

# 2508 SOUTH STOUGHTON ROAD MADISON, WI 53716-3318

## CONDITIONAL USE APPLICATION - CITY OF MADISON

**MAYO CORPORATION**  
600 Grand Canyon Drive  
Madison, WI 53719  
(608) 833-6628  
(608) 833-0746 (fax)

### CONTACTS

**ATTORNEY**

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rtrachtenberg@murphydesmond.com

**DESIGN CONSULTANT**

**MATT COLLINS**  
**MAYO CORPORATION**  
600 GRAND CANYON DRIVE  
MADISON, WI 53719  
P - (608) 833-0628  
F - (608) 833-0746  
mcollins@mayocorporation.com

**LIGHTING**

**RUUD LIGHTING**  
9201 WASHINGTON AVENUE  
RACINE, WI 53406  
P - (800) 236-7000  
F - (800) 236-7500

**OWNER**

**DOUG SCHOEPP**  
**SCHOEPP MOTORS**  
3440 LAURA LANE  
MIDDLETON, WI 53562  
P - (608) 255-7003

**TENANT**

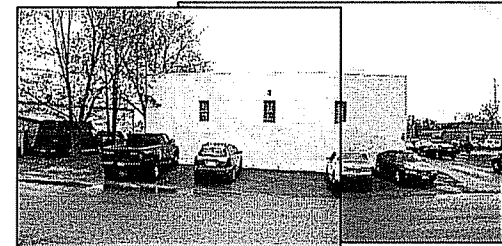
**PROPHECY MOTOR WORKS**  
2508 S. STOUGHTON RD  
MADISON, WI 53716-6318

**DRAWING INDEX**

- T100 TITLE SHEET
- C100 EXISTING SITE SURVEY
- C200 PROPOSED SITE PLAN
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- C400 PROPOSED SIGNAGE DETAILS
- L100 EXISTING LANDSCAPE PLAN
- A200 EXISTING ELEVATIONS



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

COMMITTEE TITLE SHEET  
 SCHOEPP MOTORS CONDITIONAL USE  
 2508 SOUTH STOUGHTON ROAD  
 MADISON, WI 53716-3318  
 OWNER: DOUG SCHOEPP OF SCHOEPP MOTORS  
 3440 LAURA LANE, MIDDLETON, WI 53562

REVISION	DATE

Drawn By: LJJ  
 Checked By: MC  
 Date: 05-16-06  
 Job No.: SC-18-06  
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T100

N 1/4 CORNER  
SECTION 21  
T4N R9E  
S4329246.87  
X=1827746.87  
N510 26.174' N622

NE CORNER  
SECTION 21  
T4N R9E  
S4329246.87  
X=1827746.87  
N510 26.174' N6417

PFLAUM ROAD

WILLIAMSON SURVEYING COMPANY 804 WEST TOWN SQUARE, MADISON, WISCONSIN 53719 PHONE: 608-261-2500 FAX: 608-261-2509			
TOPOGRAPHIC SURVEY PART OF LOT 1, SUBDIVISION PLAT NO. 2, CITY OF MADISON, WISCONSIN COUNTY, WISCONSIN.			
DATE:	05-24-06	CHECK BY:	RES
SCALE:	1" = 20'	DRAWING NO.:	060
DRAWN BY:	HEA FRYE	SHEET:	1 OF 1

**SURVEYOR'S CERTIFICATE:**  
THIS TOPOGRAPHIC MAP WAS PERFORMED UNDER MY SUPERVISION AND IS A CORRECT REPRESENTATION OF THE BUILDINGS AND IMPROVEMENTS.

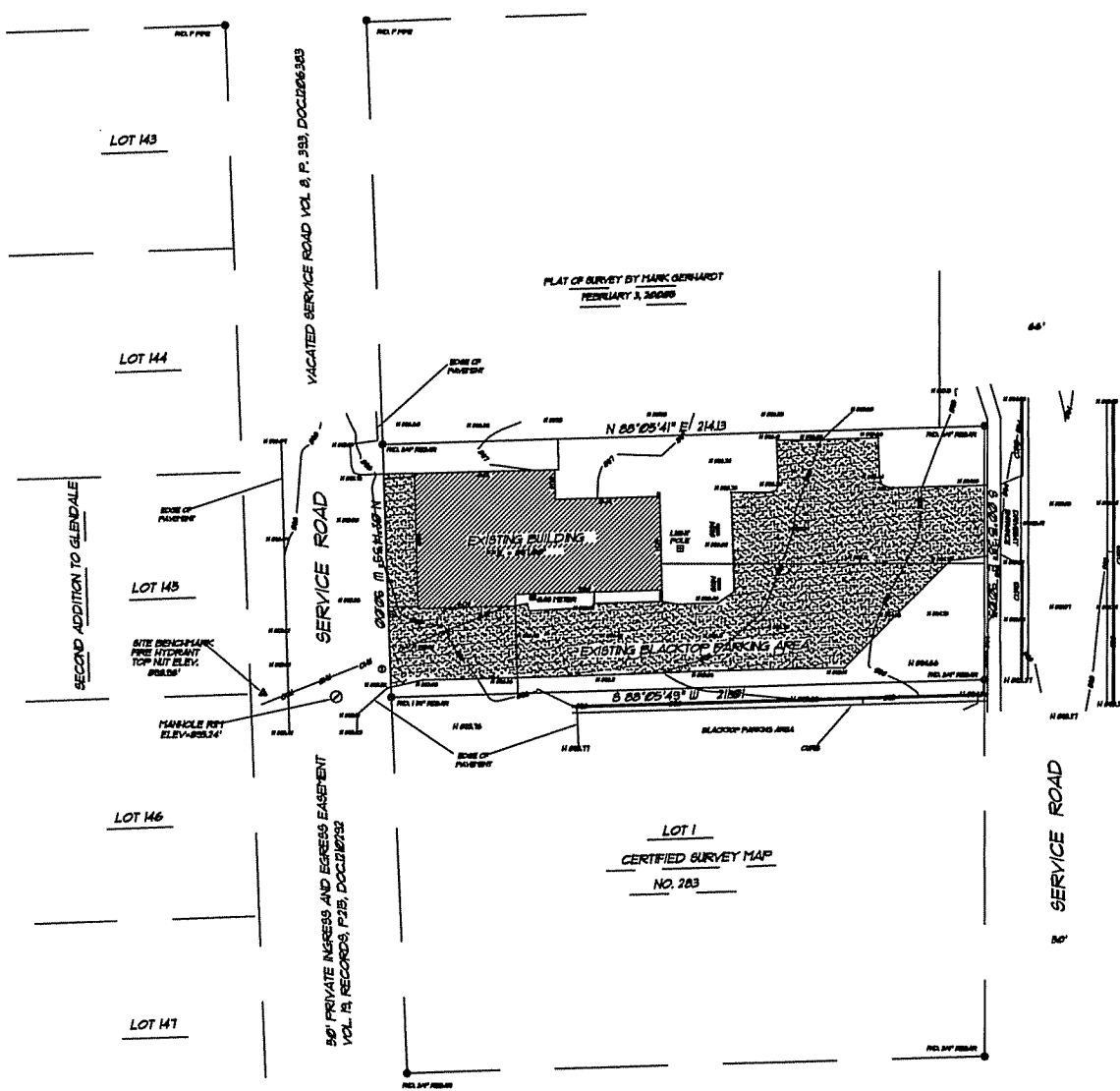
WILLIAMSON SURVEYING CO., INC.  
BY RONALD E. WILLIAMSON

DATE:

RONALD E. WILLIAMSON 6-064  
PRESIDENT

**MAYO CORPORATION**  
600 Grand Canyon Drive  
Madison, WI 53719  
(608) 833-0628  
(608) 833-0746 (fax)

SUBJECT: EXISTING SITE SURVEY  
SCHOEPP MOTORS, CONDITIONAL USE  
2508 SOUTH STOUTINGTON ROAD  
MADISON, WI 53716-3318  
OWNER: MICHAEL SCHOEPP OF SCHOEPP MOTORS  
3440 LAURA LANE, MIDDLETON, WI 53592



- LEGEND**
- ▲ FIRE HYDRANT
  - FIRE HYDRANT
  - LIGHT POLE
  - ⊥ PARKING SIGN
  - UTILITY HANDLE
  - PROPERTY CORNER AS SHOWN
  - OVER-HEAD UTILITIES

- NOTES:**
- 1) BEARINGS ARE REFERENCED TO THE THE NORTH LINE OF THE NE 1/4, QDND NORTH MAD 21
  - 2) TOPOGRAPHIC WORK PERFORMED BY WILLIAMSON SURVEY CO., INC. THE WEEK OF MAY 8TH, 2006.
  - 3) N510 26.174' DATUM BENCHMARK USED BEING P.L.S. CORNERS AT THE NE CORNER AND N 1/4 OF SECTION 16, T4N, R9E.
  - 4) UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY, CALL DISSEMINATED HOT LINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES 1-800-342-3561
  - 5) WETLANDS IF PRESENT WERE NOT DELINEATED OR LOCATED.
  - 6) THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

**DESCRIPTION OF RECORD:**  
LOCATIONS GIVE ASSASSORS PLAT NO. 2, PART OF CUTLOT 16, BEGINNING 500 FEET, EAST AND 500 FEET, SOUTH FROM THE NORTHEAST CORNER OF LOT 14, OF GLENDALE SECOND ADDITION THENCE S 87°24' E, 314.9 FEET FROM CORNER TO THE WEST LINE OF 50 FOOT WIDE SERVICE ROAD, THENCE S 87°50' E, 150.0 FEET THENCE 87°14' E, 243.3 FEET FROM CORNER TO THE EAST LINE OF A 50 FOOT WIDE SERVICE ROAD, THENCE NORTHERLY ALONG SAID EAST LINE 500 FEET TO THE POINT OF BEGINNING.

**EXISTING SITE SURVEY**  
SCALE: 1" = 20'-0"



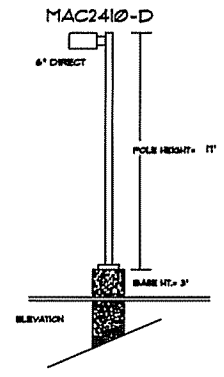
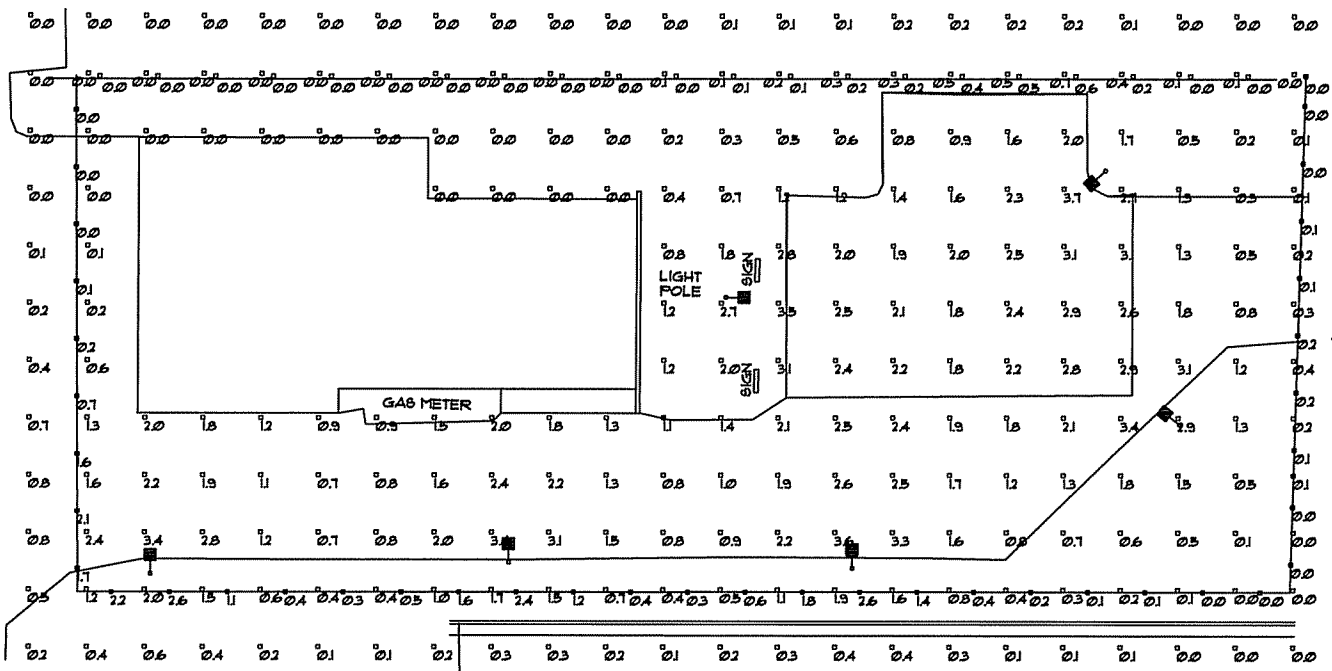
DATE	REVISION

Drawn By: LAJ  
Checked By: MIC  
Date: 05-16-06  
Job No: SC-16-05

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Sheet: **C100**





PARKING AREA ONLY

Illuminance Values(Fc)  
 Average =2.1  
 Maximum =3.7  
 Minimum =0.8  
 Avg/Min Ratio=2.76  
 Max/Min Ratio=4.63

ADDITIONAL EQUIPMENT  
 (5) PS491TCIBZ 17 x 4 x 125 SQUARE STEEL POLE  
 (1) FT-II TENON ADAPTOR (FOR EXISTING POLE)  
 POLE AND FIXTURE MEETS 100 MPH SUSTAINED WINDS

Luminaire Schedule							
Project: All Projects							
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	
—■	6	MAC	SINGLE	8100	0.650	MAC2410-D 100W MH	

**RUUD LIGHTING**  
 800.236.7100 USA [www.ruudlighting.com](http://www.ruudlighting.com) 905.671.991 CAN

Illustration results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaires test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

Date: 5/24/2006	Scale: 1"=20'	Layout by: FRANK			
Project Name: 13505 2508 S SToughton Rd					
File name: 60523MCFAT232					
FOOTCANDLES CALCULATED AT GRADE USING MEAN LUMENS					
Numeric Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Min	Max/Min
GRADE	0.91	3.7	0.0	0.00	0.00
PROPERTY LINE	0.49	2.6	0.0	0.00	0.00



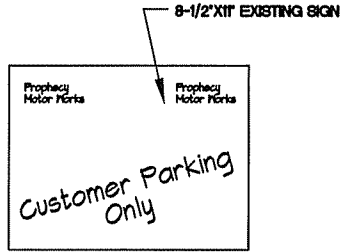
600 Grand Canyon Drive  
 Madison, WI 53719  
 (608) 833-0628  
 (608) 833-0746 (fax)

COMMENTS: PROPOSED LIGHTING PLAN  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 DRAWN BY: KAJ  
 CHECKED BY: MCO  
 DATE: 05-16-06  
 JOB NO.: SC-16-06  
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**1 PROPOSED LIGHTING PLAN**  
 SCALE: 1" = 10'-0"



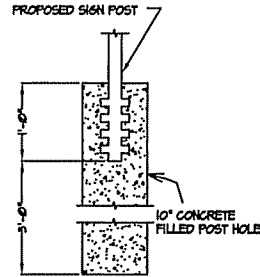
**C300**



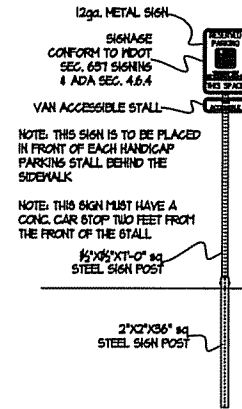
**5 BUILDING SIGN**  
 SCALE: NTS



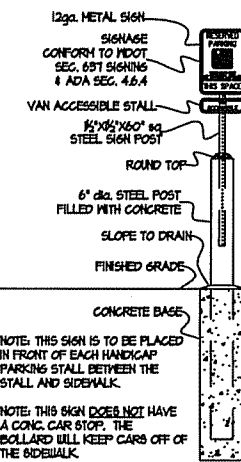
**4 BUILDING SIGN**  
 SCALE: NTS



**3 SIGN BASE**  
 SCALE: NTS



**2 HANDICAP SIGN**  
 SCALE: NTS



**1 HANDICAP SIGN**  
 SCALE: NTS

Contents: SIGNAGE DETAILS  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 Drawn By: LJM  
 Checked By: JMC  
 Date: 05-16-06  
 Job No.: SC-16-06

SCHOEPF MOTORS CONDITIONAL USE  
 2208 SOUTH STURINGTON ROAD  
 MADISON, WI 53716-3218  
 OWNER: SCHOEPF OF SCHOEPF MOTORS  
 3440 LAUREL LANE, MIDDLETON, WI 53562

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Sheet: **C400**

**LANDSCAPE WORKSHEET**  
Form used to document existing and proposed landscape elements.  
Section 2104 (Municipal Code § 234.02)

For projects of a scale less than 25,000 SF, LANDSCAPE PLANS MUST BE SUBMITTED BY A REGISTERED LANDSCAPE ARCHITECT.

Number of Trees Proposed: \_\_\_\_\_  
Number of Existing Trees: \_\_\_\_\_  
Number of Existing Shrubs: \_\_\_\_\_  
Number of Existing Grass: \_\_\_\_\_

Number of Proposed Plants: \_\_\_\_\_  
Number of Existing Plants: \_\_\_\_\_

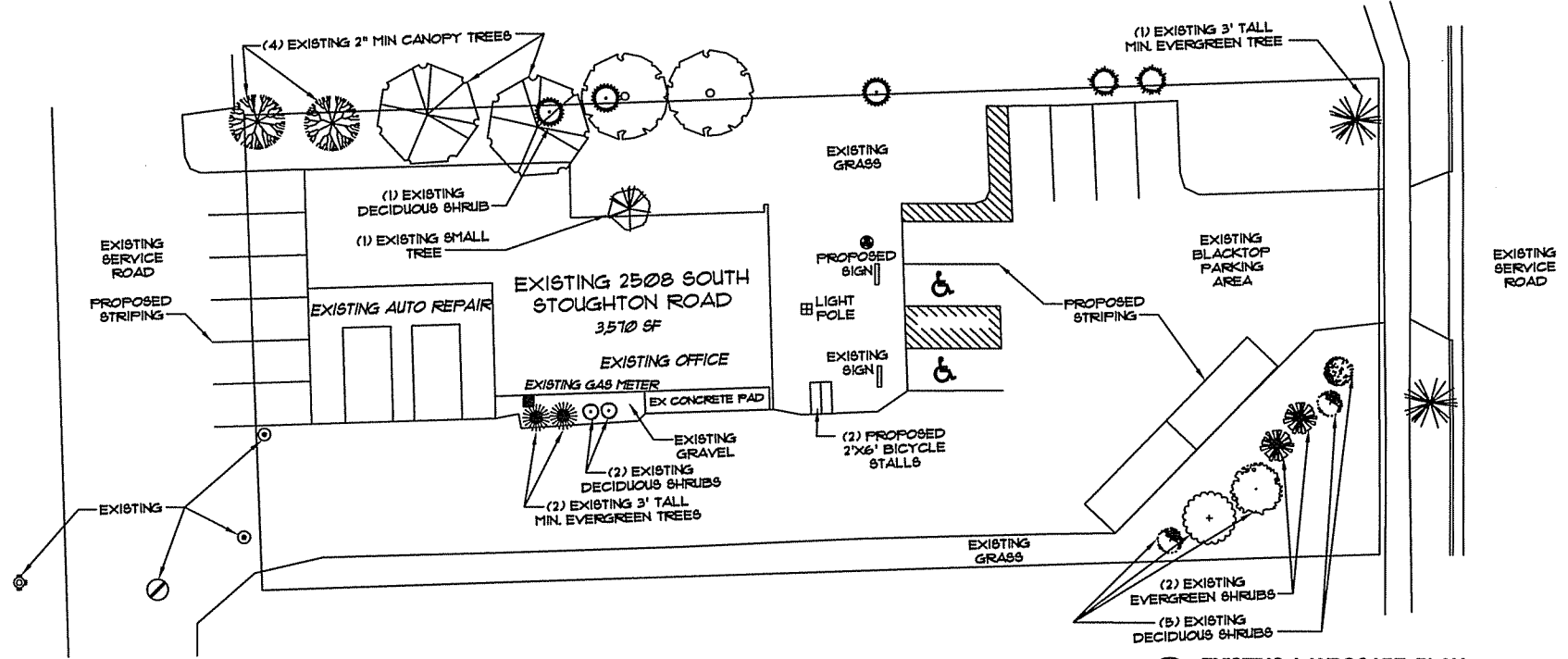
Number of Existing Trees: \_\_\_\_\_  
Number of Existing Shrubs: \_\_\_\_\_  
Number of Existing Grass: \_\_\_\_\_

Item	Quantity	Notes
Proposed Plant		
Proposed Tree		
Proposed Shrub		
Proposed Grass		
Proposed Plant		
Proposed Tree		
Proposed Shrub		
Proposed Grass		

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

## 2 LANDSCAPE WORKSHEET

L100 SCALE: NTS



## 1 EXISTING LANDSCAPE PLAN

L100 SCALE: 1" = 10'-0"



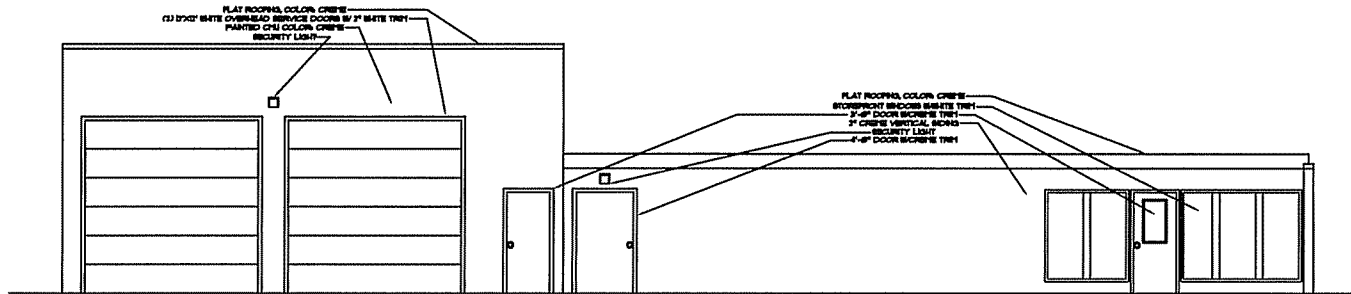
CONTAINS: EXISTING LANDSCAPE PLAN  
PROJECT: SCHOEPP MOTORS CONDITIONAL USE  
2508 SOUTH STOUGHTON ROAD  
MADISON, WI 53716-3318  
DOUG SCHOEPP OF SCHOEPP MOTORS  
3440 LAURA LANE, MIDDLETON, WI 53562

REVISION

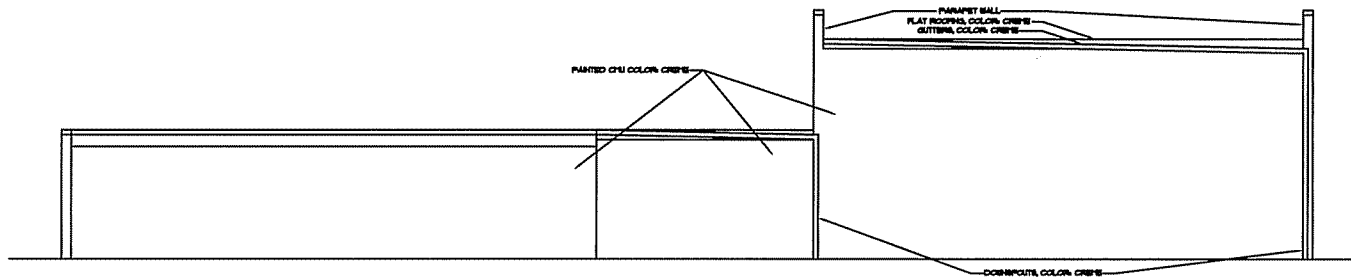
DATE	DESCRIPTION

Drawn By: L.J.  
Checked By: N.C.  
Date: 05-16-06  
Job No.: 03-16-06  
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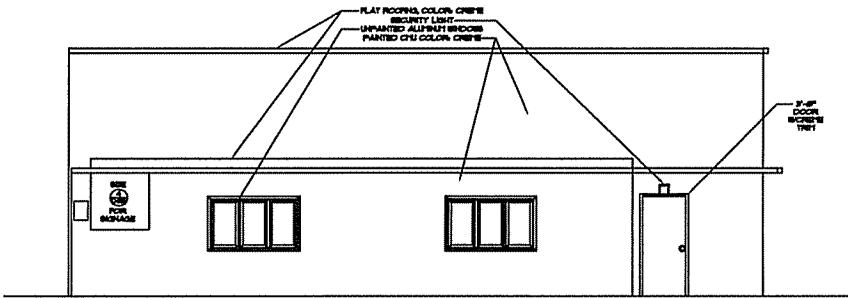
Sheet: **L100**



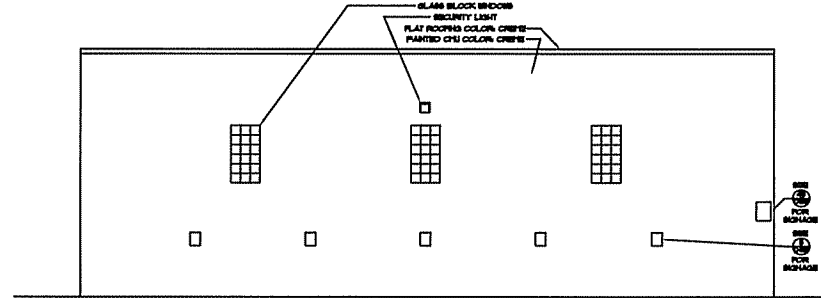
4 EXISTING SOUTH ELEVATION  
A200 SCALE: 1/4"=1'-0"



3 EXISTING NORTH ELEVATION  
A200 SCALE: 1/4"=1'-0"



2 EXISTING EAST ELEVATION  
A200 SCALE: 1/4"=1'-0"



1 EXISTING WEST ELEVATION  
A200 SCALE: 1/4"=1'-0"

**MAVO**  
**CORPORATION**

400 Grand Canyon Drive  
Madison, WI 53719  
(608) 833-0628  
(608) 833-0746 (fax)

OWNER:	SCHOEPP ELEVATIONS
FOR:	SCHOEPP MOTORS CONDITIONAL USE
PROJECT:	2608 SOUTH STOUTINGTON ROAD
LOCATION:	MADISON, WI 53716-3318
OWNER:	OWNER: SCHOEPP OF SCHOEPP MOTORS
DESIGNED BY:	3140 LAURA LANE, MIDDLETON, WI 53562

DATE	REVISION

Drawn By: LAJ  
Checked By: LJC  
Date: 05-16-06  
Job No.: 05-16-06  
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