



Location
5317 Wayne Terrace

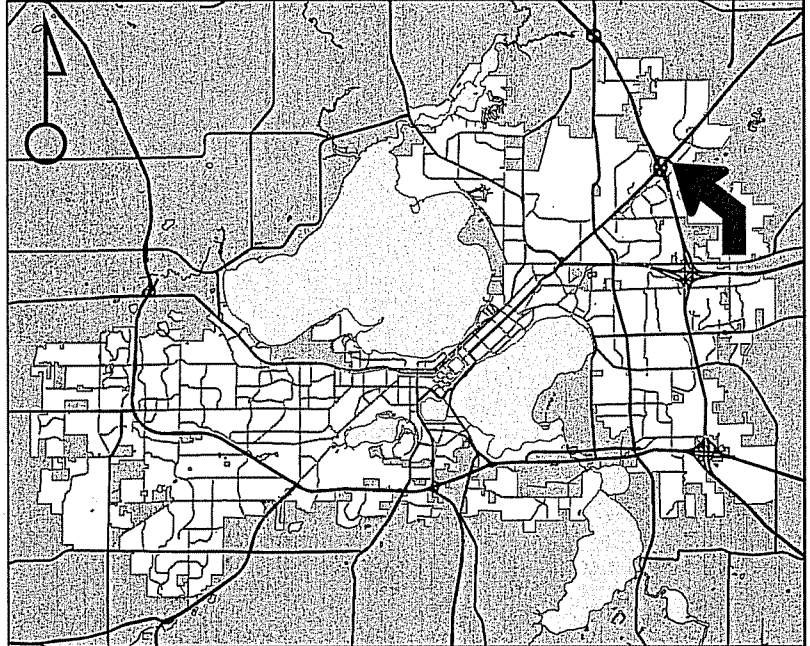
Project Name
Gates Auto Body

Applicant
T&T Investment Properties, LLC/
Ron Klaas - D'Onofrio Kotke & Assoc.

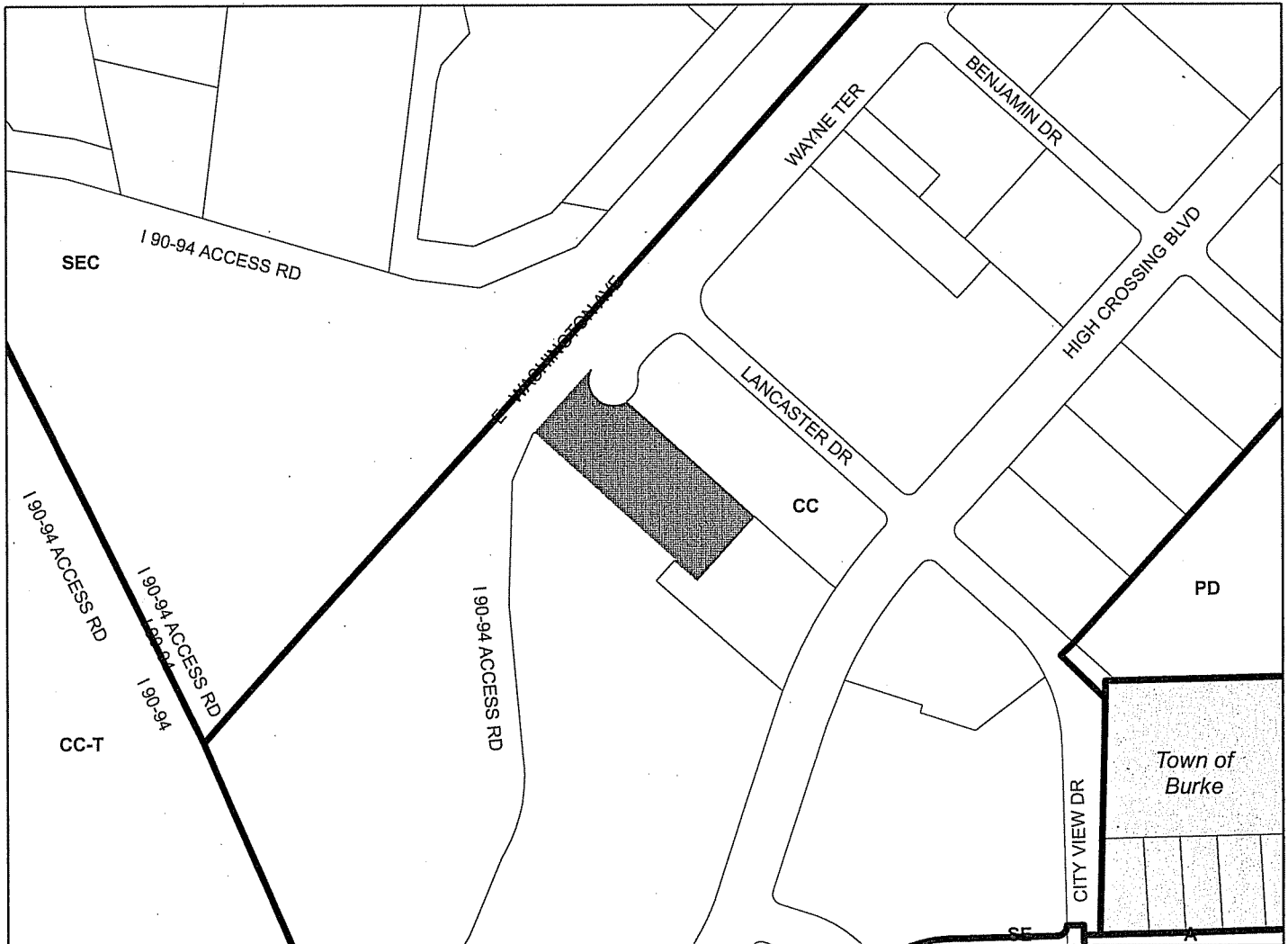
Existing Use
Commercial buildings

Proposed Use
Demolish commercial buildings to
expand parking lot for existing
auto body shop

Public Hearing Date
Plan Commission
05 October 2015



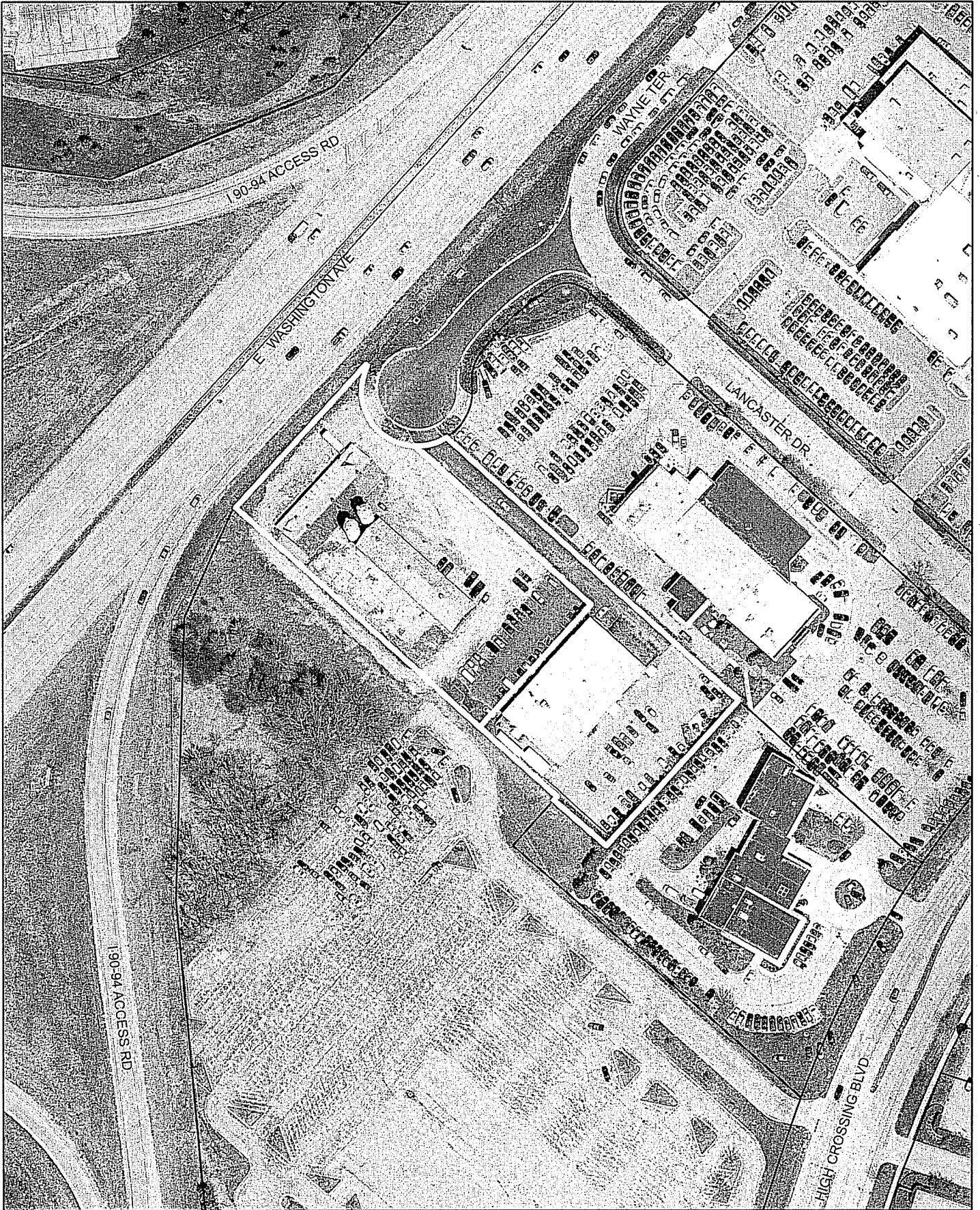
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 September 2015

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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

- 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

FOR OFFICE USE ONLY:

Amt. Paid 4800 Receipt No. 7081-6008
 Date Received 8/19/15
 Received By PDA
 Parcel No. 0810-224-0304-2
 Aldermanic District 17.
 Zoning District CC
 Special Requirements -
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 5317 Wayne Terrace
Project Title (if any): Gates Auto Body

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: Ron Klaas Company: D'Onofrio, Kottke & Associates, Inc.
Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717
Telephone: (608) 833-7530 Fax: (608) 833-1089 Email: rklaas@donofrio.cc

Project Contact Person: Ron Klaas Company: D'Onofrio, Kottke & Associates, Inc.
Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717
Telephone: (608) 833-7530 Fax: (608) 833-1089 Email: rklaas@donofrio.cc

Property Owner (if not applicant): T & T Investment Properties LLC
Street Address: 5317 Wayne Terrace City/State: Madison, WI Zip: 53718

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Demolition of the cheese barn and expansion of the parking lot for Gates Auto Body.

Development Schedule: Commencement 10-15-15 Completion 05-15-16

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 Instructions & 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:
Alder: Samba Baldeh 05-02-15, Zoning: Matt Tucker: 04-24-15, Planning: Tim Parks 05-27-15

→ 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: 07-23-15 Zoning Staff: Matt Tucker Date: 04-24-15

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

Name of Applicant Ron Klaas Relationship to Property: Civil Engineer

Authorizing Signature of Property Owner  Date 8-5-15

August 19, 2015

Department of Planning and Community & Economic Development
Attn: Matt Tucker
215 Martin Luther King Jr. Blvd.
Madison, WI 53710

Re: Gates Auto Body – Letter of Intent

Dear Matt,

Gates Auto Body would like to demo the existing “cheese” barn and silos to provide better parking and traffic flow for their shop at 5317 Wayne Terrace. Along with the land use application, we have attached the following documents:

1. Site Plan
2. Grading and Erosion Control Plan
3. Landscape Plan

This proposal adds approximately 149 stalls from how they are currently using the site. Landscaped islands will be added, along with a bio-retention basin to satisfy City Ordinances for re-development. They are proposing that the 2 existing entrances from Wayne Terrace remain as is.

Please contact us with any questions.

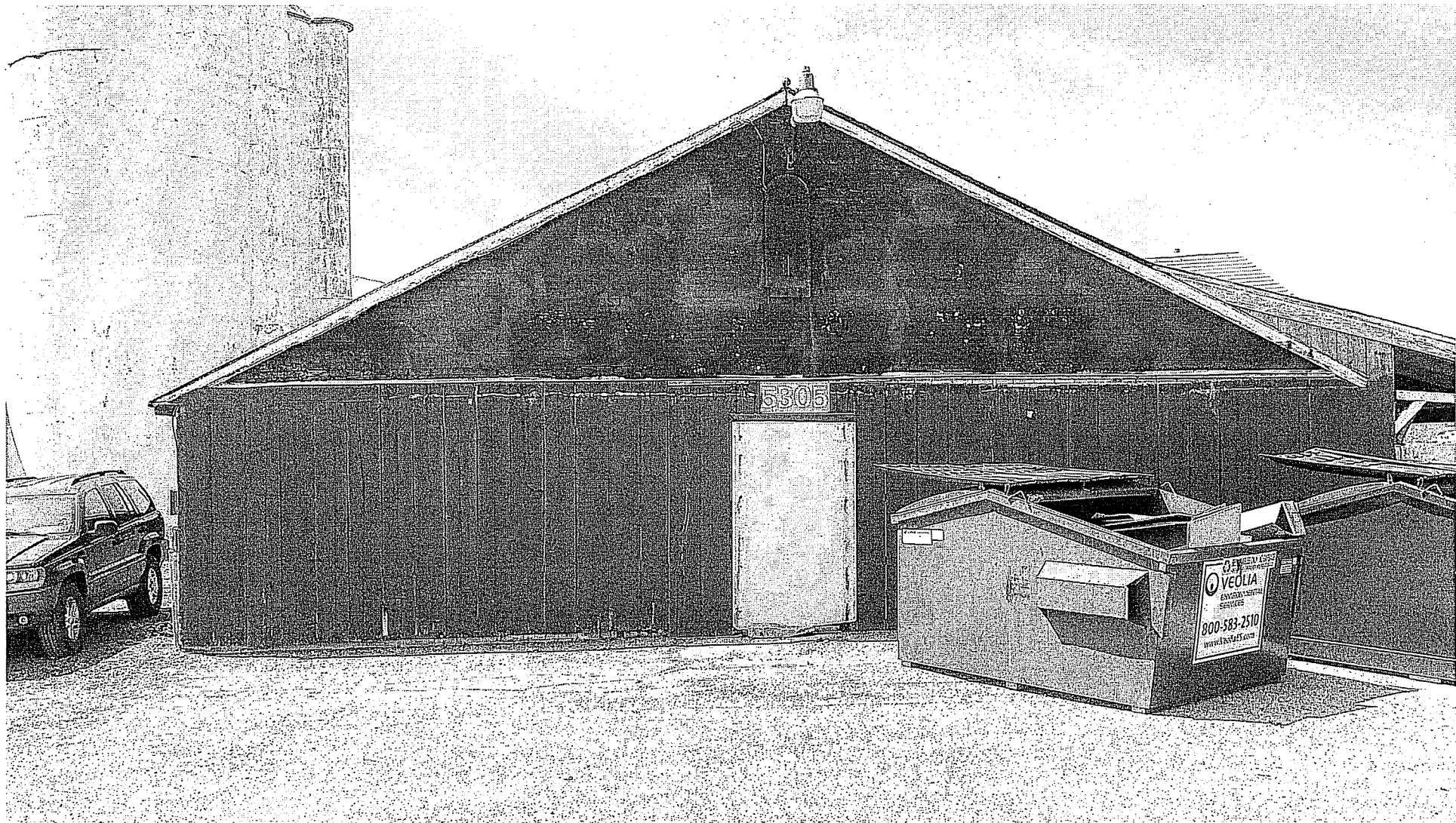
Sincerely,
D'Onofrio, Kottke & Associates, Inc.

Ronald R. Klaas, P.E.

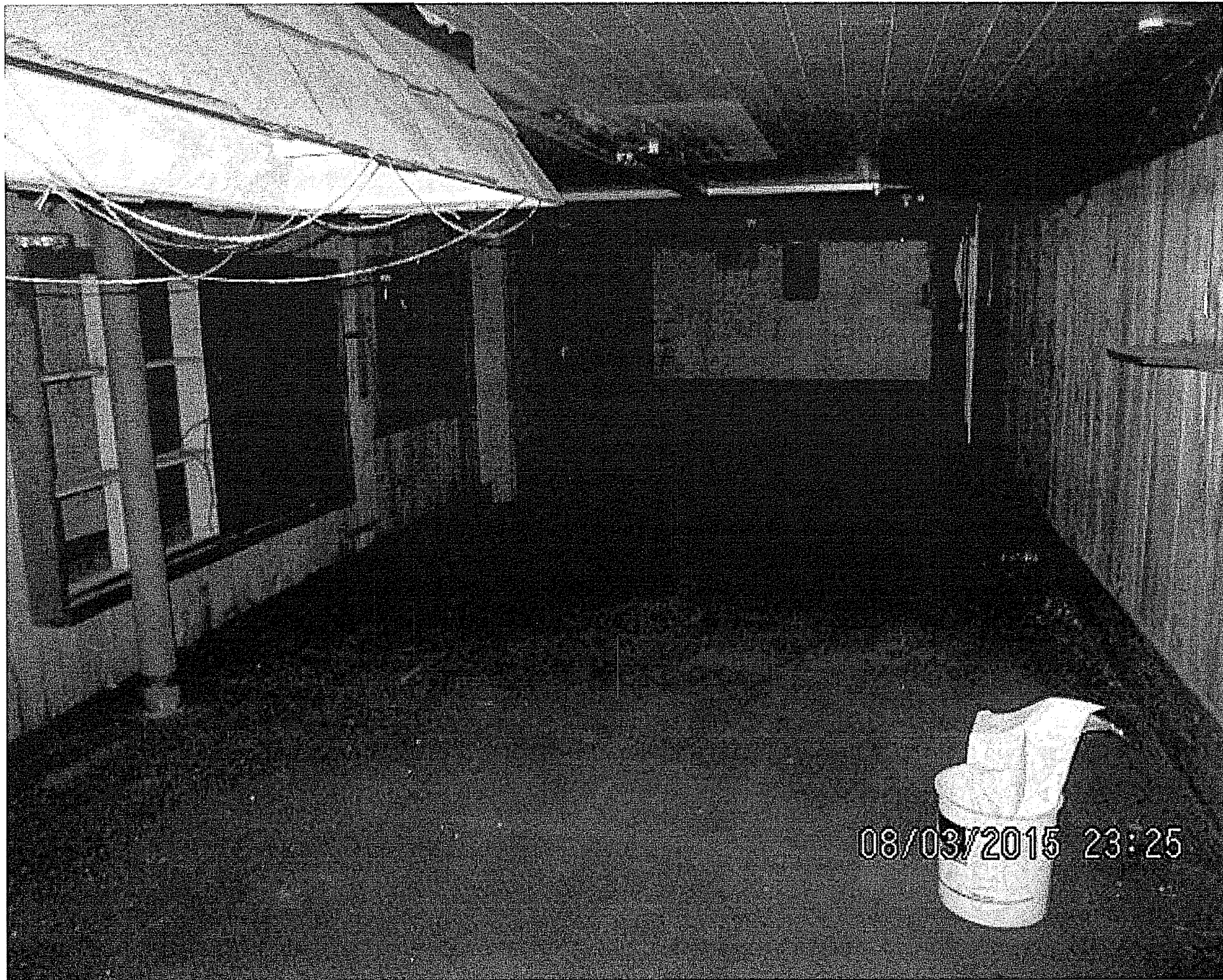
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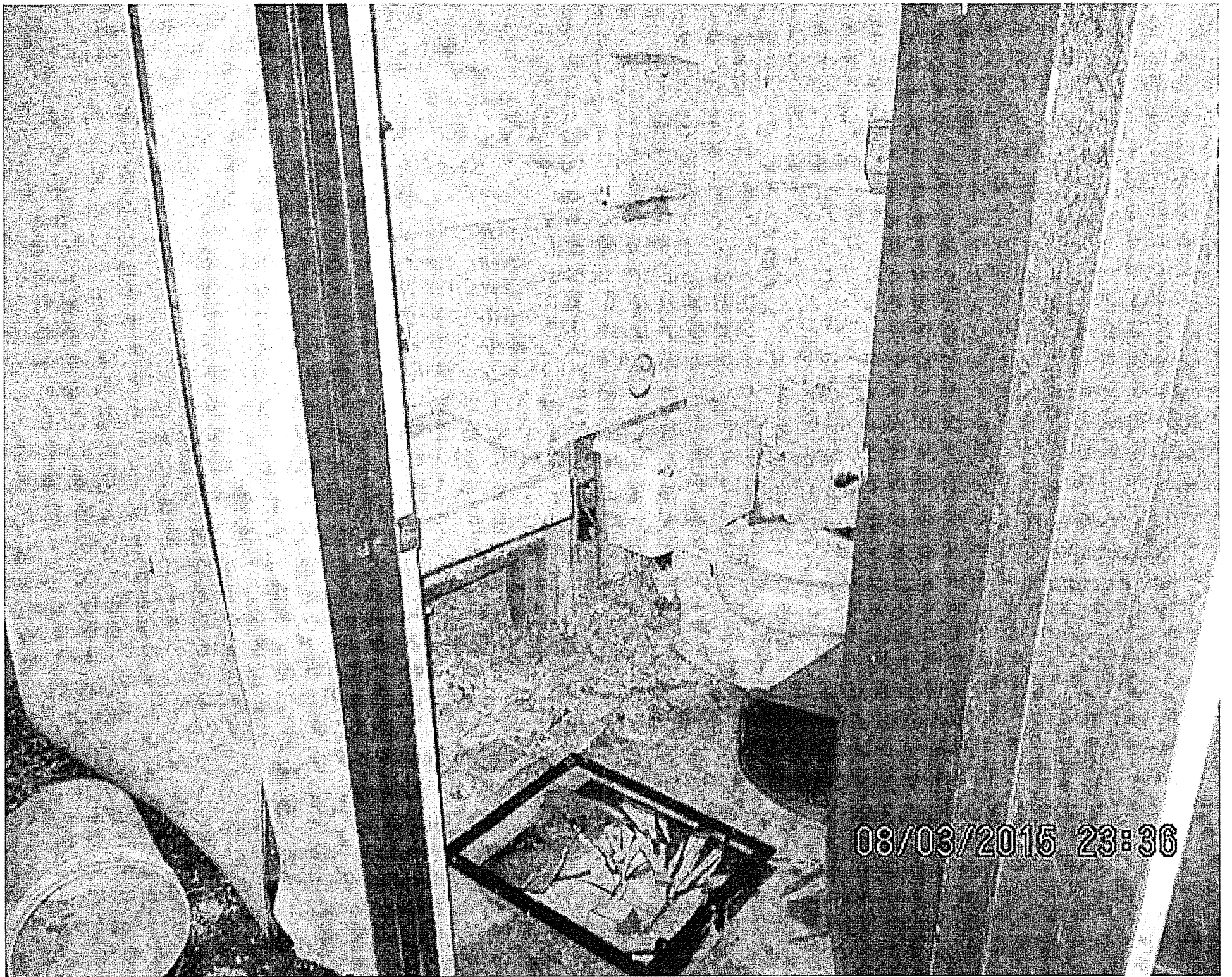


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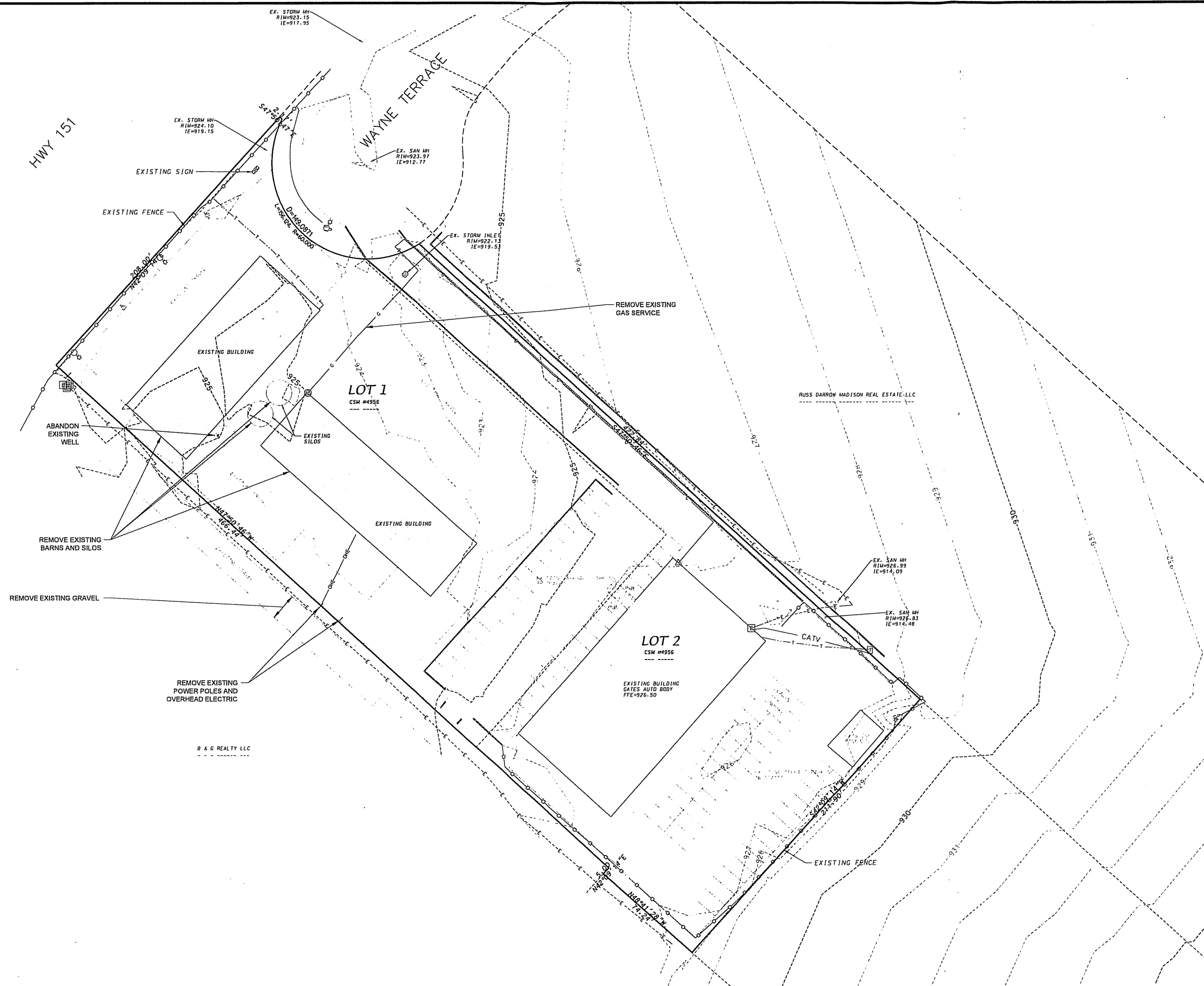
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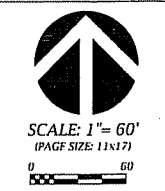
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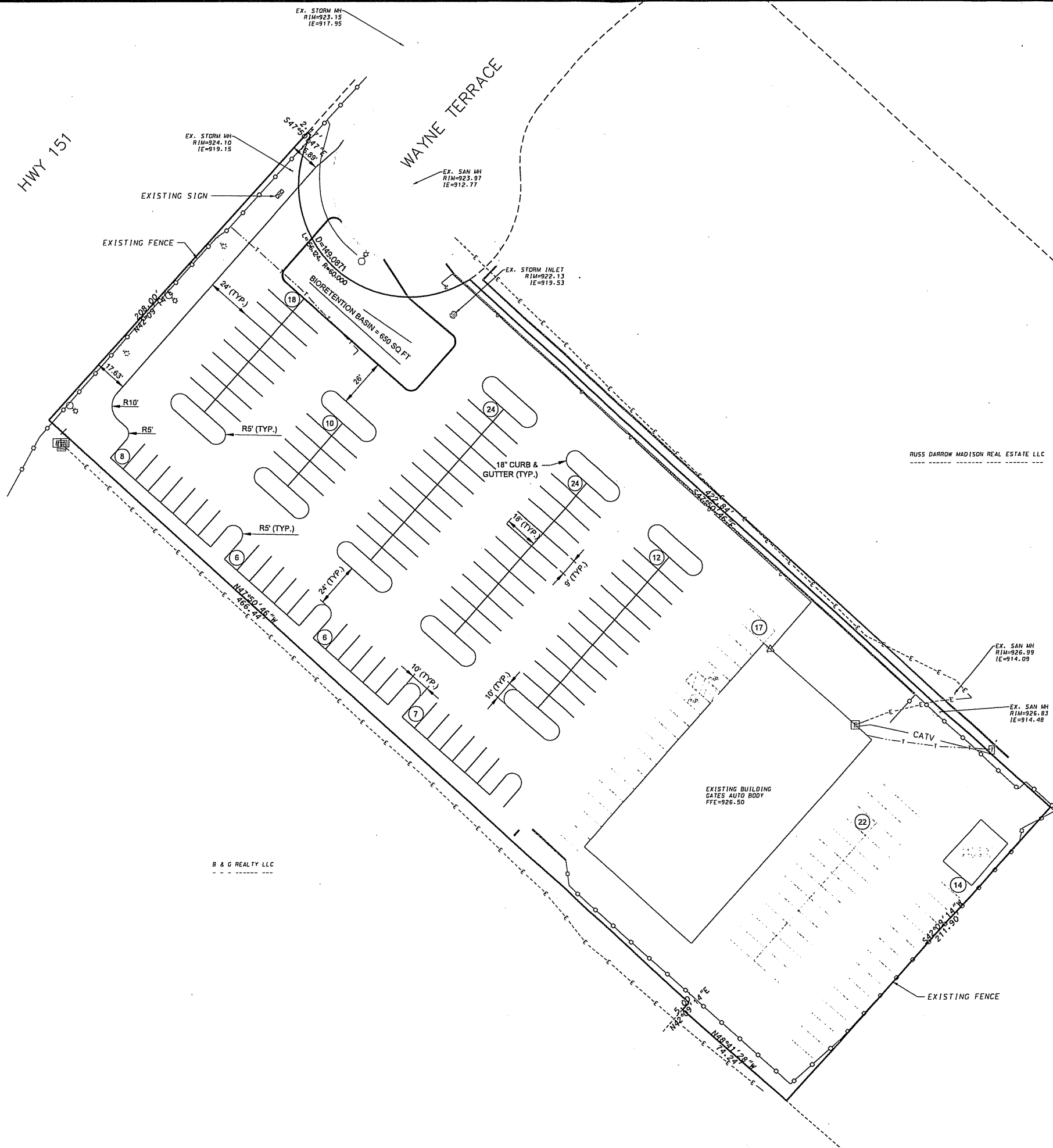
D'ONOFRIO KOTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EXISTING CONDITIONS PLAN
GATES AUTO BODY
 5317 WAYNE TERRACE
 CITY OF MADISON, DAINE COUNTY



DATE: 08-19-15
 REVISED:

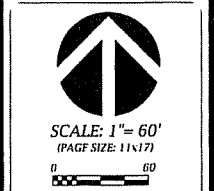
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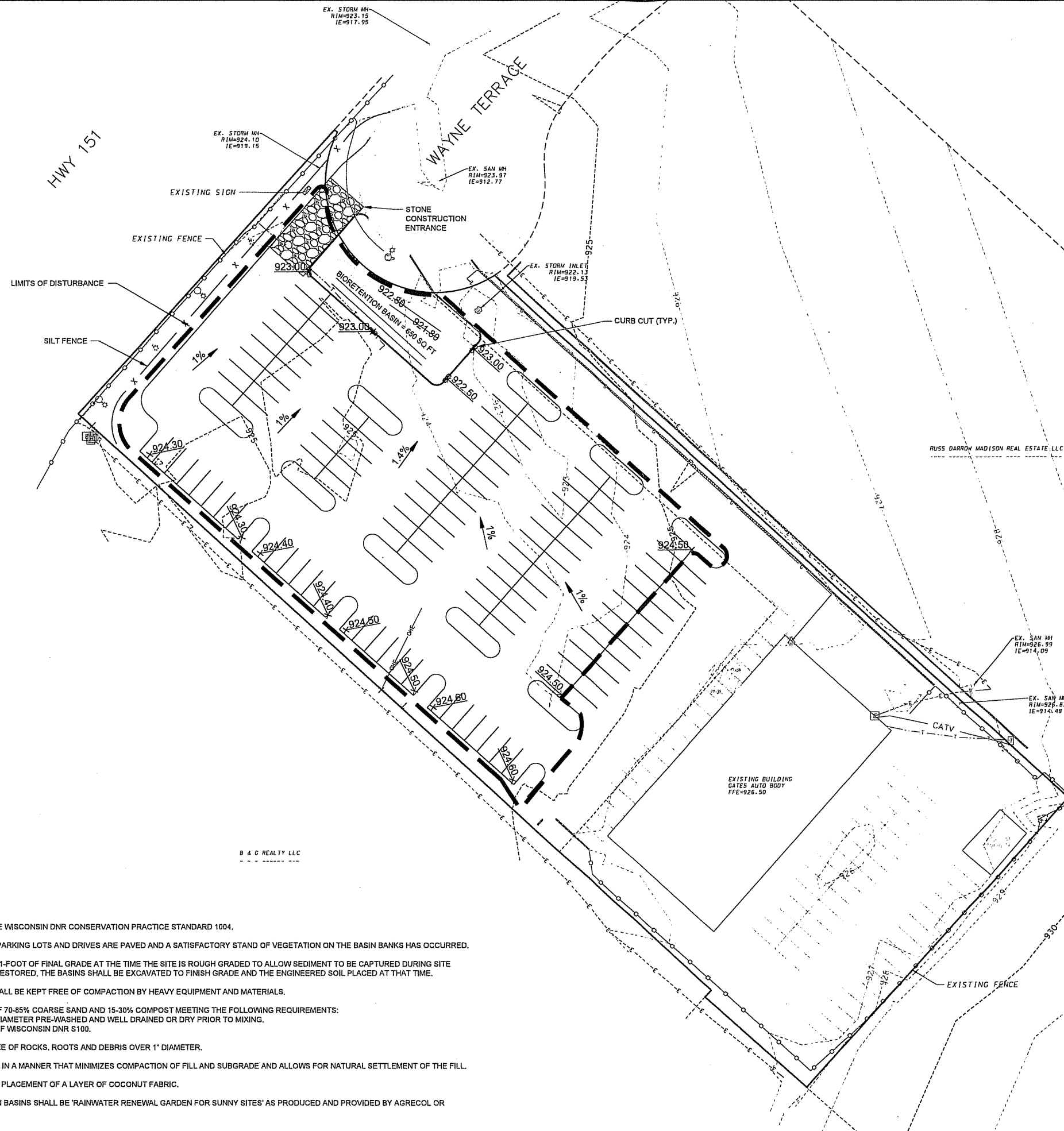
- GENERAL NOTES:**
1. ALL SITE WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 3. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 4. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 5. PARCELS SUBJECT TO JOINT DRIVEWAY, PEDESTRIAN ACCESS, AND CROSS PARKING AGREEMENT.
 6. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

SITE PLAN INFORMATION BLOCK 5317 WAYNE TERRACE	
PROJECT AREA	109,029 SF
EXISTING BUILDING AREA	11,500 SF
PROPOSED TOTAL IMPERVIOUS	91,943 SF
NUMBER OF EXISTING SURFACE PARKING STALLS	37
NUMBER OF ADDITIONAL SURFACE PARKING STALLS	149
NUMBER OF ACCESSIBLE STALLS	2
TOTAL NUMBER OF STALLS	186
LOT COVERAGE	84%

SITE PLAN
GATES AUTO BODY
 5317 WAYNE TERRACE
 CITY OF MADISON, DANE COUNTY



DATE: 08-19-15
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EROSION CONTROL NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. EROSION CONTROL IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN SHALL BE CONSIDERED MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING EROSION PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES.
4. INSPECTIONS, REPORTING AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE PER THE CITY OF MADISON REQUIREMENTS (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE OR DOWNSTREAM OF SILT FENCE.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS. CITY OF MADISON TYPE C.
9. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
10. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
11. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. THE INFILTRATION AREA SHALL BE SEEDED WITH A SEED MIX TOLERANT OF FLUCTUATING WATER CONDITIONS.
12. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDMR STORM WATER MANAGEMENT TECHNICAL STANDARD 1051.
13. ADDITIONAL EROSION CONTROL MEASURES AS REQUESTED BY THE DNR, CITY'S ENGINEER OR THE OWNER'S REPRESENTATIVE SHALL BE INSTALLED WITHIN 24 HRS.
14. ANY CHANGES TO THIS EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY OF MADISON

BIORETENTION NOTES:

- A. THE BASINS SHALL BE CONSTRUCTED PER THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1004.
- B. THE BASINS SHALL BE INSTALLED AFTER THE PARKING LOTS AND DRIVES ARE PAVED AND A SATISFACTORY STAND OF VEGETATION ON THE BASIN BANKS HAS OCCURRED.
- C. THE BASINS SHALL BE EXCAVATED TO WITHIN 1-FOOT OF FINAL GRADE AT THE TIME THE SITE IS ROUGH GRADED TO ALLOW SEDIMENT TO BE CAPTURED DURING SITE WORK. ONCE THE SITE IS PAVED AND BEING RESTORED, THE BASINS SHALL BE EXCAVATED TO FINISH GRADE AND THE ENGINEERED SOIL PLACED AT THAT TIME.
- D. DURING CONSTRUCTION THE BASIN AREAS SHALL BE KEPT FREE OF COMPACTION BY HEAVY EQUIPMENT AND MATERIALS.
- E. THE ENGINEERED FILL SHALL BE A MIXTURE OF 70-85% COARSE SAND AND 15-30% COMPOST MEETING THE FOLLOWING REQUIREMENTS:
SAND - USDA COARSE SAND 0.02 TO 0.04 INCH DIAMETER PRE-WASHED AND WELL DRAINED OR DRY PRIOR TO MIXING.
COMPOST - SHALL MEET THE REQUIREMENTS OF WISCONSIN DNR S100.
- F. THE ENGINEERED SOIL MIXTURE SHALL BE FREE OF ROCKS, ROOTS AND DEBRIS OVER 1" DIAMETER.
- G. CONTRACTOR SHALL PLACE ENGINEERED FILL IN A MANNER THAT MINIMIZES COMPACTION OF FILL AND SUBGRADE AND ALLOWS FOR NATURAL SETTLEMENT OF THE FILL.
- H. RESTORATION OF THE BASINS SHALL INCLUDE PLACEMENT OF A LAYER OF COCONUT FABRIC.
- I. NATIVE PRAIRIE PLUGS FOR THE BIORETENTION BASINS SHALL BE 'RAINWATER RENEWAL GARDEN FOR SUNNY SITES' AS PRODUCED AND PROVIDED BY AGRECOL OR APPROVED EQUAL.

GRADING AND EROSION CONTROL PLAN

GATES AUTO BODY

5317 WAYNE TERRACE
CITY OF MADISON, DANE COUNTY



SCALE: 1" = 60'
(PAGE SIZE: 11x17)

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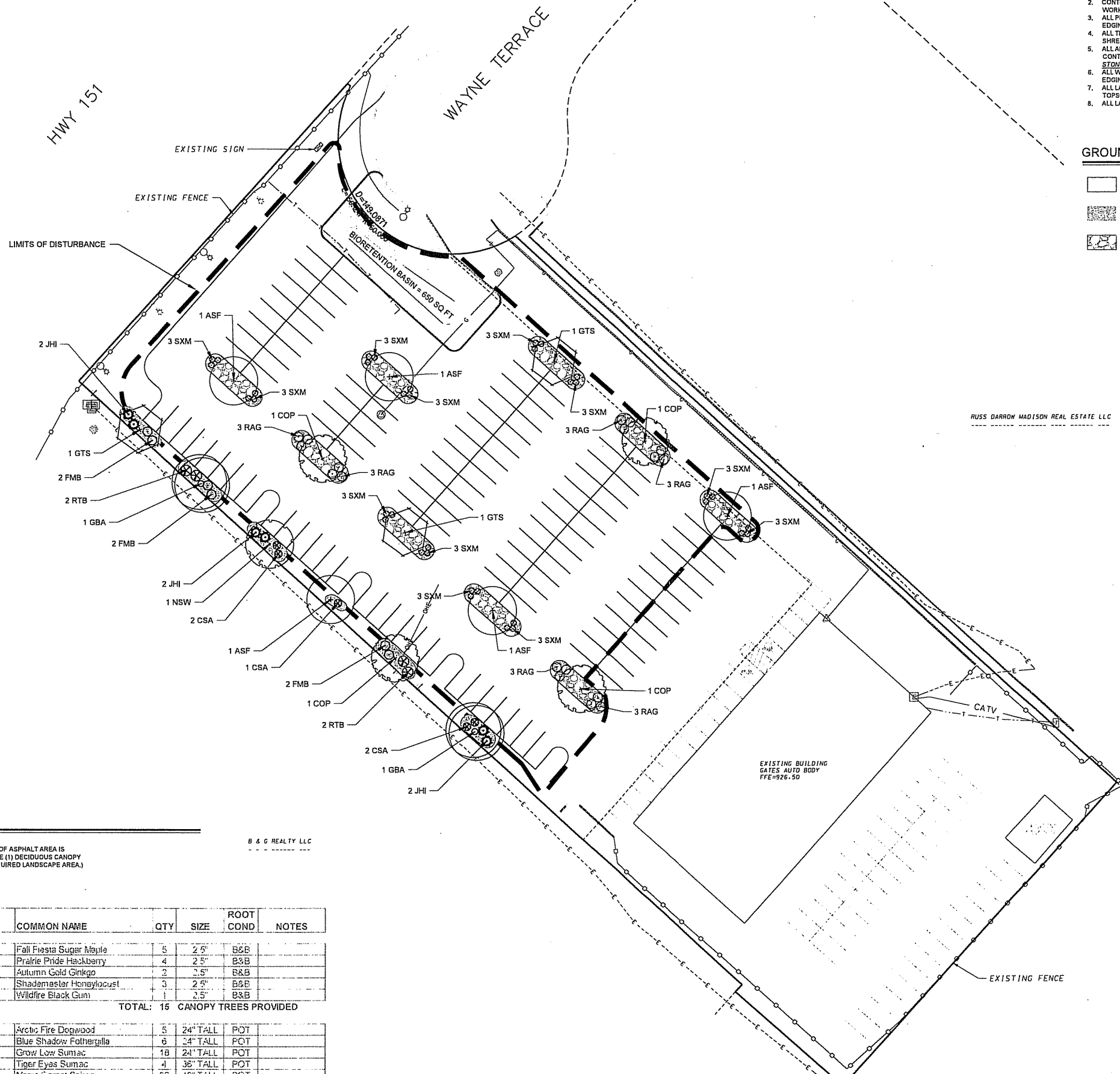
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D'ONOFRIO KOTKE AND ASSOCIATES, INC.
 7530 Watwood Way, Madison, WI 53717
 Phone: 608.833.7550 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL PLANTING BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD CONTAINED BY LANDSCAPE EDGING.
4. ALL TREES NOT CONTAINED IN A PLANTING BED SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
5. ALL AREAS ADJACENT TO THE BUILDING FOUNDATION THAT ARE NOT TO RECEIVE PLANTS SHALL BE CONTAINED BY A 18" WIDE MAINTENANCE STRIP CONSISTING OF A 3" LAYER OF MISSISSIPPI 1" WASHED STONE.
6. ALL WASHED STONE SHALL BE PLACED ON FILTER FABRIC & CONTAINED WITH 3/16" x 4" ALUMINUM EDGING.
7. ALL LAWN, NATIVE GRASS, & PLANTING AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
8. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

GROUND COVER LEGEND

- [Symbol] LAWN SEED
- [Symbol] BARK MULCH
- [Symbol] MISSISSIPPI 1" WASHED STONE

PAVED AREA REQUIREMENT

PROPOSED PARKING LOT AREA = 1.04 ACRE (45,116 SQ FT)
 PAVED AREA REQUIREMENT (UR-12) = 10 PLANT UNITS (5% OF ASPHALT AREA IS REQUIRED TO BE LANDSCAPED (2,256 SQ FT). AT LEAST ONE (1) DECIDUOUS CANOPY TREE FOR EVERY ONE HUNDRED SIXTY (160) SQ FT OF REQUIRED LANDSCAPE AREA.)
 PLANT UNIT CONFIGURATION E:
 15 CANOPY TREE REQUIRED
 75 SHRUBS REQUIRED

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT COND	NOTES
CANOPY TREES						
ASF	Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple	5	2.5"	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	2.5"	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2	2.5"	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	3	2.5"	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	1	2.5"	B&B	
			TOTAL: 15	CANOPY TREES PROVIDED		
DECIDUOUS SHRUB						
CSA	Comus senicea 'Arctic Fire'	Arctic Fire Dogwood	5	24" TALL	POT	
FMB	Fothergilla major 'Blue Shadow'	Blue Shadow Fothergilla	6	24" TALL	POT	
RAG	Rhus aromatica 'Gro-Lo'	Gro-Lo Sumac	18	24" TALL	POT	
RTB	Rhus typhina 'Badger'	Tiger Eyes Sumac	4	36" TALL	POT	
SXM	Spiraea x 'Magic Carpet'	Magic Carpet Spirea	36	12" TALL	POT	
EVERGREEN SHRUB						
JHI	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	6	6"	POT	
			TOTAL: 75	DECIDUOUS SHRUBS PROVIDED		

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