIBERAL POINT ROAD
DARIUS, WI 53108-4398
TEL: 414.224.8822
FAX: 414.224.8823

ISSUED FOR:
CITY OF MADISON
PLAN COMMISSION
SUBMITTAL
07/13/05

DRAWING SET
CORPORATE
STRANG, INC.
FILE NAME
200402-CA01
REVISIONS

DRAWN
ALC/FR
CHECKED
RJA
DATE
01-13-02
PROJECT NO.
2004029

PROJECT TITLE

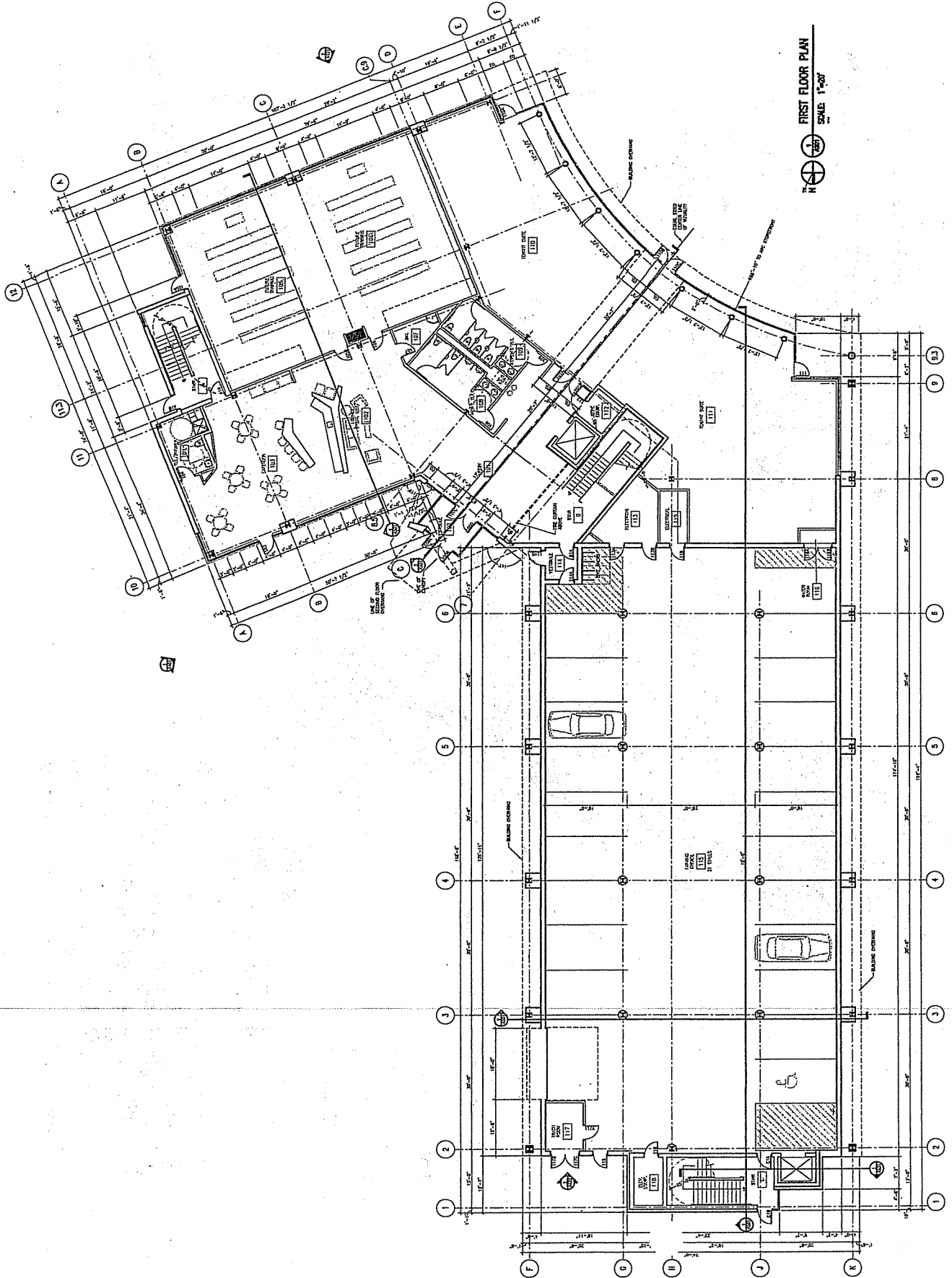
WISCONSIN
AUTOMOBILE
TRUCK DEALERS
ASSOCIATION

810 JOHN HOEHLER DRIVE
MADISON, WISCONSIN

SHEET TITLE

FIRST FLOOR
PLAN

SHEET NO.
A201





STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG, INC.
843 LUTHERAL POINT ROAD
MADISON, WI 53705-4339
77 438 228 8000
77 438 228 8000

ISSUED FOR:
CITY OF MADISON
PLAN COMMISSION
SUBMITTAL
07/19/05

DRAWING SET
SD 2005
COPYRIGHT
STRANG, INC.
FILE NAME 300029-A202
REVISIONS

DRAWN ALA/FR
CHECKED RJA
DATE 07-13-05
PROJECT NO. 200029

PROJECT TITLE
WISCONSIN
AUTOMOBILE
TRUCK DEALERS
ASSOCIATION

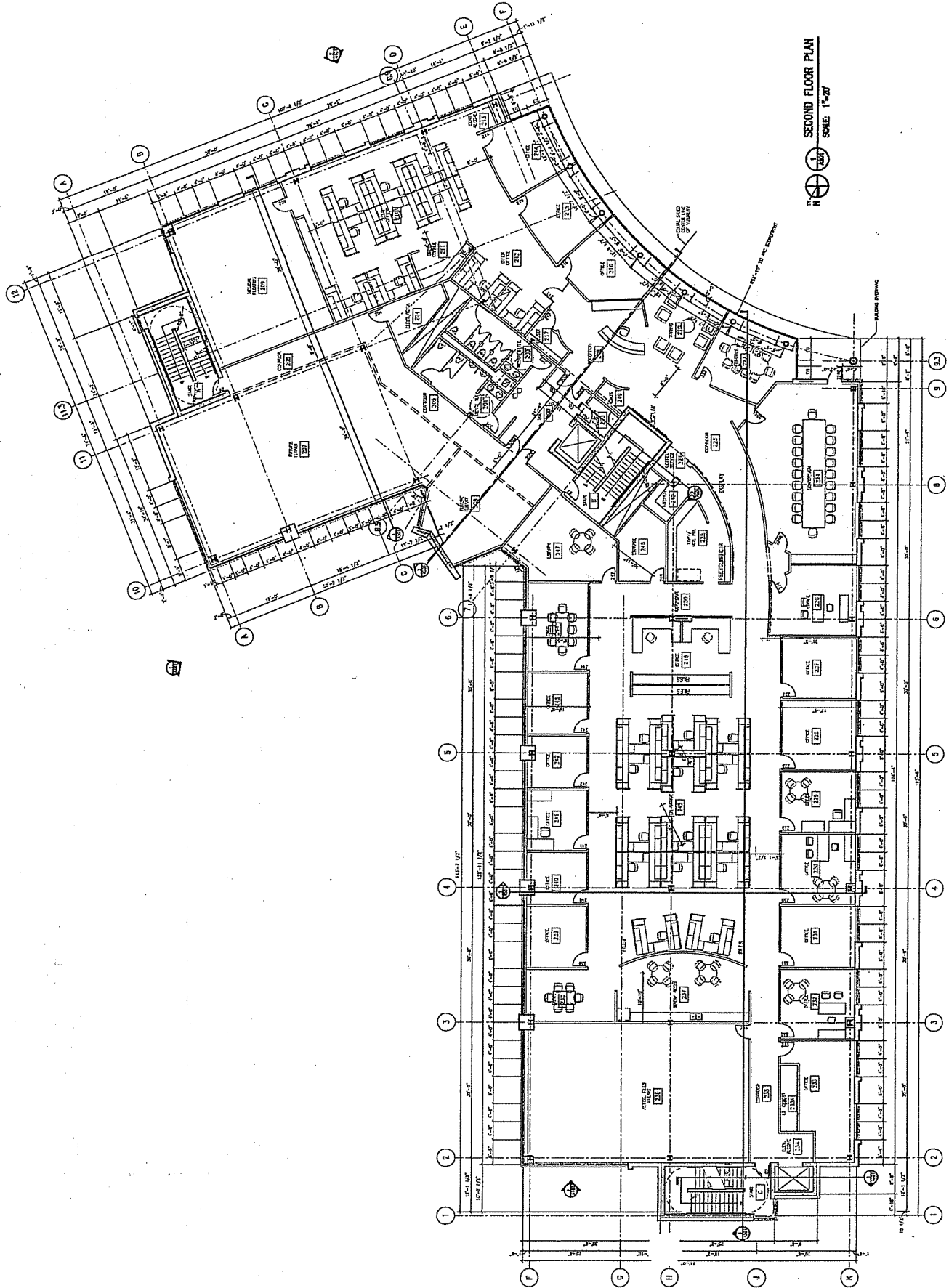
610 JOHN HOLEN DRIVE
MADISON, WISCONSIN

SHEET TITLE

SECOND FLOOR
PLAN

SHEET NO.

A202



15



STRANG

ARCHITECTURAL
ENGINEERING
INTERIOR DESIGN

STRANG INC.
4143 JEFFERSON AVENUE
MADISON, WI 53705-4338
TEL: 608 261 8300
FAX: 608 261 8300

ISSUED FOR
CITY OF MADISON
PLAN COMMISSION
SUBMITTAL
07/13/05

DRAWING SET	BD
COPYRIGHT	2005
STRANG INC.	20040228-000
FILE NAME	20040228-000
REVISIONS	
DRAWN	AK/FR
CHECKED	TR
DATE	07-13-05
PROJECT NO.	20040228
PROJECT TITLE	

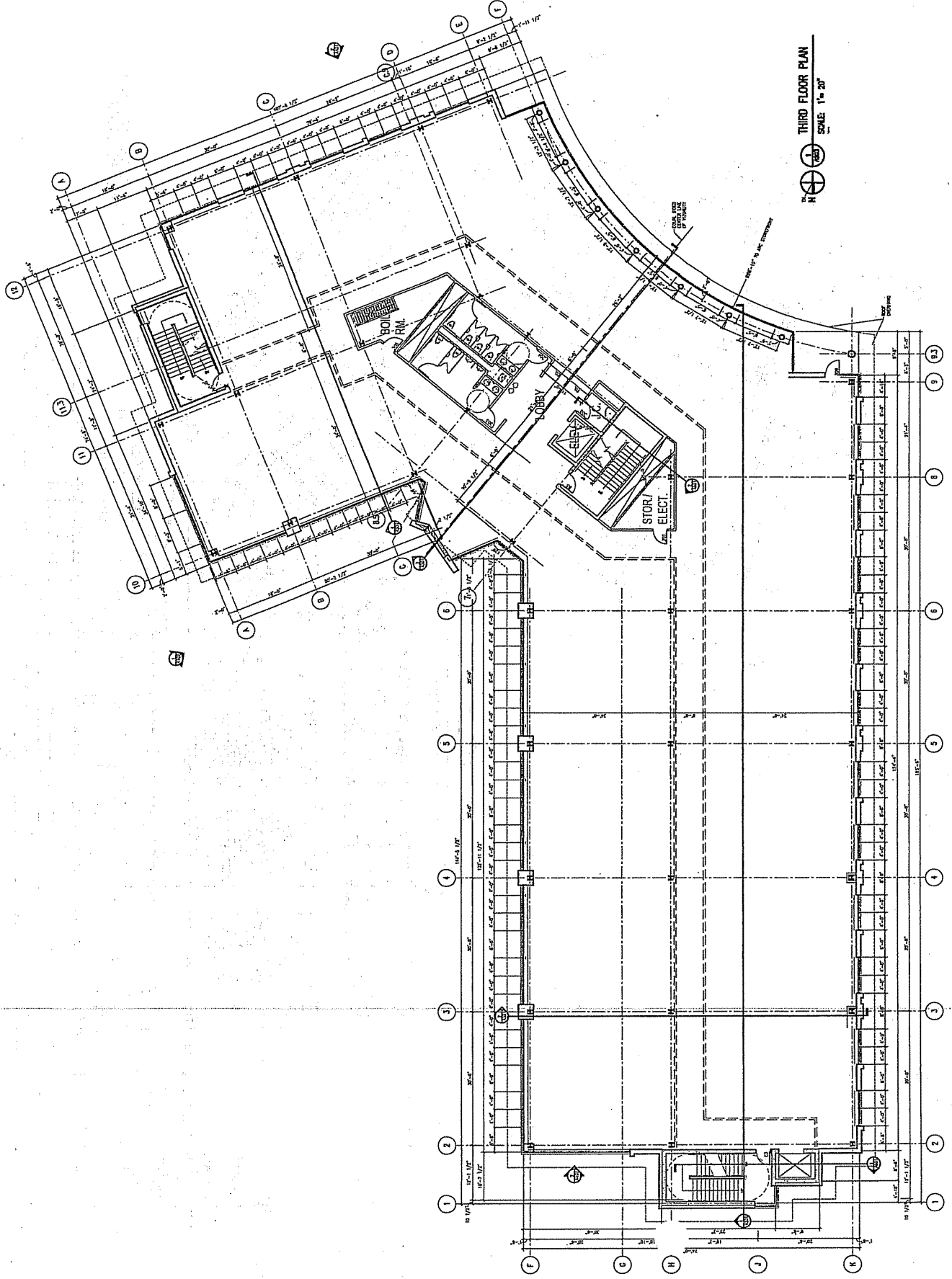
WISCONSIN
AUTOMOBILE
TRUCK DEALERS
ASSOCIATION

610 JOHN HOLEM DRIVE
MADISON, WISCONSIN

SHEET TITLE

THIRD FLOOR
PLAN

SHEET NO.
A203



THIRD FLOOR PLAN
SCALE 1" = 20'

15



STRANG

ARCHITECTURE
INTERIOR DESIGN

STRAUS BUILDING GROUP
1700 W. WISCONSIN AVENUE
MADISON, WI 53703-4339
TEL: 608.224.8200
FAX: 608.224.8201

ISSUED FOR:
CITY OF MADISON
PLAN COMMISSION
SUBMITTAL
07/13/05

DRAWING SET: 60
DRAWN: STRANG, INC.
CHECKED: STRANG, INC.
FILE NAME: 2001027AC02
REVISIONS:

DATE: 07-13-05
PROJECT NO.: 2004002
PROJECT TITLE:
DRAWN: AKL FR
CHECKED: RM
DATE: 07-13-05
PROJECT NO.: 2004002

WISCONSIN
AUTOMOBILE
TRUCK DEALERS
ASSOCIATION

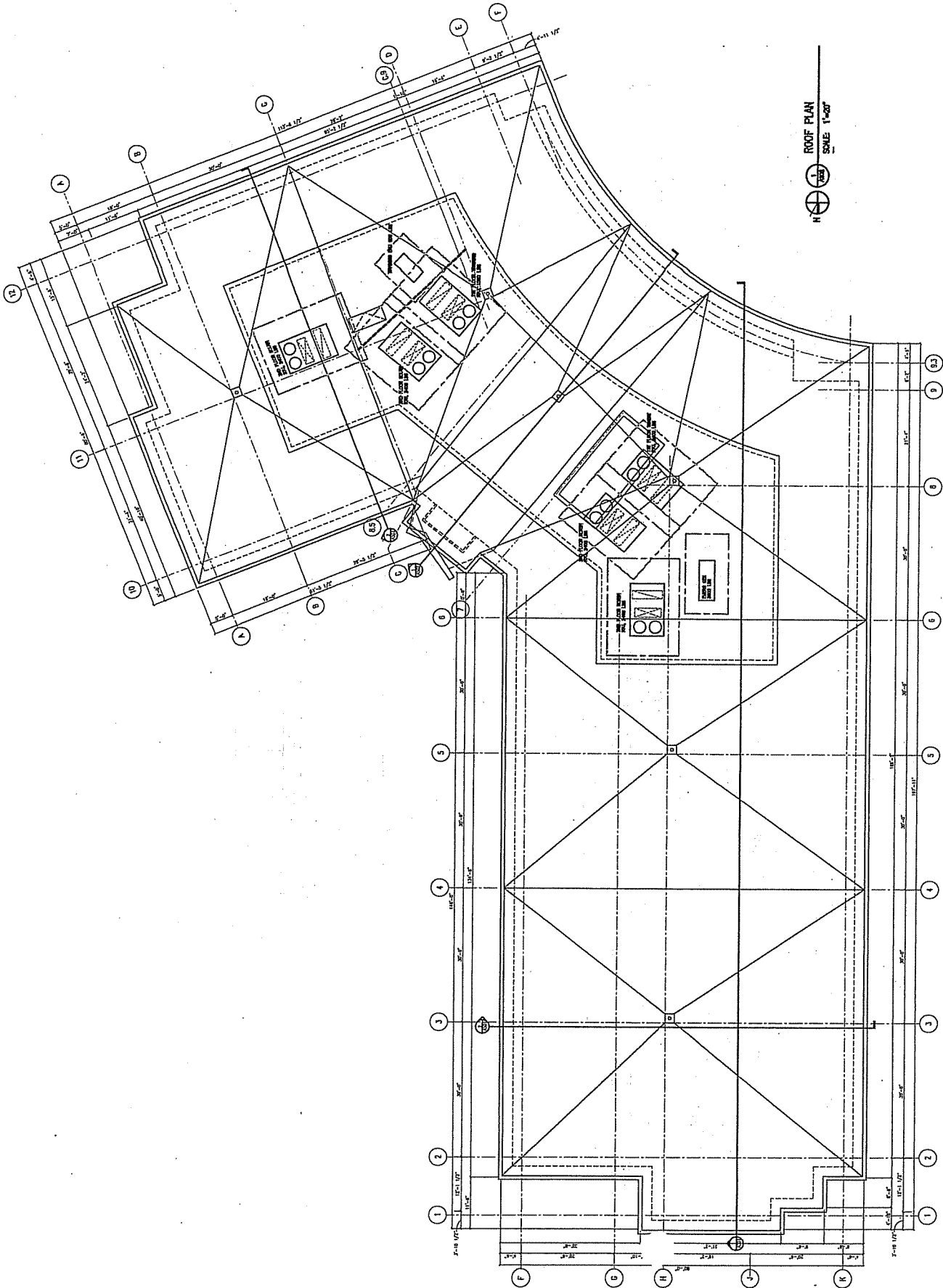
610 JOHN HOLEY DRIVE
MADISON, WISCONSIN

SHEET TITLE

ROOF PLAN

SHEET NO.

A204



15

