

CITY OF MADISON

Proposed Conditional Use

Location: 2220 & 2221 Daniels Street

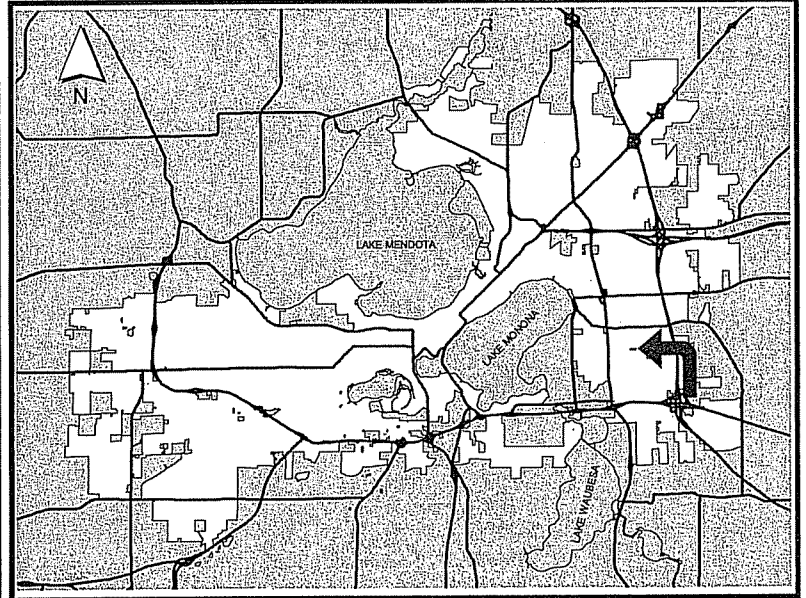
Project Name: Chocolate Shoppe Parking

Applicant: Chuck & Dave Deadman/
Steven Ring - All Construction & Design

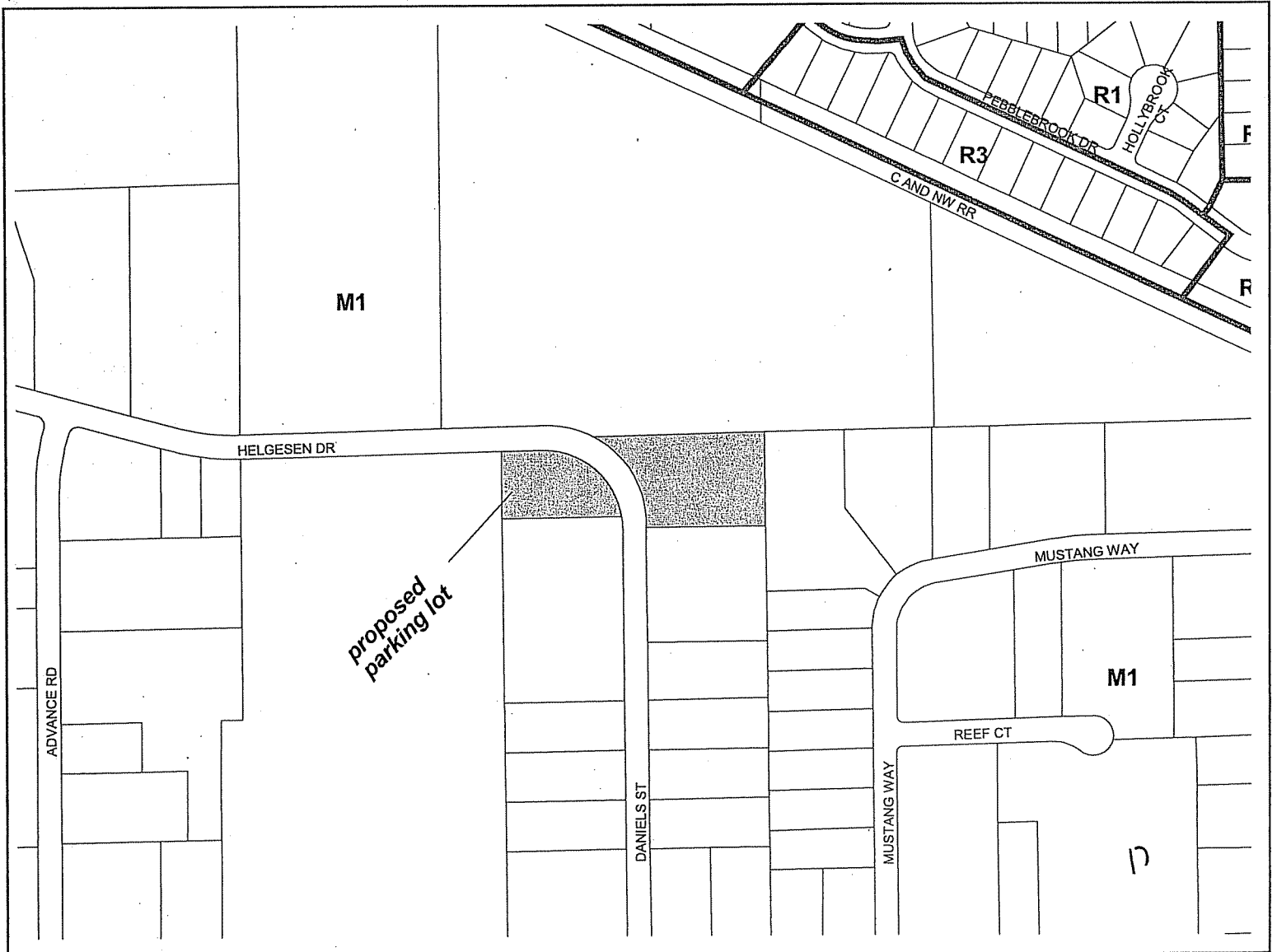
Existing Use: Vacant

Proposed Use: Accessory Parking Lot
Located Elsewhere

Public Hearing Date:
Plan Commission 07 November 2005



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



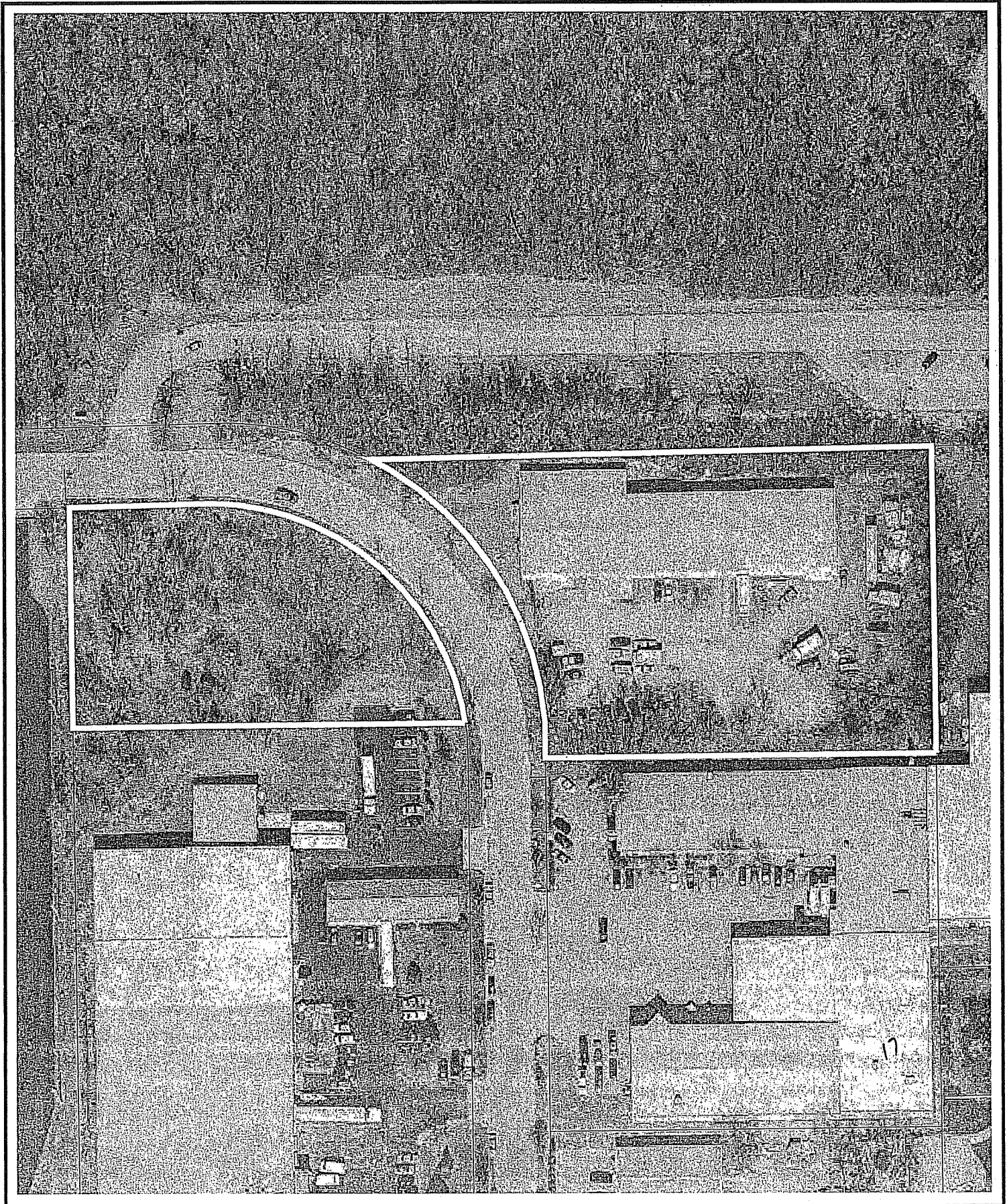
2220 & 2221 Daniels Street

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: <i>cc</i>	
Amt. Paid <i>\$ 550</i>	Receipt No. <i>64763</i>
Date Received <i>9-21-05</i>	
Received By <i>RJT</i>	
Parcel No. <i>0710-153-0114-7</i>	
Aldermanic District <i>16, Judy Compton</i>	
GQ <i>OK!</i>	
Zoning District <i>M1</i>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <i>N/A</i>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <i>N/A</i>
Alder Notification _____	Waiver <input checked="" type="checkbox"/>
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 2221 Daniels St **Project Area in Acres:** _____

Project Title (if any): off. Premise Parking Lot

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

<input type="checkbox"/> 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	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: DAVE DEADMAN Company: CHOCOLATE SHOPPE ICE CREAM
 Street Address: 2221 DANIELS ST. City/State: MADISON, WI Zip: 53718
 Telephone: (608) 221-8642 Fax: (608) 221-8650 Email: _____

Project Contact Person: STEVE RING Company: ALL CONSTRUCTION & DESIGN, INC.
 Street Address: 4916 TRIANGLE ST. City/State: McFARLAND, WI Zip: 53558
 Telephone: (608) 838-8830 Fax: (608) 838-6860 Email: steve@allconstruct.net

Property Owner (if not applicant): CHUCK DEADMAN SR.
 Street Address: 3494 DELL DR City/State: MADISON, WI Zip: 53718

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: PROPOSED 11
PARKING LOT 20 STALLS SEE LETTER OF INTENT

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:** \$ _____ 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:

- 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.
- 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.
- 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* _____ *Plan, which recommends:*
 - _____ *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 Alder person, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
 - _____

If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner _____	Date _____		Zoning Staff _____	Date _____
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The signer attests that this form has been completed accurately and all required materials have been submitted: ¹⁷

Printed Name DAVE DEADMAN Date 9-21-05

Signature *Dave Deadman* Relation to Property Owner SON & BUSINESS PARTNER

Authorizing Signature of Property Owner *Chick Deadman* Date 9-21-05



Chocolate Shoppe[®] Ice Cream Co., Inc.

2221 Daniels Street • Madison, Wisconsin 53718

608-221-8640 • 800-466-8043 • Fax 608-221-8650 • www.chocolateshoppeicecream.com

To Whom It May Concern:

Please find listed below the details of this letter of intent for construction at 2221 Daniels Street and part of lot #1 Birch Plat (across the street from 2221 Daniels Street).

In general terms, Chocolate Shoppe Ice Cream Company's business and employee count continues to expand. Therefore, Chocolate Shoppe Ice Cream would like to purchase the property at lot #1 Birch Plat to initially build a parking lot and eventually a building a storage warehouse. The parking lot is needed for overflow employee parking from our existing manufacturing plant and parking lot located at 2221 Daniels Street.

Lot #1 Birch Plat

The part of Lot #1 Birch Plat that Chocolate Shoppe Ice Cream would like to purchase and develop is currently a vacant lot. The size of the lot is 43,550 square feet. The initial construction is for approximately 20 parking stalls and the water retention plan. The initial construction is scheduled for spring 2006. The secondary construction would add another 20 parking stalls and a dry storage warehouse of approximately 10,000 square feet. The secondary construction is planned for spring 2008.

2221 Daniels Street

At 2221 Daniels Street, Chocolate Shoppe Ice Cream and the Deadman Family currently own 2 acres of land and a 19,000 square foot manufacturing and distribution facility. After the initial construction is finished at Lot #1 Birch Plat, Chocolate Shoppe Ice Cream would like to build an addition on to its existing building of approximately 12,000 square feet for a storage freezer and a dry storage warehouse. The construction at Lot #1 Birch Plat needs to be completed before the construction starts at 2221 Daniels Street because employees will need to park in the new parking lot during construction. The expansion at 2221 Daniels Street is scheduled for spring 2006.

This proposed expansion is the result of increased business. The increase in business and facility expansion will result in approximately 15 new full time employees by the end of 2006. The new employees as well as some existing employees will park in the new parking lot on Lot #1 Birch Plat instead of on the city street.


Chocolate Shoppe Ice Cream's manufacturing and distribution facility currently employees 20 full time employees and 15 part time employees. Our hours of operation are between 6am and 8pm weekdays.

The contractor for the above construction projects is Steve Ring of All Construction & Design.

If you have any additional questions please feel free to call Chuck Deadman or Dave Deadman of Chocolate Shoppe Ice Cream Company, Inc. at 221-8640.

Thank you for your time and consideration.

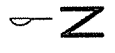
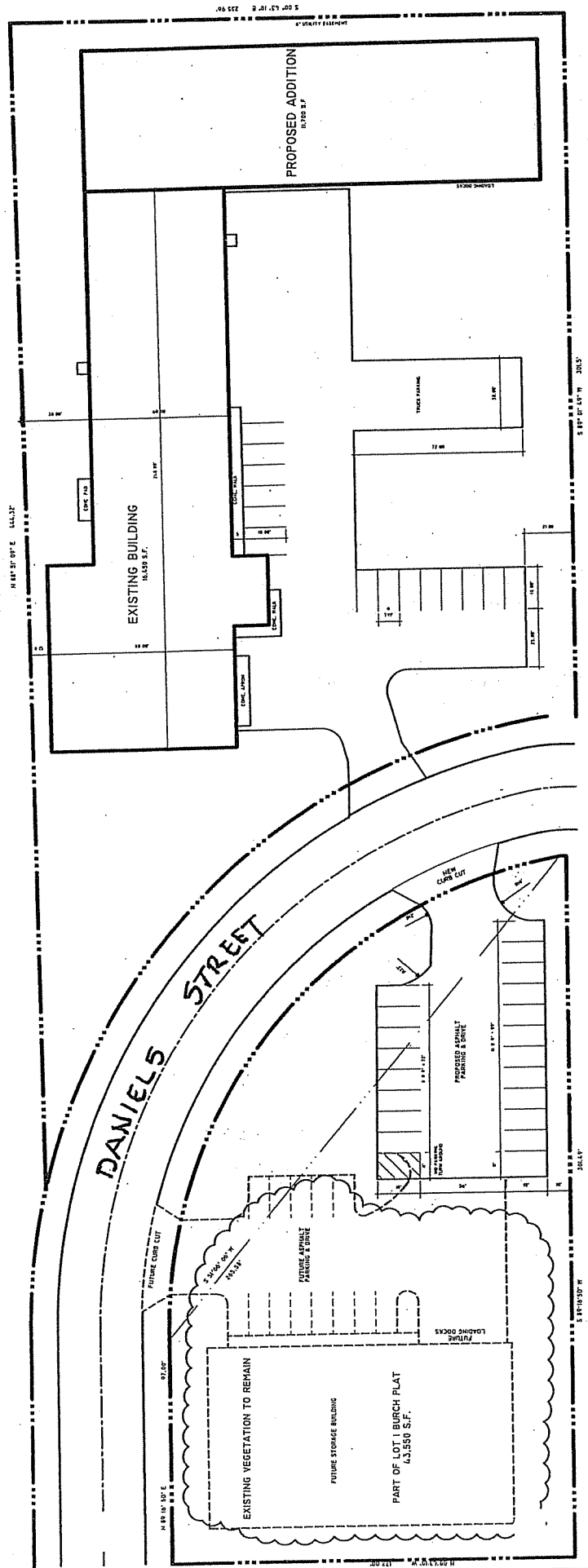
Sincerely,


Dave Deadman

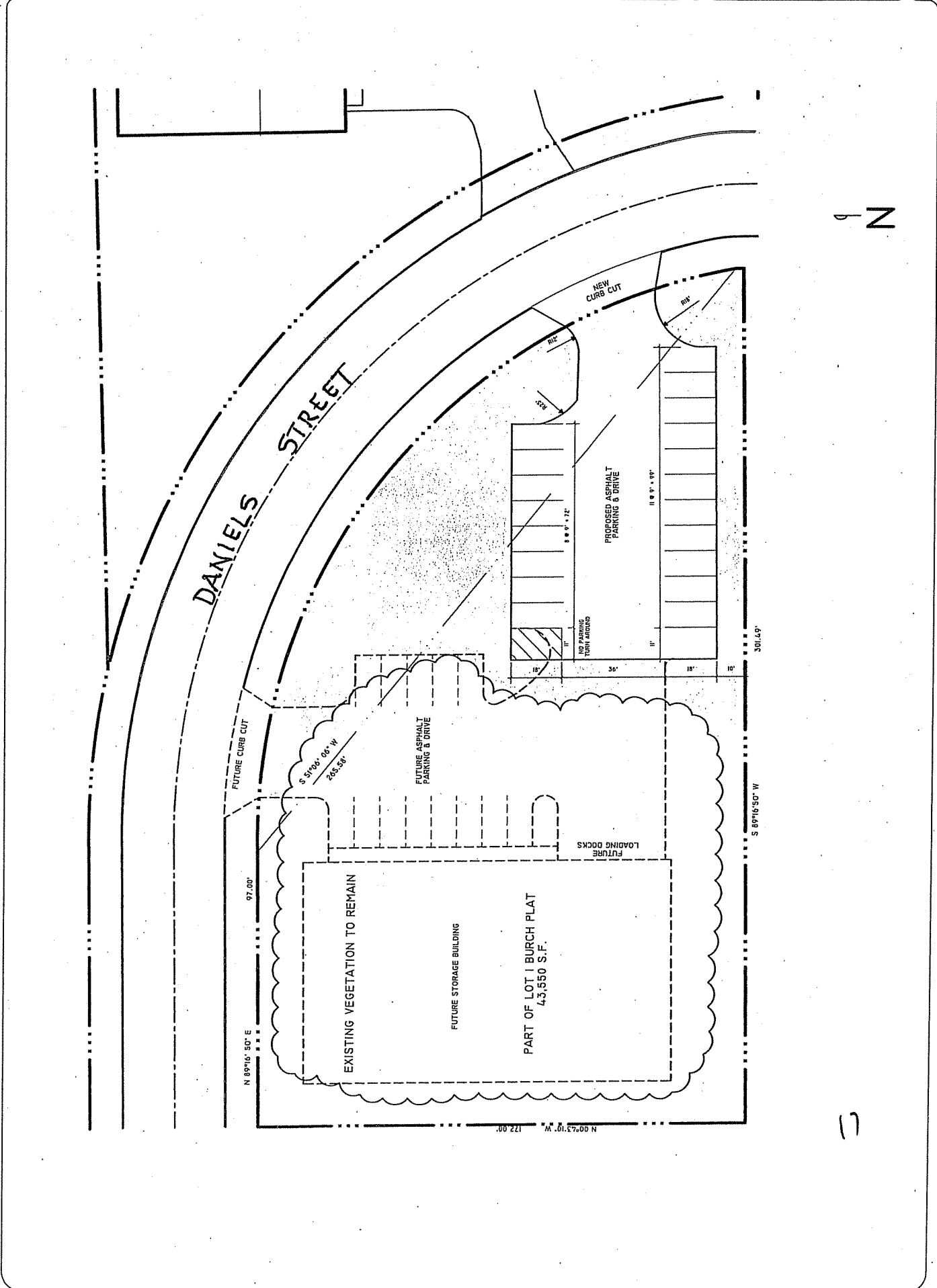
ALL CONSTRUCTION & DESIGN WORK SHALL BE IN ACCORDANCE WITH THE FARGO CITY ZONING ORDINANCES AND THE NORTH DAKOTA ZONING ACT.

DATE	12/15/2023
BY	JD
APPROVED BY	
SCALE	AS SHOWN

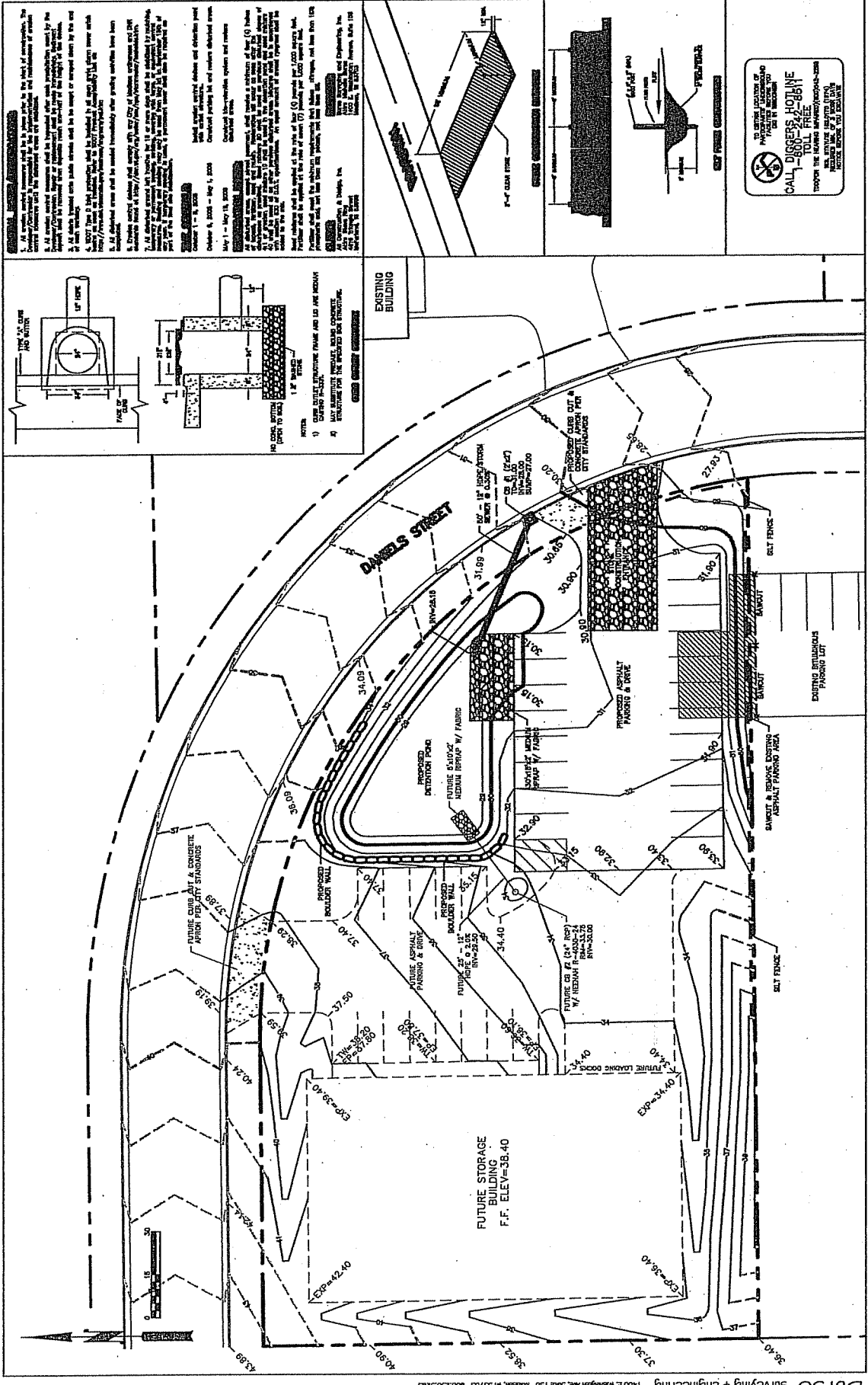
NO.	1
DESCRIPTION	
DATE	
BY	
APPROVED BY	



17



L1



NOTES:

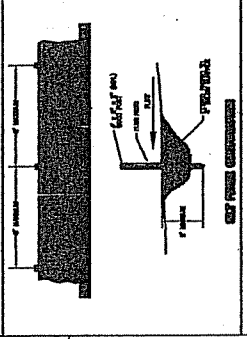
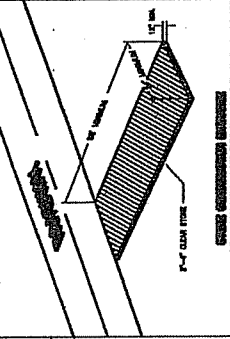
- All erosion control structures shall be in place prior to the start of construction. The contractor shall be responsible for the maintenance of all erosion control structures.
- All erosion control structures shall be inspected after each construction activity by the engineer. If the engineer determines that the structures are not functioning properly, the contractor shall be required to repair or replace them by the start of the next construction activity.
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CONSTRUCTION SCHEDULE:

October 4, 2025 - May 1, 2026
 October 15, 2025 - May 15, 2026

CONTRACTOR:
 J. J. Construction, Inc.
 1234 Main Street
 Anytown, IL 60001
 Phone: (630) 123-4567
 Fax: (630) 123-4568

ENGINEER:
 B. B. Engineering, Inc.
 5678 Elm Street
 Anytown, IL 60001
 Phone: (630) 876-5432
 Fax: (630) 876-5433



TO OBTAIN LOCATION OF THIS PLAN, PLEASE CONTACT THE ENGINEER AT THE FOLLOWING ADDRESS:

CALL DISCOVERS HOJLINE
 1-800-368-5888

FOR MORE INFORMATION, VISIT OUR WEBSITE:
 WWW.DISCOVERSHOJLINE.COM

CHOCOLATE SHOPPE - PARKING LOT ADDITION - GRADING & EROSION CONTROL PLAN

DATE: 04-20-25

PROJECT NO.: 25-001

SCALE: AS SHOWN

PROJECT LOCATION: 1234 Main Street, Anytown, IL 60001

CLIENT: CHOCOLATE SHOPPE, INC.

ENGINEER: B. B. ENGINEERING, INC.

CONTRACTOR: J. J. CONSTRUCTION, INC.