

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: _____	Action Requested
UDC MEETING DATE: _____	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 854 E Washington Ave.

ALDERMANIC DISTRICT: District 2

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Don Miller Dodge Central Jenkins Survey & Design, Inc. (JSD)
754 East Washington 161 Horizon Drive Suite 101
Madison, WI 53703 Verona, WI 53593

CONTACT PERSON: Wade P. Wyse - (JSD)
Address: 161 Horizon Drive Suite 101
Verona, WI 53593
Phone: (608) 848-5060
Fax: (608) 848-2255
E-mail address: wade.wyse@jsoinc.com

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

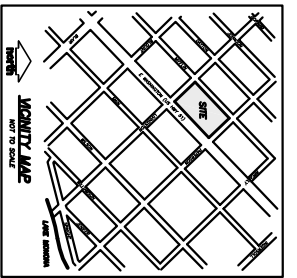
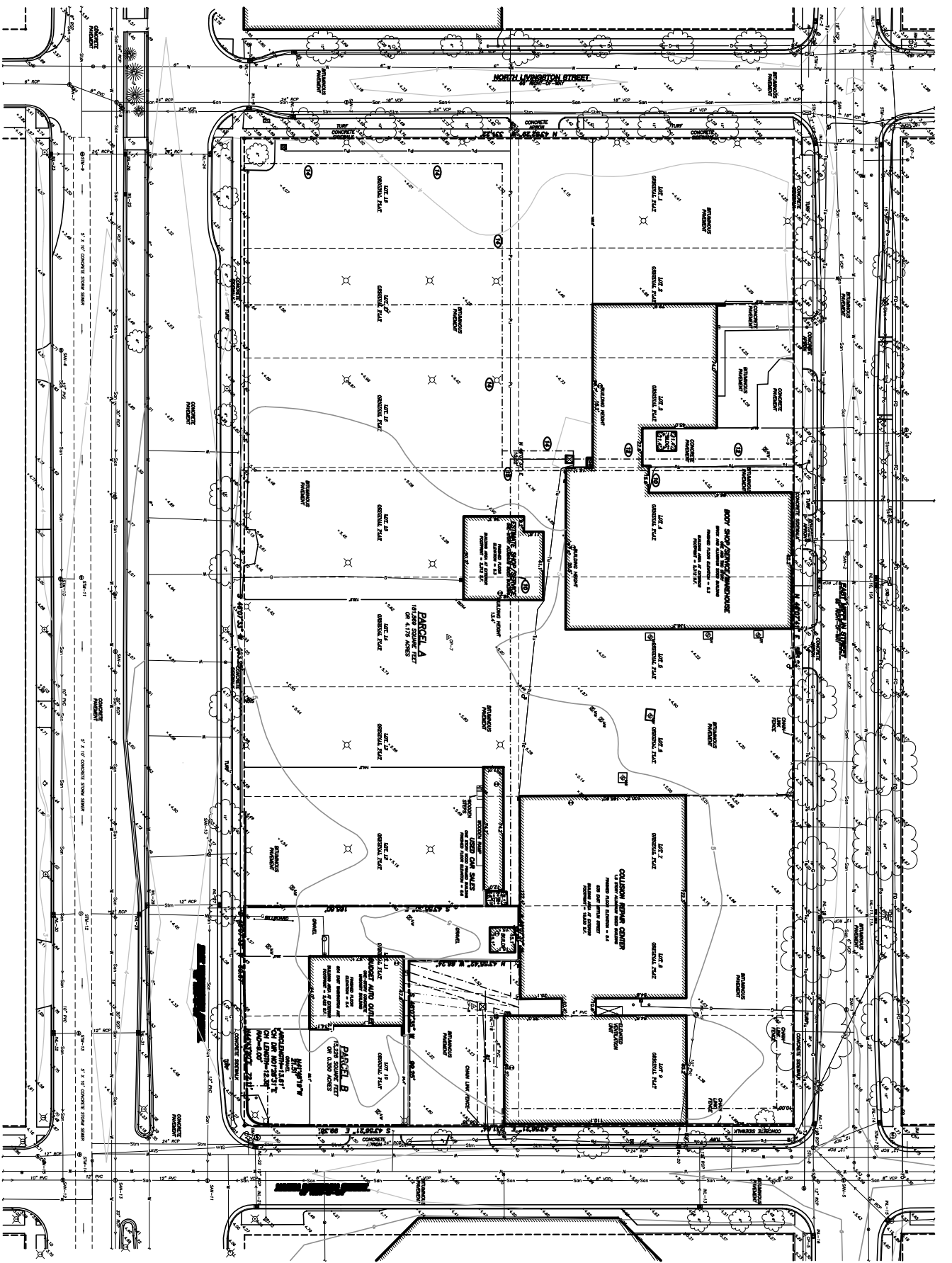
(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



- NOTES CORRESPONDING TO SCHEDULE B - SECTION 2**
1. THE ASSUMED PROPERTY ALIEN COMPANY NO. C-184511 REVISION 1/11.
 2. RECORD AND COMPASS CONTAINED IN INSTRUMENT RECORDED ON FEBRUARY 28, 1944, IN VOLUME 141 OF RECORDS, PAGE 179, AS DOCUMENT NO. 71929. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY.
 3. RECORD AND COMPASS CONTAINED IN INSTRUMENT RECORDED ON FEBRUARY 28, 1944, IN VOLUME 141 OF RECORDS, PAGE 179, AS DOCUMENT NO. 71929. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY.
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- LEGEND**
- PROPERTY CORNER FOUND
 - 3/4" DIA. 2" LONG IRON
 - SECTION CORNER
 - BENCH MARK LOCATION & NUMBER
 - CONTROL POINT LOCATION & NAME
 - MONITORING WELL
 - MISCELLANEOUS POST OR BOLLARD
 - STREET SIGN
 - WATER OR GAS VALVE
 - FIRE HYDRANT
 - UTILITY MANHOLE
 - STORM SEWER MANHOLE
 - UTILITY POLE WITH GUY WIRE
 - TRUNK LIGHT POLE
 - WORKING LIGHT POLE
 - ELECTRIC METER
 - GAS METER
 - SPOT ELEVATION
 - BUILDINGS
 - PROPERTY LINE
 - PAVEMENT LINE
 - EASEMENT LINE
 - WATER LINE
 - SEWER LINE
 - STORM SEWER
 - UNDERGROUND ELECTRICAL POWER
 - UNDERGROUND TELEPHONE
 - UNDERGROUND FIBER OPTIC
 - UNDERGROUND CABLE
 - GAS MAIN
 - WATER MAIN
 - CONCRETE CURB & GUTTER
 - PAVEMENT EDGE
 - INDEX CURBLINE
 - INTERMEDIATE CURBLINE

- NOTES**
1. BENCHMARKS FOR THIS SURVEY AND MAP ARE BASED ON WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY.
 2. ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED ON CITY OF MADISON VERTICAL DATUM (VD), DANE COUNTY.
 3. CONTROL INTERVAL IS ONE FOOT.
 4. TOPOGRAPHY AND UTILITY SURVEY PREPARED BY SPURNS SURVEY & DESIGN, INC. THE WEEK OF OCTOBER 14, 2004 & JANUARY 10, 2005.
 5. SIGNATURE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURVEIL POINTS AND ADJUSTMENTS, LOCATING DIGGERS HOLELINE FIELD MARKERS (LOCATION REQUEST TICKET NO. 082720), AND BY REFERENCE TO FIELD RECORDS AND NOTES.
 6. SURVEY LOCATIONS OF INTERMEDIATE UTILITIES SHOULD BE CONSIDERED FOR 180°/245°/311°.
 7. LOCATION OF WATER MAIN, STORM SEWER, AND SANITARY SEWER IS BASED ON CITY OF MADISON UTILITY RECORDS AND VISUAL PLANS.
 8. LOCATION OF ELECTRIC AND GAS FACILITIES IS BASED ON MADISON GAS AND ELECTRIC COMPANY UTILITY RECORDS AND VISUAL PLANS.
 9. LOCATION OF TELECOMMUNICATION FACILITIES IS BASED ON DIGGERS HOLELINE FIELD MARKERS ONLY.
 10. THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP IS BASED ON THE ACCURACY OF THESE CONTROL POINTS AND BENCHMARKS. THIS MAP DOES NOT WARRANT THE ACCURACY OF THESE CONTROL POINTS AND BENCHMARKS.
 11. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, BOTH RECORDED AND UNRECORDED.
 12. AT THE TIME OF THIS SURVEY EAST WASHINGTON AVENUE WAS UNDER CONSTRUCTION.
 13. THIS SITE LIES IN FLOOD ZONE X (WAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) PER FIRM PANEL 500030548R, EFFECTIVE DATE JUNE 17, 2003.

LEGAL DESCRIPTION (UNIMPROVED)

PARCEL A
 LOTS ONE (1) THROUGH TEN (10), TRACT ONE (1), THE CITY OF MADISON, WISCONSIN.

PARCEL B
 LOTS ELEVEN (11) THROUGH EIGHTEEN (18), TRACT ONE (1), THE CITY OF MADISON, WISCONSIN.

PARCEL C
 LOTS ONE (1) THROUGH TEN (10), TRACT ONE (1), THE CITY OF MADISON, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, DAVE M. JENKINS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS EXISTING SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM THE REGISTERED SURVEYOR.

DAVE M. JENKINS, SURVEYOR
 161 HORIZON DRIVE, SUITE 101
 MADISON, WISCONSIN 53713
 PHONE: (608)848-5060

DATE

10-21-2004

SUBMITTED FOR:

1244 S. PARK ST.
 MADISON, WI 53715

CALL DIGGERS HOLELINE

1-800-742-5811 TOLL FREE

THE APPLICANT SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF MADISON OF ANY DIGGER HOLES LOCATED ON THIS PROPERTY. THE CITY OF MADISON SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF ANY UTILITY LINES OR FACILITIES CAUSED BY ANY DIGGER HOLES.

BENCHMARKS		
MARK	ELEVATION	DESCRIPTION
BM-1	4.20	TOP CORNER OF WEST WASHINGTON
BM-2	4.19	CORNER OF WEST WASHINGTON & WASHINGTON
BM-3	4.18	TOWN OF MADISON AT WEST CORNER OF UNIVERSITY AND PATTERSON

SANITARY SEWER MANHOLES		
MARK	RAW ELEVATION	INVERT ELEVATION/SIZE/PIPE TYPE
SM-1	4.89	4.02 6" VCP
SM-2	4.30	4.00 6" VCP
SM-3	4.81	4.00 6" VCP
SM-4	3.81	4.00 6" VCP
SM-5	3.81	4.00 6" VCP
SM-6	3.81	4.00 6" VCP
SM-7	3.81	4.00 6" VCP
SM-8	3.81	4.00 6" VCP
SM-9	4.80	4.02 6" VCP
SM-10	4.50	4.00 6" VCP
SM-11	4.15	4.00 6" VCP
SM-12	3.79	4.00 6" VCP
SM-13	4.81	4.00 6" VCP

STORM SEWER MANHOLES		
MARK	RAW ELEVATION	INVERT ELEVATION/SIZE/PIPE TYPE
SM-1	2.27	2.00 12" RCP
SM-2	2.20	2.00 12" RCP
SM-3	2.20	2.00 12" RCP
SM-4	2.20	2.00 12" RCP
SM-5	2.20	2.00 12" RCP
SM-6	2.20	2.00 12" RCP
SM-7	2.20	2.00 12" RCP
SM-8	2.20	2.00 12" RCP
SM-9	2.20	2.00 12" RCP
SM-10	2.20	2.00 12" RCP
SM-11	2.20	2.00 12" RCP
SM-12	2.20	2.00 12" RCP
SM-13	2.20	2.00 12" RCP
SM-14	2.20	2.00 12" RCP
SM-15	2.20	2.00 12" RCP
SM-16	2.20	2.00 12" RCP
SM-17	2.20	2.00 12" RCP
SM-18	2.20	2.00 12" RCP
SM-19	2.20	2.00 12" RCP
SM-20	2.20	2.00 12" RCP
SM-21	2.20	2.00 12" RCP
SM-22	2.20	2.00 12" RCP
SM-23	2.20	2.00 12" RCP
SM-24	2.20	2.00 12" RCP
SM-25	2.20	2.00 12" RCP
SM-26	2.20	2.00 12" RCP
SM-27	2.20	2.00 12" RCP
SM-28	2.20	2.00 12" RCP
SM-29	2.20	2.00 12" RCP
SM-30	2.20	2.00 12" RCP
SM-31	2.20	2.00 12" RCP
SM-32	2.20	2.00 12" RCP
SM-33	2.20	2.00 12" RCP
SM-34	2.20	2.00 12" RCP
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SM-36	2.20	2.00 12" RCP
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SM-45	2.20	2.00 12" RCP
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SM-48	2.20	2.00 12" RCP
SM-49	2.20	2.00 12" RCP
SM-50	2.20	2.00 12" RCP
SM-51	2.20	2.00 12" RCP
SM-52	2.20	2.00 12" RCP
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SM-58	2.20	2.00 12" RCP
SM-59	2.20	2.00 12" RCP
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SM-61	2.20	2.00 12" RCP
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SM-63	2.20	2.00 12" RCP
SM-64	2.20	2.00 12" RCP
SM-65	2.20	2.00 12" RCP
SM-66	2.20	2.00 12" RCP
SM-67	2.20	2.00 12" RCP
SM-68	2.20	2.00 12" RCP
SM-69	2.20	2.00 12" RCP
SM-70	2.20	2.00 12" RCP
SM-71	2.20	2.00 12" RCP
SM-72	2.20	2.00 12" RCP
SM-73	2.20	2.00 12" RCP
SM-74	2.20	2.00 12" RCP
SM-75	2.20	2.00 12" RCP
SM-76	2.20	2.00 12" RCP
SM-77	2.20	2.00 12" RCP
SM-78	2.20	2.00 12" RCP
SM-79	2.20	2.00 12" RCP
SM-80	2.20	2.00 12" RCP
SM-81	2.20	2.00 12" RCP
SM-82	2.20	2.00 12" RCP
SM-83	2.20	2.00 12" RCP
SM-84	2.20	2.00 12" RCP
SM-85	2.20	2.00 12" RCP
SM-86	2.20	2.00 12" RCP
SM-87	2.20	2.00 12" RCP
SM-88	2.20	2.00 12" RCP
SM-89	2.20	2.00 12" RCP
SM-90	2.20	2.00 12" RCP
SM-91	2.20	2.00 12" RCP
SM-92	2.20	2.00 12" RCP
SM-93	2.20	2.00 12" RCP
SM-94	2.20	2.00 12" RCP
SM-95	2.20	2.00 12" RCP
SM-96	2.20	2.00 12" RCP
SM-97	2.20	2.00 12" RCP
SM-98	2.20	2.00 12" RCP
SM-99	2.20	2.00 12" RCP
SM-100	2.20	2.00 12" RCP

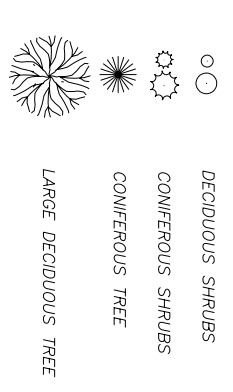


PLANT LEGEND						
QTY.	COMMON NAME	LATIN NAME	SIZE	ROOT	SPACING	LS POINTS
CANOPY TREES						
2	Red Sunset Maple	ACER Rubrum 'Franksford'	2" Cal.	B&B	See Plan	NA
MEDIUM EVERGREEN TREES (15 LANDSCAPE POINTS)						
1	Mountain Juniper	JUNIPERUS chinensis 'Moultonii'	3' H.	B&B	See Plan	15
LOW DECIDUOUS SHRUBS (2 LANDSCAPE POINTS)						
15	Red Sunset Maple	SPIREA japonica 'MAGIC Carpet'	15-18" Min. Ht.	# 2 Cont.	18" OC	30
5	Crimson Pygmy Barberrry	BERBERIS thunbergii 'Crimson Pygmy'	15-18" Min. Ht.	# 2 Cont.	18" OC	10
LOW EVERGREEN SHRUBS (3 LANDSCAPE POINTS)						
7	Buffalo Juniper	JUNIPERUS chinensis 'Sulcata'	15-18" Min. Ht.	# 3 Cont.	4" OC	21
11	Japanese Garden Juniper	JUNIPERUS chinensis var. procumbens	15-18" Min. Ht.	# 3 Cont.	4" OC	33
TOTAL LANDSCAPE POINTS:					109	
REQUIRED:					108	

NOTES

- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL DIGGERS HOTLINE AT 1-800-242-8511 FOR UTILITY LOCATIONS THREE DAYS PRIOR TO DIGGING.
- CONTRACTOR TO STAKE LOCATION OF PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DESIGN AND LAYOUT AND MATERIALS INSTALLED UNDER CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
- LANDSCAPE BEDS TO RECEIVE 4" DEPTH WEED FREE SHREDDED HARDWOOD BARK MULCH OVER AN APPROVED WOVEN FABRIC WEED BARRIER.
- EDGING TO BE BLACK DIAMOND POLYETHYLENE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AROUND ALL PLANT BEDS.
- PRE-EMERGENT HERBICIDE TO BE APPLIED TO ALL LANDSCAPE BEDS.
- CONDUCT SOIL TEST TO VERIFY FERTILITY OF TOPSOIL. AMEND SOIL IF IS LESS THAN 5.0 OR GREATER THAN 7.5. MAKE OTHER ADJUSTMENTS AS SOIL ANALYSIS INDICATES.
- TOPSOIL TO BE A 4" MINIMUM DEPTH. TOPSOIL TO BE CLEAN FRAGILE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR HERBICIDES OR OTHER TOXINS.
- GROUPINGS OF PLANTINGS TO BE MULCHED IN THEIR ENTIRETY AS ONE BED. ALL TREES NOT INCORPORATED INTO DEFINED PLANTING BEDS WILL BE ENCLOSED BY A 5" RADIOUS OF WEED FREE SHREDDED HARDWOOD BARK MULCH.
- TOPSOIL AND HEDGESSED ANY DISTURBED, EXPOSED OR UNSURFACED AREAS NOT DESIGNATED TO RECEIVE SOIL. WATER OR REGULAR BASIS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- REFER TO DETAIL SHEET FOR SPECIFIC PLANTING INSTRUCTIONS.
- SURVEY FOR BASEMAP INFORMATION PROVIDED BY JENKINS SURVEY AND DESIGN, INC.

LEGEND:



JSD - Engineers & Surveyors
Jenkins Survey & Design, Inc.
 • PLANNING & DEVELOPMENT
 • CIVIL ENGINEERING
 • TRANSPORTATION ENGINEERING
 • SURVEYING AND MAPPING
 • CONSTRUCTION MANAGEMENT
 MADISON REGIONAL OFFICE
 151 Horizon Drive
 Verona, Wisconsin 53593
 (608) 848-5060

MILWAUKEE REGIONAL OFFICE
 N22 W2931 Nancy Court
 Suite 3
 Waukesha, Wisconsin 53186
 (262) 513-0666

PREPARED FOR:
VOGEL BROS. BUILDING CO.
 2701 Packers Avenue
 Madison, Wisconsin 53707

PROJECT:
DON MILLER DODGE CENTRAL
 854 E. Washington Ave.
 Madison, Wisconsin 53703

Although every effort has been made in preparing these plans and designs, the contractor and subcontractors must check all details and dimensions of their work and be responsible for the same. These plans and designs are copyright protected and may not be reproduced or used in any way without the written consent of Jenkins Survey and Design, Inc.

ITEM	DATE
Drawn: MS	07-18-07
Checked: WVP	07-18-07
Approved: DMJ	07-18-07
City of Madison	07-18-07

SEAL/SIGNATURE _____

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
C-3.0

JSD PROJECT NUMBER
 07-2859

JSD PROJECT FILE
 Task 1

SCALE

Interior – Office



Interior – Office Bathrooms



Interior – Main Room



Interior – Extra Rooms



Exterior – Looking from West to North

West – Used Car Sales Office



Northwest – Collision Repair Center



Northwest – Collision Repair Center



Exterior – Looking from South to West

South – Used Car Lot



Southwest – Used Car Lot



West – Used Car Sales Office



Exterior – Looking from North to East

North – Breese Stevens



Northeast – Breese Stevens



Northeast – Gardner Baking Co.



East – Gardner Baking Co.



Exterior



Exterior



Exterior



Exterior





Madison Regional Office

161 Horizon Drive
Suite 101
Verona, WI 53593
608.848.5060 p
608.848.2255 f

Milwaukee Regional Office

N22 W22931 Nancy Court
Suite 3
Waukesha, WI 53186
262.513.0666 p
262.513.1232 f

www.jsdinc.com

memorandum

To: **City of Madison Urban Design Commission**

From: **Dan Schneider, E.I.T.**

Re: **Don Miller – 854 E Washington Avenue**

Date: **7/18/2007**

CC: **Dan Carlson – Vogel Bros. Building Co.**

Comments:

A temporary parking facility is being proposed by Don Miller Dodge Central at 854 E. Washington Avenue, which is at the corner of East Washington Avenue and North Paterson Street. Please refer to Exhibit A for the Site Locator Map and Existing Conditions Survey. This lot will be used to store new and used cars in support of there existing facilities. The existing site includes a 2,400 square foot one story masonry building with a gravel parking lot and associated utilities to serve the building. The proposed project will include razing the existing building and installing a 22 stall parking. A five foot (5') setback from the property line has been included along North Paterson Street, and a fifteen foot (15') setback from the property line has been included along East Washington Avenue. Please refer to Exhibit B for the proposed Site Plan and Erosion Control & Grading Plan.

This development falls under the criteria of Temporary parking facilities under the City of Madison Municipal Code 10.08(6)(b)2. The permit for temporary parking will be removed annually for a period not to exceed three (3) years. The total site will result in 15,000 square feet of land disturbance. The parking lot Lighting Plan will conform to all applicable requirements. Please refer to Exhibit C for the Lighting Plan. The parking lot will be designed to applicable stormwater requirements. A Landscape Plan has been prepared an can be found in Exhibit D. The plan includes a deciduous tree and coniferous shrubs along East Washington Avenue, a deciduous tree and coniferous shrubs along Patterson Street and coniferous shrubs and a combination of coniferous and deciduous shrubs on the corner.

The temporary parking facility will be consistent with the existing and surrounding land uses. North of the site is a collision repair center and associated parking facilities. To the west of the site is a used car sales parking lot. To the south of the site are commercial properties along East Washington Avenue. East of the site is Patterson Street and Breese Stevens Field. Please refer to Exhibit E for pictures of the existing site, building to be demolished, and surrounding buildings.