

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

AGENDA ITEM # _____
Project # _____
Legistar # _____

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

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 2501 East Springs Drive
ALDERMANIC DISTRICT: 17
OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Don Goben, DMG Holding Company LLC Arlan Kay, Architecture Network Inc
1415 Pflaum Rd 116 E Dayton St
Madison, WI 53716 Madison, WI 53703
CONTACT PERSON: Arlan Kay, Architecture Network Inc
Address: 116 E Dayton St
Madison, WI 53703
Phone: (608) 251-7515 x27
Fax: (608) 251-7566
E-mail address: arlan_archnet@tds.net

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)
- Planned Residential Development (PRD)
- 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.

OPERATION PLAN
Goben Cars, 2501 East Springs Drive
Operation and Traffic Plan

AVERAGE TRAFFIC COUNT: Mondays we get an average of 10 customers that drive on the lot, Tuesdays 7 customers, Wednesdays 4-6 customers, Thursdays 5-6 customers, Fridays 8-10 customers, and Saturdays 15-25 customers. This study is based on the traffic we follow at our Madison East location and also our Middleton West location. They vary within 10%. We estimate that the new location will start out the same and within a year increase 10-15% in volume through the days of the week.

TRAFFIC FLOW: Traffic will enter the driveway on East Springs Drive. When you enter that driveway it angles and turns right. Studies show that most traffic naturally will turn right as that is a human mind reaction. The way this lot is laid out 80% of our inventory will be displayed in this direction, which is where our customer parking is located. A very small percentage will go left upon entering the lot towards the back of the property.

DOUBLE STACK PARKING IN FRONT ROW: The reason we do this is so that it does not look like a parking lot and gives it a display atmosphere. We also do this for safety reasons. It is much safer to have cars only move out of their spots on one side of the drive aisle, than it is to have two sides where cars are being moved. When a car in the front row is being demonstrated we move the first car out of its spot with another salesperson guiding it so they don't hit anything or anyone. Once the first car is out, the second salesman puts the car that was in the back row into the front row, so the main salesman can stay with the customer and car at all times. When the other car comes back from demonstration it gets parked in the second row.

CAR CARRIER PLAN: Over 75% of our inventory is purchased between Milwaukee and Chicago. These auctions have retired people that drive the individual cars in to the dealership. On average, once a month a car carrier delivers cars. All deliveries generally come in on a Thursday or Friday. We feel the best location for the car carrier to deliver cars would be to come in off I90 exit on to High Crossing Blvd come over the highway and make the first right on to Annamark Drive. They would then make a left at the drive between Texas Roadhouse and Pot Bellies. From there they can continue into the back area of 2501 East Springs Drive, and pull off into the 10' wide buffer zone along the rear inventory storage for unloading.

TEST DRIVE PLAN: When exiting the driveway they would make a right on East Springs Drive and make a right on Annamark Drive, they would follow Annamark Drive around to make a right on High Crossing Blvd, a right on to East Springs Drive, and lastly a right into Goben Cars. Essentially, this would just be circling the block.

DIFFERENCE OF OPERATION BETWEEN PRE-OWNED CAR DEALERSHIPS AND NEW CAR DEALERSHIPS: A new car dealership does a lot more than just selling new cars. For example, most of their sales are new car sales which means that they have to have shipments every week of car carriers dropping off cars. They also service hundreds of customers a day between their service and parts departments. Pre-owned car dealerships like this one only sell used cars, so we do not have car carriers coming in weekly to drop off cars. We do not do retail service or parts sales. We also have very few employees compared to a new car store.

The reason we have chosen this site is because it is a high traffic intersection, which is very important for marketing used cars. Because car dealerships are big ticket items you only need to sell 2-3 cars per day. There is not a lot of drive through traffic for this type of business as compared to a restaurant, or a bank. These types of businesses would be getting hundreds of customers per day and make this intersection have too high intensity of traffic. This property is also located at the beginning of automobile row. Just because there is a highway I90 that goes under High Crossing Blvd should have no bearing on the fact that High Crossing Boulevard is a central shopping destination for automobiles. We offer a different option for car buyers in that we specialize in used cars versus new cars. The corridor also offers a variety of other services, with a Home Depot, American TV, Best Buy, and a large movie theater. The zoning for this site is the same as the zoning throughout High Crossing Blvd and therefore makes a nice addition to a lot that has been vacant for years.



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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
Photos _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 2501 East Springs Drive **Project Area in Acres:** 1.8 acres

Project Title (if any): Goben Cars

2. **This is an application for** (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

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

Applicant's Name: Don Goben Company: DMG Holding Company LLC
 Street Address: 1415 Pflaum Rd City/State: Madison, WI Zip: 53716
 Telephone: 608-216-0500 Fax: () Email: gobencars1@yahoo.com

Project Contact Person: Arlan Kay, AIA Company: Architecture Network Inc
 Street Address: 116 E Dayton St City/State: Madison, WI Zip: 53703
 Telephone: 608-251-7515 Fax: 608-251-7566 Email: arlan_archnet@tds.net

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Used car dealership and outdoor display

Development Schedule: Commencement March 15, 2013 Completion July 31, 2013

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission, twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

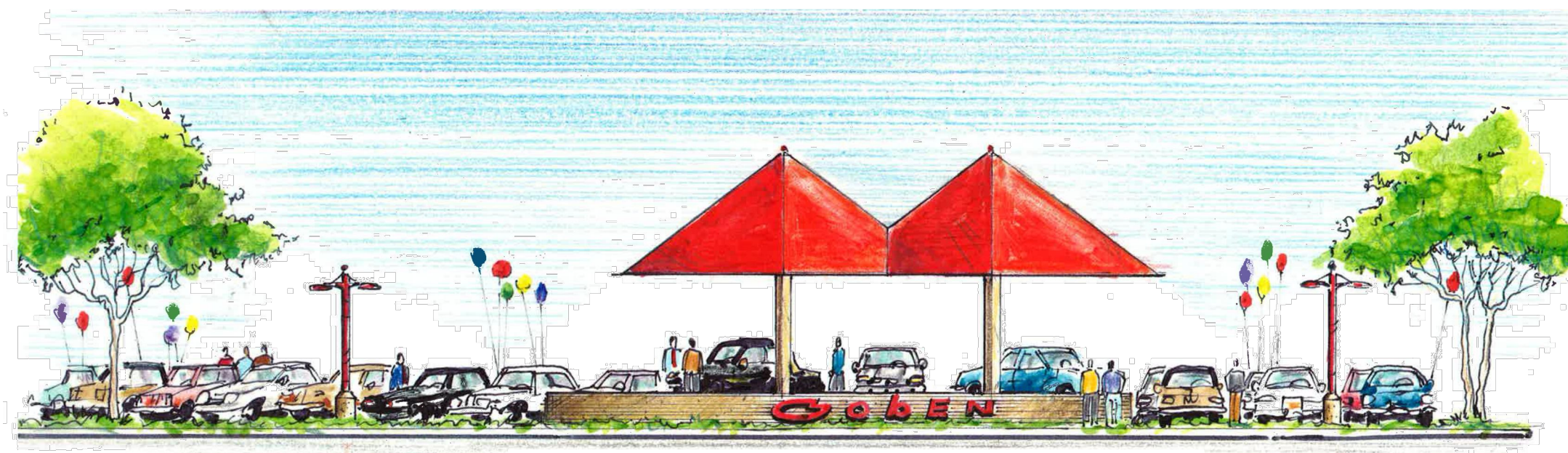
6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the East Towne - Burke Heights Plan, which recommends Retail Commercial use for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alder person, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Joe Clausius Dist. 17, 13 Dec 2012; no neighborhood association, no business association
 - If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.
Planning Staff: Kevin Firchow Date: 13 Dec 2012 Zoning Staff: Pat Anderson Date: 13 Dec 2012

→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant _____ Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date _____



CORNER VIEW

1" = 10'

SHEET INDEX

- TS1.1 TITLE SHEET
- DP-1.0 OVERALL DEVELOPMENT PLAN (11X17 Only)
- DP-1.1 AERIAL PHOTO - DEVELOPMENT (11X17 Only)
- C1.0 SITE PLAN
- C1.1 SITE GRADING, UTILITY, STORM WATER PLAN
- L-1.0 LANDSCAPE PLAN
- C3.1 SITE LIGHTING PLAN
- C3.2 SITE LIGHTING FIXTURES
- C1.0A FUTURE SITE PLAN
- A1.1 FLOOR PLAN
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A3.1 SITE RENDERING - CORNER (11X17 Only)
- A3.2 SITE RENDERING - EAST SPRINGS DRIVE (11X17 Only)

GOBEN CARS

East Springs Drive
Madison, Wisconsin

REVISIONS:
REV-1 01-30-2013

DATE: 12-19-2012

SCALE: -

PROJECT: K1214

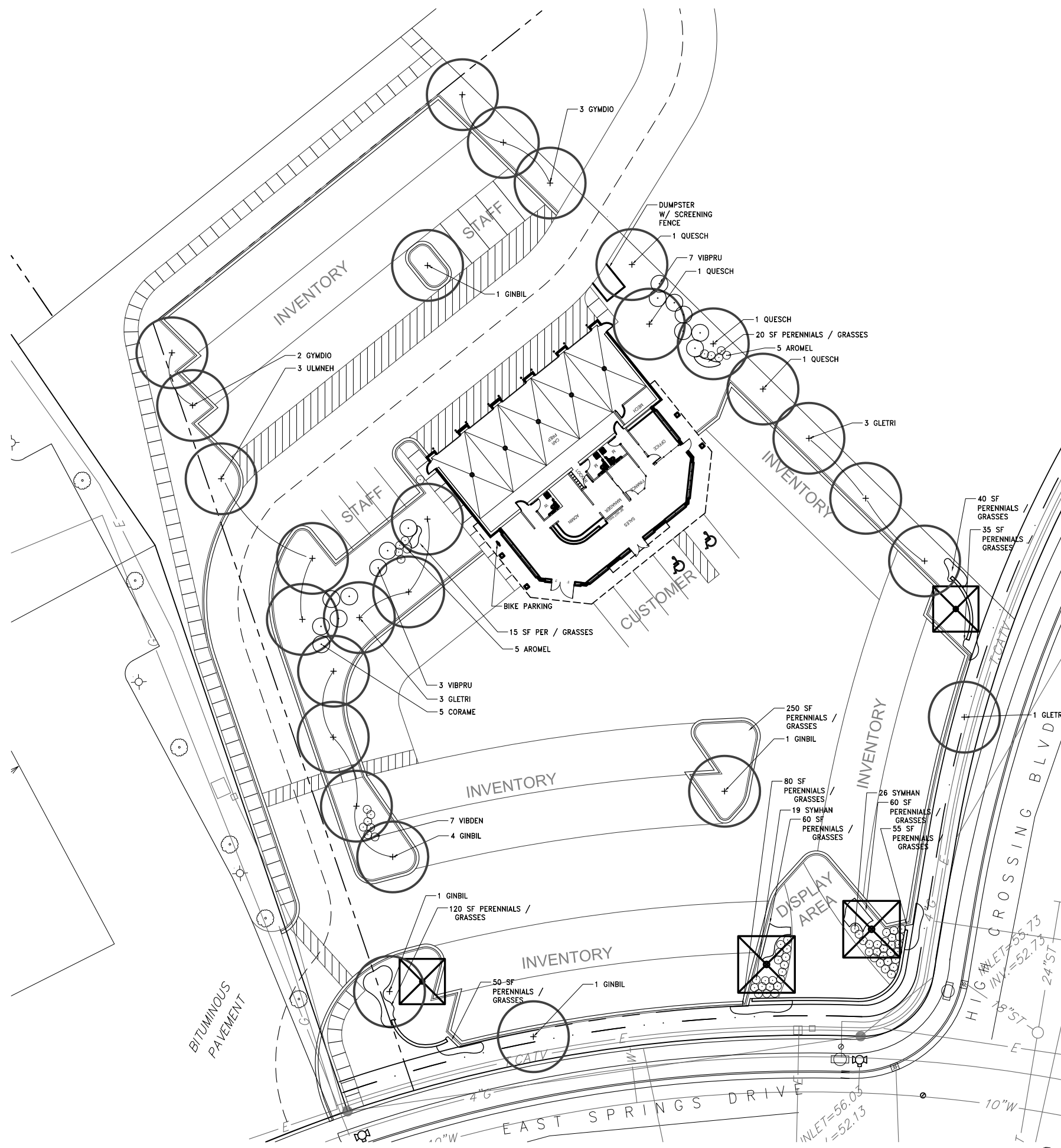
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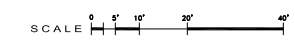
TITLE SHEET

DRAWING NUMBER:

TS1.1



A PLAN
REFER TO GRAPHIC SCALE



Quantity	Key	Scientific Name	Common Name	Size	Root	Spacing
27	TREES					
	CELOCP	<i>Celtis occidentalis 'Prairie Pride'</i>	Prairie Pride Hackberry	2.5" cal.	B&B	Plan
	GLETSI	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Thornless Common Honeylocust	2.5" cal.	B&B	Plan
	8	<i>Ginkgo biloba</i>	Ginkgo biloba	2.5" cal.	B&B	Plan
	5	<i>Gymnocladia dioica 'Espresso'</i>	Espresso Kentucky Coffeetree	2.5" cal.	B&B	Plan
	4	<i>Quercus macrocarpa</i>	Bur Oak	2.5" cal.	B&B	Plan
	3	<i>Ulmus x 'New Horizon'</i>	Accolade Smoothleaf Elm	2.5" cal.	B&B	Plan
15	SMALL TREES					
	AMEGRA	<i>Amelanchier grandiflora</i>	Apple Serviceberry	4' ht.	B&B	Plan
	CRACIN	<i>Crataegus crus-galli var. inermis</i>	Thornless Cocksbur Hawthorn	4' ht.	B&B	Plan
	5	<i>Corylus americana</i>	American Hazelnut	5 gal.	Cont.	Plan
	10	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	4' ht.	B&B	Plan
62	SHRUBS					
	10	<i>Aronia melanocarpa</i>	Black Chokeberry	5 gal.	Cont.	Plan
	PHYOPU	<i>Physocarpus opulifolius</i>	Common Ninebark	5 gal.	Cont.	Plan
	RHUAGL	<i>Rhus aromatica 'Gro-low'</i>	Grow-low Sumac	5 gal.	Cont.	Plan
	SYRMPA	<i>Syringa meyeri 'Palibin'</i>	Palibin Lilac	5 gal.	Cont.	Plan
	45	<i>Symphoricarpos x chenaultii 'Hancock'</i>	Hancock Coralberry	2 gal.	Cont.	Plan
	7	<i>Viburnum dentatum</i>	Arrowwood Viburnum	5 gal.	Cont.	Plan
300	Perennials					
	15	<i>Allium cernuum</i>	Nodding Onion	gal.	Cont.	18"
	15	<i>Anemone canadensis</i>	Meadow Anemone	gal.	Cont.	18"
	15	<i>Asclepias tuberosa</i>	Butterflyweed	gal.	Cont.	18"
	15	<i>Aster azureus</i>	Sky Blue Aster	gal.	Cont.	18"
	15	<i>Coreopsis palmata</i>	Prairie Coreopsis	gal.	Cont.	18"
	15	<i>Echinacea purpurea</i>	Purple Coneflower	gal.	Cont.	18"
	15	<i>Eupatorium maculatum 'Gateway'</i>	Spotted Joe Pye Weed	gal.	Cont.	18"
	15	<i>Heuchera richardsonii</i>	Prairie Alum Root	gal.	Cont.	18"
	15	<i>Liatri pycnostachya</i>	Blazing Star	gal.	Cont.	18"
	15	<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass	gal.	Cont.	18"
	15	<i>Panicum virgatum 'Rotstahlbusch'</i>	Red Switch Grass	gal.	Cont.	18"
	15	<i>Parthenium integrifolium</i>	Wild Quinine	gal.	Cont.	18"
	15	<i>Penstemon digitalis 'Husker Red'</i>	Foxglove Beard Tongue	gal.	Cont.	18"
	15	<i>Petalostemum purpureum</i>	Purple Prairie Clover	gal.	Cont.	18"
	15	<i>Physostegia virginiana</i>	Obedient Plant	gal.	Cont.	18"
	15	<i>Ratibida pinnata</i>	Yellow Coneflower	gal.	Cont.	18"
	15	<i>Rudbeckia fulgida 'Goldsturm'</i>	Goldsturm Black-eyed Susan	gal.	Cont.	18"
	15	<i>Schizachyrium scoparium</i>	Little Bluestem	gal.	Cont.	18"
	15	<i>Sedum 'Herbstfreude'</i>	Autumn Joy Sedum	gal.	Cont.	18"
	15	<i>Sporobolus heterolepis</i>	Prairie Dropseed	gal.	Cont.	18"

B PLANT SCHEDULE

LANDSCAPE WORKSHEET
Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address: 2501 EAST SPRINGS DRIVE
 Name of Project: GOBEN CARS
 Owner/Contact: ARLAN KAY, AIA; ARCHITECTURE NETWORK, INC
 Address: 116 E DAYTON ST; MADISON, WI 53703

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required
 The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts acres to stalls. [Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points].

Number of Parking Stalls _____ 14

Total Square Footage of the Storage Area _____ 181
 Divided by Three Hundred (300) Square Feet _____

Number of Canopy Shade Trees Required (2' - 2 1/2" Caliper) _____ 13
 (See Schedule on reverse side)

II. Number of Landscape Points Required
 The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.)

The number of points required for loading areas is (75) points for each loading berth. (See Schedule on reverse side)

Number of Points Required (See Schedule on reverse side) _____ 69

Tabulation of Points and Credits
 Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED		CREDITS	
			QUANTITY	POINTS	QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35	14	490			
Deciduous Shrub	2	58	116			
Evergreen Shrub	3	0				
Decorative Wall or Fence (per 10 L.F.)	5	0				
Earth Berm (per 10 L.F.) Avg. Height 30"	5	0				
Avg. Height 15"	2	0				
Evergreen Trees 2" height minimum	15	0				
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	25	375			
Sub Totals			981	+		
					TOTAL	981

Total No. of Points Provided (Equal to or greater than points required)

*Trees required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____

C LANDSCAPE WORKSHEET

Living Habitats
 Landscape Architecture
 Ecological Services
 Environmental Planning
 Custom Artworks
 6457 North Sayre Avenue
 Chicago, Illinois 60631
 p: 773-4671634
 www.livinghabitats.com

Gobben CARS
 East Springs Drive
 Madison, Wisconsin

REVISIONS:

NO.	DATE	DESCRIPTION
1	30 JANUARY 2013	

DATE: 12/19/2012
 SCALE: 1
 PROJECT: 1"=20'-00"
 DRAWN BY: AP / HN
 DRAWING NAME:

LANDSCAPE PLAN
 DRAWING NUMBER:



L-1.0

Goben Cars

East Springs Drive
Madison, Wisconsin

REVISIONS:

NO.	DESCRIPTION	DATE

DATE: 19 DEC 2012

SCALE: NTS

PROJECT: K1214

DRAWN BY: ASH

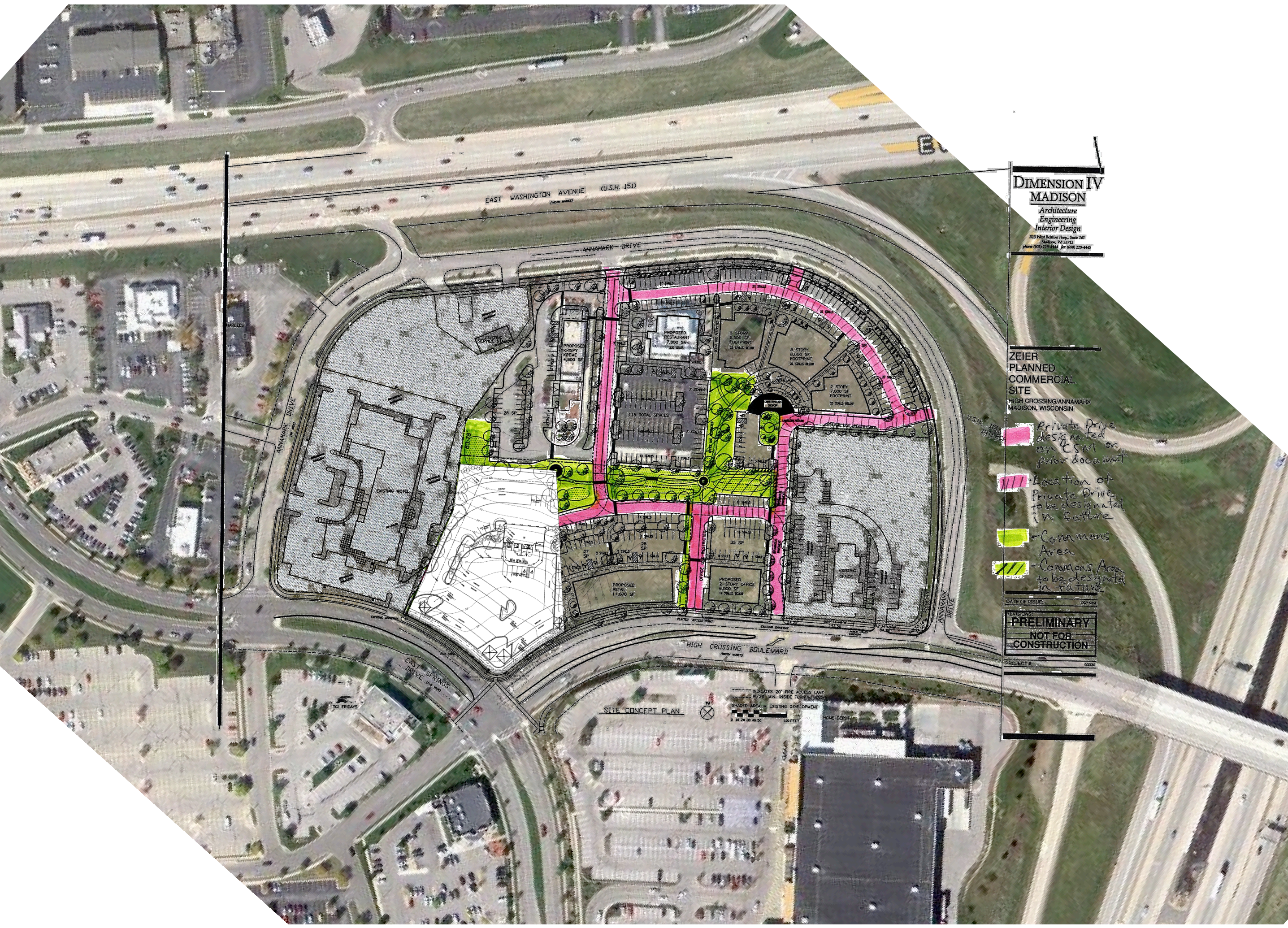
DRAWING NAME:

AERIAL PHOTO
DEVELOPMENT

DRAWING NUMBER:

DP-1.1

GOBEN CARS



**DIMENSION IV
MADISON**
Architecture
Engineering
Interior Design
313 West Redding Hwy., Suite 161
Madison, WI 53713
Phone (608) 275-8444 Fax (608) 229-4445

**ZEIER
PLANNED
COMMERCIAL
SITE**
HIGH CROSSING/ANNAMARK
MADISON, WISCONSIN

- Private Drive designated on CSMT or prior document
- Location of Private Drive to be designated in future
- Commons Area
- Commons Area to be designated in future

DATE OF ISSUE: 02/16/04
REVISIONS:
**PRELIMINARY
NOT FOR
CONSTRUCTION**
PROJECT #: 03030

NO.	DATE	DESCRIPTION

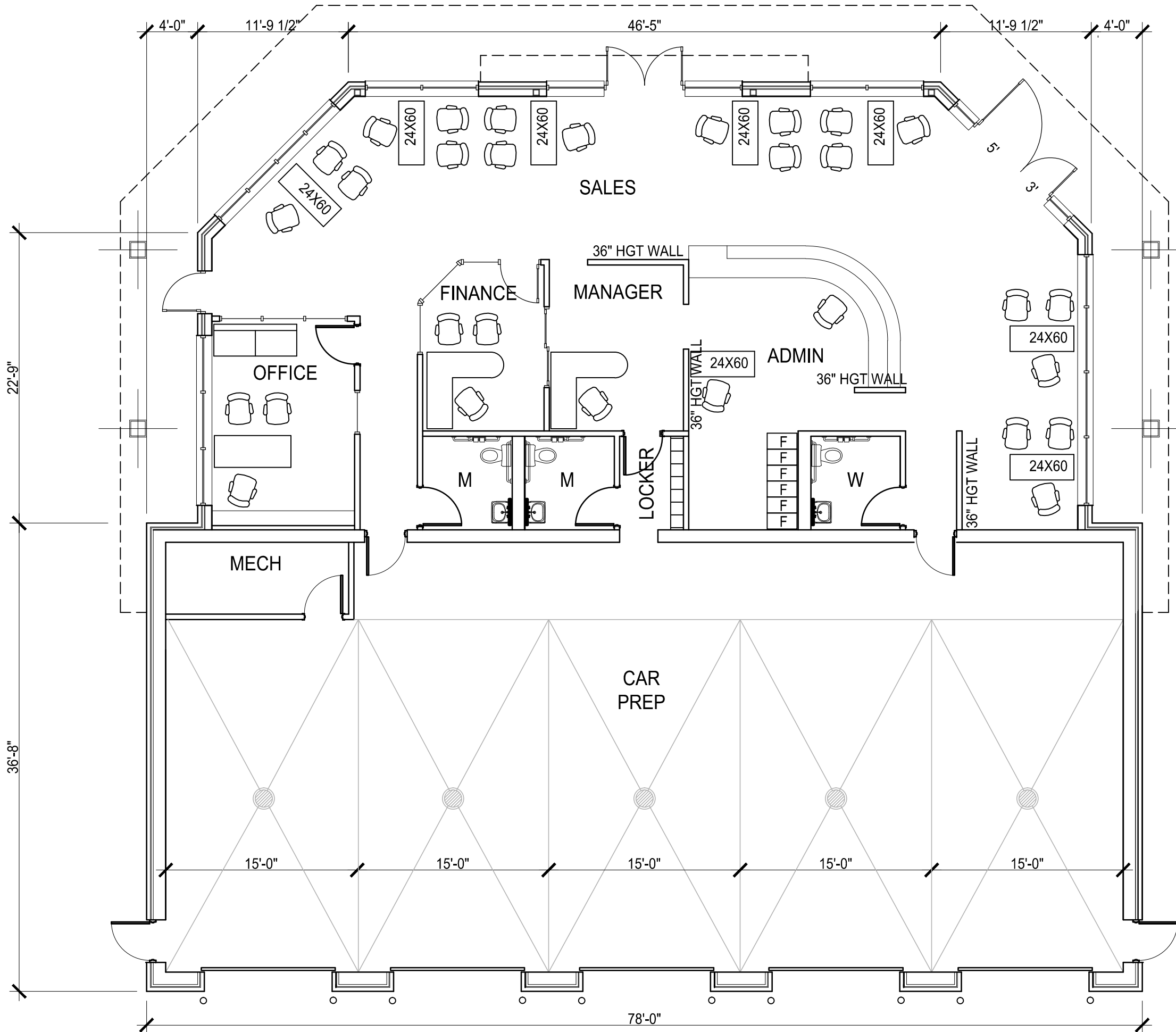
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SCALE: NTS
PROJECT: K1214
DRAWN BY: ASH

DRAWING NAME:
**OVERALL
DEVELOPMENT PLAN**
DRAWING NUMBER:

DP-1.0

GOBEN CARS

East Springs Drive
Madison, Wisconsin



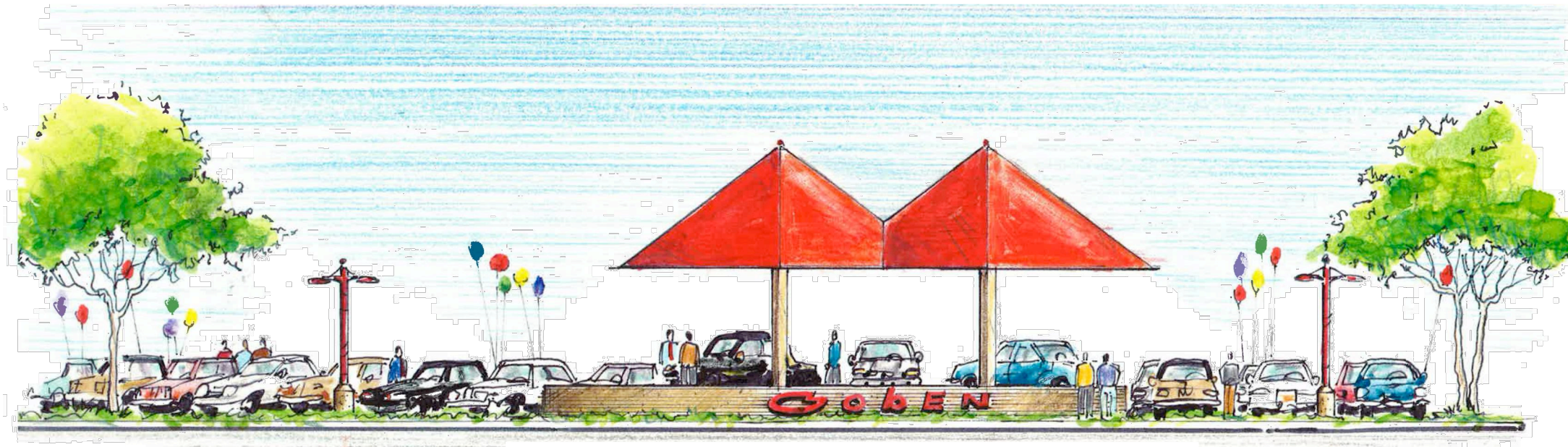
REVISIONS:	
REV-1	01-30-2013

DATE: 12-19-2012
SCALE: 1/8"=1'-0"
PROJECT: K1214
DRAWN BY: KAC
DRAWING NAME:

FLOOR PLAN

DRAWING NUMBER:

A1.1



CORNER VIEW

1" = 10'

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Goben CARS
East Springs Drive
Madison, Wisconsin

REVISIONS:

REV	DATE
REV-1	01-30-2013

DATE: 12-19-2012

SCALE: -

PROJECT: K1214

DRAWN BY: KAC

DRAWING NAME:

TITLE SHEET

DRAWING NUMBER:

TS1.1

**DIMENSION IV
MADISON**

Architecture
Engineering
Interior Design

313 West Redding Hwy., Suite 161
Madison, WI 53713
Phone (608) 275-2944 Fax (608) 275-4445

**ZEIER
PLANNED
COMMERCIAL
SITE**

HIGH CROSSING/ANNAMARK
MADISON, WISCONSIN

- Private Drive designated on CSMT or prior document
- Location of Private Drive to be designated in future
- Commons Area
- Commons Area to be designated in future

DATE OF ISSUE: 09/16/04

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT #: 03030

SITE CONCEPT PLAN



REVISIONS:

NO.	DESCRIPTION	DATE

DATE: 19 DEC 2012
 SCALE: NTS
 PROJECT: K1214
 DRAWN BY: ASH

DRAWING NAME:
**OVERALL
DEVELOPMENT PLAN**

DRAWING NUMBER:
DP-1.0

Goblen Cars

East Springs Drive
Madison, Wisconsin

GOBEN CARS

East Springs Drive
Madison, Wisconsin

REVISIONS:

NO.	DESCRIPTION	DATE

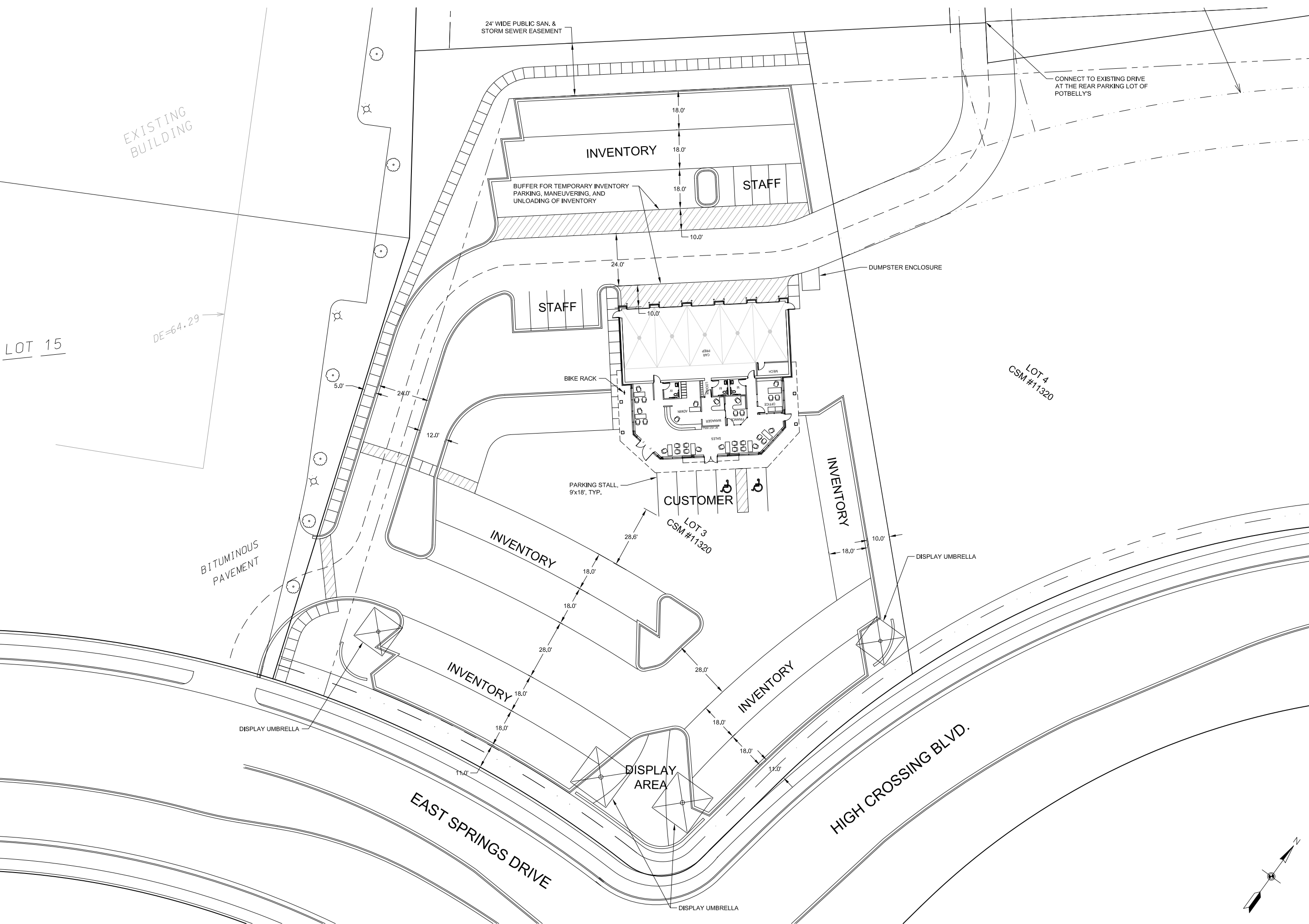
DATE: 19 DEC 2012
SCALE: NTS
PROJECT: K1214
DRAWN BY: ASH

DRAWING NAME:
AERIAL PHOTO
DEVELOPMENT

DRAWING NUMBER:
DP-1.1

Goben Cars

East Springs Drive
Madison, Wisconsin



REVISIONS:

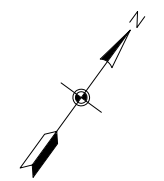
1	01-30-13

DATE: 12-19-12
SCALE: 1"=20'
PROJECT: K1214
DRAWN BY: JMS
DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

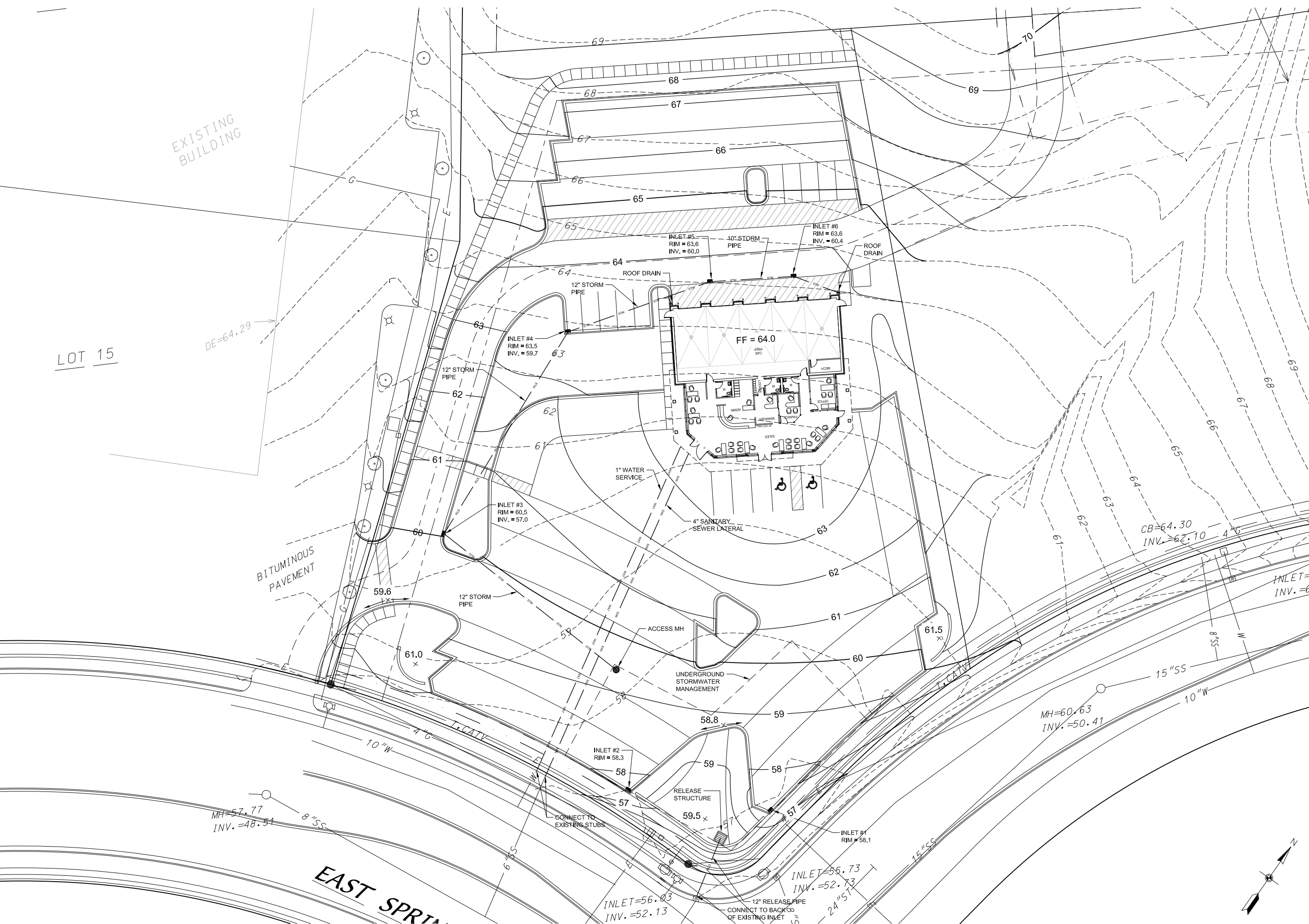
C-1.0



GOBEN CARS

East Springs Drive
Madison, Wisconsin

LOT 15



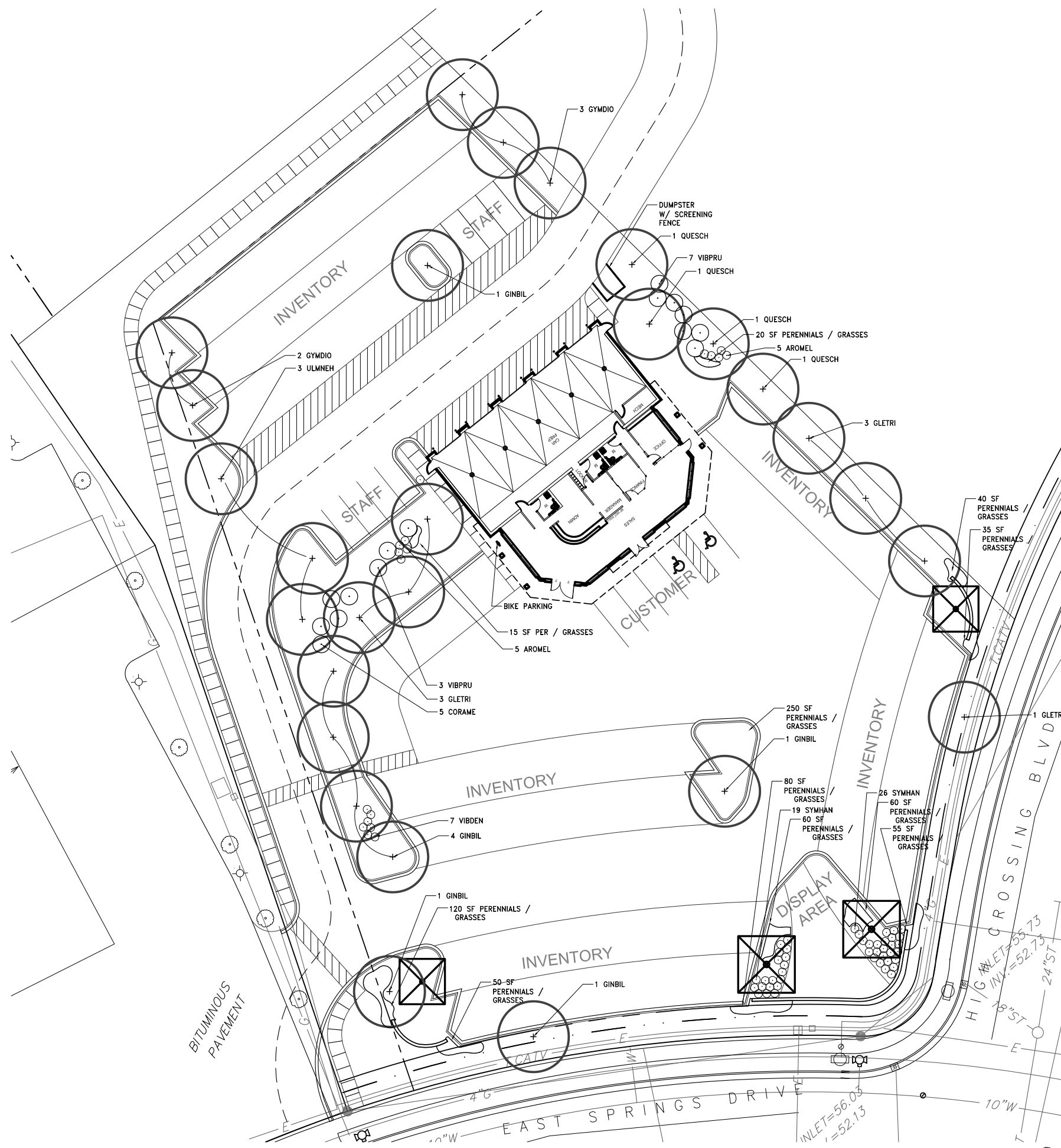
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1	01-30-13

DATE: 12-19-12
SCALE: 1"=20'
PROJECT: K1214
DRAWN BY: JMS
DRAWING NAME:

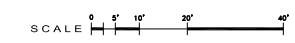
GRADING, UTILITY AND STORM WATER PLAN

DRAWING NUMBER:

C-1.1



A PLAN
REFER TO GRAPHIC SCALE



Quantity	Key	Scientific Name	Common Name	Size	Root	Spacing
27	TREES					
	CELOCP	<i>Celtis occidentalis</i> 'Prairie Pride'	Prairie Pride Hackberry	2.5" cal.	B&B	Plan
	GLETR	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Thornless Common Honeylocust	2.5" cal.	B&B	Plan
	8	<i>Ginkgo biloba</i>	Ginkgo biloba	2.5" cal.	B&B	Plan
	5	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	2.5" cal.	B&B	Plan
	4	<i>Quercus macrocarpa</i>	Bur Oak	2.5" cal.	B&B	Plan
	3	<i>Ulmus x 'New Horizon'</i>	Accolade Smoothleaf Elm	2.5" cal.	B&B	Plan
15	SMALL TREES					
	AMEGRA	<i>Amelanchier grandiflora</i>	Apple Serviceberry	4' ht.	B&B	Plan
	CRACIN	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspear Hawthorn	4' ht.	B&B	Plan
	5	<i>Corylus americana</i>	American Hazelnut	5 gal.	Cont.	Plan
	10	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	4' ht.	B&B	Plan
62	SHRUBS					
	10	<i>Aronia melanocarpa</i>	Black Chokeberry	5 gal.	Cont.	Plan
	PHYOPU	<i>Physocarpus opulifolius</i>	Common Ninebark	5 gal.	Cont.	Plan
	RHUAGL	<i>Rhus aromatica</i> 'Gro-low'	Grow-low Sumac	5 gal.	Cont.	Plan
	SYRMPA	<i>Syringa meyeri</i> 'Palibin'	Palibin Lilac	5 gal.	Cont.	Plan
	45	<i>Symphoricarpos x chenaultii</i> 'Hancock'	Hancock Coralberry	2 gal.	Cont.	Plan
	7	<i>Viburnum dentatum</i>	Arrowwood Viburnum	5 gal.	Cont.	Plan
300	Perennials					
	15	<i>Allium cernuum</i>	Nodding Onion	gal.	Cont.	18"
	15	<i>Anemone canadensis</i>	Meadow Anemone	gal.	Cont.	18"
	15	<i>Asclepias tuberosa</i>	Butterflyweed	gal.	Cont.	18"
	15	<i>Aster azureus</i>	Sky Blue Aster	gal.	Cont.	18"
	15	<i>Coreopsis palmata</i>	Prairie Coreopsis	gal.	Cont.	18"
	15	<i>Echinacea purpurea</i>	Purple Coneflower	gal.	Cont.	18"
	15	<i>Eupatorium maculatum</i> 'Gateway'	Spotted Joe Pye Weed	gal.	Cont.	18"
	15	<i>Heuchera richardsonii</i>	Prairie Alum Root	gal.	Cont.	18"
	15	<i>Liatris pycnostachya</i>	Blazing Star	gal.	Cont.	18"
	15	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	gal.	Cont.	18"
	15	<i>Panicum virgatum</i> 'Rotstahlbusch'	Red Switch Grass	gal.	Cont.	18"
	15	<i>Parthenium integrifolium</i>	Wild Quinine	gal.	Cont.	18"
	15	<i>Penstemon digitalis</i> 'Husker Red'	Foxglove Beard Tongue	gal.	Cont.	18"
	15	<i>Petalostemum purpureum</i>	Purple Prairie Clover	gal.	Cont.	18"
	15	<i>Physostegia virginiana</i>	Obedient Plant	gal.	Cont.	18"
	15	<i>Ratibida pinnata</i>	Yellow Coneflower	gal.	Cont.	18"
	15	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black-eyed Susan	gal.	Cont.	18"
	15	<i>Schizachyrium scoparium</i>	Little Bluestem	gal.	Cont.	18"
	15	<i>Sedum 'Herbstfreude'</i>	Autumn Joy Sedum	gal.	Cont.	18"
	15	<i>Sporobolus heterolepis</i>	Prairie Dropseed	gal.	Cont.	18"

B PLANT SCHEDULE

LANDSCAPE WORKSHEET
Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address: 2501 EAST SPRINGS DRIVE
 Name of Project: GOBEN CARS
 Owner/Contact: ARLAN KAY, AIA; ARCHITECTURE NETWORK, INC
 Address: 116 E DAYTON ST; MADISON, WI 53703

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required
 The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)

Number of Parking Stalls: 14

Total Square Footage of the Storage Area: 181
 Divided by Three Hundred (300) Square Feet

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper): 13
 (See Schedule on reverse side)

II. Number of Landscape Points Required
 The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls. A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.)

The number of points required for loading areas is (75) points for each loading berth. (See Schedule on reverse side)

Number of Points Required (See Schedule on reverse side): 69

Tabulation of Points and Credits
 Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED		CREDITS		
			QUANTITY	POINTS	QUANTITY	POINTS	
Canopy Tree: 2" - 2 1/2"	35	14		490			
Deciduous Shrub	2	58		116			
Evergreen Shrub	3	0					
Decorative Wall or Fence (per 10 L.F.)	5	0					
Earth Berm (per 10 L.F.) Avg. Height 30"	5	0					
Avg. Height 15"	2	0					
Evergreen Trees 2" height minimum	15	0					
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	25		375			
Sub Totals			981	+			
						TOTAL	981

*Trees required in Part I above, are not to be included in the point count.
 Total No. of Points Provided (Equal to or greater than points required)

Approved by: _____ Date: _____

C LANDSCAPE WORKSHEET

Living Habitats
 Landscape Architecture
 Ecological Services
 Environmental Planning
 Custom Artworks
 6457 North Sayre Avenue
 Chicago, Illinois 60631
 p: 773-4671634
 www.livinghabitats.com

Goben CARS

East Springs Drive
 Madison, Wisconsin

REVISIONS:

NO.	DATE	DESCRIPTION
1	30 JANUARY 2013	

DATE: 12/19/2012
 SCALE: 1
 PROJECT: 1"=20'-00"
 DRAWN BY: AP / HN
 DRAWING NAME:

LANDSCAPE PLAN
 DRAWING NUMBER:



L-1.0

DESIGN CRITERIA
 THIS ENTIRE LOT QUALIFIES AS AN OUTDOOR MERCHANDISING AREA ACCORDING TO MADISON CITY ORDINANCE 10.085
 10.085(4)(d) FOR AN OUTDOOR MERCHANDISING AREA, THE MAXIMUM INITIAL ILLUMINATION LEVEL IN 75% OF THE LOT SHALL NOT EXCEED 20 FOOTCANDLES. A CONTIGUOUS AREA NOT TO EXCEED 25% OF THE LOT MAY BE ILLUMINATED TO A LEVEL WHICH SHALL NOT EXCEED 40 FOOTCANDLES.
 ALL LIGHTING FIXTURES INSTALLED SHALL UTILIZE CLEAR FLAT LENSES WITH FULL CUT-OFF OR SHIELDED OUTPUT.
 AT LEAST 50% OF THE LIGHTING FIXTURES SHALL BE EXTINGUISHED 1/2 HR PAST THE CLOSING OF THE FACILITY.

REVISIONS:
 01/30/2013 REV.

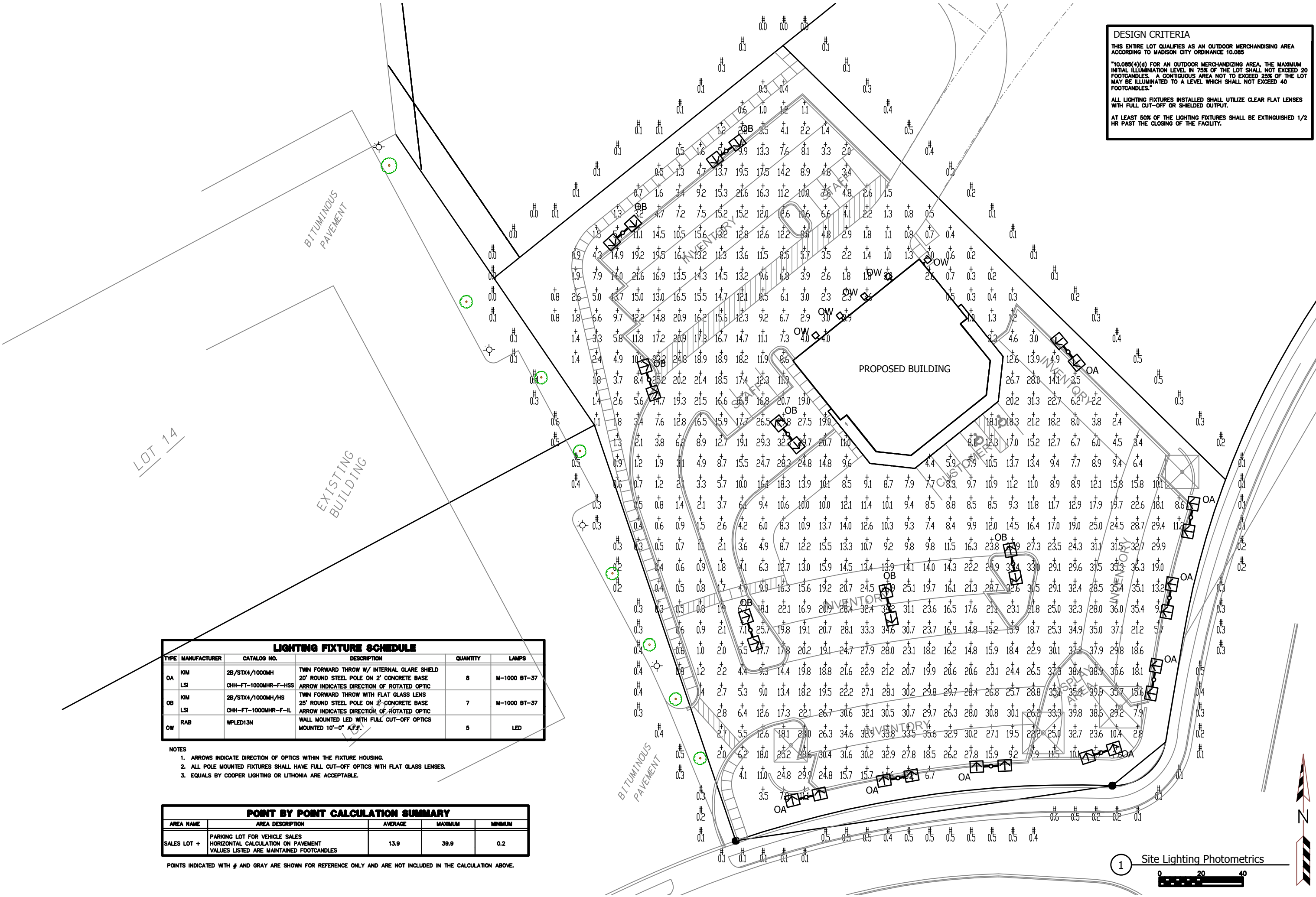
Goben Cars
 East Springs Drive
 Madison, WI

2861 Index Road
 Madison WI 53713
 608/271-2046
 Fax 271-0160

Electric Construction
 Electrical Design, Contracting & Consulting

JOB NUMBER
DRAWN BY: RAR
SCALE: 1" = 30'-0"
DATE: 1/7/13

SHEET
C3.1



LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION	QUANTITY	LAMPS
OA	KIM	2B/STX4/1000MH	TWIN FORWARD THROW W/ INTERNAL GLARE SHIELD 20' ROUND STEEL POLE ON 2' CONCRETE BASE	8	M-1000 BT-37
	LSI	CHH-FT-1000MHR-F-HSS	ARROW INDICATES DIRECTION OF ROTATED OPTIC		
OB	KIM	2B/STX4/1000MH/HS	TWIN FORWARD THROW WITH FLAT GLASS LENS 25' ROUND STEEL POLE ON 2' CONCRETE BASE	7	M-1000 BT-37
	LSI	CHH-FT-1000MHR-F-IL	ARROW INDICATES DIRECTION OF ROTATED OPTIC		
OW	RAB	WPLED13N	WALL MOUNTED LED WITH FULL CUT-OFF OPTICS MOUNTED 10'-0" A.F.F.	5	LED

- NOTES**
- ARROWS INDICATE DIRECTION OF OPTICS WITHIN THE FIXTURE HOUSING.
 - ALL POLE MOUNTED FIXTURES SHALL HAVE FULL CUT-OFF OPTICS WITH FLAT GLASS LENSES.
 - EQUALS BY COOPER LIGHTING OR LITHONIA ARE ACCEPTABLE.

POINT BY POINT CALCULATION SUMMARY

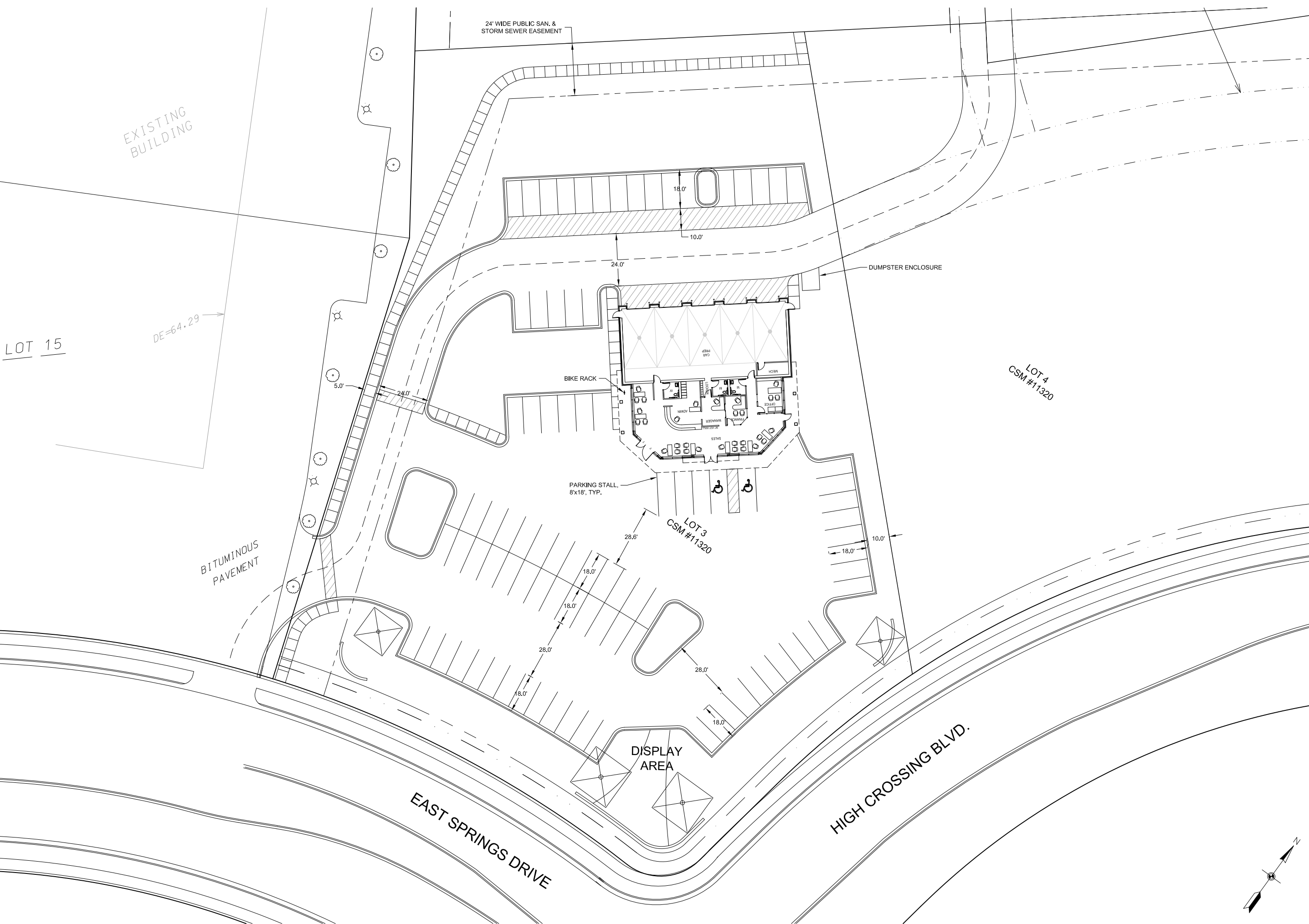
AREA NAME	AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM
SALES LOT +	PARKING LOT FOR VEHICLE SALES HORIZONTAL CALCULATION ON PAVEMENT VALUES LISTED ARE MAINTAINED FOOTCANDLES	13.9	39.9	0.2

POINTS INDICATED WITH # AND GRAY ARE SHOWN FOR REFERENCE ONLY AND ARE NOT INCLUDED IN THE CALCULATION ABOVE.

1 Site Lighting Photometrics

Goben Cars

East Springs Drive
 Madison, Wisconsin



REVISIONS:

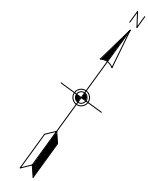
1	01-30-13

DATE: 12-19-12
 SCALE: 1"=20'
 PROJECT: K1214
 DRAWN BY: JMS
 DRAWING NAME:

FUTURE USE SITE PLAN

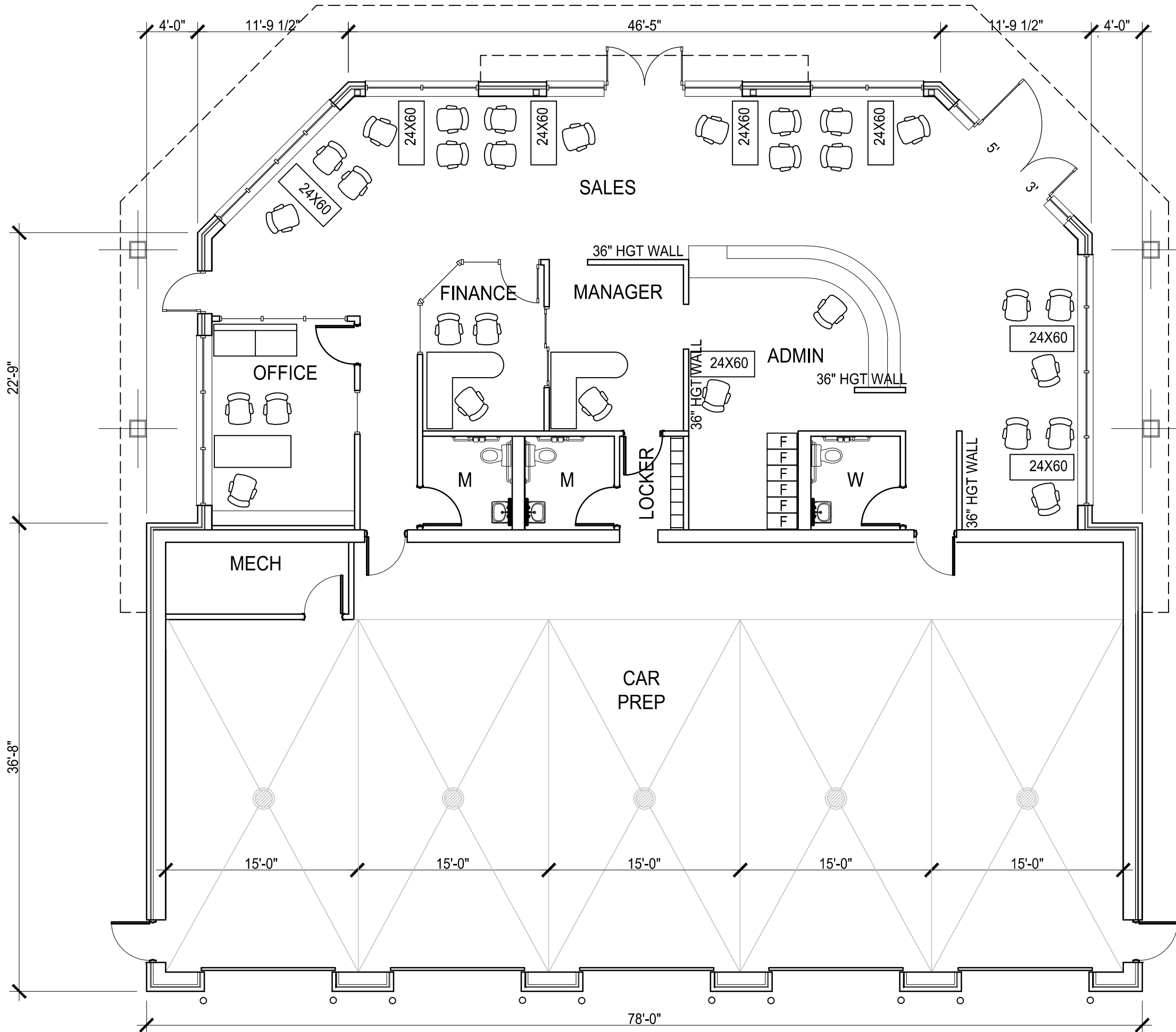
DRAWING NUMBER:

C-1.0A



GOBEN CARS

East Springs Drive
Madison, Wisconsin



REVISIONS:	
REV-1	01-30-2013

DATE: 12-19-2012
SCALE: 1/8"=1'-0"
PROJECT: K1214
DRAWN BY: KAC
DRAWING NAME:

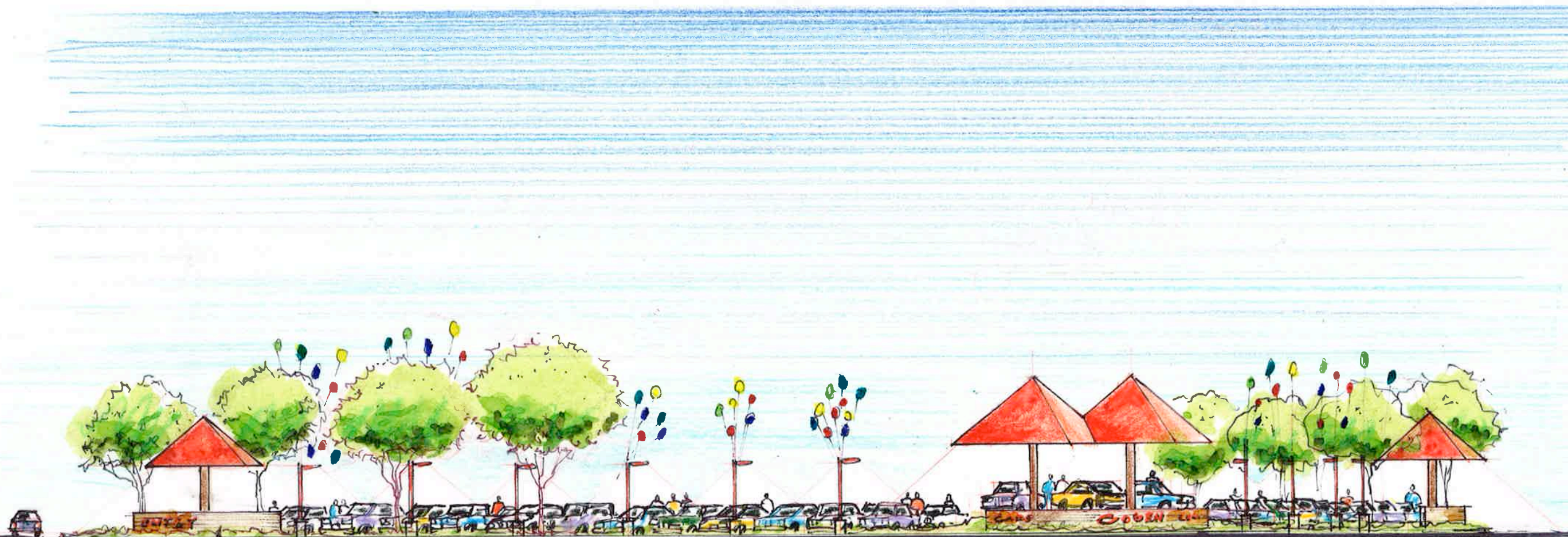
FLOOR PLAN

DRAWING NUMBER:

A1.1

Gobben CARS

East Springs Drive
Madison, Wisconsin



Access Drive

Entry Sign & Canopy

East Spring Drive

Corner

High Crossing Boulevard

VIEW ALONG EAST SPRING DRIVE.

1" = 20'

REVISIONS:

DATE: 12-19-2012

SCALE: -

PROJECT: K1214

DRAWN BY: DB

DRAWING NAME:

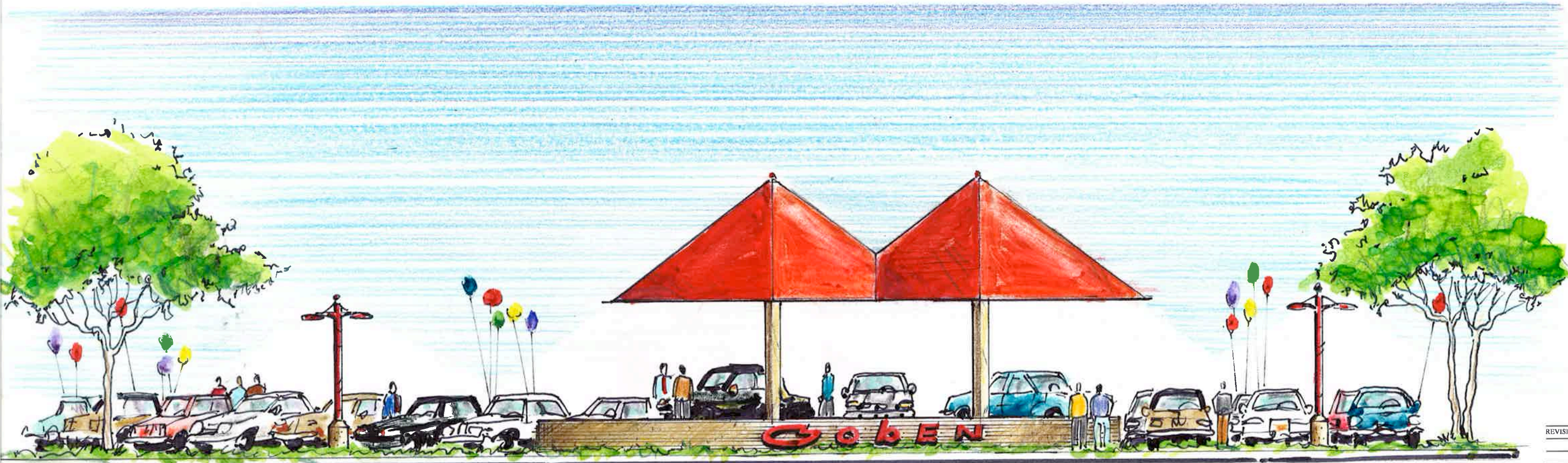
SITE VIEW from East Springs Drive

DRAWING NUMBER:

A3.2

Goblen Cars

East Springs Drive
Madison, Wisconsin



CORNER VIEW

1" = 10'

REVISIONS:

DATE: 12-19-2012
SCALE: 1/8"=1'-0"
PROJECT: K1214
DRAWN BY: DB
DRAWING NAME:
SITE VIEW from corner
of High Crossing Blvd
East Springs Drive
DRAWING NUMBER:

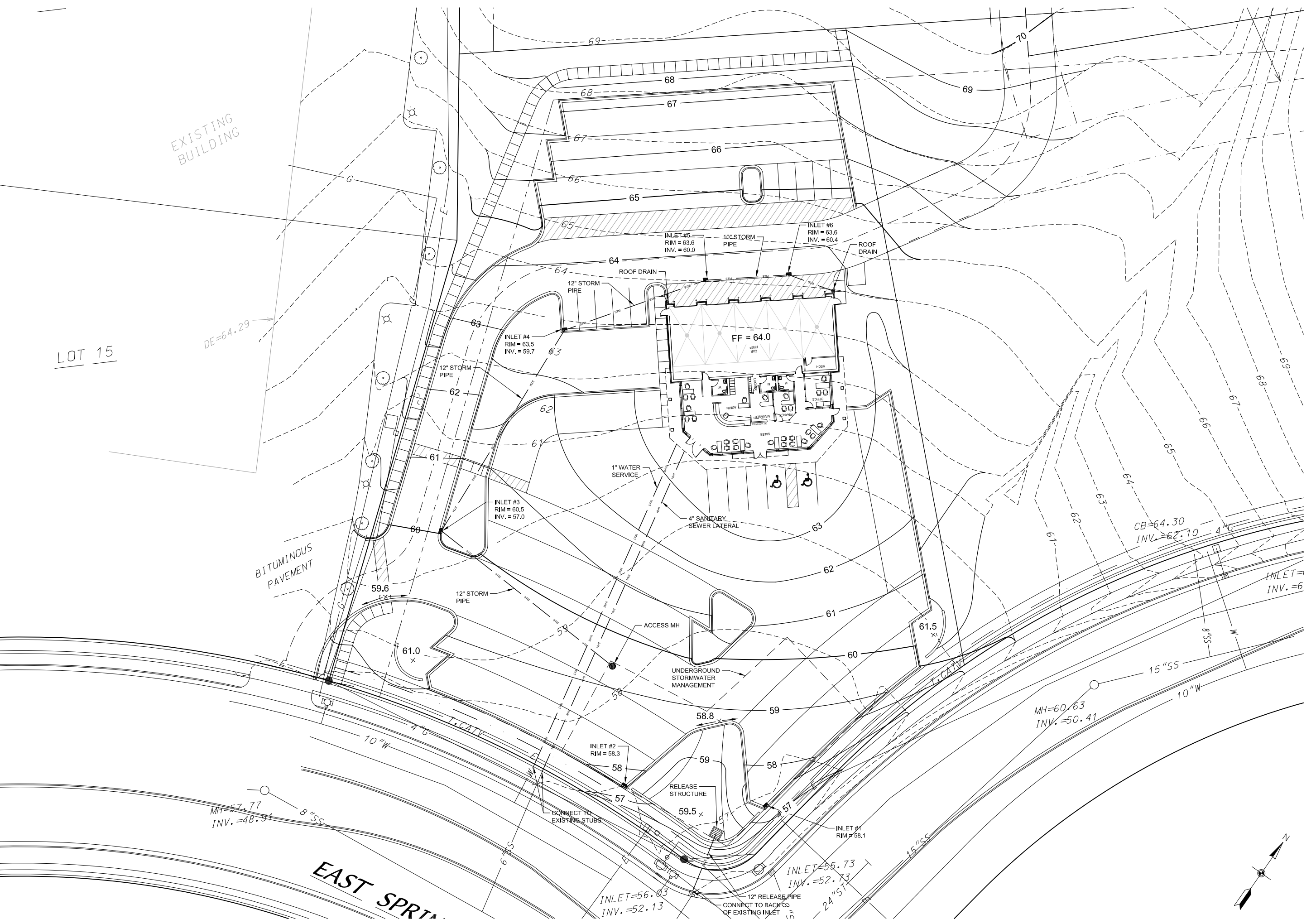
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GOBEN CARS

East Springs Drive
Madison, Wisconsin

LOT 15

EXISTING BUILDING



REVISIONS:

1	01-30-13

DATE: 12-19-12
SCALE: 1"=20'
PROJECT: K1214
DRAWN BY: JMS
DRAWING NAME:

GRADING, UTILITY AND STORM WATER PLAN

DRAWING NUMBER:

C-1.1

Gobben Cars

East Springs Drive
Madison, Wisconsin

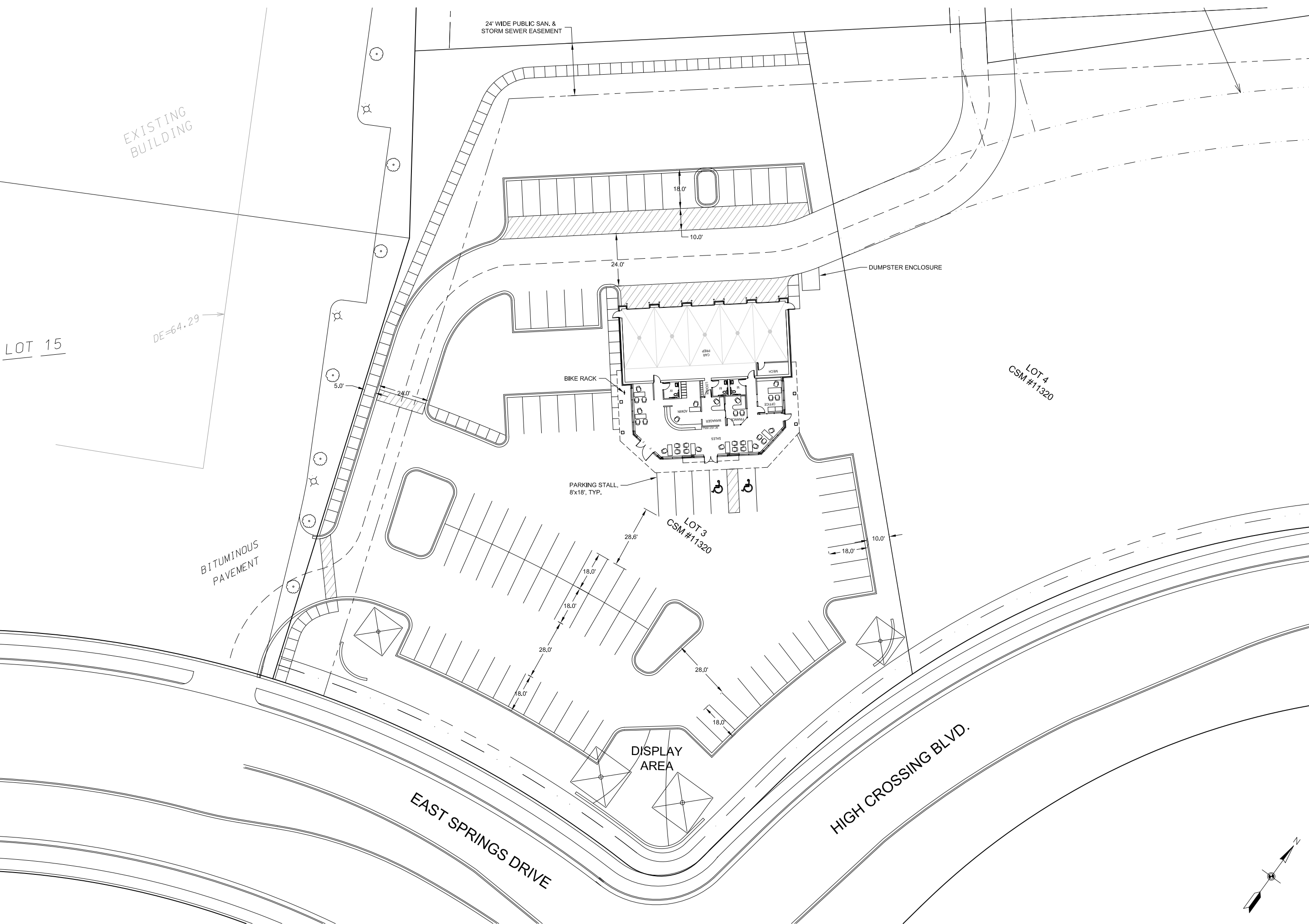
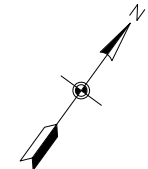
REVISIONS:	
1	01-30-13

DATE: 12-19-12
SCALE: 1"=20'
PROJECT: K1214
DRAWN BY: JMS
DRAWING NAME:

FUTURE USE SITE PLAN

DRAWING NUMBER:

C-1.0A



LOT 15

DE=64.29

24' WIDE PUBLIC SAN. & STORM SEWER EASEMENT

EXISTING BUILDING

BITUMINOUS PAVEMENT

EAST SPRINGS DRIVE

HIGH CROSSING BLVD.

BIKE RACK

DUMPSTER ENCLOSURE

PARKING STALL, 8x18', TYP.

DISPLAY AREA

LOT 3 CSM #11320

LOT 4 CSM #11320

18.0'

10.0'

24.0'

5.0'

24.0'

28.6'

18.0'

18.0'

28.0'

28.0'

18.0'

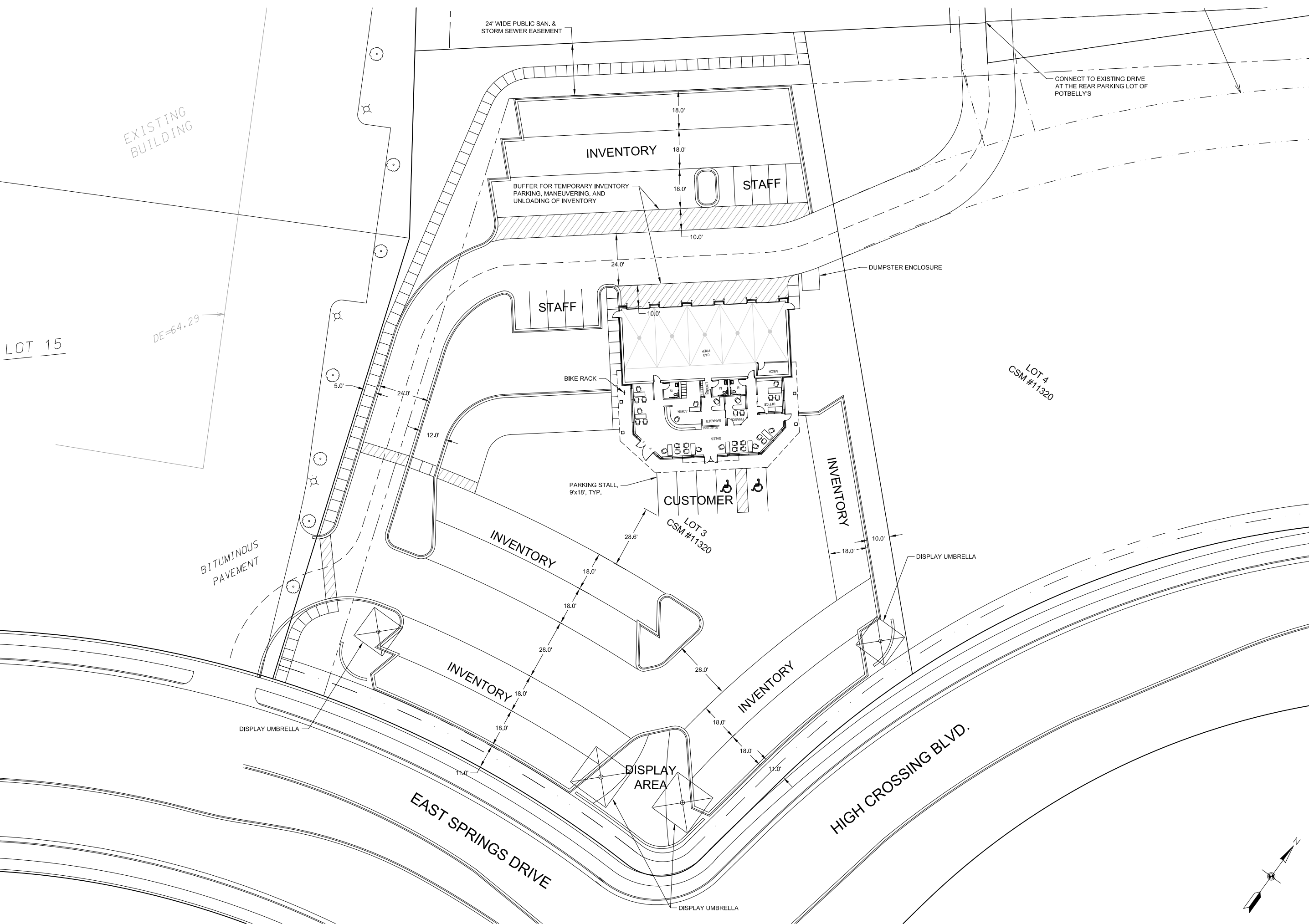
18.0'

10.0'

18.0'

Goben Cars

East Springs Drive
Madison, Wisconsin



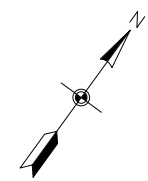
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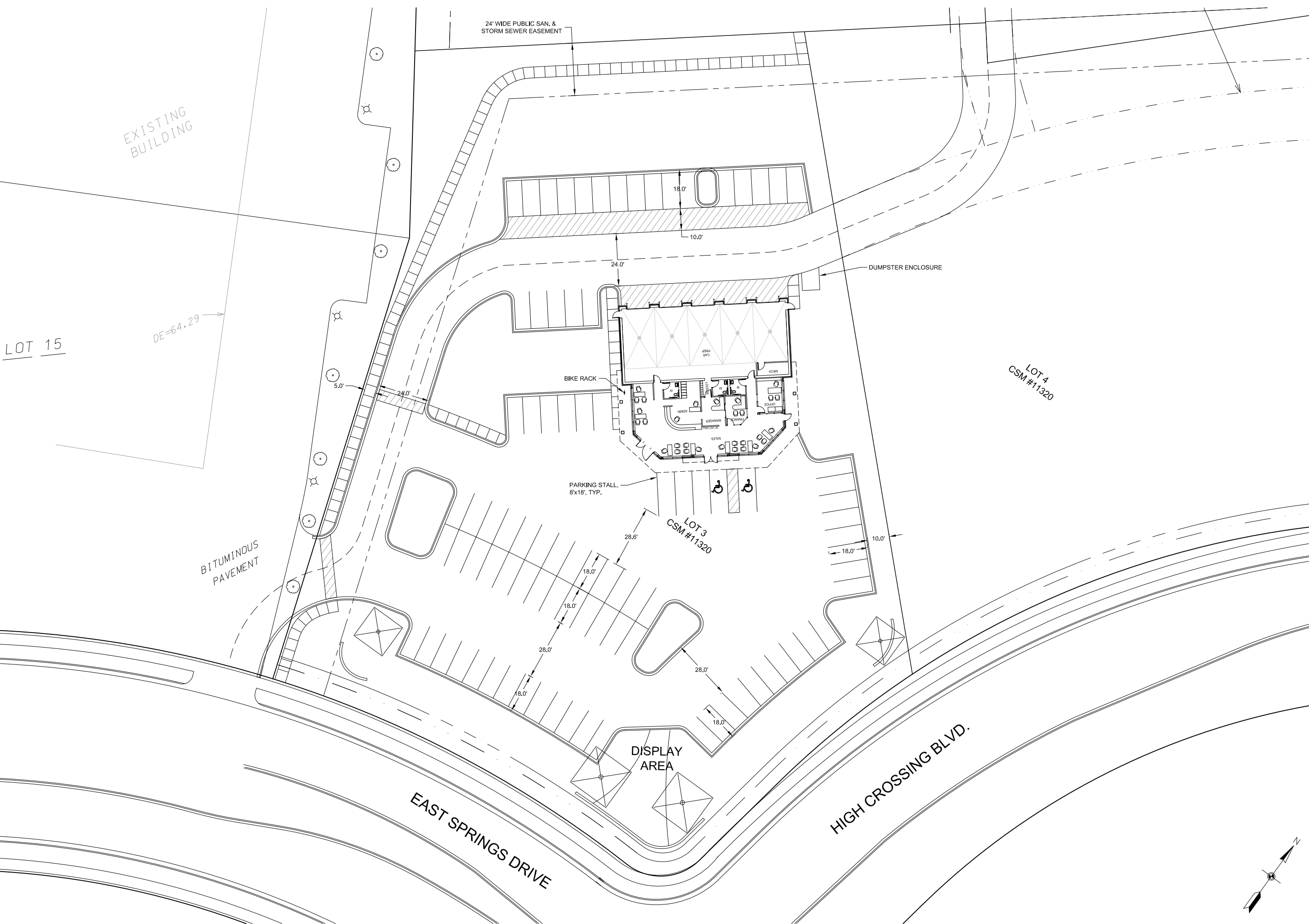
SITE PLAN
DRAWING NUMBER:

C-1.0



Goben Cars

East Springs Drive
Madison, Wisconsin



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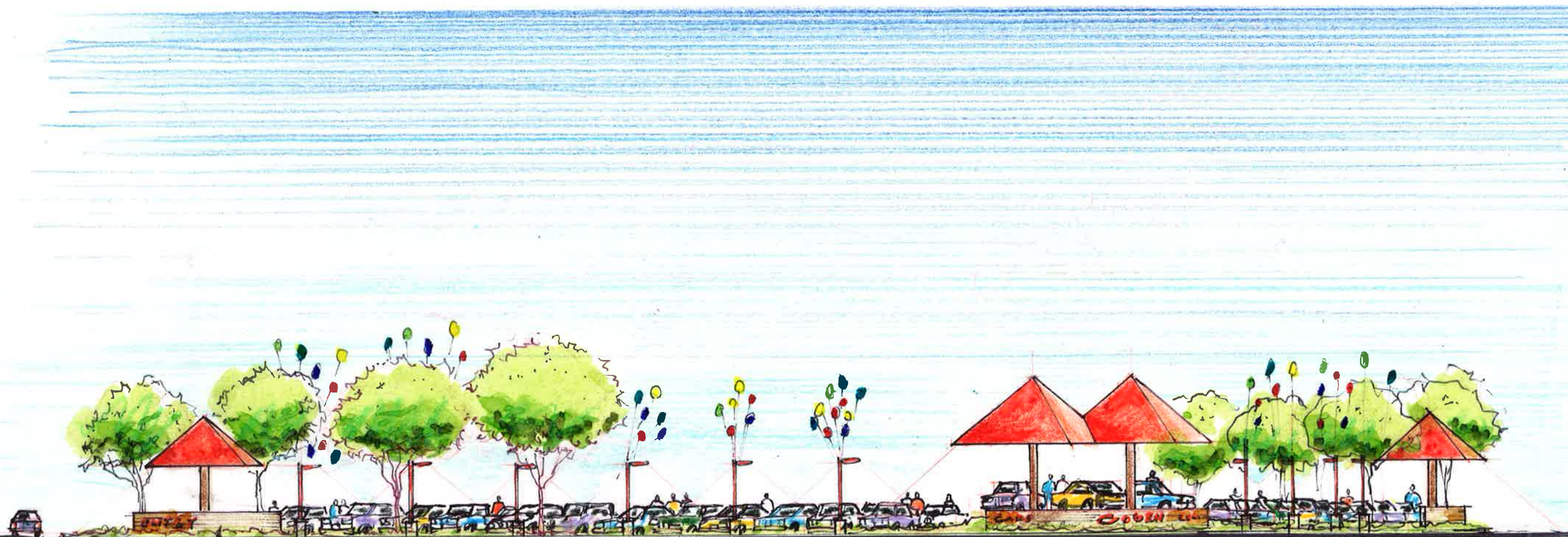
FUTURE USE SITE PLAN

DRAWING NUMBER:

C-1.0A

Goblen Cars

East Springs Drive
Madison, Wisconsin



Access Drive

Entry Sign & Canopy

East Spring Drive

Corner

High Crossing Boulevard

VIEW ALONG EAST SPRING DRIVE.

1" = 20'

REVISIONS:

DATE: 12-19-2012

SCALE: -

PROJECT: K1214

DRAWN BY: DB

DRAWING NAME:

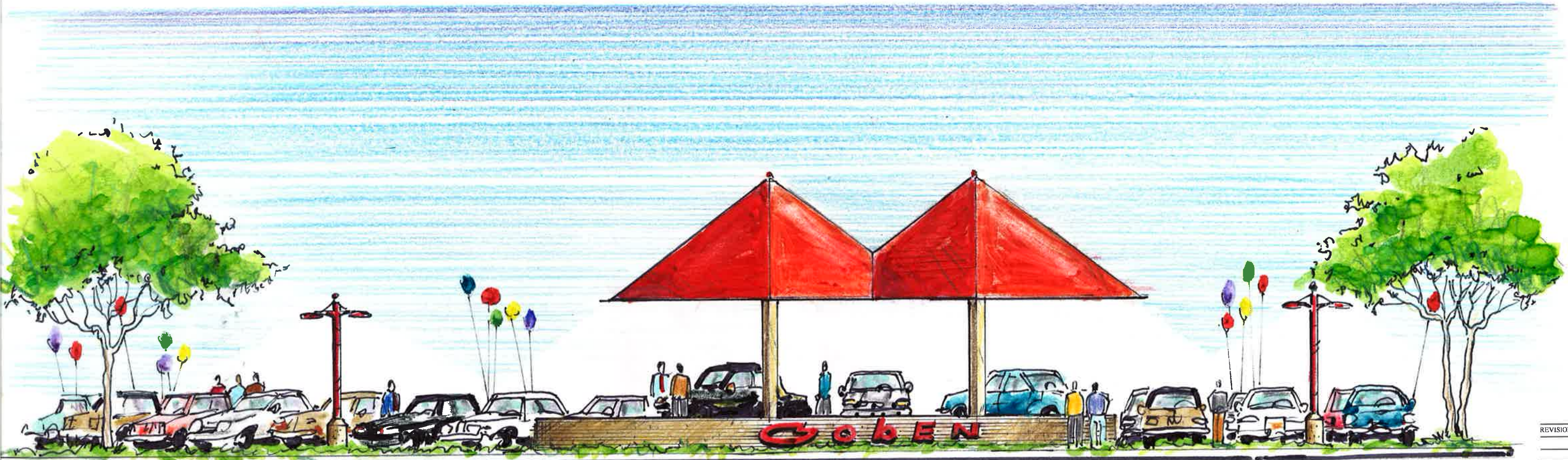
SITE VIEW from East Springs Drive

DRAWING NUMBER:

A3.2

Goblen Cars

East Springs Drive
Madison, Wisconsin



CORNER VIEW

1" = 10'

REVISIONS:	

DATE: 12-19-2012
 SCALE: 1/8"=1'-0"
 PROJECT: K1214
 DRAWN BY: DB
 DRAWING NAME:
 SITE VIEW from corner
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 East Springs Drive
 DRAWING NUMBER:

A3.1

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REVISIONS:
 01/30/2013 REV.

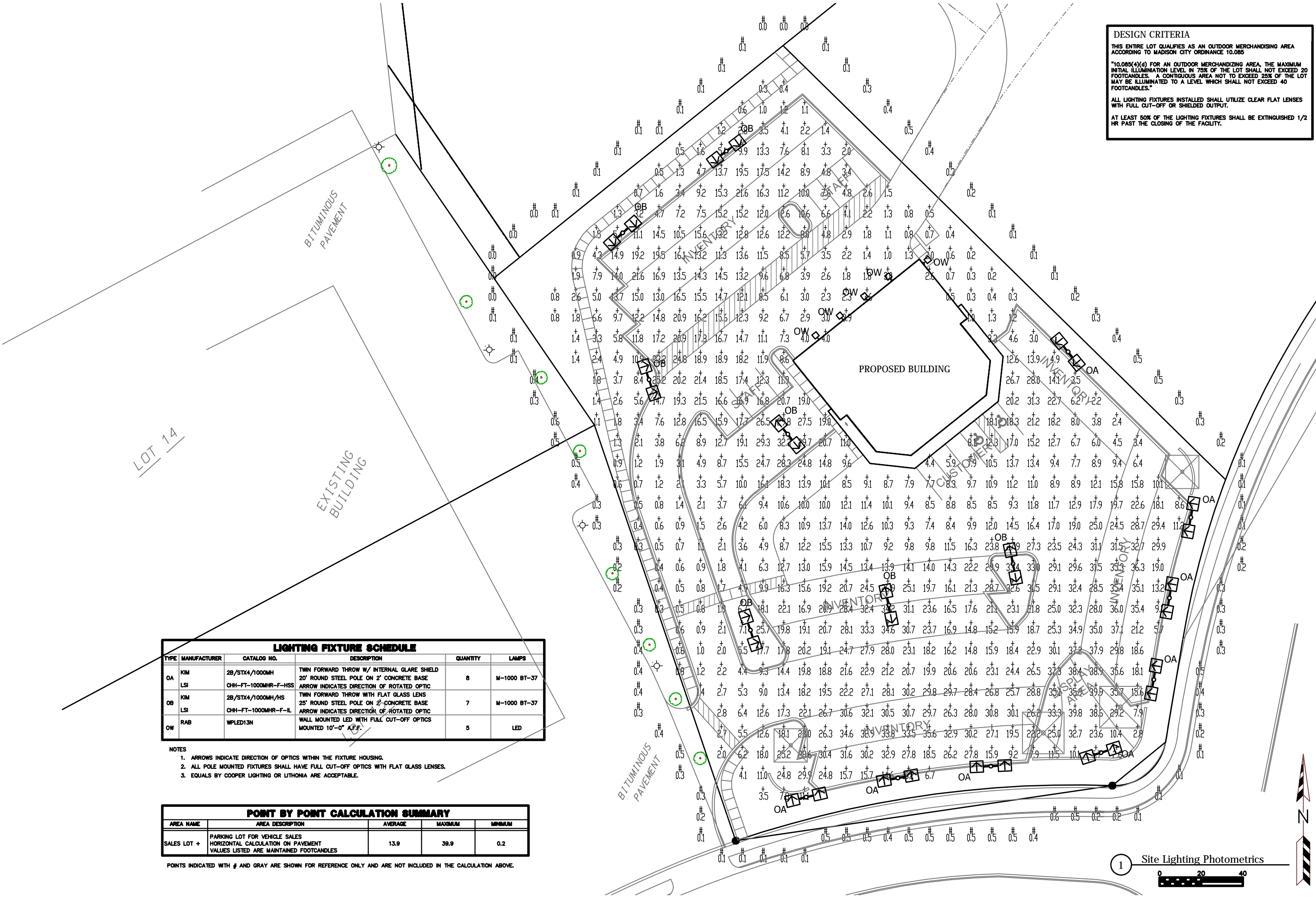
Goben Cars
 East Springs Drive
 Madison, WI

2861 Index Road
 Madison WI 53713
 608/271-2046
 Fax 271-0160

Electric Construction
 Electrical Design, Contracting & Consulting

JOB NUMBER
DRAWN BY: RAR
SCALE: 1" = 30'-0"
DATE: 1/7/13

SHEET
C3.1



LIGHTING FIXTURE SCHEDULE

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OW	RAB	WPLED13N	WALL MOUNTED LED WITH FULL CUT-OFF OPTICS MOUNTED 10'-0" A.F.F.	5	LED

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AREA NAME	AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM
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POINTS INDICATED WITH # AND GRAY ARE SHOWN FOR REFERENCE ONLY AND ARE NOT INCLUDED IN THE CALCULATION ABOVE.

1 Site Lighting Photometrics
 0 20 40

