



City of Madison

Proposed Demolition

Location
910 Ann Street

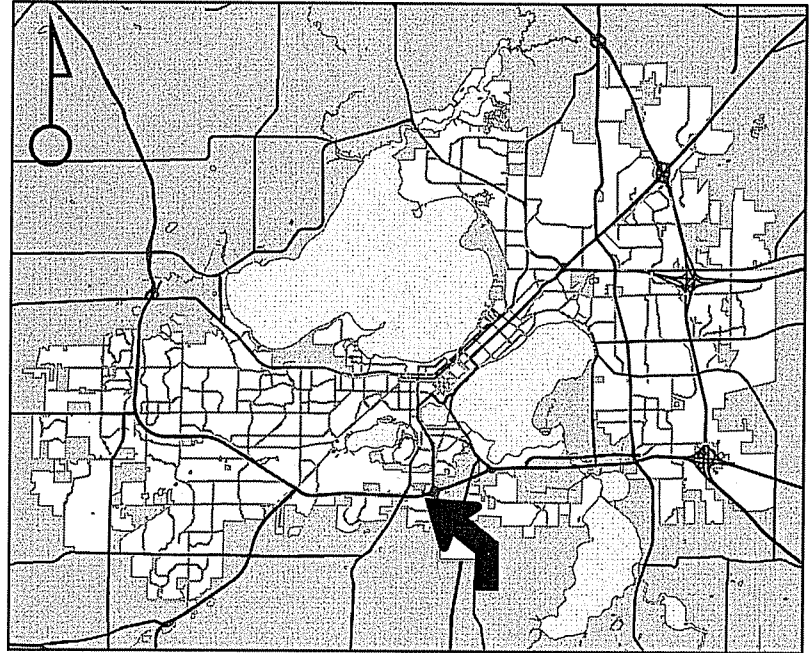
Project Name
McGanser Holdings Demolition

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

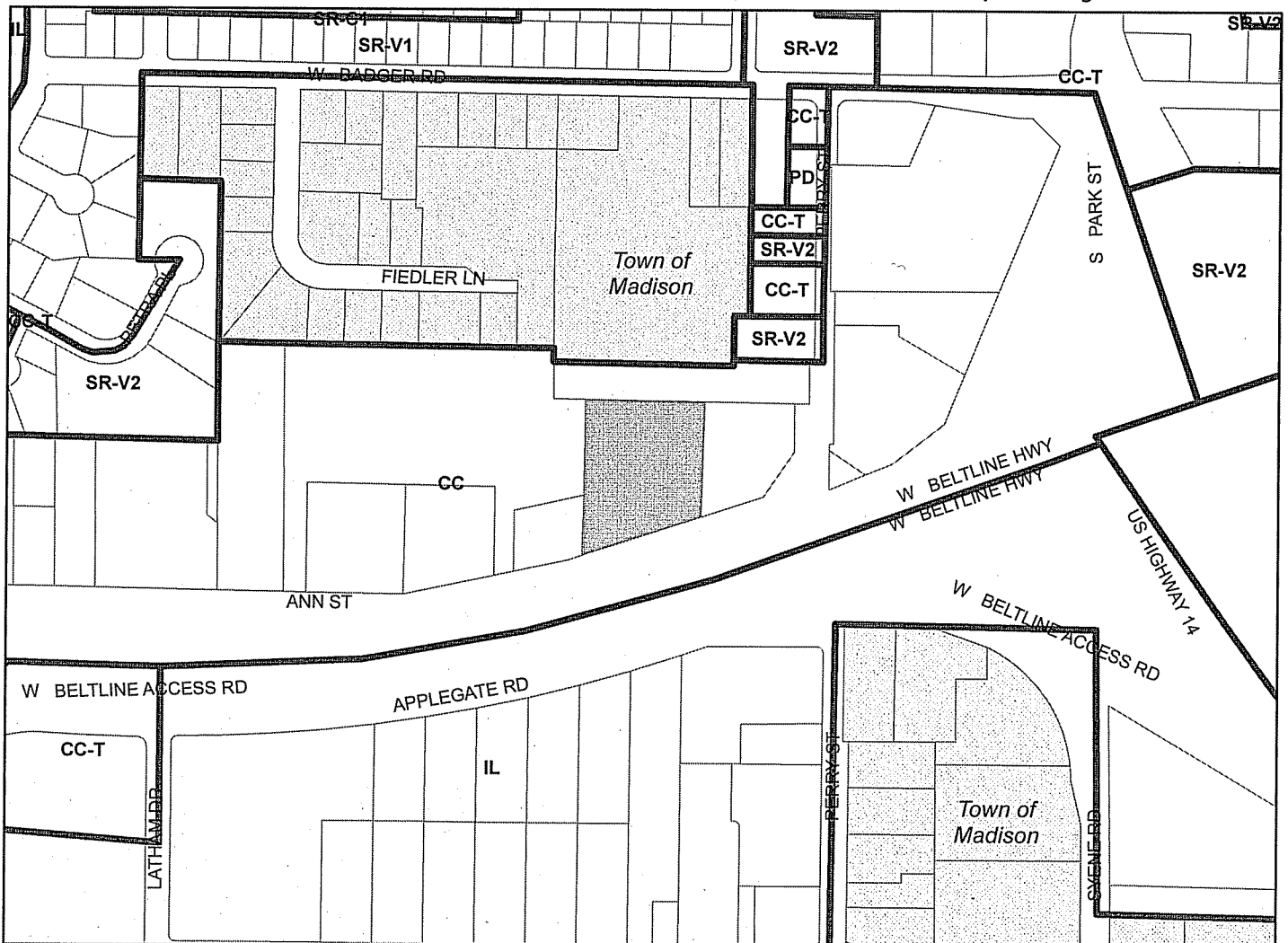
Existing Use
Motel

Proposed Use
Demolish motel to construct
auto sales facility

Public Hearing Date
Plan Commission
19 September 2016

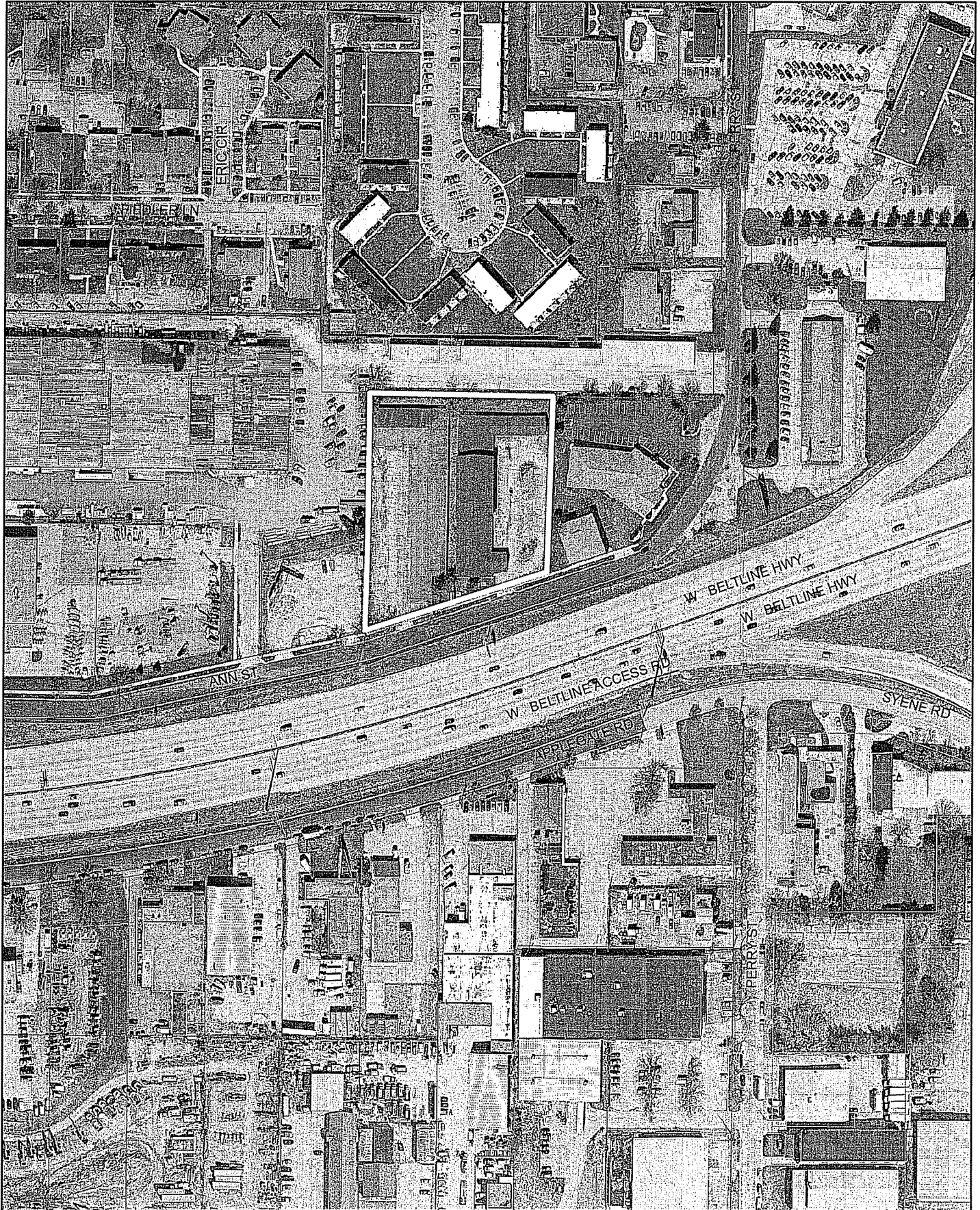


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

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





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:

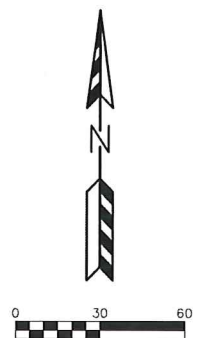
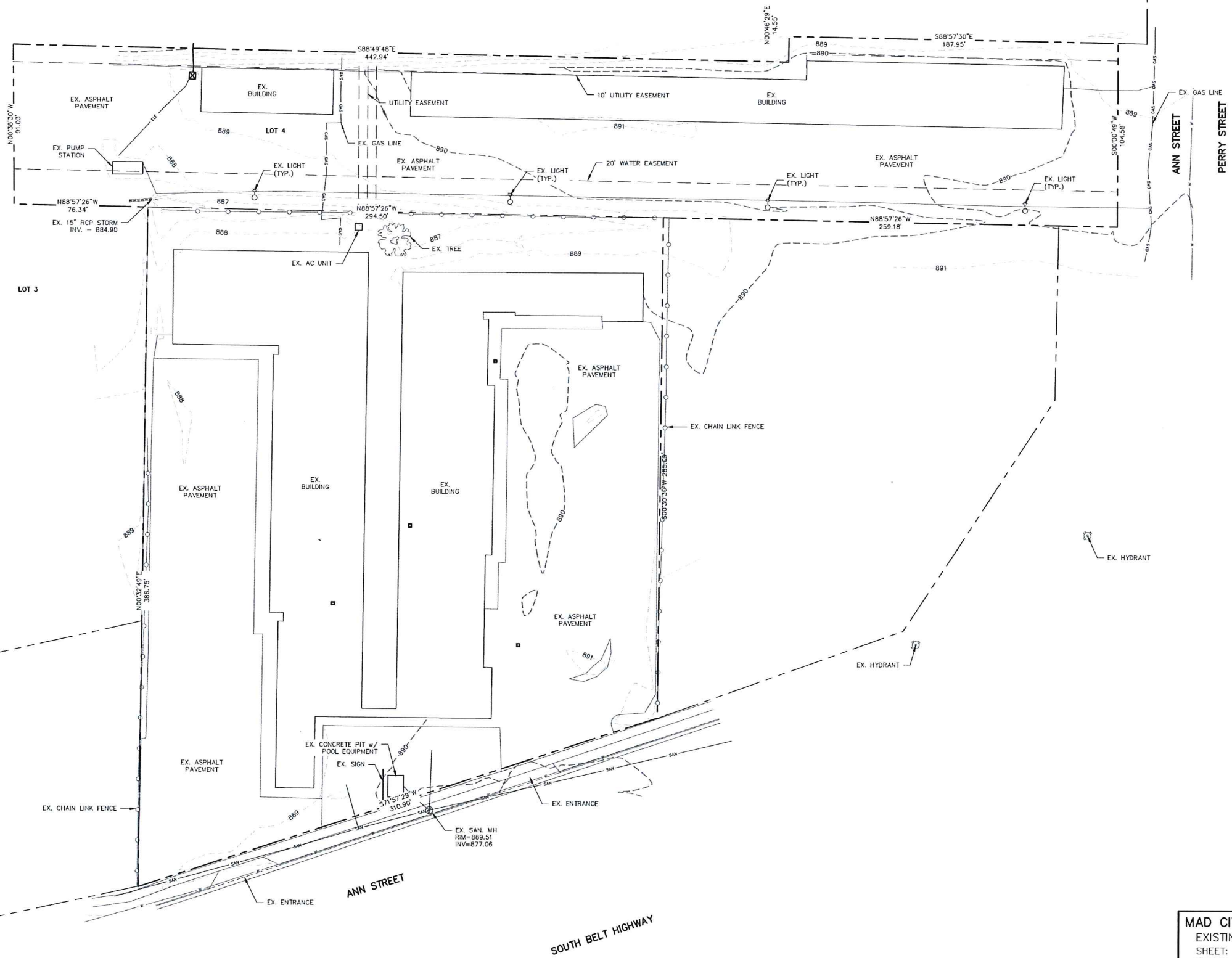
**Jim Bandt
Bandt Engineering Corp.
139 Hickory Court
Oregon, Wisconsin**

Contractor:

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

Owner:

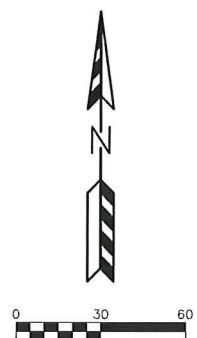
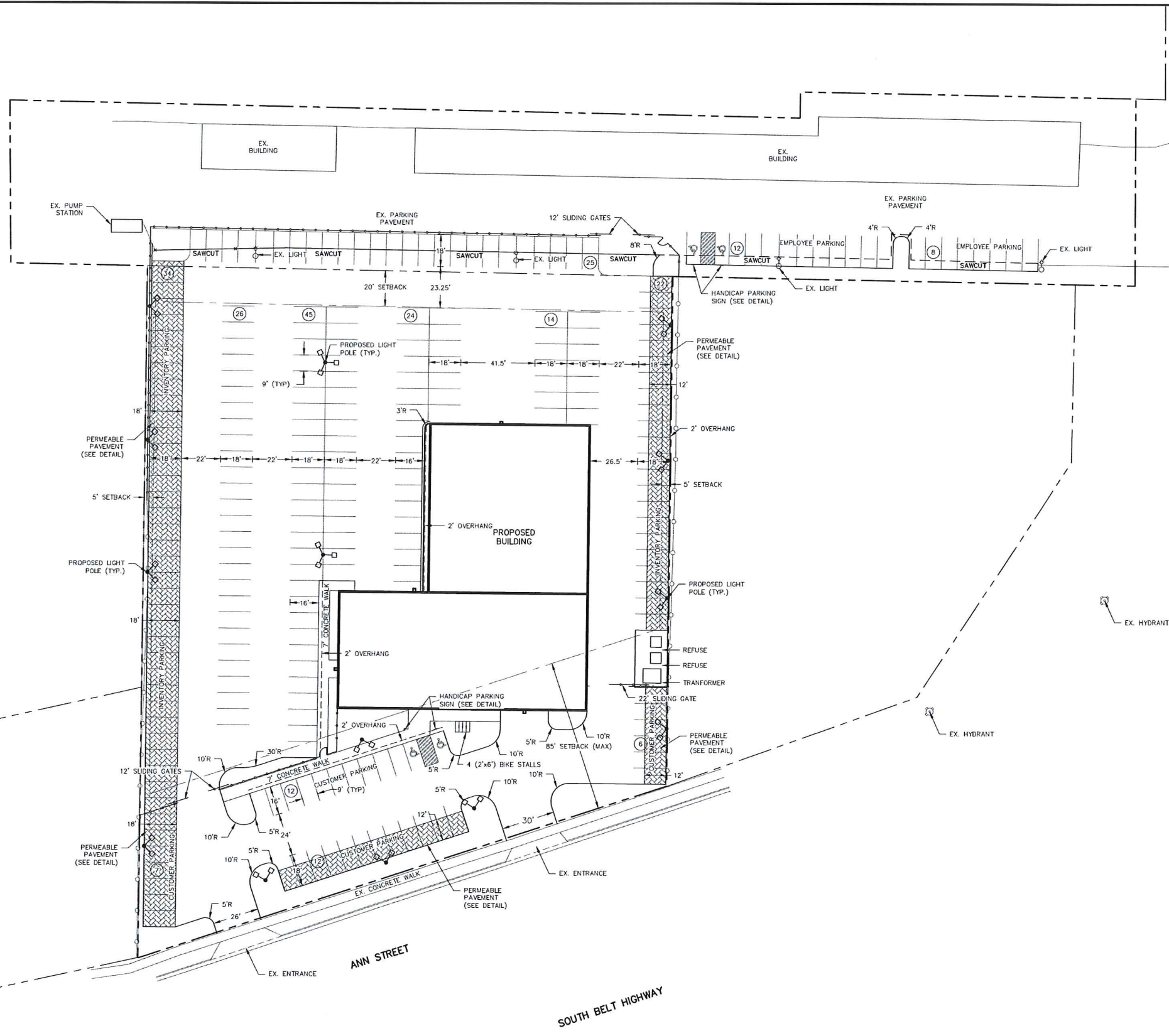
**McGanser Holdings LLC
Steve Ganser and Pat McNamara
Mad City Sales and Service
95 W. Beltline Highway
Madison, Wisconsin**



MAD CITY AUTO DEALERSHIP - 910 ANN STREET
EXISTING SITE PLAN
SHEET: C-1
DATED: AUGUST 16, 2016

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



HANDICAP ACCESSIBLE SIGN DETAIL

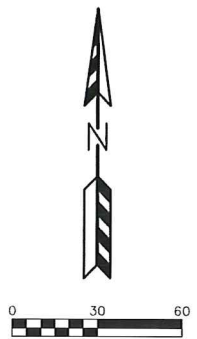
Site area	98,921 sqft
New Building Area	17,650 sqft
Permeable asphalt	11,014 sqft
Asphalt/Concrete area	63,427 sqft
Landscaped area	6,830 sqft

PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	910 ANN ST.
Site acreage (total)	2.27 Acres
Site Zoning	CC COMMERCIAL CENTER DISTRICT
Number of building stories (above grade)	1
Building height	30'
IBC type of construction (new structures or additions)	VB
Total square footage of building	17,650 S.F.
Total square footage of garage	N/A
Use of property	CAR DEALERSHIP
Gross square feet of office/showroom	5,525 S.F.
Gross square feet of service shop	12,125 S.F.
Number of employees	47
Number of bicycle stalls shown	4
Number of Parking stalls:	
	SHOWN
Customer Parking	35
Inventory Parking	190
Accessible	2
Total	227
Number of trees shown (See Landscape Plan)	

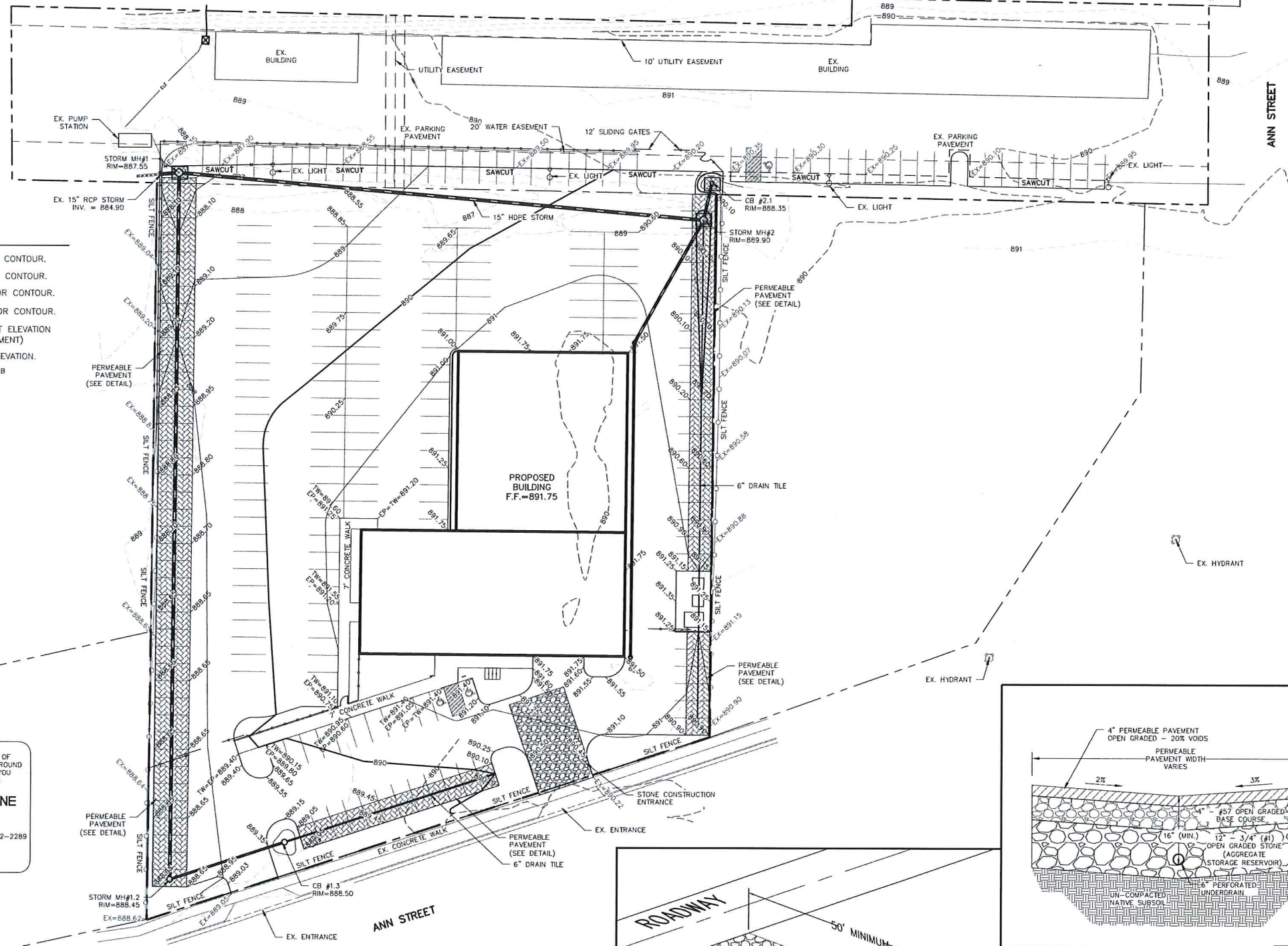
MAD CITY AUTO DEALERSHIP - 910 ANN STREET
 PRELIMINARY SITE PLAN
 SHEET: C-2
 DATED: AUGUST 16, 2016

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



- LEGEND:**
- 889 - - EXISTING MINOR CONTOUR.
 - 890 - - EXISTING MAJOR CONTOUR.
 - 889 - - PROPOSED MINOR CONTOUR.
 - 890 - - PROPOSED MAJOR CONTOUR.
 - 891.00 - PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
 - FF=891.75 - FIRST FLOOR ELEVATION.
 - [Hatched Box] - INSTALL WDOT TYPE B INLET PROTECTION.



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.

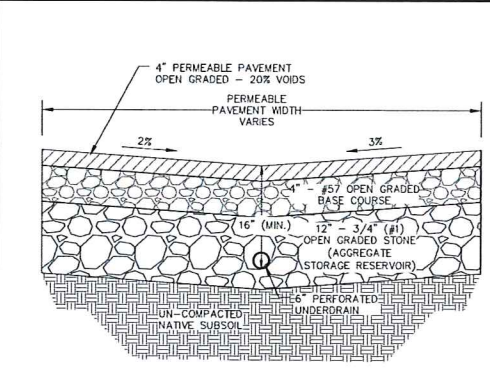
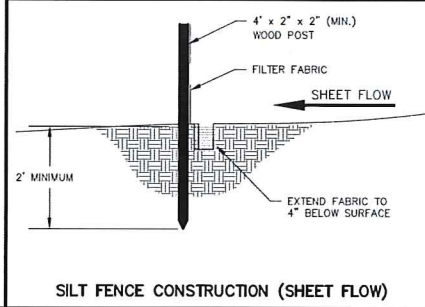
EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
 OCTOBER 17 - 19, 2016 INSTALL INITIAL EROSION CONTROL DEVICES.
 OCT. 19, 2016 - MAY 31, 2017 CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

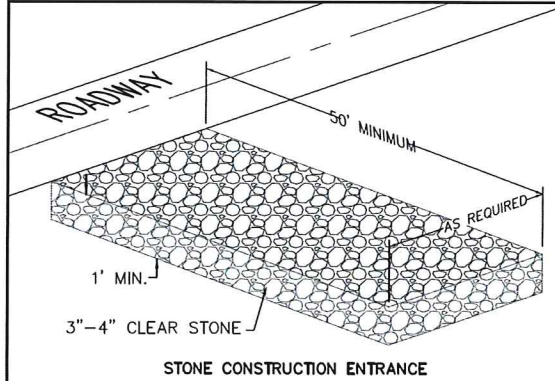
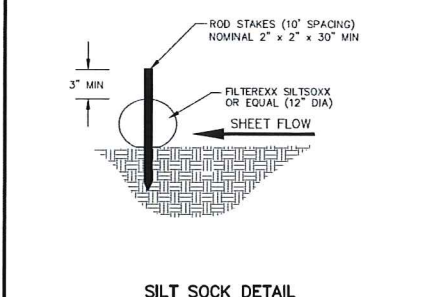
RESTORATION NOTES:
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET.
 FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW:
 NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%.

OWNER:
 HENDRICKS COMMERCIAL PROPERTIES, LLC
 525 THIRD STREET, SUITE 300
 BELLEVILLE, WI 53511-6211

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558

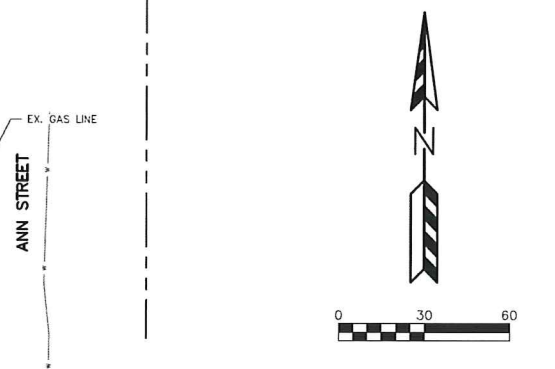
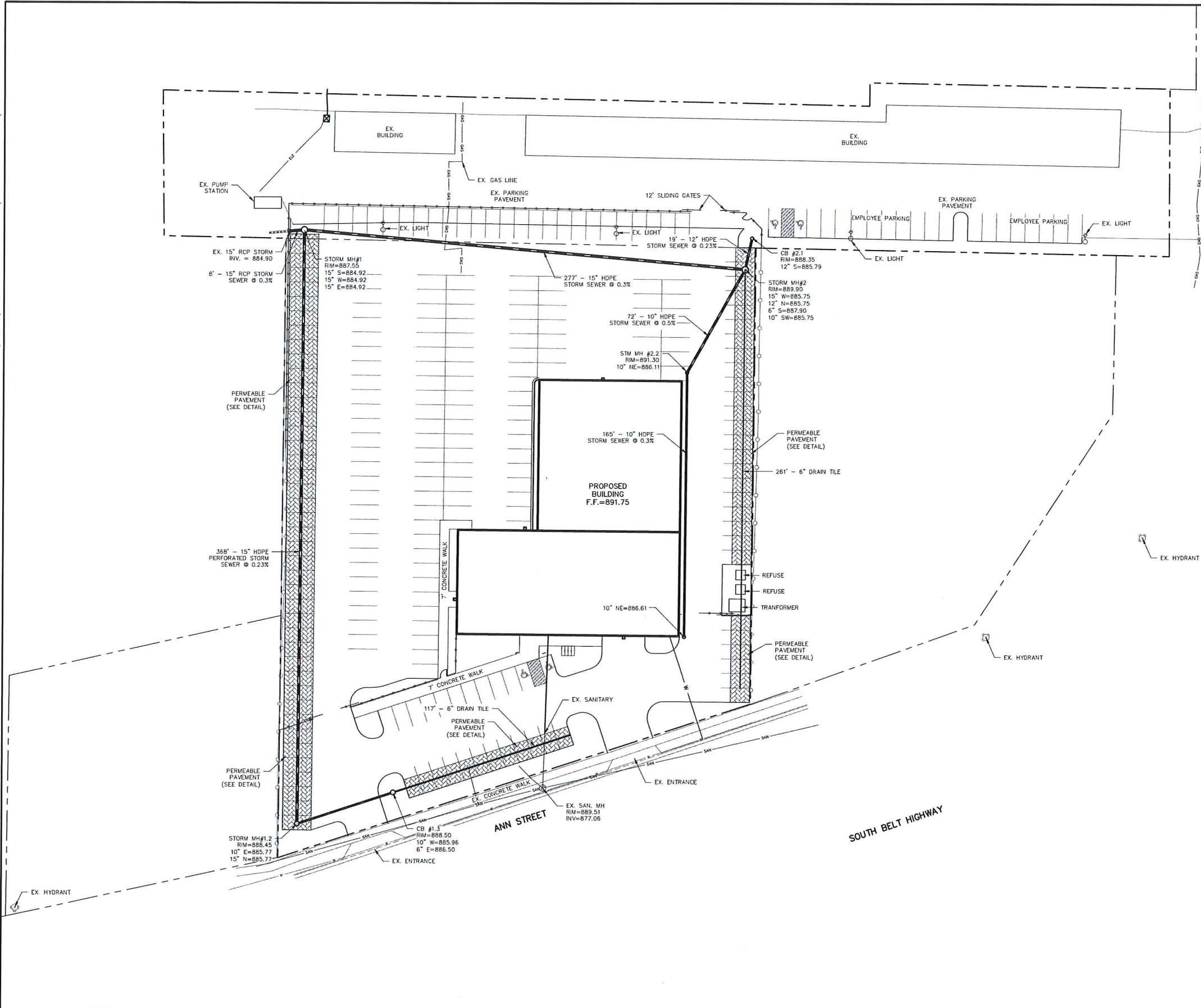


- AGGREGATE STORAGE RESERVOIR NOTES:**
- SHALL CONSIST OF OPEN GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GREATER THAN 5% PASSING THE NO. 200 SIEVE.
 - PROVIDE A MINIMUM POROSITY OF 30% PER ASTM C29 STANDARD TEST METHOD FOR BULK DENSITY ("UNIT WEIGHT") AND VOIDS IN AGGREGATE.
 - COMPLY WITH SOUNDNESS AND WEAR, AND FRACTURE REQUIREMENTS LISTED IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.2.4.5 - AGGREGATE BASE PHYSICAL PROPERTIES.
 - COMPLY WITH CONSTRUCTION REQUIREMENT IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.3 OR ADMINISTERING AUTHORITY.



MAD CITY AUTO DEALERSHIP - 910 ANN STREET
 GRADING AND EROSION CONTROL PLAN
 SHEET: C-3
 DATED: AUGUST 16, 2016

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



GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE 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.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.

ANY DAMAGE TO THE PAVEMENT ON ANN ST OR ROADWAYS ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

THE PAVEMENT WITHIN THE FIRE LANE WILL BE DESIGNED TO SUPPORT A MINIMUM LOAD OF 85,000 LBS.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY SEWER, WATER MAIN, AND STORM SEWER CONNECTION INVERTS, SIZES, AND MATERIALS, PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

UTILITY NOTES:

ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

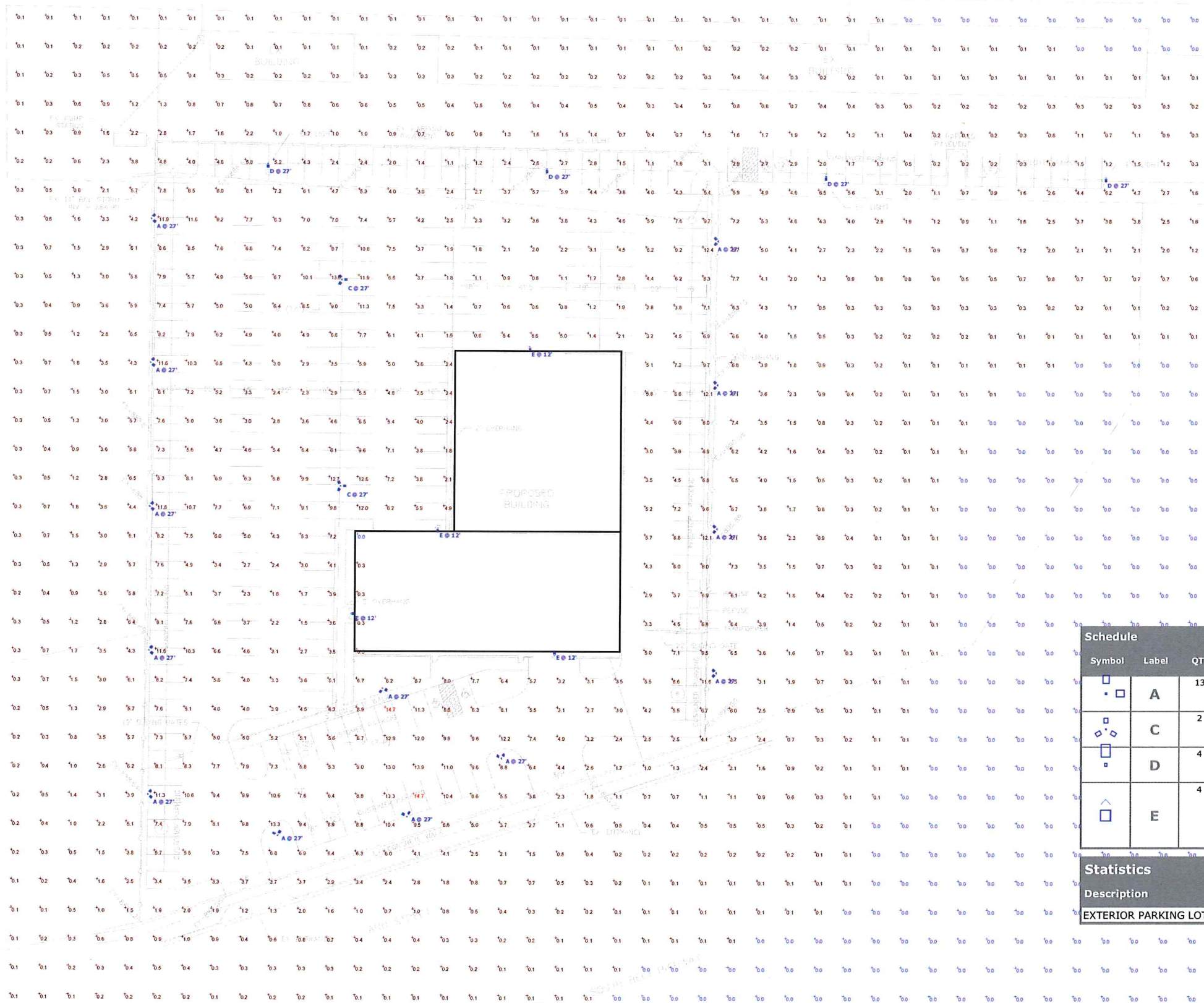
ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

CONTRACTOR SHALL CONTACT MADISON WATER UTILITY PRIOR TO INSTALLING WATER SERVICE AND PAY CITY INSPECTION FEE.

MAD CITY AUTO DEALERSHIP - CITY OF MADISON
 UTILITY PLAN
 SHEET: C-4
 DATED: AUGUST 16, 2016

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



Plan View
Scale - 1" = 30'

Schedule						
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps
□	A	13	DSX2 LED 100C 700 50K T3M MVOLT	DSX2 LED W/2 (30) LED & 2 (20) LED LIGHT ENGINES, (2) 700mA DRIVERS, 5000K LED, TYPE T3M OPTICS	LED	1
□	C	2	DSX2 LED 100C 700 50K T3M MVOLT	DSX2 LED W/2 (30) LED & 2 (20) LED LIGHT ENGINES, (2) 700mA DRIVERS, 5000K LED, TYPE T3M OPTICS	LED	1
□	D	4	DSX2 LED 100C 700 50K T3M MVOLT	DSX2 LED W/2 (30) LED & 2 (20) LED LIGHT ENGINES, (2) 700mA DRIVERS, 5000K LED, TYPE T3M OPTICS	LED	1
∧	E	4	ALED2T125 - RWLED2T125 - WPLED2T125 (TYPE II)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 3-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION.	6

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EXTERIOR PARKING LOT	+	2.3 fc	14.7 fc	0.0 fc	N/A	N/A



ALL CONSTRUCTION & DESIGN, INC.
 P.O. BOX 246
 COTTAGE GROVE, WI
 53527
 Phone: 608.839.4440
 Fax: 608.839.4448
 www.allconstruct.net

NEW AUTO DEALER SALES FACILITY
MAD CITY CARS & SERVICE
 910 ANN STREET
 MADISON, WISCONSIN

SHEET TITLE
FLOOR PLAN
PRELIMINARY:
8/17/2016

PROJECT DATA
DATE:
JOB NUMBER:
SHEET NUMBER:
A-100

FLOOR PLAN
 SCALE: 1/8" = 1'-0"



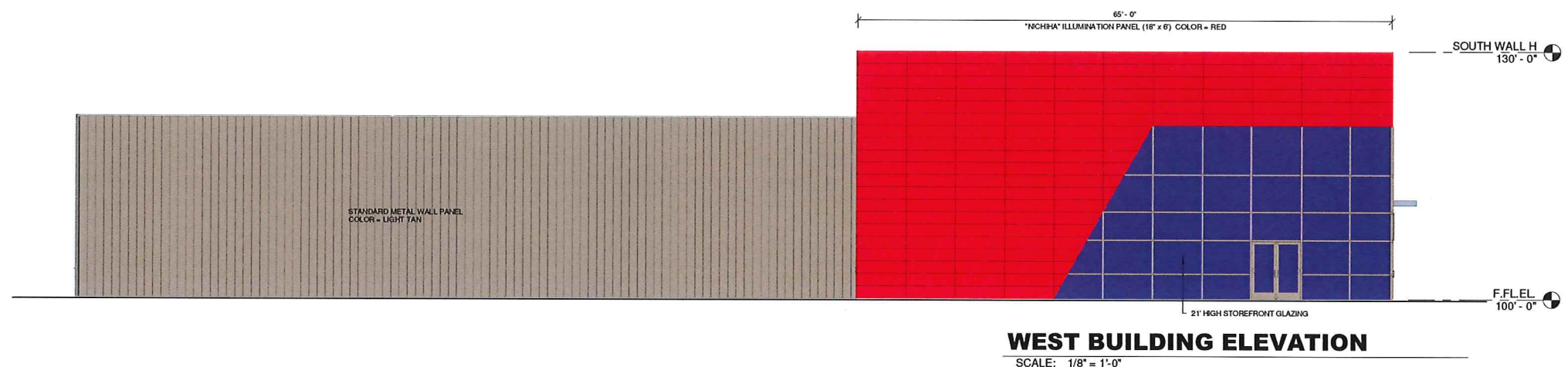
NOT FOR CONSTRUCTION

NEW AUTO DEALER SALES FACILITY
MAD CITY CARS & SERVICE
910 ANN STREET
MADISON, WISCONSIN



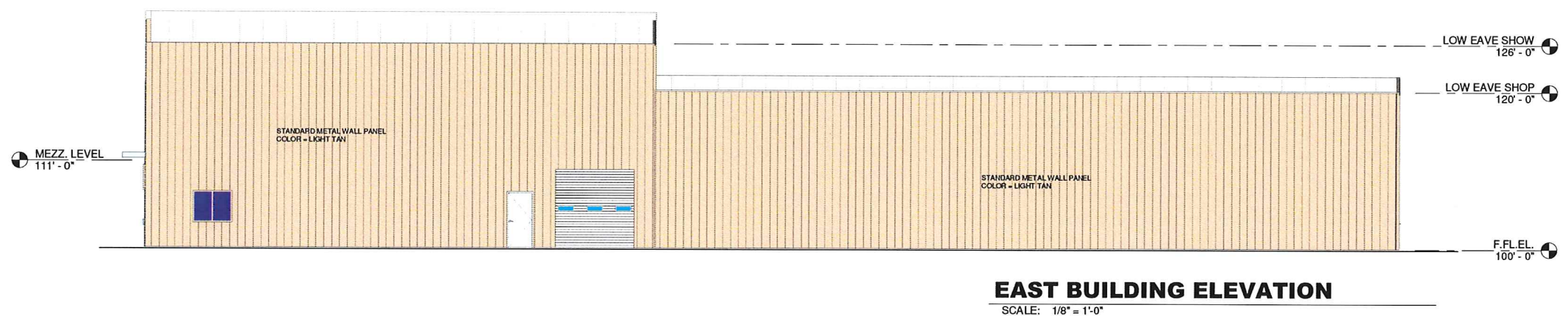
SOUTH BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



WEST BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



EAST BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



NORTH BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR BUILDING ELEVATIONS

PRELIMINARY:

8/17/2016

PROJECT DATA

DATE:

JOB NUMBER:

SHEET NUMBER:

A-200