



City of Madison

Proposed Demolition

Location
910 Ann Street

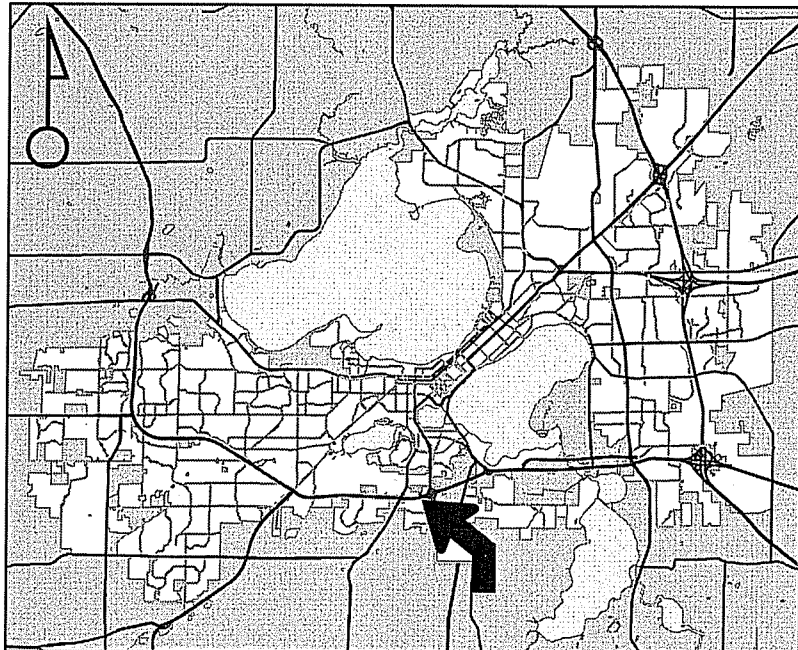
Project Name
McGanser Holdings Demolition

Applicant
McGanser Holdings Inc / Steve Ring
All Construction and Design, Inc

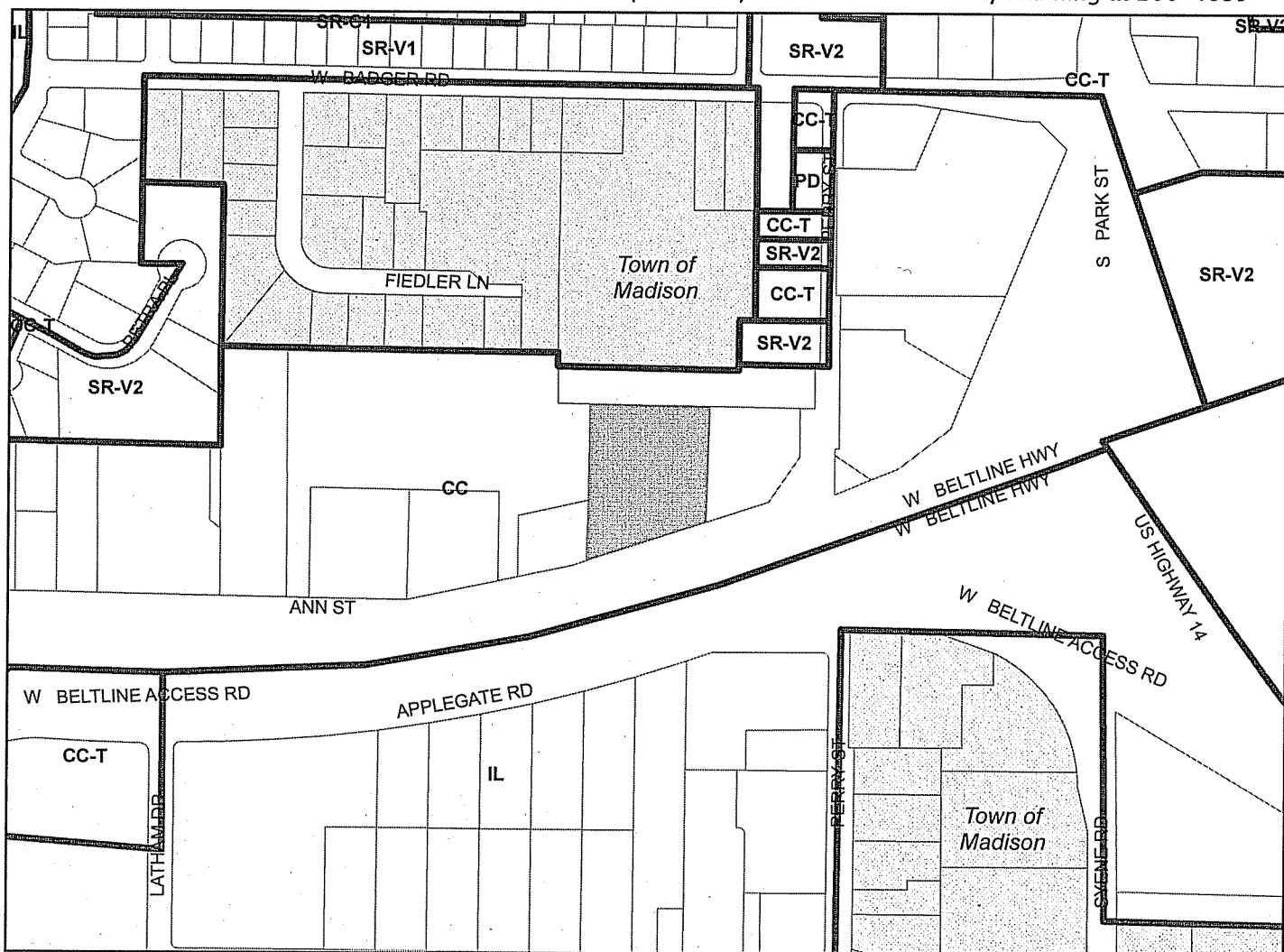
Existing Use
Motel

Proposed Use
Demolish motel to construct
auto sales facility

Public Hearing Date
Plan Commission
19 September 2016

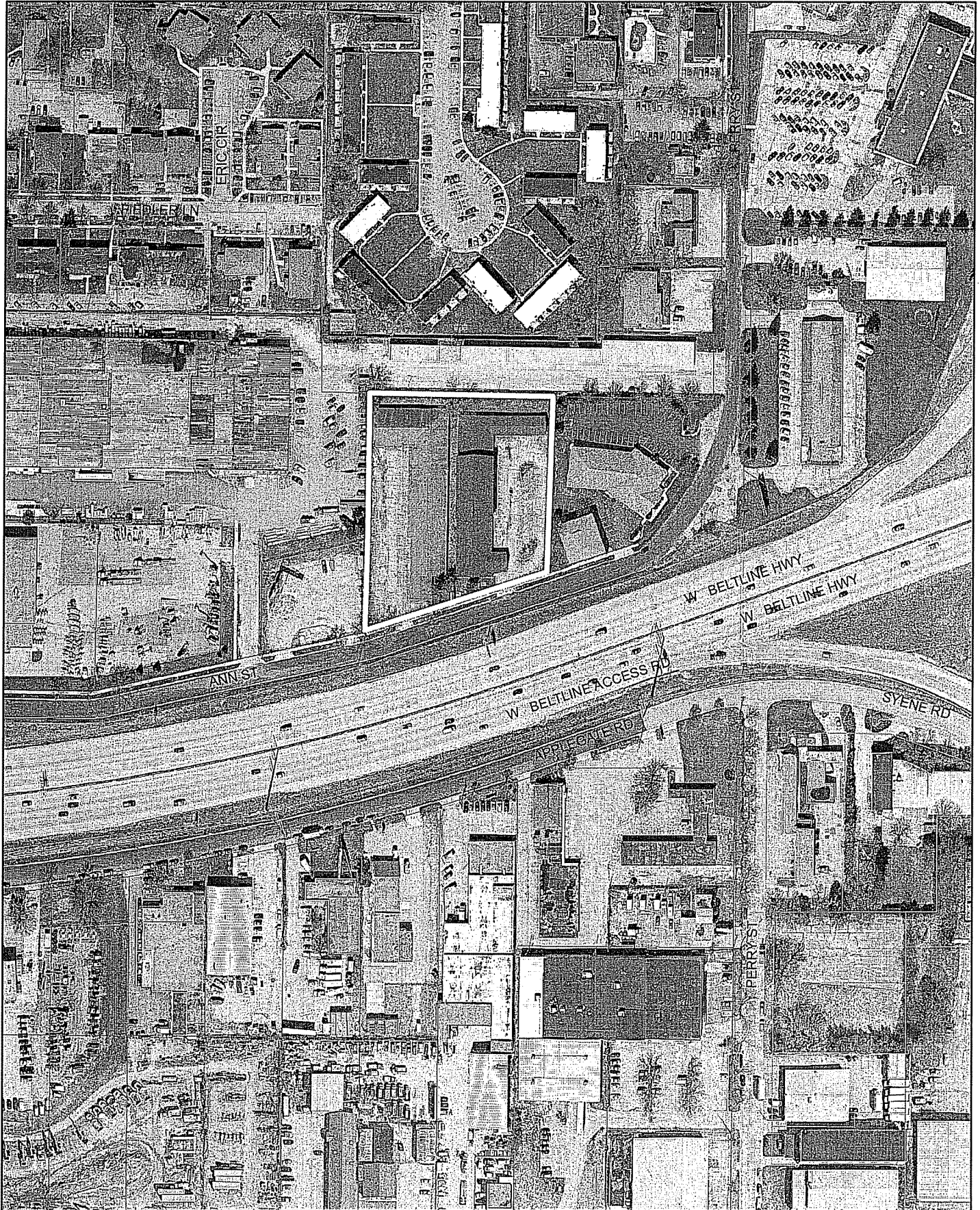


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 19 September 2016





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	<u>600</u> Receipt No. <u>19736-007</u>
Date Received	<u>8/17/16</u>
Received By	<u>ZPA</u>
Parcel No.	<u>0709-353-0095-8</u>
Aldermanic District	<u>14-CARTER</u>
Zoning District	<u>CC</u>
Special Requirements	<u>-</u>
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

1. **Project Address:** 910 Ann Street
Project Title (if any): Mad City Sales and Service New Facility

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: Steve Ring **Company:** All Construction and Design, Inc
Street Address: 115 Taylor Street **City/State:** Cottage Grove **Zip:** 53527
Telephone: (608) 209-2342 **Fax:** (608) 839-4448 **Email:** steve@allconstruct.net

Project Contact Person: Steve Ring **Company:** _____
Street Address: _____ **City/State:** _____ **Zip:** _____
Telephone: () _____ **Fax:** () _____ **Email:** _____

Property Owner (if not applicant): McGanser Holdings Inc.
Street Address: 99 W Beltline Highway **City/State:** Madison, WI **Zip:** 53713

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Existing 1959 two motel buildings to be removed for the purpose of constructing a new automobile sales and service facility

Development Schedule: Commencement Oct. 17, 2016 Completion Aug. 1, 2017

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 1/2 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:

Sheri Carter (Alder @ District 14) Dale Cox (Neighborhood contact person) 8/17/2016 notices sent

→ 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: _____ Date: _____ Zoning Staff: Jenny Kirchgatter Date: 8/16/16

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

Name of Applicant Steve Ring Relationship to Property: Owners Representative

Authorizing Signature of Property Owner  Date 8/17/16



Morph Designs, LLC
W10953 Dead End Road
Waupun, WI 53963

August 16, 2016
City of Madison Building Inspection / Zoning
215 Martin Luther King Jr. Blvd
Suite LL 100
Madison, WI 53703

Re: Letter of Intent for the property on 910 Ann Street, Madison, WI 53713,
Parcel #0709-353-0095-8

To Planning Commission members and City Staff,

Currently on this property sits an approx. 27,000 sqft vacant building in disrepair. I am not sure the year this property was last occupied, but according to tax records, it was built in 1959. The last use of the building was a motel, with some of the rooms accessed via exterior doors. We are proposing to demolish the existing building, per the requirements of the City of Madison Recycling and re-use conditions. The existing concrete and asphalt will be grinded up and repurposed on the site as subgrade materials. The existing street entrances to the property will not be relocated and we are proposing to construct a new 17,650 sqft Auto Dealership showroom and service center. The showroom and offices (IBC B type occupancy) will be 5,528 sqft with an approximate 2,900 sqft mezzanine. The vehicle service area will be 12,125 sqft, (IBC S-1 type occupancy).

This new showroom will replace the existing facility they have at 99 W. Beltline Highway. The proposed hours will be the same as the current facility, usually from 9-7, and closed on Sundays. They have around 47 full-time employees.

We are hoping to start the demolition work soon after the Planning Commission meeting on Sept. 19th, if we can get the permits that are needed. Approximately 3-4 weeks after that, we are hoping to start the actual construction of the foundations. This project will continue through the winter and be completed around July of 2017.

As you can tell on the site plan, we have 35 customer parking stalls and 190 inventory parking stalls for new and used vehicles. We also have an area for 4 bike stalls. Based on lot coverage, the lot will have around 93% of the site covered by building, concrete, or asphalt. However, 14% of that amount, we will be using a special asphalt mix that is permeable. The remainder site coverage will have grass and landscaping.

The value of the land is approximately \$400,000. The estimated project costs is around \$2.28 million. The contractor is assuming he will have around 40 temporary construction jobs created for this project, during the various stages of construction. The owner does not expect to create any additional jobs as he will be transferring his employees from his old facility to this new showroom.

The project team will consist of the following:

Design Project Manager:

**Roger Schregardus
Morph Designs, LLC
W10953 Dead End Road
Waupun, Wisconsin**

Structural Engineer:

**Jim Bandt
Bandt Engineering Corp.
139 Hickory Court
Oregon, Wisconsin**

Contractor:

**Steve Ring
All Construction & Design, Inc.
P.O. Box 246
Cottage Grove, Wisconsin**

Owner:

**McGanser Holdings LLC
Steve Ganser and Pat McNamara
Mad City Sales and Service
95 W. Beltline Highway
Madison, Wisconsin**













KITCHENETTES

HOTEL

14



11



14





14





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