



Location
4824 High Crossing Blvd &
2501 East Springs Dr

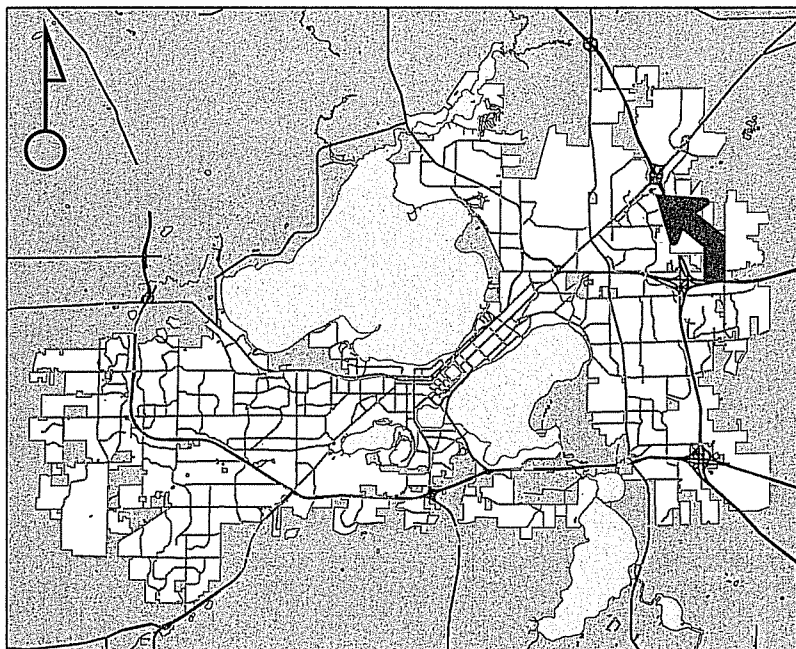
Project Name
Goben Cars

Applicant
Don Goben - DMG Holding Company, LLC/
Amy Hasselman - Architecture Network Inc

Existing Use
Automobile Sales and Vacant Lot

Proposed Use
Expand previously approved
automobile sales facility lot

Public Hearing Date
Plan Commission
18 November 2013

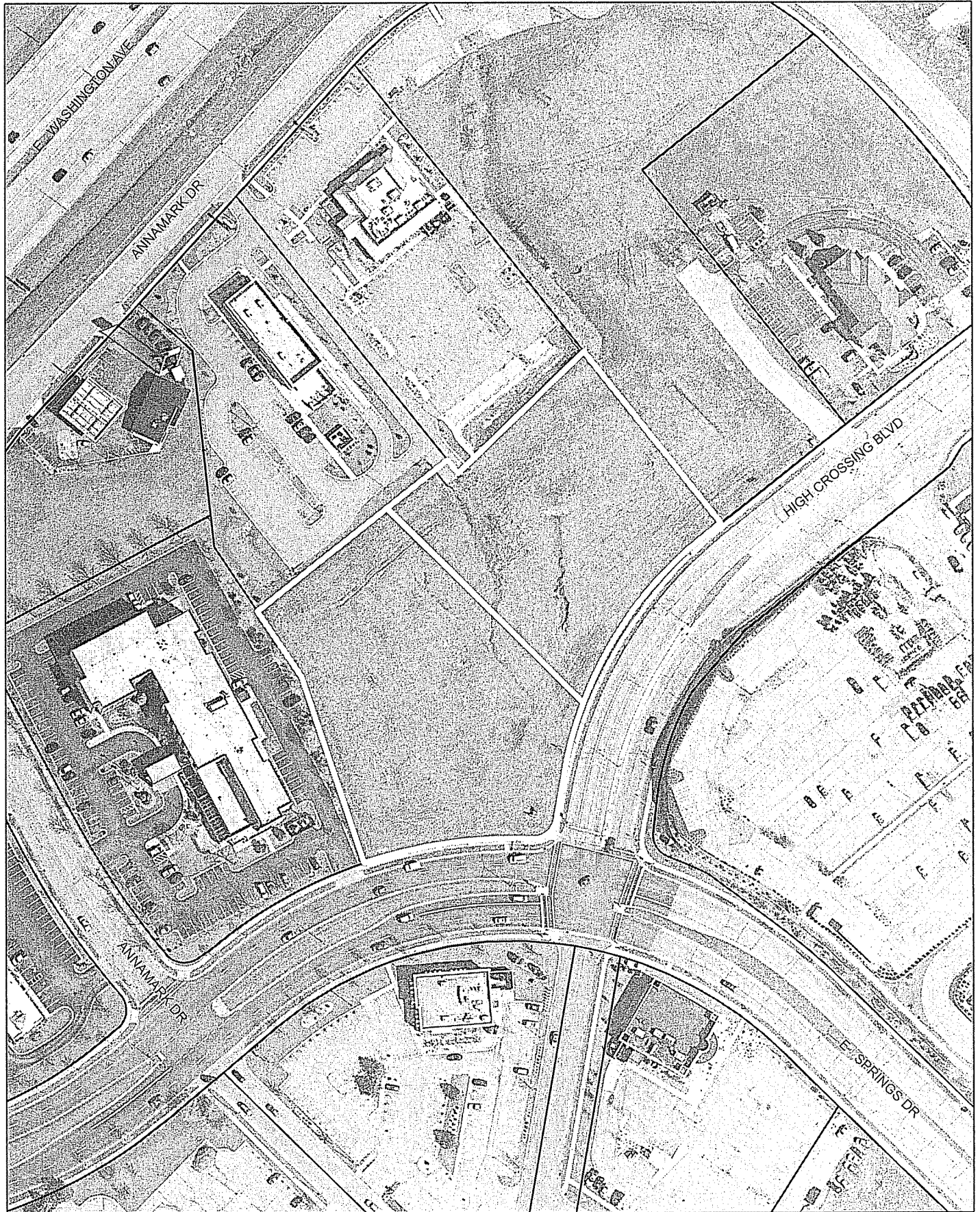


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 13 November 2013





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- 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.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid 600 Receipt No. 147193
 Date Received 9/18/13
 Received By PIA
 Parcel No. 0810-272-0405-7
 Aldermanic District 17
 Zoning District LL-T
 Special Requirements EXIST. LV.
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 4824 High Crossing Blvd & 2501 East Springs Drive
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
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant 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: Amy Hasselman, AIA Company: Architecture Network Inc
Street Address: 116 E Dayton St City/State: Madison, WI Zip: 53703
Telephone: (608) 251-7515 x33 Fax: (608) 251-7566 Email: amy_hasselmann@architecture-network.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: Inventory lot and stormwater management

Development Schedule: Commencement November 2013 Completion June 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- *Seven (7) copies* of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- *Twenty Five (25) copies* of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- *One (1) copy* of the plan set reduced to fit onto 8 ½ X 11-inch paper

*For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & 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 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.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: 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 alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
18 July 2013, Alder Joe Clausius; 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: 7/15/2013 Zoning Staff: Matt Tucker Date: 7/15/2013

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

Name of Applicant [Signature] Relationship to Property: OWNER
Authorizing Signature of Property Owner DON M GOBEN Date 16 Sept 2013 7



**architecture
network, inc.**

116 E. Dayton St.
Madison, WI 53703
608.251.7515
608.251.7566 fax
www.architecture-network.net

September 18, 2013

Planning and Development
City of Madison, Wisconsin
215 Martin Luther King, Jr. Blvd.
PO Box 2984
Madison, WI 53701-2984

RE GOBEN CARS, 4824 HIGH CROSSING BLVD & 2501 EAST SPRINGS DR, MADISON, WI
PLAN COMMISSION AND URBAN DESIGN APPLICATION PHASE 2

It is the intent of the Owner, Don Goben of DMG Holdings, to develop the current vacant land at Lot #4, CSM 11320 High Crossing Boulevard as an extension of his approved automobile retail outlet at 2501 East Springs Drive. An alteration to the approved plans for 2501 East Springs Drive is also requested, to tie the two sites together. The proposed use is a Permitted Use in the current and new Zoning Ordinances. Plan Commission approval is required as these lots are part of a Planned Commercial Development.

The work is scheduled to start after approval and to be finished in the Spring. The estimated cost of construction is \$550,000 in addition to the work being performed on the site at 2501 East Springs Drive. The number of construction workers (35) is the same as those working on 2501 East Springs Drive, however they will be working for a longer period of time with the addition of this new lot. No public subsidy is requested.

This lot will be developed as an expansion of the adjacent approved auto sales facility. It will handle stormwater runoff from the adjacent lot, as well as from the proposed inventory display and connecting drives. A large area of the property, as well as the alterations to the plans for the lot at 2501 East Springs Drive, will be landscaped with bio-basins (commercial-sized rain gardens). These replace the approved underground tank at 2501 East Springs Drive. The remainder of the lot will be developed for inventory display and connecting access drives. We propose to develop the paved area in phases, with the street facing inventory and access off High Crossing Boulevard to be developed first. The connections to the existing drive along the back of the lot will be added in five years or when the adjacent lot develops, whichever happens first. The third phase will be an additional area of inventory display, added when need arises but not before the drive access is connected. The areas undeveloped in the first phase will be seeded with lawn.

The development of this lot improves the access to the facility for customers, as well as providing a better solution for stormwater management.


Amy Hasselman, AIA
Architect

DIRECTORY

Owner:

Don Goben 608-216-0500
Goben Cars
DMG Holdings
1415 Pflam Road
Madison, WI 53716 gobencars1@yahoo.com

Architect:

Arlan Kay 608-251-7515, ext 27
Architecture Network, Inc
116 E. Dayton Street
Madison, WI 53703 arlan_archnet@tds.net

General Construction:

Al Bachmann 608-222-8869
Bachmann Construction
1201 South Stoughton Road
Madison, WI 53716 abachmann@bachmannconstruction.net

Civil & Surveyor:

Ron Klaas 608-833-7530
D'Onofrio & Kottke
7530 Westward Way
Madison, WI 53717 rklaas@donofrio.cc

Landscape Architect:

Heidi Natura 773-467-1634
Living Habitats
6457 N. Sayre Avenue
Chicago, IL 60631 heidinatura@livinghabitats.com

Lighting Design:

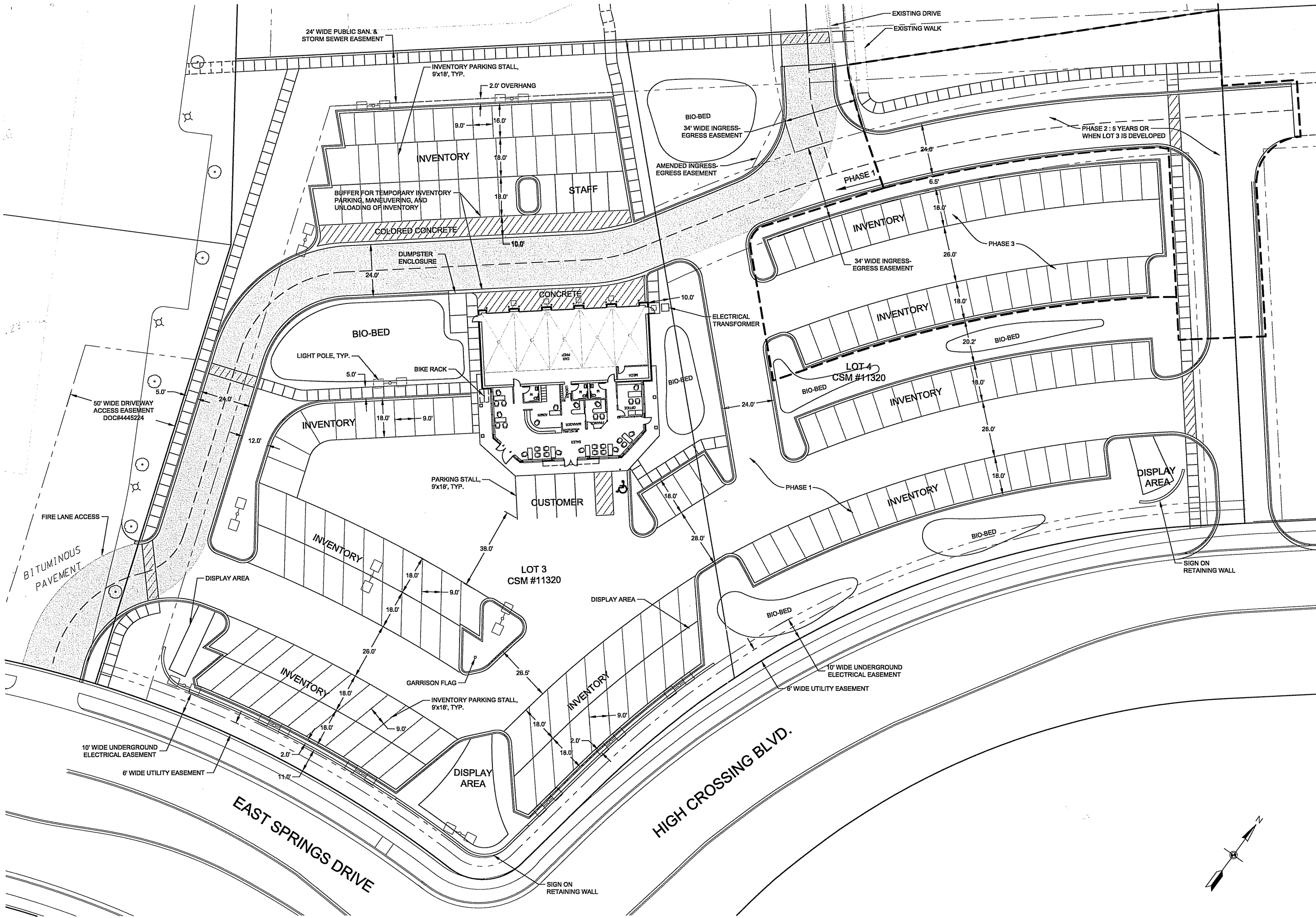
Doug Hill 608-279-1717
Innovative Engineering Services
9514 Union Valley Rd
Black Earth, WI 53515 dhill.ies@tds.net

SITE INFORMATION

Lot Area, High Crossing 63,497 SF
Altered Lot Area, East Springs 5,518 SF

GOBEN CARS

East Springs Drive
Madison, Wisconsin



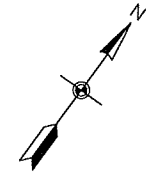
REVISIONS:

DATE: 09-18-13
SCALE: 1"=20'
PROJECT: K1214
DRAWN BY: JMS
DRAWING NAME:

EXPANDED SITE PLAN

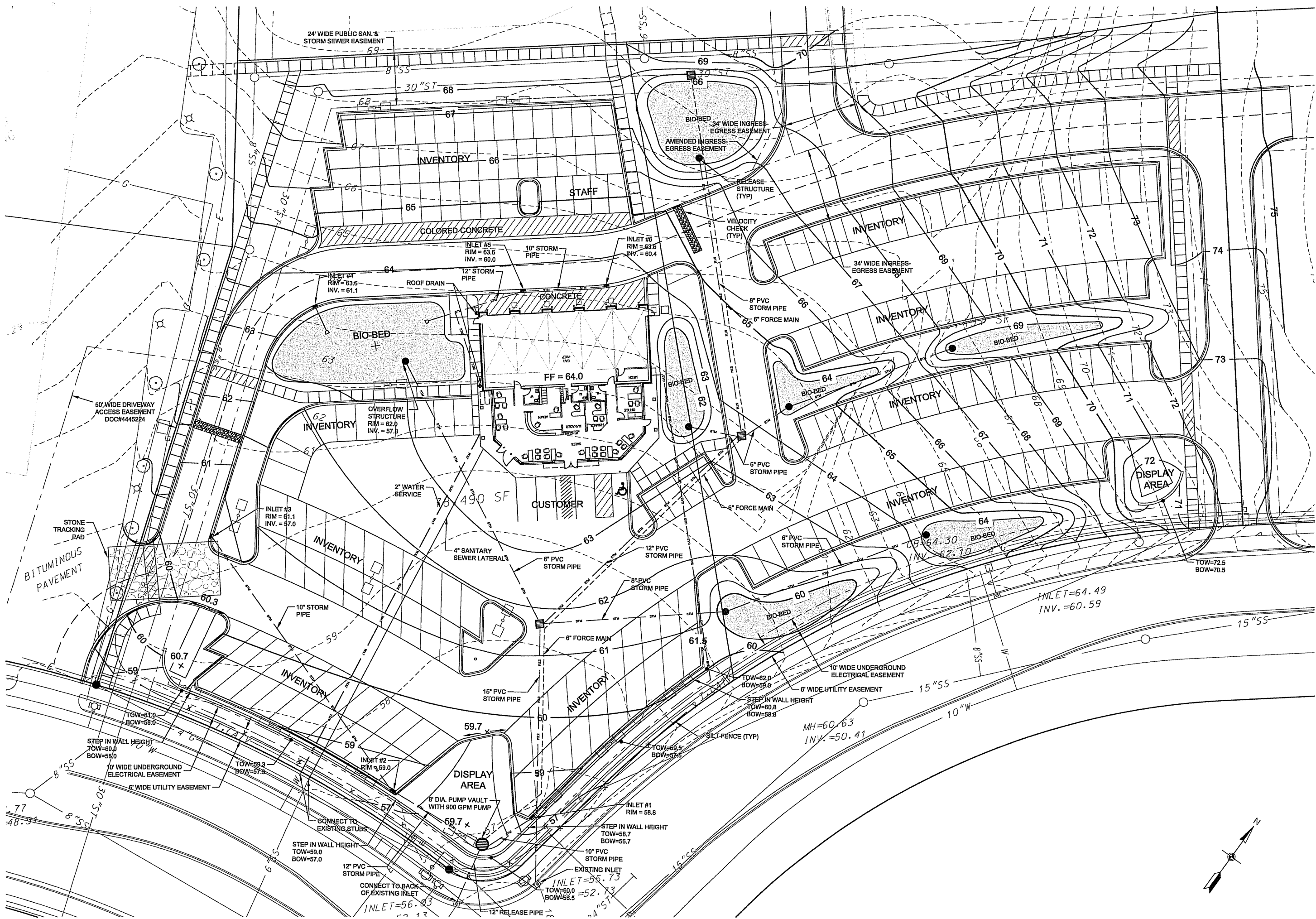
DRAWING NUMBER:

C-1.0



GOBEN CARS

East Springs Drive
Madison, Wisconsin



REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 09-18-13
SCALE: 1"=20'
PROJECT: K1214
DRAWN BY: JMS
DRAWING NAME:

EXPANDED GRADING AND UTILITY PLAN

DRAWING NUMBER:

C-1.1

NOT FOR CONSTRUCTION



116 East Dayton Street
 Madison, WI 53703
 608-251-7515 Phone
 608-251-7566 Fax
 www.architecture-network.net



GOBEN CARS

East Springs Drive
 Madison, Wisconsin

REVISIONS:

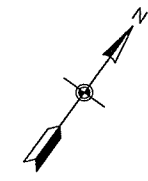
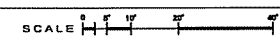
NO.	DATE	DESCRIPTION

DATE: 9/18/2013
 SCALE: 1
 PROJECT: 1"=20'-00"
 DRAWN BY: AP / HN
 DRAWING NAME:

LANDSCAPE PLAN
 DRAWING NUMBER:

L-1.0

A PLAN
 REFER TO GRAPHIC SCALE



NOT FOR CONSTRUCTION

Quantity	Key	Scientific Name	Common Name	Size	Root	Spacing
58	TREES					
3	BETNIG	<i>Betula nigra</i>	River Birch	8' clump	B&B	Plan
6	CELOCP	<i>Celtis occidentalis 'Prairie Pride'</i>	Prairie Pride Hackberry	2.5" cal.	B&B	Plan
9	GLFUS	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Thornless Common Honeylocust	2.5" cal.	B&B	Plan
13	GIRBIL	<i>Ginkgo biloba</i>	Ginkgo biloba	2.5" cal.	B&B	Plan
2	GYMBIO	<i>Gymnocladus dioica 'Espresso'</i>	Espresso Kentucky Coffee Tree	2.5" cal.	B&B	Plan
4	POPDES	<i>Populus deltoides 'Siouxland'</i>	Siouxland Poplar	2.5" cal.	B&B	Plan
12	QUETIC	<i>Quercus bicolor</i>	Swamp White Oak	2.5" cal.	B&B	Plan
3	QUEMAC	<i>Quercus macrocarpa</i>	Bur Oak	2.5" cal.	B&B	Plan
7	QUESCH	<i>Quercus X schuetlii</i>	Schuetlii Oak	2.5" cal.	B&B	Plan
2	LUMNEH	<i>Ulmus x 'New Horizon'</i>	Accolade Smoothleaf Elm	2.5" cal.	B&B	Plan
13	SMALL TREES					
	AMEGRA	<i>Amelechier x grandiflora</i>	Apple Serviceberry	4' ht.	B&B	Plan
	CRACIN	<i>Crataegus crus-galli var. inermis</i>	Thornless Cockspur Hawthorn	4' ht.	B&B	Plan
6	CORAME	<i>Corylus americana</i>	American Hazelnut	5 gal.	Cont.	Plan
	VIBPRU	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	4' ht.	B&B	Plan
7	VIBTRI	<i>Viburnum trilobum</i>	Highbush Cranberry	4' ht.	B&B	Plan
385	SHRUBS					
47	AROMEL	<i>Aronia melanocarpa</i>	Black Chokeberry	5 gal.	Cont.	Plan
16	CEOAME	<i>Ceanothus americanus</i>	New Jersey Tea	5 gal.	Cont.	Plan
39	HYDARA	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	7 gal.	Cont.	Plan
	PHYOPU	<i>Physacorus opulifolius</i>	Common Ninebark	5 gal.	Cont.	Plan
49	RHUIARG	<i>Rhus aromatica 'Gro-low'</i>	Gro-low Sumac	5 gal.	Cont.	Plan
67	ROSNEW	<i>Rosa</i>	Low Rose	5 gal.	Cont.	Plan
	SYRMPA	<i>Syringa meyeri 'Palibin'</i>	Palibin Lilac	5 gal.	Cont.	Plan
160	SYMCHA	<i>Symphoricarpos x chenaultii 'Hancock'</i>	Hancock Coralberry	2 gal.	Cont.	Plan
7	VIBDEN	<i>Viburnum dentatum</i>	Arrowwood Viburnum	5 gal.	Cont.	Plan
1360	PERENNIALS					
62	ALLCER	<i>Allium cernuum</i>	Nodding Onion	gal.	Cont.	18"
140	ANECAN	<i>Anemone canadensis</i>	Meadow Anemone	gal.	Cont.	18"
50	ASCTUB	<i>Asclepias tuberosa</i>	Butterflyweed	gal.	Cont.	18"
50	ASTAZU	<i>Aster azureus</i>	Sky Blue Aster	gal.	Cont.	18"
50	CORPAL	<i>Careopsis palmata</i>	Prairie Coreopsis	gal.	Cont.	18"
80	ECHPUR	<i>Echinacea purpurea</i>	Purple Coneflower	gal.	Cont.	18"
30	EUPMGA	<i>Eupatorium maculatum 'Gateway'</i>	Spotted Joe Pye Weed	gal.	Cont.	18"
100	HEURIC	<i>Heuchera richardsonii</i>	Prairie Alum Root	gal.	Cont.	18"
80	LIAPYC	<i>Liatris pychnostachya</i>	Blazing Star	gal.	Cont.	18"
28	MISSGR	<i>Miscanthus sinensis 'Gracillimus'</i>	Malden Grass	gal.	Cont.	18"
50	PANVRO	<i>Panicum virgatum 'Rotahbusch'</i>	Red Switch Grass	gal.	Cont.	18"
50	PARINT	<i>Parthenium integrifolium</i>	Wild Quinine	gal.	Cont.	18"
50	PENDHR	<i>Penstemon digitalis 'Nusker Red'</i>	Foxglove Beard Tongue	gal.	Cont.	18"
40	PETPUR	<i>Petalostemum purpureum</i>	Purple Prairie Clover	gal.	Cont.	18"
50	PHYVIR	<i>Physostegia virginiana</i>	Obedient Plant	gal.	Cont.	18"
50	RATPIN	<i>Ratibida pinnata</i>	Yellow Coneflower	gal.	Cont.	18"
100	RUDFGO	<i>Rudbeckia fulgida 'Goldsturm'</i>	Goldsturm Black-eyed Susan	gal.	Cont.	18"
80	SCHSCO	<i>Schizanthus scapoletus</i>	Little Bluestem	gal.	Cont.	18"
120	SEDHER	<i>Sedum 'Herbstfreude'</i>	Autumn Joy Sedum	gal.	Cont.	18"
100	SPOHET	<i>Sporobolus heterolepis</i>	Prairie Dropseed	gal.	Cont.	18"

NOTES: 1. REFER TO SPECIFICATIONS
 2. SEED ALL LAWN AREAS
 3. PLANTING BED MAY HAVE MULCH OR LAWN AREA 18"-2" WIDE TO BUFFER ALONG VEHICLE USE AREAS
 4. MULCH ALL TREES, SHRUBS, AND PLANTING BEDS PER SPECIFICATIONS

A PLANT SCHEDULE

Quantity	Key	Scientific Name	Common Name	Size	Root	Spacing	Wetland Indicator
2,800	BIOBED PLANTING MIX (4190 SF)						
196		<i>Allium cernuum</i>	Nodding Wild Onion	gal.	Cont.	15"	FAC+
140		<i>Aster ericoides</i>	Heath Aster	gal.	Cont.	15"	FACW+
224		<i>Carex vulpinoidea</i>	Fox Sedge	gal.	Cont.	15"	OB
56		<i>Eryngium yuccifolium</i>	Rattlesnake Master	gal.	Cont.	15"	FAC+
140		<i>Helianthus autumnalis</i>	Autumn Sneezeweed	gal.	Cont.	15"	FACW+
140		<i>Labelia sphaillita</i>	Great Blue Lobelia	gal.	Cont.	15"	FACW+
140		<i>Monarda fistulosa</i>	Wild Bergamot	gal.	Cont.	15"	FACU
140		<i>Panicum virgatum</i>	Switchgrass	gal.	Cont.	15"	FAC+
56		<i>Penstemon digitalis</i>	Foxglove	gal.	Cont.	15"	FAC-
252		<i>Schizanthus scapoletus</i>	Little Bluestem	gal.	Cont.	15"	FACU-
84		<i>Silphium perfoliatum</i>	Cup Plant	gal.	Cont.	15"	FACW-
56		<i>Silphium teranthinocum</i>	Prairie Dock	gal.	Cont.	15"	FACU
140		<i>Solidago rigida</i>	Stiff Goldenrod	gal.	Cont.	15"	FACU-
252		<i>Sorghastrum nutans</i>	Indian Grass	gal.	Cont.	15"	FACU+
252		<i>Spartina pectinata</i>	Prairie Cordgrass	gal.	Cont.	15"	FACW+
140		<i>Sporobolus heterolepis</i>	Prairie Dropseed	gal.	Cont.	15"	FACU-
112		<i>Veronica fasciculata</i>	Ironweed	gal.	Cont.	15"	FACW
140		<i>Veronicastrum virginicum</i>	Culver's Root	gal.	Cont.	15"	FAC
140		<i>Zizia aurea</i>	Golden Alexanders	gal.	Cont.	15"	FAC+

NOTES: 1. REFER TO SPECIFICATIONS
 2. PLANTINGS MAY HAVE MULCH OR LAWN AREA 18"-2" WIDE TO BUFFER ALONG VEHICLE USE AREAS
 3. PLANT SPECIES AND SIZE SUBSTITUTIONS MAY BE MADE PRIOR TO CONSTRUCTION DUE TO PENDING SOIL TESTING RESULTS AND FINAL ENGINEERING

B PLANT SCHEDULE: BIOBED

LANDSCAPE CALCULATIONS PER ZONING CODE (28.142;4c)				
PLANT TYPE	POINTS	MINIMUM SIZE AT INSTALLATION	QTY PROVIDED	POINTS RECEIVED
OVERSTORY DECIDUOUS TREE	35	2 1/2" CAL	58	2030
ORNAMENTAL TREE	15	1 1/2" CAL	13	195
EVERGREEN TREE	15	3FT TALL	0	0
SHRUB, DECIDUOUS	2	18" OR 3G	385	770
SHRUB, EVERGREEN	3	18" OR 3G		0
ORNAMENTAL GRASSES	2	18" OR 3G	(1 GAL SIZE PROVIDED)	NA
ORNAMENTAL/DECORATIVE FENCING OR WALL	4 PER 10 IN. FT.	N/A		
TOTAL POINTS PROVIDED				2995
TOTAL SITE AREA (SF)	143,760			
POINTS REQUIRED	2396			

C LANDSCAPE CALCULATIONS



GOBEN CARS

East Springs Drive
Madison, Wisconsin

REVISIONS:	

DATE: 9/18/2013

SCALE: 1

PROJECT: 1"=20'-00"

DRAWN BY: AP / HN

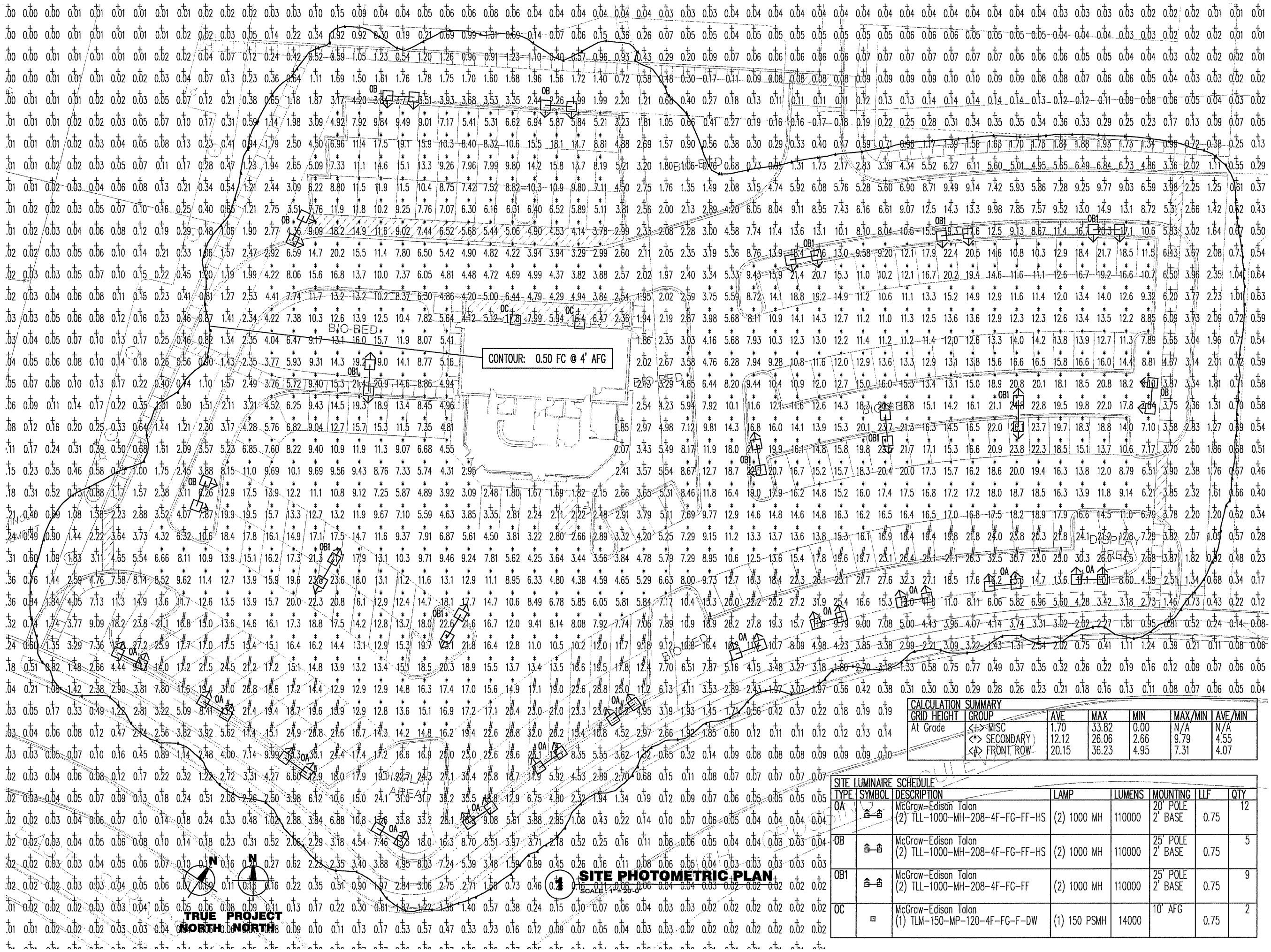
DRAWING NAME: LANDSCAPE PLAN SCHEDULES

DRAWING NUMBER: L-2.0

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. CONSTRUCTION DOCUMENTS WILL BE BASED ON SOILS TESTS AND FINAL ENGINEERING.

Gobben CARS

East Springs Drive
Madison, Wisconsin



CALCULATION SUMMARY					
GRID HEIGHT	GROUP	AVE	MAX	MIN	MAX/MIN
At Grade	<+> MISC	1.70	33.82	0.00	N/A
	<<> SECONDARY	12.12	26.06	2.66	9.79
	<<#> FRONT ROW	20.15	36.23	4.95	7.31

SITE LUMINAIRE SCHEDULE						
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING	LLF
OA	☐	McGraw-Edison Talon (2) TLL-1000-MH-208-4F-FG-FF-HS	(2) 1000 MH	110000	20' POLE 2' BASE	0.75
OB	☐	McGraw-Edison Talon (2) TLL-1000-MH-208-4F-FG-FF-HS	(2) 1000 MH	110000	25' POLE 2' BASE	0.75
OBI	☐	McGraw-Edison Talon (2) TLL-1000-MH-208-4F-FG-FF	(2) 1000 MH	110000	25' POLE 2' BASE	0.75
OC	☐	McGraw-Edison Talon (1) TLM-150-MP-120-4F-FG-F-DW	(1) 150 PSMH	14000	10' AFG	0.75

SITE PHOTOMETRIC PLAN

REVISIONS:	
REV-1	XX-XX-2013

DATE: 08-09-2013
SCALE: -
PROJECT: KI214
DRAWN BY: IES
DRAWING NAME:

SITE PHOTOMETRIC PLAN

DRAWING NUMBER:

E-0.1