



City of Madison

Proposed Demolition

Location

1809 West Beltline Highway

Project Name

Zimbrick Mini of Madison

Applicant

Steve Beecraft - Eggiman Motors &
Equipment Sales/Alex King - KF Sullivan Co.

Existing Use

Automobile Dealership

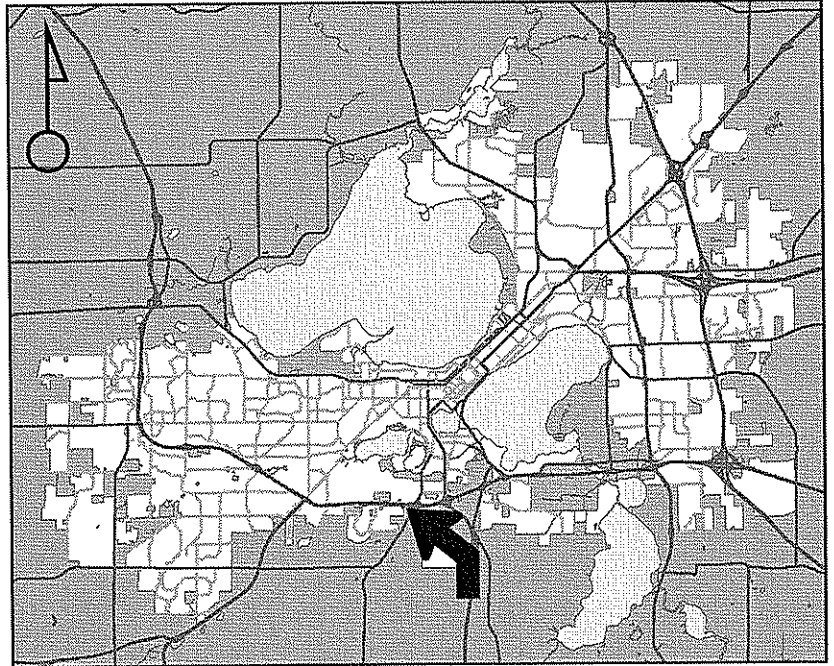
Proposed Use

Demolish Automobile Dealership and
Construct New Automobile Dealership

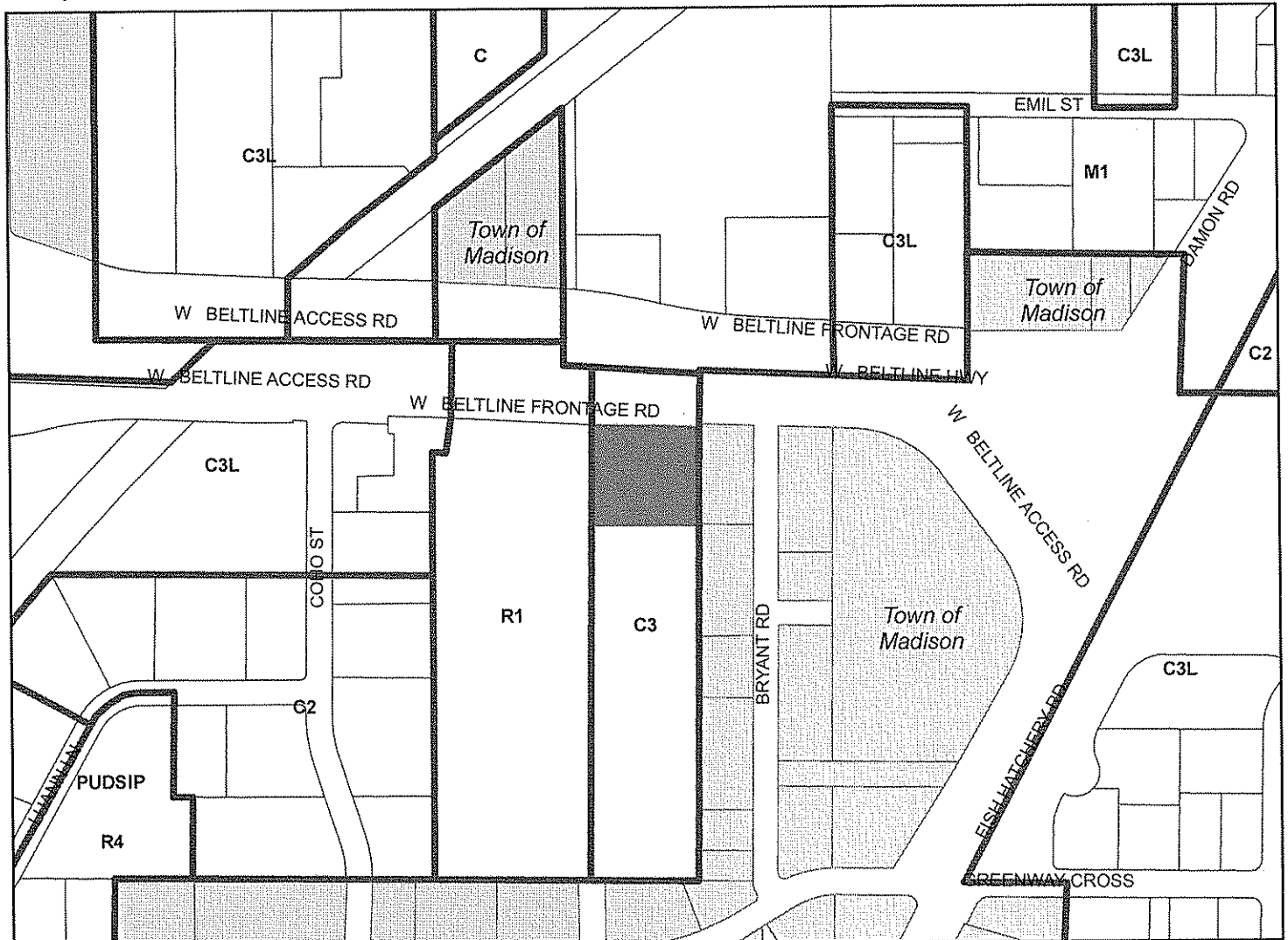
Public Hearing Date

Plan Commission

14 September 2009

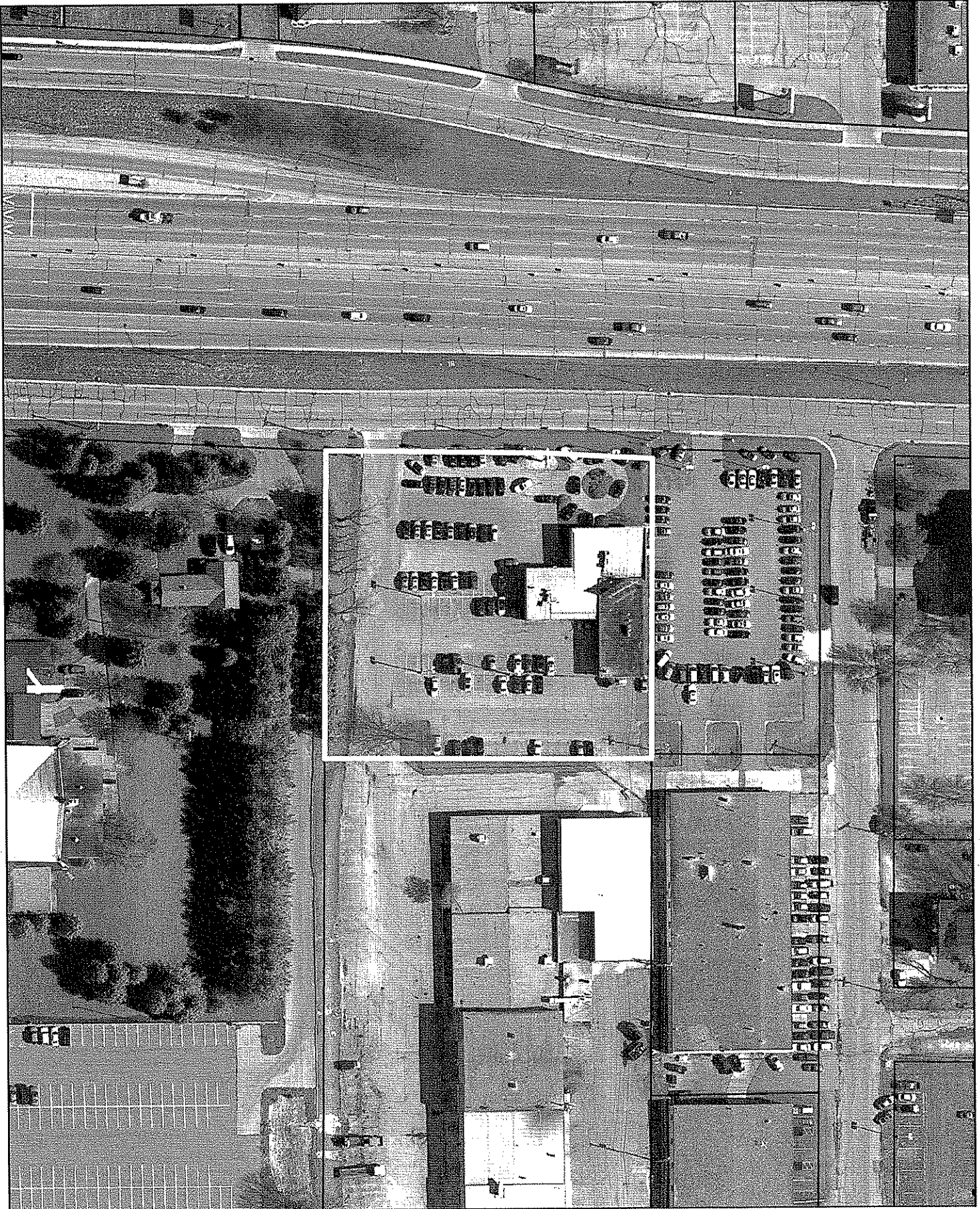


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 September 2009





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 applications should be filed directly with the Zoning Administrator.

OR OFFICE USE ONLY:

Amt. Paid: \$550.00 Receipt No. 102609
Date Received 8/5/09
Received By JK
Parcel No. 0709 344 0089 0
Aldermanic District 14 Tim Bryner
GQ OK
Zoning District C3
For Complete Submittal
Application ☒ Letter of Intent ☒
IDUP NA Legal Descript. ☒
Plan Sets ☒ Zoning Text NA
Alder Notification ☐ Waiver ☐
Ngrhd. Assn Not. 7/8/09 Waiver ☐
Date Sign Issued 8/5/09

1. Project Address: 1809 W. Beltline Hwy. Project Area in Acres: 1.58

Project Title (if any): Zimbrick Mini of Madison

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

- ☐ **Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)
- ☐ Rezoning from _____ to _____ ☐ Rezoning from _____ to PUD/PCD-SIP
- ☐ Rezoning from _____ to PUD/PCD-GDP ☐ Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
- ☐ Conditional Use ☒ **Demolition Permit** ☐ Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Tom Zimbrick Company: Zimbrick, Inc.
Street Address: 1601 W. Beltline Hwy City/State: Madison, WI Zip: 53713
Telephone: (608) 271-1601 Fax: (608) 277-2260 Email: tzimbrick@zimbrick.com

Project Contact Person: Alex King Company: Sullivan Co.
Street Address: 1314 Emil St. City/State: Madison, WI Zip: 53713
Telephone: (608) 257-2289 Fax: (608) 257-2906 Email: alex@kfsullivan.com

Property Owner (if not applicant): Eggmann Motors and Equipment Sales, Inc. (Attn: Steve Beecraft)
Street Address: 1813 W. Beltline Hwy City/State: Madison, WI 53713 Zip: 53713

4. Project Information:

Provide a general description of the project and all proposed uses of the site: demolish existing Saab building and build new Mini vehicle sales and service facility.

Development Schedule: Commencement a.s.a.p. Completion 6 months later

CONTINUE →

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- ✦ ☐ **Filing Fee:** \$ 550 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 buildings, **photos** of the interior and exterior 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 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 the: COMPREHENSIVE PLAN Plan, which recommends: GENERAL COMMERCIAL 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 Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
- Tim Bruer, Alderperson + Erv Bendorf, Pres. Leopold Neigh. Assoc. - sent 7/8/2009.
- NOTE: 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 KEVIN FIRCHOW Date 7/9/2009 | Zoning Staff PAT ANDERSON Date 7/1/2009

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

Printed Name Alex King Date 7/31/2009

Signature [Signature] Relation to Property Owner Tenant's Representative

Authorizing Signature of Property Owner [Signature] Date 8/3/09

K.F. SULLIVAN CO.
1314 EMIL STREET
MADISON, WI 53713



PHONE: (608) 257-2289
FAX: (608) 257-2906
WWW.KFSULLIVAN.COM

August 5, 2009

LETTER OF INTENT

Zimbrick Mini of Madison
1809 W. Beltline Hwy.
Madison, WI 53713

Dear Plan Commission Members,

Following is a description of the intent of this project:

Existing Conditions and Uses of the Property

The existing zoning is C3 with a motor vehicle sales and service use.

Proposed Use of the Property

The proposed use is motor vehicle sales and service.

Development Schedule for the Project

Construction is currently scheduled to begin as soon as all applicable regulatory approvals are obtained and will take approximately 6 months.

Names of Persons Involved

Owner:	Zimbrick, Inc. – Tom Zimbrick
Architect	K.F. Sullivan Co. – Tom Knoop
General Contractor:	K.F. Sullivan Co. – Alex King
Civil Engineer:	Quam Engineering, LLC – Ryan Quam, P.E.
Landscape Architect:	Edwin A. Sanborn

Types of Businesses

Motor Vehicle Sales and Service

Number of Employees

Approximately 20

Hours of Operation

Sales:	Mon,Thurs:	8:30 AM-8:00 PM
	Tues,Wed,Fri	8:30 AM-6:00 PM
	Sat:	8:30 AM-4:00 PM
	Sun:	Closed
Service:	Mon-Fri:	7:00 AM-6:00 PM
	Sat:	8:30 AM-3:00 PM
	Sun:	Closed

Square Footage / Acreage of the Site

68,828 square feet / 1.58 acres

Number of Dwelling Units

none

Sale or Rental Price Range for Dwelling Units

n/a

Gross Square Footage of Building(s)

16,000 s.f. (14,000 s.f. first floor + 2,000 s.f. mezzanine)

Number of Parking Stalls

Code requires:

1 stall for each 2 employees	10
1 stall for manager	1
2 stalls for each service bay	12
For sales area, 1 stall per 300 sf of building area	14
Total Required Stalls	37 (2 shall be accessible)
Stalls to be used for vehicle inventory only	38
Total Provided Stalls	75

Trash Removal & Storage, Snow Removal and Maintenance Equipment

Trash and recycling storage will be located in a secure enclosure at the south side of the site.

Snow Removal and Maintenance services will be contracted out. No equipment is intended to be stored on-site.



Mini of Madison

1809 W. BELTLINE HWY.
MADISON, WI 53713



H.F. Sullivan CO.
DESIGN • BUILD
GENERAL CONTRACTORS

SHEET NO
T-1.0
PROJ # 209-074

DRAWING NAME
Title Sheet
SCALE
DRAWN BY
DATE

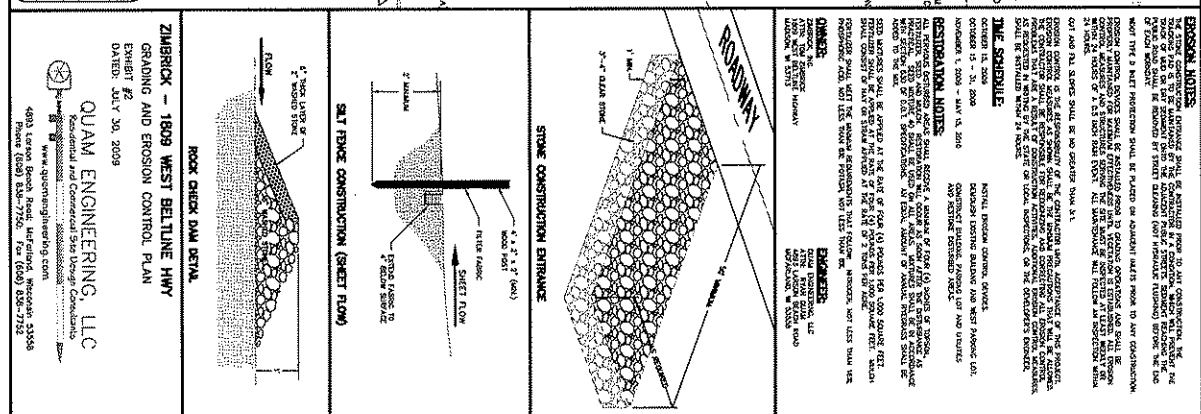
H.F. Sullivan CO.
DESIGN • BUILD
GENERAL CONTRACTORS
1314 Emil St. - Madison, WI 53713
Tel: (608) 257-2280 Fax: (608) 257-2906

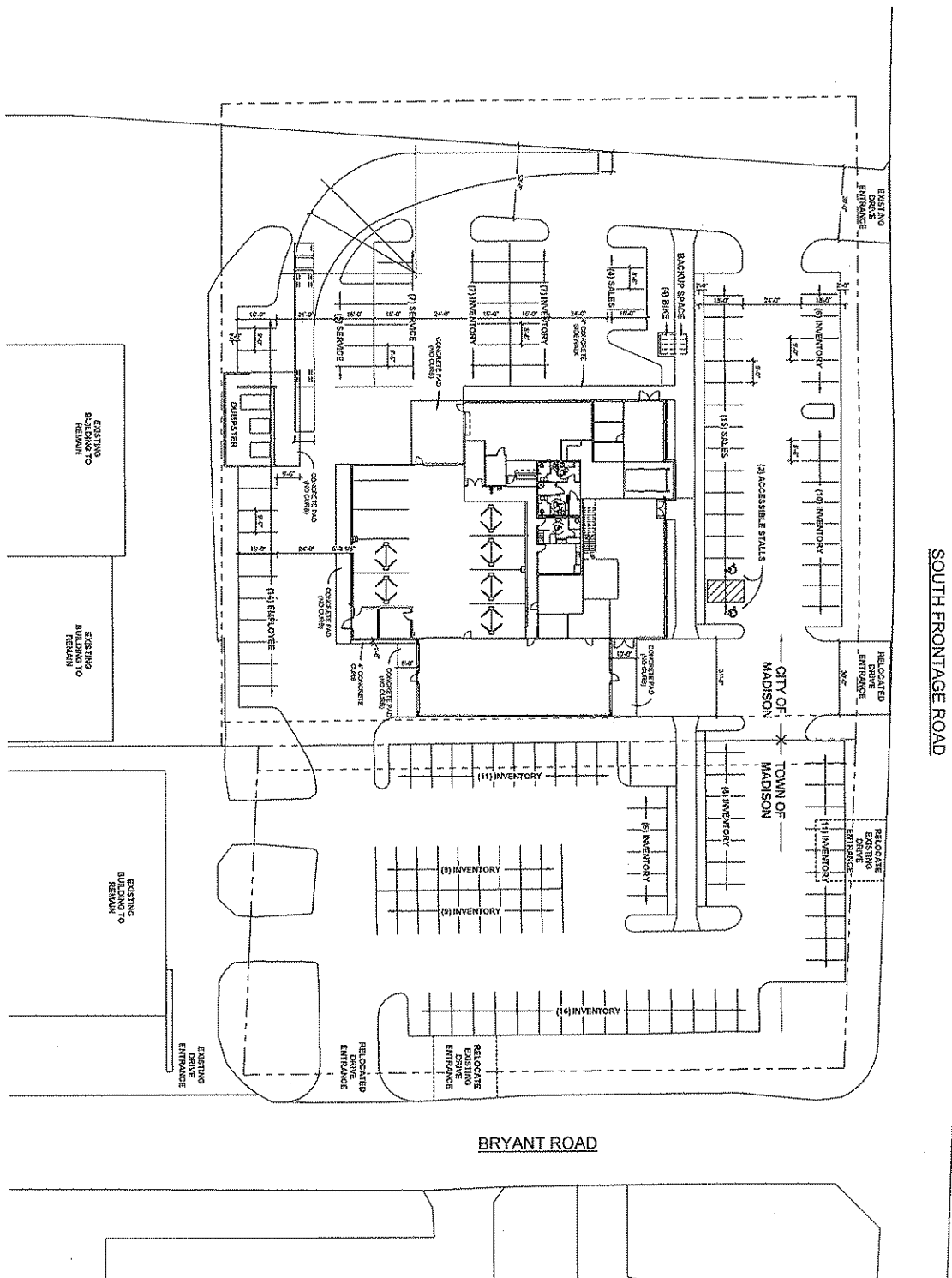
Mini of Madison
1809 W. BELTLINE HWY.
MADISON, WI 53713



Printed Date:
Revised Date:
Rev # | Rev Date



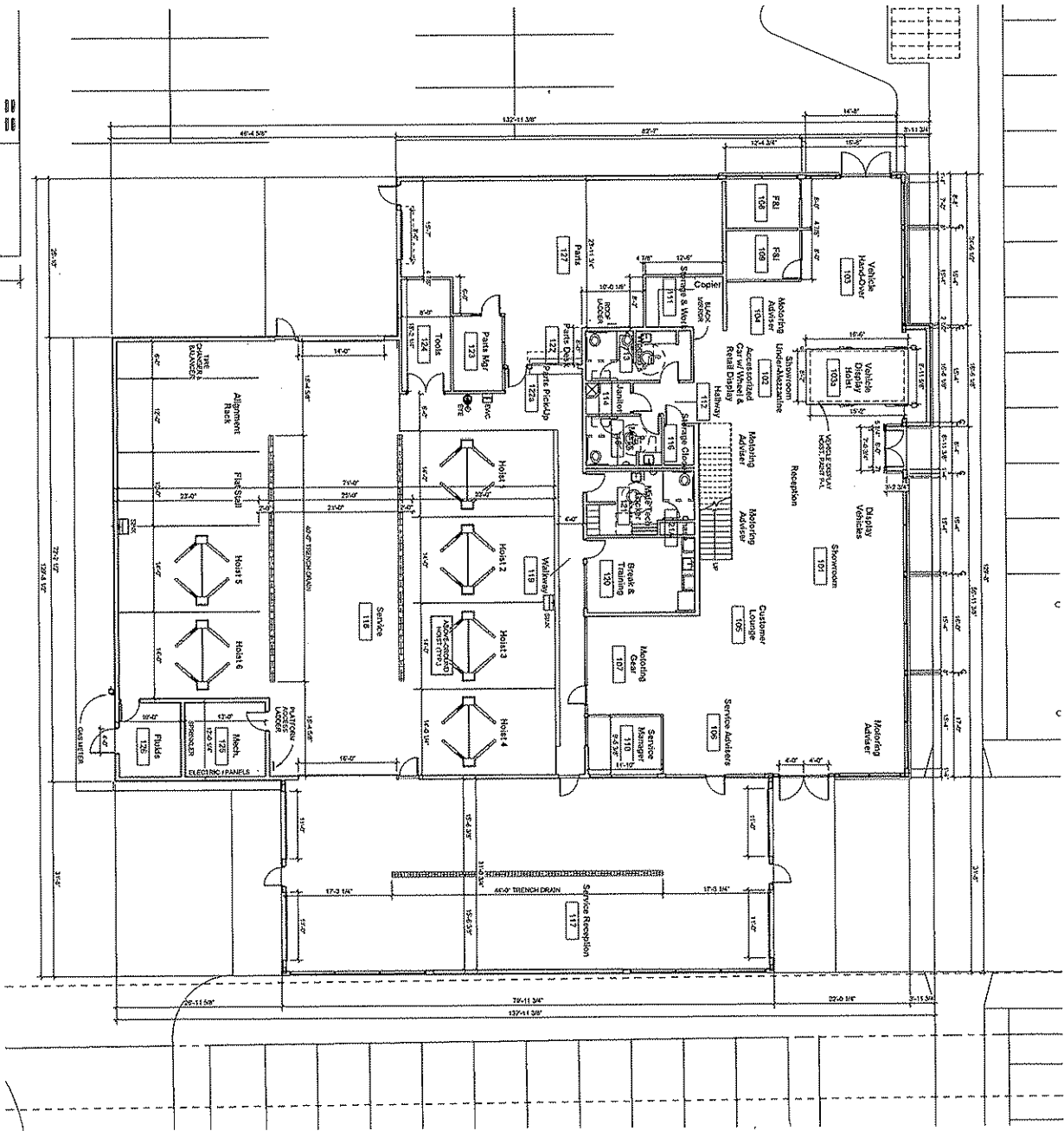








ENCLOSURE FLOOR 1
30'-11 1/2"



SHEET NO.
A-1.1

PROJ. # 209-074

DRAWING NAME:
Lower Level Plan

SCALE: 1/8" = 1'-0"
DRAWN BY: Author
DATE: 9/9/2009 12:32:43 PM

H.F. Sullivan CO.
DESIGN - BUILD GENERAL CONTRACTORS

1314 Emil St. - Madison, WI 53713
Tel: (608)257-3289 Fax: (608)257-2906

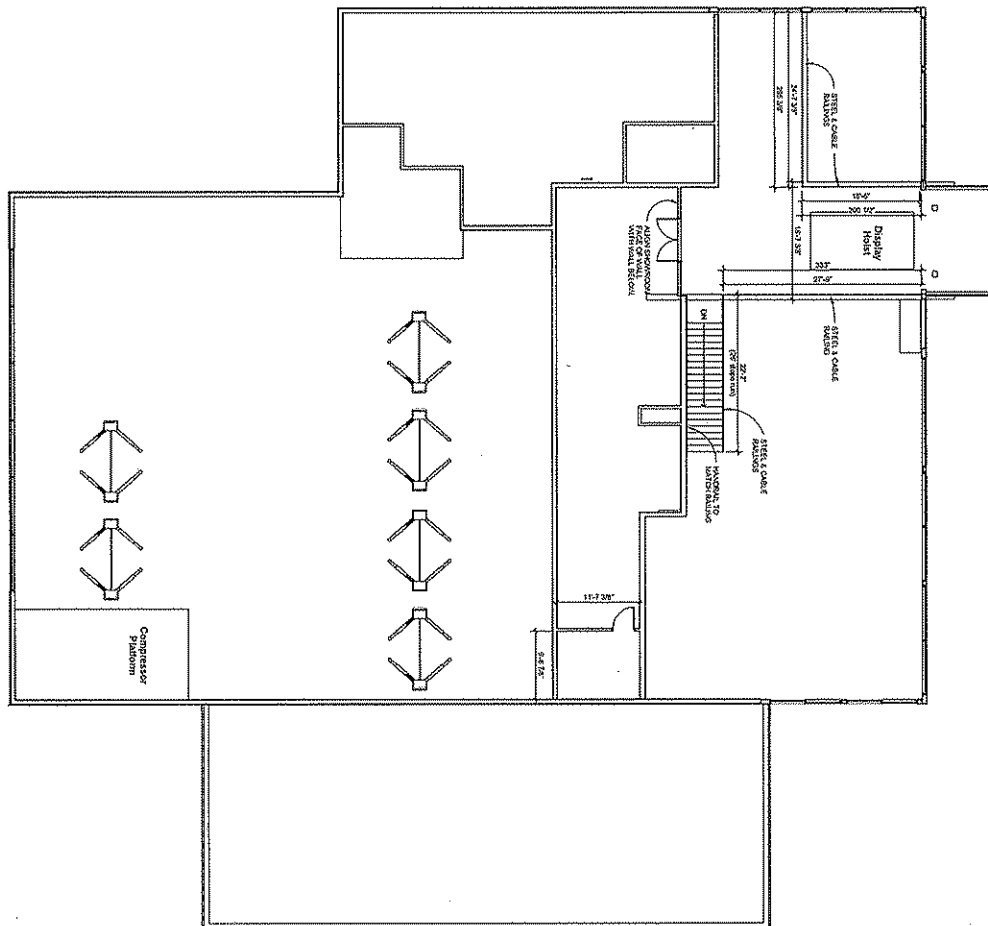
Mini of Madison
1809 W. BELTLINE HWY.
MADISON, WI 53713

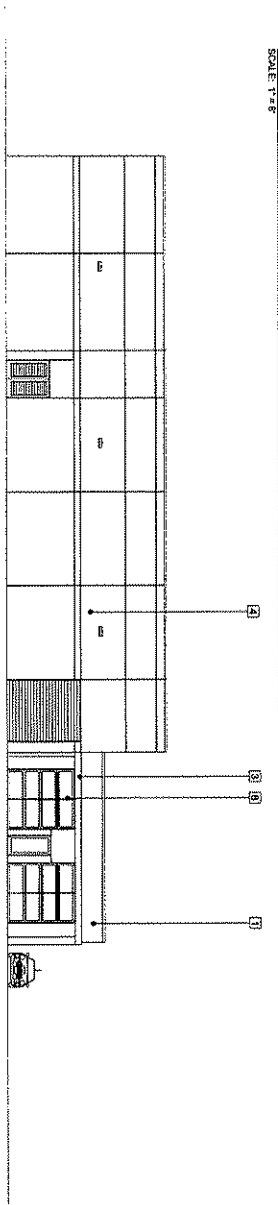
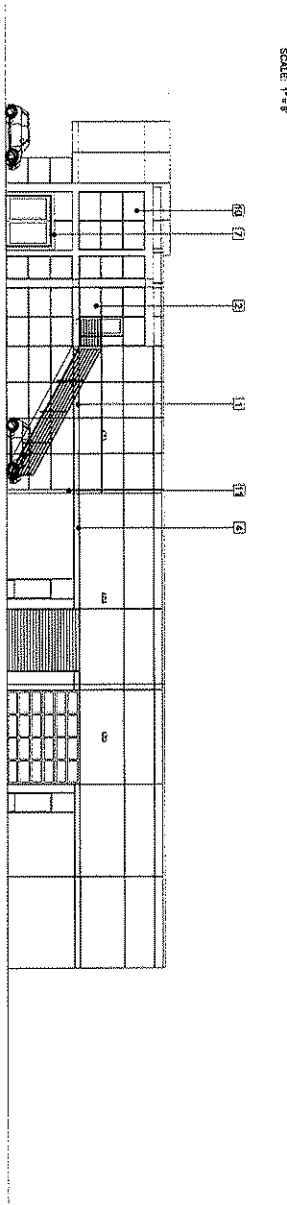
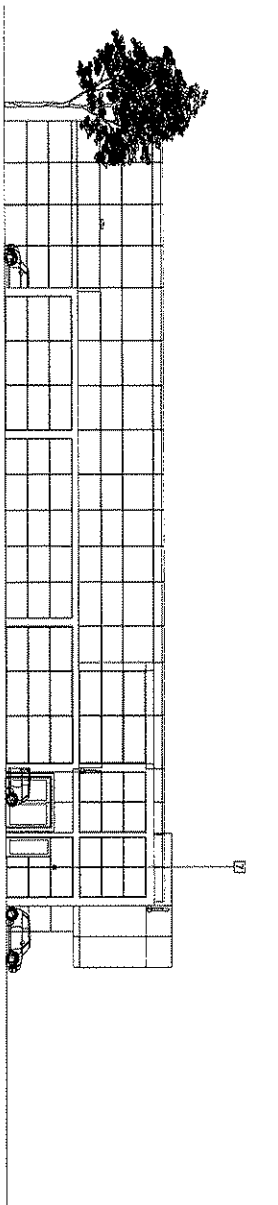
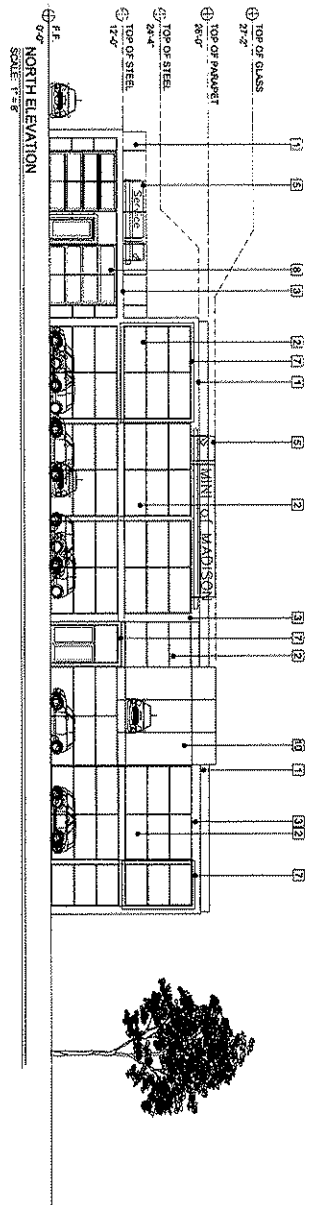


Permit Stamp Date:	
Permit Issue Date:	
Revision Schedule:	
Rev #	Rev Date

10

① PROPOSED - MEZZANINE
1/8" = 1'-0"





EXTERIOR FINISH KEYNOTES

1. ALUMINUM COMPPOSITE PANEL, COLOR: BLACK
2. GLAZING: CLEAR GLASS, 1/2" OR 3/4" ALUMINUM OR BRUSHED STAINLESS STEEL
3. STEEL FRAME, ARCHITECTURAL FINISH PAINTED BLACK TO MATCH ALUM PANELS
4. PAINT TO MATCH ALUM PANEL, COLOR: BLACK, QUALITY TO MATCH ALUM PANELS
5. TO MATCH ALUM PANELS
6. ALUMINUM COMPOSITE PANEL, COLOR: BLACK
7. EXTERIOR COLOR FRAME BY DESIGNER
8. GLASS OVERHEAD DOORS TO MATCH WINDOW SYSTEM
9. HOLLOW METAL DOOR PAINTED BLACK TO MATCH ALUM PANELS
10. SPRINGERS: GLASS
11. REINFORCED CONCRETE

DESIGN INTENT DOCUMENTS

1. THIS DRAWING IS FOR DESIGN INTENT ONLY. IT CANNOT BE USED FOR CONSTRUCTION OR OTHER PURPOSES. IT IS NOT TO BE USED FOR CONSTRUCTION OR OTHER PURPOSES. IT IS NOT TO BE USED FOR CONSTRUCTION OR OTHER PURPOSES. IT IS NOT TO BE USED FOR CONSTRUCTION OR OTHER PURPOSES.
2. DO NOT SCALE THIS DRAWING. ALTHOUGH THEY ARE ACCURATE TO DESIGN STANDARDS, IT IS BEST TO CONTACT THE DESIGN ARCHITECT.
3. DIMENSIONS SHOWN ON THIS DRAWING ARE FOR DESIGN INTENT ONLY. ACTUAL DIMENSIONS SHALL BE VERIFIED BY THE DESIGN ARCHITECT.
4. REFER TO THE ARCHITECT'S SPECIFICATIONS FOR MATERIALS TO BE USED. MATERIALS SHALL BE VERIFIED BY THE DESIGN ARCHITECT.
5. THE DESIGN SHOWN ON THIS DRAWING IS THE PROPERTY OF WHITFIELD-WOGENER ARCHITECTS. IT IS NOT TO BE USED FOR CONSTRUCTION OR OTHER PURPOSES. IT IS NOT TO BE USED FOR CONSTRUCTION OR OTHER PURPOSES. IT IS NOT TO BE USED FOR CONSTRUCTION OR OTHER PURPOSES.

MINI OF MADISON

1009 West Bedline Hwy.
Madison, WI 53713



Whitfield-Wogner Architects

ELEVATIONS

PROJECT NUMBER: 1009-01

A3.0

1809 W. Beltline Hwy

21



SW Corner



SE Corner



NE Corner



NW Corner

1809 W. BELTLINE HWY

21



SHOWROOM



SHOWROOM



SERVICE DRIVE



SERVICE