

**CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE**

DATE: April 29, 2005

TO: Plan Commission

FROM: Bradley J. Murphy, Director, Planning Unit



SUBJECT: **Proposed Memorandum of Understanding – 1415 Pflaum Road**

On April 18, 2005, the Plan Commission referred a request for conditional use approval for 1415 Pflaum Road to allow a Goblen Cars used car sales lot so that the applicant, Donovan Leasing, and their attorney could meet with representatives of the Glendale Neighborhood Association to reach a consensus on conditions of approval for the used car lot. That meeting never occurred. On April 28, 2005, the Planning Unit received a copy of memorandum of understand (MOU) proposed by William F. White on behalf of the applicant in an effort to provide a framework for Plan Commission approval. Mr. White can inform the Commission of efforts to follow up on the Commission's request.

The MOU contains 16 conditions proposed by the applicant to guide operations of the used car lot. The conditions are largely derived from conditions of approval that were proposed by the Glendale Neighborhood Association, Alderperson Judy Compton and the Plan Commission at the April 18 Commission meeting. The Planning Unit has reviewed the proposed MOU against the conditions it believes were discussed at the last hearing and offers the following comments (highlighted in **bold**).

1. The Premises will be operated in accordance with the plans submitted by Goblen and any additional condition[s] added by the Plan Commission.
2. There will be no loading or unloading of automobiles on site of the Premises.
3. Exterior lighting on the site will be directed in a downward fashion. **A lighting plan including fixtures will be approved by the Planning Unit.**
4. Landscaping will be conducted in accordance with the landscaping plan approved by the City of Madison Plan Commission staff. **Staff has reviewed the revised site plan provided with the MOU and will provide comments at the end of this memo.**
5. No test drives of automobiles will be conducted through the neighborhood. **Staff agrees with the intent of the condition but recommends that it state "any residential street" instead "the neighborhood" so as to preclude test drives in areas east of S. Stoughton Road.**
6. Goblen will remove the existing gas tanks on-site.
7. There will be no exterior speakers or radios on the Premises so as to be audible from any surrounding properties. **Staff recommends a clarification regarding live radio remotes, which were identified on a couple of occasions during the April 18 hearing, be included in this condition.**
8. The existing building on the Premises will be repainted with signage added in accordance with City of Madison approved sign permit.
9. There will be no car wash on site.
10. Goblen will maintain the Premises in a neat and orderly fashion.
11. Any dumpster maintained by Goblen will be located inside the existing building. **Staff suggests removal of the phrase "maintained by Goblen" from this condition.**

12. There will be no rusted cars on-site on display. **A comment from the alderperson also noted no “run-down” vehicles. The Commission should consider clarification of the meaning of this and inclusion of such a stipulation as part of the condition.**
13. The CUP [conditional use permit] will not be transferable except for intra-family transfers, which transfers will be notified in writing [to the] Glendale [neighborhood association]. **The condition might include language indicating when such notification of the neighborhood association will occur. The Planning Unit suggests 30 days is appropriate.**
14. The easement running to the west side of the Premises will remain unobstructed and the existing driveway access to the Premises from the easement will be sealed. **Staff recommends that the “sealing” include the installation of curbing to protect any proposed landscaping.**
15. The two existing curb cuts to Pflaum Road will be sealed and landscaped. **Staff recommends that the “sealing” include the installation of curbing to protect any proposed landscaping.**
16. The maximum number of automobiles to be located on-site shall not exceed 68 for all display autos, employee parking and customer parking in accordance with the attached schematic diagram and as finally approved by the City of Madison Plan Staff. **The Plan Commission recommended that the total number of used cars on display not exceed about 55 cars. The plan presented with the MOU proposes seven customer-employee parking stalls and 61 display stalls, including a number of tandem stalls. Staff recommends specific revisions to the plan below that will likely reduce the number of display stalls to a number close to the 55 spaces discussed at the last hearing.**

Other conditions identified by staff not during the April 18 hearing not reflected in the MOU include the formation of a neighborhood advisory council to oversee the used car lot, and a prohibition against mechanical work occurring outside of the building on Premises as requested by the Alderperson.

The revised site plan includes used car display areas in the southwest corner of the site and along most of the Pflaum Road and S. Stoughton Road frontages with the exception of the lone driveway into the site in the southeastern corner. The Planning Unit recommends that the plan be augmented to provide additional landscaping along the street frontage by removing the two display stalls at the western end of the display row and one stall at the eastern end of the row, and by better framing the driveway from S. Stoughton Road with additional landscaping and curbing on the north side of the driveway. There does not appear to be landscaping proposed where the driveway leading to the alley will be abandoned. Staff also recommends that the plan be revised to continue the line of hedges that will be planted to the south of the former driveway across the driveway to provide screening of the adjacent residential from the customer parking area that is proposed.

The total number of used car display stalls and customer-employee parking stalls may be subject to change as a result of the specific conditions of approval that may be placed upon this project, though the Planning Unit believes that the 55 display stalls suggested by the Plan Commission to be appropriate.

MICHAEL BEST

& FRIEDRICH LLP

One South Pinckney Street
Suite 700
Madison, WI 53703
P.O. Box 1806
Madison, WI 53701-1806
Phone 608.257.3501
Fax 608.283.2275

William F. White
Direct 608.283.2246
Email wfwhite@michaelbest.com

April 28, 2005

City of Madison Plan Commission
c/o City of Madison Department of Planning
and Development
Room G-100
215 Martin Luther King, Jr. Blvd.
Madison, WI 53709

Re: Donovan Leasing d/b/a Goben Cars

Dear Commissioners:

On April 18, 2005, the Plan Commission referred the Conditional Use Permit Application of Donovan Leasing to the May 2, 2005 Plan Commission meeting. The referral was for Mike Lawton, the attorney for the Glendale Neighborhood Association, and for me to meet to "hash out" mutually agreeable terms on the CUP. On Friday, April 22, 2005, I forwarded proposed terms to Mike Lawton. Those terms were supplemented by a submission to him on Tuesday, April 26, 2005. That supplement amended one of the original proposed terms to not limit the upper end of the price range of vehicles to be sold on site to a \$15,000 value. We also transmitted a site plan showing automobile parking of inventory, customers, and employee parking on site. Copies of the April 26 letter with attachments are attached hereto.

As I understand it, the Neighborhood Association met Wednesday evening, April 27th, without Mr. Lawton being present, without the Gobens being present, and without Alder Compton being present, it being specifically intended that these parties were to be excluded from the meeting. At approximately 1:30 today, Attorney Lawton informed me that the Glendale Neighborhood Association was no longer using his services and they would approach the Plan Commission on their own.

We bring these matters to your attention to indicate the current status of the process. Donovan Leasing stands ready, willing and able to continue working with the Neighborhood to the extent that they are willing to work with us. In the meantime, we believe that the attached conditions fairly address the issues which were raised by a few of the Neighborhood representatives. However, we do not think any further referrals are either prudent or warranted.

MICHAEL BEST

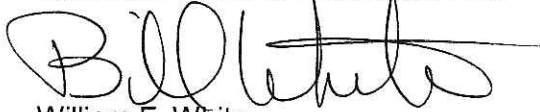
& FRIEDRICH LLP

City of Madison Planning Commission
April 28, 2005
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We will continue trying to make contact with the Neighborhood Association. In the meantime, please feel free to give me a call with any questions at 695-4946.

Very truly yours,

MICHAEL BEST & FRIEDRICH LLP



William F. White

WFW:tml

cc: Don and Noelle Goben
Barbara Goben
Alder Judy Compton
Kathy Dustin, Glendale Neighborhood Association
Michael Lawton, Esq.
Bill Roberts
John Leach

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MICHAEL BEST

& FRIEDRICH LLP

One South Pinckney Street
Suite 700
Madison, WI 53703
P.O. Box 1806
Madison, WI 53701-1806
Phone 608.257.3501
Fax 608.283.2275

William F. White
Direct 608.283.2246
Email wfwhite@michaelbest.com

April 26, 2005

VIA HAND DELIVERY

Michael J. Lawton, Esq.
Lathrop & Clark LLP
740 Regent Street, Suite 400
P.O. Box 1507
Madison, WI 53701-1507

Dear Mike:

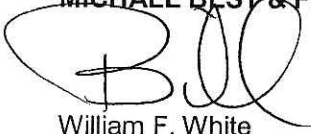
Please find enclosed two site plans showing the layout configuration for the pre-owned automobile inventory on the Goben Cars site.

I am also enclosing a revised Memorandum of Understanding. At this point, we do not feel comfortable limiting the sales prices for the vehicles as we may actually wish to offer more expensive vehicles than I had originally indicated. I suggest in this regard that we set up a mechanism going forward where we can notify the Neighborhood Association of our proposed price range and not artificially limit ourselves.

Please let me know if you have any questions.

Very truly yours,

MICHAEL BEST & FRIEDRICH LLP



William F. White

WFW:tml

Enclosure

cc: Donovan Leasing (w/encl.)

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MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made and entered into this ____ day of April, 2005 by and between THE GLENDALE NEIGHBORHOOD ASSOCIATION, a Wisconsin non-profit corporation ("Glendale"), and DONOVAN LEASING COMPANY, d/b/a GOBEN CARS ("Goben").

WHEREAS, Goben has submitted a Conditional Use Permit ("CUP") Application for a pre-owned motor vehicle sales facility located at 1415 Pflaum Road in the City of Madison ("Premises"); and,

WHEREAS, Glendale has indicated an interest in ensuring that Goben's proposed conditional use complies with the City of Madison Zoning Ordinances; and,

WHEREAS, at a City of Madison Plan Commission meeting held on Monday, April 18, 2005, the Plan Commission directed Goben and Glendale to work together to come to a mutually agreeable set of conditions and the parties wish to memorialize their understanding as to the operational conditions imposed upon Goben and to seek the City of Madison Plan Commission's approval to add these items into Goben's plan of operation or conditions of approval as appropriate; and,

WHEREAS, the parties do not wish this to be a contract, but merely a statement of their understanding of the terms under which Goben will operate its business at the site.

The following constitutes the items agreed to by Glendale and Goben:

1. The Premises will be operated in accordance with the plans submitted by Goben and any additional condition added by the Plan Commission;
2. There will be no loading or unloading of automobiles on-site of the Premises;
3. Exterior lighting on the site will be directed in a downward fashion;

4. Landscaping will be conducted in accordance with the landscaping plan approved by the City of Madison Plan Commission staff;
5. No test drives of automobiles will be conducted through the neighborhood;
6. Goben will remove the existing gas tanks on-site;
7. There will be no exterior speakers or radios on the Premises so as to be audible from any surrounding properties;
8. The existing building on the Premises will be repainted with signage added in accordance with a City of Madison approved sign permit;
9. There will be no car wash on site;
10. Goben will maintain the Premises in a neat and orderly fashion;
11. Any dumpster to be maintained by Goben will be located inside the existing building;
12. There will be no rusted cars on-site on display;
13. The CUP will not be transferable except for intrafamily transfers, which transfers will be notified in writing Glendale;
14. The easement running to the west side of the Premises will remain unobstructed and the existing driveway access to the Premises from the easement will be sealed;
15. The two existing curb cuts on to Pflaum Road will be sealed and landscaped;

16. The maximum number of automobiles to be located on-site shall not exceed 68 for all display autos, employee parking and customer parking in accordance with the attached schematic diagram and as finally approved by the City of Madison Plan Staff.

Dated this _____ day of April, 2005.

GLENDALE NEIGHBORHOOD ASSOCIATION

By: _____
Kathy Dustin, President

Attest: _____
_____, Secretary

DONOVAN LEASING COMPANY, INC.

By: _____
Noelle Goben, President



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: 1415 Pflaum Road – Conditional Use – Auto Sales in Former Service Station
COMMENTS ON REVISED PLAN

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
4. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
5. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Don M. Goben
Fax: 262-567-6062
Email: None

DCD:DJM:dm

#24

April 28, 2005

City of Madison Plan Commission
City of Madison Department of Planning
and Development
215 Martin Luther King, Jr. Boulevard
Madison, WI 53709

Dear Members of the Plan Commission,

The Memorandum of Understanding drafted for the Donovan Leasing Company/Goben Cars business does not reflect the conditions presented on behalf of the Glendale Neighborhood Association at the April 18, 2005 public hearing of the Plan Commission. Our Board of Directors met on April 27, 2005 for a Special Meeting to work on this correspondence. It is apparent that any understanding between Goben Cars and the Glendale Neighborhood Association will become moot through time. Given the neighborhood's prior experience with the practices of this small business it does not appear that any agreement will substantiate resolution due to the lack of trust that exists between the entities.

It is the intent of the Glendale Neighborhood Association to state that we do not feel this is the best use of the site at 1415 Pflaum Road. We are a healthy, vibrant area that touts an arboretum, a golf course, three public schools and large lots with attractive homes. We value the commitment of homeowners who stay in the city and we enjoy the beauty and location of our neighborhood in its proximity to the larger community. It is our contention that the addition of Goben Cars to the area will not enhance the quality of life as it exists in our neighborhood and therefore we adamantly request that you deny the Conditional Use Permit.

A used car dealership resides on the north Stoughton Road service drive. Adding another used car lot to the south side service drive is not viable given the pre-existing congestion. Vehicular, bike and pedestrian safety are compromised daily on this overactive and dangerous intersection. The proposed commercial site is delineated by an alley in between the residential parking of the duplex tenants and the exposure of the duplex rental units in proximity to the proposed site appear to be underdeveloped because of the lack of mature landscaping. Consideration should be given to the residents of these properties.

On January 26, 2005 I received an e-mail from the applicant. During a telephone conversation with Alder Compton on February 5, 2005 I asked her for a neighborhood meeting. After three requests to our Alder we hosted a meeting on March 9, 2005. Mr. Goben began petitioning the neighborhood on February 20, 2005 as noted on his petition. The duplex owner to the west of the property has consistently registered in opposition to the Goben proposal despite indications that the concerned parties most directly affected

by the site have shown support. The owner of the Glendale Townhomes has also remained opposed to this proposal in support of the neighborhood.

If the Plan Commission deems the Donovan Leasing Company/Goben Cars proposal as meeting the standards set forth in Zoning Code Sec.28.12(11) our Board would respectfully ask that the following provisions be included in the granting of the conditional use:

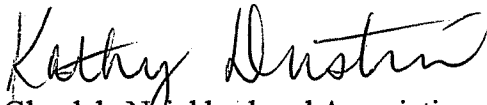
1. There will be no loading or unloading of vehicles on the premises. Semi-trailers must be off site and unloaded in a non residential location. The easement and service road may not be utilized for this purpose.
2. Exterior lighting will direct light down, not out from the poles in the parking lot and building lightscaping.
3. Issues related to the duplex, townhomes and adjoining properties will be addressed. Mature landscaping, traffic patterns, vehicle, bicycle and pedestrian safety should be considered.
4. No employee, owner or patron test drives will be conducted through the Glendale Neighborhood.
5. There will be no speakers indoor or outdoor that will create disruptive noise including, but not limited to music vans. Radio remotes with no on site noise must have the dates determined in advance for neighborhood notification.
6. Late model cars should be showcased. There should be spot checks for any inventory oversight.
7. There will be neighborhood notification of any site modification plans.
8. There will be a neighborhood advisory committee formed to deal with issues specific to this establishment.
9. The maximum number of vehicles to be located on the site for display, customer and employee parking shall be determined by the Plan Commission.
10. We hope that consideration will be given to the following issues:
 - a. All business transactions should remain in the commercial district.
 - b. Goben will remove existing tanks before business occurs on site.
 - c. The Conditional Use will be evaluated after a six month time period.
 - d. The proposed total of sixty eight cars is too high given the square footage of

the site, the building size and the layout of the lot.

- e. An accurate Site Plan should be filed with the City of Madison with the precise number of proposed cars on it.
- f. The Conditional Use Permit shall be non transferable to any other entity other than to whom it is issued to.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Dustin". The signature is written in black ink and is positioned above the printed name.

Glendale Neighborhood Association
Kathy Dustin, President

MICHAEL BEST

& FRIEDRICH LLP

One South Pinckney Street
Suite 700
Madison, WI 53703
P.O. Box 1806
Madison, WI 53701-1806
Phone 608.257.3501
Fax 608.283.2275

William F. White
Direct 608.283.2246
Email wfwhite@michaelbest.com

April 14, 2005

City of Madison Plan Commission
c/o City of Madison Department of Planning
and Development
Room G-100
215 Martin Luther King, Jr. Blvd.
Madison, WI 53709

Re: Goben Cars' Conditional Use Permit Application
1415 Pflaum Road

Dear Members of the Plan Commission:

We have been asked to represent Donovan Leasing Corporation d/b/a Goben Cars with respect to an application for a Conditional Use Permit to allow an automobile sales establishment at 1415 Pflaum Road. The site is currently zoned C-2 General/Commercial District. Goben Cars' sale of pre-owned vehicles will convert this site from an abandoned gas station and car wash into an attractively landscaped and well-lighted use which is uniquely suited to neighborhood redevelopment, and is consistent with the highway commercial uses on the U.S. Highway 51 corridor. The staff report has indicated that the applicant's plan meets the standards of the ordinance and staff does not object to the issuance of the Conditional Use Permit. We ask that it be approved at the Commission's April 18th meeting.

The site is currently occupied by an abandoned Amoco gas station and car wash. The site has been abandoned and boarded up for over one year. Indications are that the site has become the occasional hangout for individuals who have necessitated police calls. Goben Cars will remodel the gas station facility, remove the Amoco sign and seal up and discontinue two driveway curb cuts onto Pflaum Road. The sole remaining curb cut will be on to the frontage road abutting U.S.H. 51. The site will be landscaped per a plan approved by City staff and lighting will be appropriate for ingress and egress, and will enhance safety on the site. Hours of operation will be from 8 a.m. to 8 p.m. Monday through Friday, 9 a.m. to 6 p.m. on Saturdays and closed on Sundays. The exterior lighting will be shut down at 9 p.m., except for security lighting, and there will be no outdoor speakers on site or test drives on neighborhood side roads.

An existing driveway easement to the rear of the property services a neighboring apartment complex and can either remain open or be closed at the wish of the adjacent property owner. For these reasons, we believe that this site is an appropriate and attractive reuse of an obviously blighted corner, and we ask that the Plan Commission approve this Conditional Use Permit on April 18, 2005.

The Goben family has been active in this neighborhood selling pre-owned vehicles for many decades. This site will continue the ability of a small family business to continue to do business in the City of Madison. The family has worked with the Alderperson and neighbors since January 2005 to determine what impacts, if any, might be perceived by the neighbors and to mitigate those impacts. We remain open to receiving any articulated concerns and will attempt to address them. The Neighborhood Association Board voted on a 5-4 vote to oppose the CUP, but no reasons have been articulated to us as of the date of this letter.

We appreciate the opportunity to bring this matter before the Plan Commission and look forward to seeing you on Monday evening. If you have any questions about this matter prior to that time, please do not

MAILED TO PC
Agenda Item No. 11

MICHAEL BEST

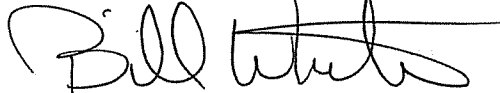
& FRIEDRICH LLP

City of Madison Planning Commission
April 14, 2005
Page 2

hesitate to contact me at home 244-6690 or on my cell phone at 695-4946.

Very truly yours,

MICHAEL BEST & FRIEDRICH LLP



William F. White

WFW:tml

cc: Don and Noelle Goben
Barbara Goben
Alder Judy Compton
Kathy Dustin, Glendale Neighborhood Association
Bill Roberts

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MICHAEL BEST

& FRIEDRICH LLP

One South Pinckney Street
Suite 700
Madison, WI 53703

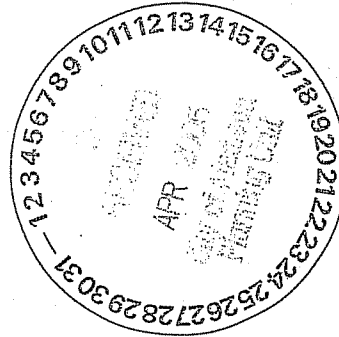
P.O. Box 1806
Madison, WI 53701-1806

Phone 608.257.3501
Fax 608.283.2275

William F. White
Direct 608.283.2246
Email wfwhite@michaelbest.com

April 4, 2005

VIA U.S. MAIL & E-MAIL:
GLENDALENA@YAHOO.COM



Kathy Dustin
Glendale Neighborhood Association
709 Glenview Drive
Madison, WI 53716

Dear Ms. Dustin:

We have been asked by Donovan Leasing Corporation d/b/a Goben Cars to assist them in working with the Glendale Neighborhood Association and the City of Madison in securing a Conditional Use Permit for auto sales at the northeast corner of Pflaum Road and U.S. Highway 51. I understand from meeting with Don and Barbara Goben that quite a bit of communication has already occurred with the Neighborhood Association and one referral from the Plan Commission has been received in order to allow the Neighborhood Association further opportunity to work with the Gobens.

It is not clear to me from reviewing the file notes on this matter what the unresolved issues the Neighborhood Association might have with the project. As the Gobens will be offering pre-owned vehicles for sale, it would appear to be a perfect re-use for a boarded up gas station. As I understand it, the City accomplishes many of its goals in this proposal. It also appears that the neighbors would likely choose elimination of a blighted corner and receive enhancement of the neighborhood through appropriate lighting and landscaping of the facility.

If you could identify the concerns for me, I would be greatly appreciative. In addition, should the Neighborhood Association meet between now and April 18th, I would appreciate the opportunity to meet with the group to discuss this matter further.

We look forward to cooperatively working with the Neighborhood Association to ensure an appropriate use on this obviously blighted corner. My contact information is listed at the top of this letter and I look forward to talking to you soon.

Very truly yours,

MICHAEL BEST & FRIEDRICH LLP

Bill
William F. White

WFW:tml

cc: Doug Klitzke
Dan and Barbara Goben
Alder Judy Compton
Mike Waiderich, City of Madison ✓

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E 27

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
February 28, 2005

CONDITIONAL USE APPLICATION LOCATED AT 1415 PFLAUM ROAD:

1. Requested Action: Convert a vacant gas station, convenience store, and car wash into an auto sales business.
2. Applicable Regulations: Section 28.09(3) allows automobile sales establishments in abandoned automobile service stations site as a conditional use in the C2 General Commercial District.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: Noelle Goben, Donovan Leasing Corporation, doing business as Goben Cars, 1415 Pflaum Road, Madison, WI 53716/Executive Management, Inc., 2901 International Lane, Madison, WI 53708.
2. Status of Applicant: Offer to purchase.
3. Development Schedule: The applicant wishes to occupy this site as soon as all necessary approvals have been obtained.
4. Parcel Location: Southwest corner of Pflaum Road/South Stoughton Road intersection, Madison Metropolitan School District, Aldermanic District 16.
5. Parcel Size: 25,203 square feet.
6. Existing Zoning: C2 General Commercial District.
7. Existing Land Use: Vacant gas station/car wash/convenience store site.
8. Surrounding Land Use and Zoning: This site is surrounded by a mix of highway-oriented commercial uses at the Pflaum Road/Stoughton Road intersection zoned C3L, M1 and C2.

Predominantly single-family residential dwellings to the west along Pflaum Road and Camden Road.
9. Adopted Land Use Plan: CH Highway Commercial District.
10. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

This property is served by the full range of urban services.

STANDARDS FOR REVIEW:

This proposal is subject to the conditional use standards.

ANALYSIS, EVALUATION AND CONCLUSION:

It is the applicant's intent to purchase this former "Amoco" gas station/car wash/convenience store that has been vacant for the past two years and open a car sales facility on this site. This site is within the South Stoughton Road-Highway 51 corridor. The highway at this location (including the frontage roads) has eight lanes of roadway. Changes to the site include cleaning and painting of the existing building and removing the attached automatic car wash. The existing gas pumps, tanks and island canopy will be removed.

There is a wide assortment of commercial activities along the Highway 51 corridor intended to serve a large area. The types of uses include another auto sales business, an oil change business, a contractor's shop, furniture sales, paint store, auto service/supply store, Farm & Fleet, fast food businesses, etc.

The proposed hours of operation will be 9:00 a.m. to 8:00 p.m. Monday through Friday; 9:00 a.m. to 6:00 p.m. on Saturdays and closed on Sundays. The Zoning Code limits the hours of operation for this type of use.

The Zoning Code allows automobile sales establishments in abandoned automobile service station sites in the C2 General Commercial District, provided that the Plan Commission determine that certain points have been addressed, specifically:

1. That there is adequate screening and landscaping, including between the site and residential uses.
2. That no permanent or temporary storage of vehicles in disrepair shall occur on the premises unless within a completely enclosed building.
3. That the site fronts on either a street designed as an arterial street or on a frontage road adjacent to a designated arterial street.
4. That illumination on the site does not adversely effect adjacent properties.
5. That signs shall conform to the size limitations of the R5 Residence District if the site is opposite or adjoining residential property.
6. The hours of operation shall be limited from 8:00 a.m. to 8:00 p.m. daily.

Staff feels that these elements can be addressed in the conversion of this abandoned service station into an automobile sales facility.

The existing landscaping on the site appears to be in average condition. The applicant's letter of intent states that they will be adding an additional five light poles spaced 40-feet apart at the front of the lot with the last pole set 50-feet from the adjacent property line. The final lighting plan and details will require staff approval in conformance with the existing City of Madison lighting ordinance.

All signage on the site will be reviewed by the City's Zoning staff and must conform to the limitations of the R5 Residence District. The Zoning staff have determined that the large "Amoco" sign on the site must be removed in order to comply with the ordinance.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission consider any input at the public hearing in determining that the conditional use standards are met. Staff feels that the conditional use standards can be met and do not object to the approval of this conditional use, subject to the following conditions:

1. Reviewing agency comments.
2. The applicant shall provide a detailed lighting plan for staff review and approval that complies with the existing Madison Lighting Ordinance.
3. The applicant shall provide detailed signage information to staff for review and compliance with the size limitations of the R5 Residence District. The large "Amoco" sign must be removed to comply with the ordinance. Staff notes that the applicant has stated in his letter of intent that there will be no loudspeaker on the site. This is very important given the site's close proximity to an existing residential neighborhood to the west.
4. The final site plan shall provide some landscaping in the closed drives near the sidewalk. The Zoning Code requires landscape plans, approved by a registered landscape architect, for parking lots of a certain size. The final landscape plan shall be approved by staff that provides additional landscaping along Pflaum Road and the adjacent duplex dwellings to the west of this site.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: March 7, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 1415 Pflaum Road Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. N/A

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 1415 Pflaum Road Conditional Use

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

EX-24



- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.

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- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

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Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 14, 2005

To: Bill Roberts, Planner III
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 1415 Pflaum Rd.

Present Zoning District: C-2

Proposed Use: Auto Sales in former service station (Goben Cars)

Conditional Use: 28.09(3)(d)16. Auto sales are a conditional use in abandoned service station sites provided the following conditions are met.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project).

GENERAL OR STANDARD REVIEW COMMENTS

1. Conditions from above code requirement:
 - a. That there is adequate screening and landscaping.
 - b. That no permanent or temporary storage of vehicles in disrepair shall occur on the premises unless within a completely enclosed building.
 - c. That the site fronts on either a street designated as an arterial street or on a frontage road adjacent to a designated arterial street.
 - d. That illumination of the site does not adversely affect adjacent properties.
 - e. That signage shall conform to the size limitation of the R-5 residential district if the site is opposite or adjoining residential property.
 - f. That the hours of operation shall be limited to 8:00 a.m. to 8:00 p.m.

2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stalls striped per State requirements. The stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. The ramp cannot be located in the striped out area.
 - c. Show the accessible path from the stall to the building.
 - d. Show wheel stops or curb if required to protect the accessible path.

3. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.

4. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

5. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). For outdoor merchandising areas, the maximum 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.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	25,203.68 sq. ft.
Lot width	50'	103.75
Usable open space	n/a	n/a
Yards	Existing building	Existing Building
Building height	--	1 story

Site Design	Required	Proposed
Number parking stalls	6 employee/customer stalls + <u>vehicles for sale stalls</u>	7 employee/customer stalls <u>27 vehicles for sale stalls</u> 34 total
Accessible stalls	1	(2)
Loading	n/a	n/a
Number bike parking stalls	2	(3)
Landscaping	Yes	(4)
Lighting	No	(5)

Other Critical Zoning Items	
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project does comply with all of the above requirements.

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APRIL 13, 2005

WE WOULD WELCOME GOBEN CARS TO THE CORNER OF PFLAUM AND STOUGHTON ROAD. WE LOOK FORWARD TO HAVING A BUSINESS ON THE CORNER LOOKING NICE AND THE POSSIBILITY OF DOING BUSINESS WITH THEM.

Robert O. Mueller (AOL)
Open Pantry 1215

JML
Dent Dr (Middletown)

Chris Dugham
Gr. American Chimneys

Brian Blain
P4TS TRUCK

Dayton

JENKS SERVICE CENTER

Donald L. Reilly

Don's Towing Service Inc.

Arac J. Pelajo
Pelajo's Mexican Rest.

Ray Johnson
Olson Vacuum Cleaners

[Signature]
ECLIPSE WINDOW TINTING

Reg. Lho A-Z Rental
A to Z Rental

APRIL 13, 2005

WE WOULD WELCOME GOBEN CARS TO THE CORNER OF PFLAUM AND STOUGHTON ROAD. WE LOOK FORWARD TO HAVING A BUSINESS ON THE CORNER LOOKING NICE AND THE POSSIBILITY OF DOING BUSINESS WITH THEM.

Joe Chamberlain
ALL RENTAL

Jean M Thompson
DOLLAR GENERAL

David Blum
MISTY MC. GAMES

VK f
SHERWIN-WILLIAMS

W. Depaoli
Intimate Hair

Celeste
Check Advance

Jammy Julien
Sign-A-Rama

W. R. King
RENE PHOTO

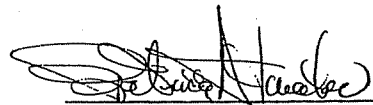
W. H. H.
KITCHEN IDEAS

W. H. H.
CORPORATE BUSINESS MACHINES

APRIL 13, 2005

WE WOULD WELCOME GOBEN CARS TO THE CORNER OF PFLAUM AND STOUGHTON ROAD. WE LOOK FORWARD TO HAVING A BUSINESS ON THE CORNER LOOKING NICE AND THE POSSIBILITY OF DOING BUSINESS WITH THEM.

Garrison Larson
Making Home Wives


QUALITY FURNITURE, Inc.

Brian Thomas
Mark Paint

Jan A. Park 4/18/05
Mechanix Motorsports

Pat M. Quinn
Madison Cub. Vending

Petition Regarding Conditional Use Permit

2-20-05

The signatures below indicate these neighbors approve granting a conditional use permit to Goben Cars for a used car lot at 1415 Pflaum Road.

Mildred Godoy	2672 S. Stoughton Rd	Mildred Godoy
Stormy-Kito Justice	2676 S. Stoughton Rd	Stormy-Kito Justice
Eric Streekstra	1701 Pflaum Rd	Eric Streekstra
Amaury Girin	5306 Camden Rd	Amaury Girin
Guadalupe ortiz	5304 Camden Rd.	Guadalupe ortiz
MARY F. GLYNN	5305 Camden	Mary F. Glynn
Ronda J. Chisholm	5310 Camden Rd.	Ronda J. Chisholm
Robert J. Lesch	5314 Camden Rd.	Robert J. Lesch
Leo Brown	5312 Camden Rd.	Leo J. Brown
KATHLEEN M CANKLIN	5322 CAMDEN RD	Kathleen M Canklin
GARY CROUCH	5404 CAMDEN RD	Gary Crouch
Bill Callahan	5414 Camden Rd	Bill Callahan
Lloyd Arndt	5417 Camden Rd	Lloyd H. Arndt
Crescentia John Foellmi	5421 Camden Rd	Crescentia J. Foellmi
Jason W Fowl	5502 CAMDEN RD	Jason W Fowl
JONATHAN JONES	5510 CAMDEN RD	Jonathan Jones
Beth Blalock	5720 CAMDEN RD	Beth Blalock
DAVE SMOKEY	5217 CAMDEN RD	Dave Smokey
MATT HINSON	5216 CAMDEN RD	Matt Hinson
Josephine Van	5218 Camden Rd	Josephine Van
Theresa M Kelley	1204 Pflaum Rd	Theresa M Kelley
Reddick Spivey	5221 Camden Rd	Reddick Spivey
MATT FIORI	5213 Camden Rd	Matt Fiori
Mariane Korb	5209 Camden Rd	Mariane Korb
PAUL SMITH	5210 Camden	Paul Smith

Petition Regarding Conditional Use Permit

The signatures below indicate these neighbors approve granting a conditional use permit to Goben Cars for a used car lot at 1415 Pflaum Road.

Print Name	Address	Signature	2-20-05
Rick Spratt	4805 Camden	Rick Spratt	
Ann Johnson	4806 Camden	Ann Johnson	
John Smith	4809 Camden	Peter Shelton	
ALAN HALVERSON	4816 CAMDEN	Alan Halverson	
Dan Tapan	4900 CAMDEN	Dan Tapan	
CAREY KOPPEN	4902 CAMDEN	Carey Koppen	
Wade Smith	4903 Camden	Wade Smith	
Scott Lindgren	4908 Camden	Scott Lindgren	
MALCOLM BROWN	4905 CAMDEN	Malcolm Brown	
Janice Sarnowski	4911 Camden	Janice Sarnowski	
Josh Mendt	4919 Camden	Josh Mendt	
Chris Edwards	4924 Camden	Chris Edwards	
Rick Andersen	4927 Camden	Rick Andersen	
Ronald Brandon	5001 Camden	Ronald Brandon	
Allan Link	4705 CAMDEN	Allan Link	
John Lynaugh	5011 Camden	John Lynaugh	
Sarah Christoph	5011 Camden	Sarah Christoph	
Brett Davis	5005 Camden	Brett Davis	
Justin Patterson	5013 Camden	Justin Patterson	
JAMES WADDELL	5016 CAMDEN	James Waddell	
Pam Waddell	5217 Maher Av.	Pam Waddell	
LINDA LARSON	5100 Camden Rd	Linda Larson	
Jeanette Clough	1305 Hob	Jeanette Clough	
KIRK KILLER	5104 CAMDEN Rd.	Kirk Killer	

Petition Regarding Conditional Use Permit 2-2005

The signatures below indicate these neighbors approve granting a conditional use permit to Goben Cars for a used car lot at 1415 Pflaum Road.

202-946-5021

A. Bar

Alberto Ramos	5212 Camden Rd	Alberto Ramos	53716
Eric Mc Johnson	5200 Camden Rd	Eric Mc Johnson	
Tina Wright	5204 Camden rd.	Tina Wright	
Tina Schmidt	5200 Camden Rd.	Tina Schmidt	
Paul BARBIAN	5225 MAHER AV	Paul Barbian	
Olive M. Riederer	5216 Maher Ave.	Olive M. Riederer	
David H. Niemann	5220 Maher Ave	David H. Niemann	
Barbara Niemann	5220 Maher Ave	Barbara A Niemann	
Caroline Landa	5221 maher ave	Caroline Landa	
Lyle Landa	5221 Maher Ave	Lyle R. Landa	
Joan Hobbsky	5508 Maher Ave.	Joan Hobbsky	
Jayne Serdjian	5500 MAHER AV	Jayne Serdjian	
Christopher Dyer	5412 MAHER AVE	Christopher Dyer	

Petition Regarding Conditional Use Permit

The signatures below indicate these neighbors approve granting a conditional use permit to Goben Cars for a used car lot at 1415 Pflaum Road.

Print Name	Address	Signature
Marvis Westbury	4812 Camden	Marvis Westbury
Vale Strand	4909 Camden	Kate Strand
R. Edwards	7/927 Camden	R. Edwards
Cyndi Baruelos	4924 Camden Rd #B	Cyndi Baruelos
Beatriz Hernandez	1301 HOB ST	Beatriz Hernandez
Debbie Dudenman	5113 Camden Rd	Debbie Dudenman
Cheryl Hatcher	5121 Camden Rd	Cheryl Hatcher
Chris Steptoe	5334A Camden	Chris Steptoe
Ebony Cross	5236 Camden	Ebony Cross
KEVIN MOORE	5136 Camden	Kevin Moore
Herbert Johnson	" "	Herbert Johnson
R. Schmelzper	5125 MAHER	R. Schmelzper
Ron Schultz	5121 Maher	Ron Schultz
Carol Powers	5008 Maher Ave	Carol Powers
Tom Roe	4900 Maher Av.	Tom Roe
Jesus Cabrera	4912 MAHER Av	Jesus Cabrera
Colleen M. Freitag	4816 Maher Ave.	Colleen M. Freitag
Ken Richard	5412 ALDER	Ken Richard
SARA ROTTER	5416 ALDER	Sara M. Rotter
KATHY KRITCHFIELD	5420 ALDER	Kathy Kritchfield
Marc Lanson	5421 Eastland Way	Marc Lanson
Bradley J. McMillan	5421 Eastland Way	Madison, WI 53716
Art Harrington	5409 Eastland Way	Madison, WI 53716
Carol M. Sahara	404 Douglas Trl	Madison 53716

Petition Regarding Conditional Use Permit

The signatures below indicate these neighbors approve granting a conditional use permit to Goben Cars for a used car lot at 1415 Pflaum Road.

Print Name	Address	Signature
Paul Wojat	5106 Camden	Paul Wojat
Kim Templeton	5108 CAMDEN RD	Kim Templeton
TONY L. FREEMAN	5112 CAMDEN RD	Tony L. Freeman
CHARLES FREEMAN	5114 CAMDEN RD	Charles Freeman
Jose Espinosa	5118 CAMDEN RD	Jose Espinosa
Lynnda Ramirez	5120 Camden Rd.	Lynnda Ramirez
DARREL THURLOW	5122 Camden Rd	Darrel Thurlow
Douglas Gilbertson	5132 Camden Rd	Douglas Gilbertson
Maybelle Sullivan	5133 Maher Ave.	Maybelle Sullivan
Lynn Lawnsdorf	5124 Maher Ave	Lynn Lawnsdorf
Lavonne Bauer	5116 Maher Ave	Lavonne Bauer
MIKE NEVINS	5100 MAHER AVE	Mike Nevins
Tina Moon	5113 Maher Ave	Tina Moon
MARIS REPENSHAK	5009 MAHER AVE	Maris Repenshak
Michael Smith	4917 Maher Ave	Michael Smith
ROY GARDENIER	4915 MAHER AVE	Roy Gardenier
MARYLOU FINNEGAN	4904 MAHER AVE	Marylou Finnegan
MERRI HOUTFORD	4821 Maher Ave	Merri Houtford
Kim Lynch	4817 Maher Ave.	Kim Lynch
Christopher J. Shonik	4813 Maher Ave	Christopher Shonik
ROBERT MOORE	4805 MAHER AVE	Robert Moore
Becky Lottes	5305 Admiral	Becky Lottes
Jessie Fuszau	5208 Admiral	Jessie Fuszau
DONNA HANSEN	209 PFLAUM RD	Donna Hansen
Christopher Harrison	5305 Pflaum Rd	Christopher Harrison

Petition Regarding Conditional Use Permit

The signatures below indicate these neighbors approve granting a conditional use permit to Goben Cars for a used car lot at 1415 Pflaum Road.

Michael Lamy	4817 Turner Ave	Michael Lamy
Don Obst	4900 Turner Ave	Don Obst
Russell L. Bartlett	4904 Turner Avenue	Russell L. Bartlett
Louise BARTLETT	"	Louise B. Bartlett
Andrew Mueller	4920 Turner Ave	Andrew Mueller
Patricia Haak	4924 Turner Ave	Patricia Haak
Gary Granewald	5004 Turner Ave	Gary Granewald
DAN Sime	5004 Turner Ave	DAN Sime
John Butkas	5012 Turner	JOHN BUTKAS
Bonnie Bhatti	5014 Turner	Bonnie Bhatti
MARV HANSEN	5117 TURNER	Marv Hansen
Gary L Esse	5121 Turner	Gary L Esse
ROD McCoy	5133 TURNER AVE	ROD McCoy
Adam Green	5221 Turner Ave	Adam Green
Izzy Schaffer	5227 Spaanem Ave	Izzy Schaffer
Kevin Brellenthin	5213 Spaanem Ave	Kevin Brellenthin
Victor Delgado	5209 Spaanem Ave	Victor Delgado
Margaret Franklin	4917 Turner Ave	Margaret Franklin
Sarah Scheib	5133 Spaanem	Sarah Scheib
Randi Walsh	5125 SPAANEM	Randi Walsh
JEFF CARLSON	5121 SPAANEM	Jeff Carlson
FRANCIS THOUSAND	5113 SPAANEM	Francis Thousand
Charlotte Johnson	5105 Spaanem	Charlotte Johnson
Eunice Hardy	5028 Spaanem	Eunice Hardy
Joanne Smith	5020 Spaanem	Joanne Smith

Petition Regarding Conditional Use Permit

The signatures below indicate these neighbors approve granting a conditional use permit to Goben Cars for a used car lot at 1415 Pflaum Road.

AP# 2526 53746

Delores Hernandez 2526 S. Staughton Rd Madison WI D. Hernandez

Tara N. Nolley 2532 S. Staughton Rd Madison WI Tara Nolley

Cindy Braken 2566 S Staughton Rd Madison WI Cindy Braken

Steve McIlroy 2570 S. Staughton Rd. Steve McIlroy

Cheryl Lund 2562 S. Staughton Rd Cheryl Lund

Carmen Hyst 2560 S. Staughton Rd Madison WI Carmen Hyst

Stephanie Wild 2554 S Staughton Rd Stephanie Wild

Natalie Danner 2552 S Staughton Rd Natalie Danner

Cliff Momm 2538 S. Staughton Rd Cliff Momm

COZ SOLO 2542 STOUTONG RD A.S.

Peggy Conklin 2548 S. Staughton Peggy Conklin

Amanda Hury 2550 S. Staughton Amanda Hury

DAVID MEYER 2622 S. STAUGHTON RD David Meyer

James A. Blum 2614 S. Staughton James Blum

~~Pat Blum~~

Mary Doyle 2624 S. Staughton Mary Doyle

Andrew Bea 2632 S. Staughton Rd Andrew Bea

Gary Baten 2632 S Staughton Rd Gary Baten

Ali Rodriguez 2634 S. Staughton Rd Ali Rodriguez

Frank Swenson 2636 S. Staughton Rd Frank Swenson

Jennifer Slade 2640 S Staughton Jennifer Slade

Theophilus Redd S. Staughton Rd Theophilus Redd

Ashley Lubman 2610 S. Staughton Rd Ashley Lubman

Alvaro Becerra 2604 S. Staughton Rd Alvaro B. Becerra

Petition Regarding Conditional Use Permit

The signatures below indicate these neighbors approve granting a conditional use permit to Goben Cars for a used car lot at 1415 Pflaum Road.

Print Name	Address	Signature
Jim Stanley-Erickson	5313 Alder Rd.	[Signature]
Christ McCarroll	5317 Alder Rd.	[Signature]
Eric J. Krenzel	5321 Alder Rd	[Signature]
Wanda Depew	5409 Alder Rd	[Signature]
Wanda Depew	5417 Alder Rd	[Signature]
Marilyn Snow	5421 Alder Rd.	[Signature]
Dorothy Dowell	5509 Alder Rd	[Signature]
Janet Koch	305 ACACIA LA	[Signature]
Debra Marks	5405 Eastland Way	[Signature]
Beth Foley	408 Douglas Tr	[Signature]
Bradley Lake	406 Douglas Tr	[Signature]
DAN SMALLEY	5420 DAVEN PL	[Signature]
Jennifer Zschernitz	409 Acacia Lane	[Signature]
Ken Woods	465 ACACIA LN.	[Signature]
Charles Martini	461 ACACIA LANE	[Signature]
Roger Erickson	509 Pflaum Rd.	[Signature]
Tom M. Robsam	5409 Groveland Ter.	[Signature]
[Signature]	5413 Groveland Ter	[Signature]
David Dunse	5421 Groveland Ter	[Signature]
Mary Lindsay	5501 Groveland Ter	[Signature]
Madison W.L. Goble	5505 GROVELAND TER	[Signature]
MR Mrs Ronald W. Kohut	508 Tompkins Dr	[Signature]
Mr. Perry	4808 Turner Ave	[Signature]
Sharon Adler	4808 Turner Ave	[Signature]

Petition Regarding Conditional Use Permit

The signatures below indicate these neighbors approve granting a conditional use permit to Goben Cars for a used car lot at 1415 Pflaum Road.

<u>NAME-PRINT</u>	<u>ADDRESS</u>	<u>SIGNATURES</u>
Lila Gundlach	5412 Dover Pl	Lila Gundlach
Janice Bradley	400 Acacia Ln	Jan Bradley
Elisia Nelson	5426 Anseland Jens	Elisia Nelson
Dann Hobbs	5504 Grandland Ter	Dann Hobbs
Betty Turner	4801 Turner Ave	Betty Turner
Steve Buckingham	4809 Turner Ave	Steve Buckingham
Ben Chase	4905 Turner Ave	Ben Chase
Brian Weber	4925 Turner Ave	Brian Weber
Patricia Rue	5005 Turner Ave	Patricia Rue
John Feuling	5013 Turner Ave	John Feuling
Chris Hunter	5021 Turner Ave	Chris Hunter
Mary Wolfe	5108 Turner Ave	Mary A. Wolfe
Bonnie Langrath	5200 Turner Ave	Bonnie Langrath
Paul Johnson	5204 Turner Ave	Paul Johnson

Petition Regarding Conditional Use Permit

The signatures below indicate these neighbors approve granting a conditional use permit to Goben Cars for a used car lot at 1415 Pflaum Road.

Print Name	Address	Signature
Carol Steinhofner	5016 Spaanem	Carol Steinhofner
MARJORIE STEELE	5008 Spaanem Ave.	Marjorie Steele
NICHOLE SPANEM STONE	5005 Spaanem Ave.	Nichole Spanem Stone
JEFF SPANEM	5013 SPANEM	Jeff Spanem
Rosella Erickson	5017 Spaanem	ROSSELLA ERICKSON
JEAN C. GELBACH	5025 Spaanem	Jean C. Gelbach

PETITION

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<u>NAME</u>	<u>ADDRESS</u>
1. <u>Nathan Haines</u>	<u>5017 Camden Rd</u>
2. <u>Adam Haines</u>	<u>5017 Camden Rd.</u>
3. <u>Kellen Verwege</u>	<u>5017 Camden Rd</u>
4. <u>Kelvin Howard</u>	<u>5133 Camden</u>
5. <u>Kevin Howard</u>	<u>5133 Camden</u>
6. <u>Scotty O'Neil</u>	<u>5125 Camden Rd.</u>
7. <u>Scotty O'Neil</u>	<u>5125 Camden Rd</u>
8. <u>Pat V. Feldman</u>	<u>5117 Camden Rd.</u>
9. <u>May Knapp</u>	<u>5109 Camden Rd</u>
10. <u>Pat V. Feldman</u>	<u>1209 Linda Vista Road</u>
11. <u>Pat V. Feldman</u>	<u>1209 Linda Vista Rd</u>
12. <u>Janet L. Dvorak</u>	<u>1200 Pflaum Rd</u>
13. <u>Sydney Atosyn</u>	<u>1205 Douglas Tr</u>
14. <u>Bruce Muhl</u>	<u>5505 Camden Rd.</u>
15. <u>Ruth Prior</u>	<u>5409 Camden Rd</u>

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<u>NAME</u>	<u>ADDRESS</u>
1. <u>Peter Doll</u>	<u>MADISON</u>
2. <u>Carol R. Poff</u>	<u>Madison</u>
3. <u>Rose Buehler</u>	<u>Madison 5408 Alder</u>
4. <u>James Zimm</u>	<u>5408 Alder</u>
5. <u>Mel Fyrdahl</u>	<u>5201 Camden Rd</u>
6. <u>PA Fyrdahl</u>	<u>5301 Camden Rd</u>
7. <u>Chris Ferris</u>	<u>5301 Camden Rd</u>
8. <u>TRAVIS RUGG</u>	<u>1201 PFLAUM Rd</u>
9. <u>Anne Schmelzer</u>	<u>1201 PFLAUM Rd</u>
10. <u>MARY F. GLYNN</u>	<u>5305 Camden Rd.</u>
11. <u>Wm M Wehner</u>	<u>509 Acacia Lane - Madison</u>
12. <u>Russ Thornburg</u>	<u>5301 Camden Rd.</u>
13. <u>Clean Dohmeier</u>	<u>909 Glenview Dr.</u>
14. <u>Geraldine Dohmeier</u>	<u>909 Glenview Dr</u>
15. <u>Ka June Pittcock</u>	<u>5612 Jefferson</u>

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<u>NAME</u>	<u>ADDRESS</u>
1. <u>Bernice Owen</u>	<u>1001 Pflaum Rd Mad 53716</u>
2. <u>R. J. McGrath</u>	<u>5412 Joylyne Dr Mad 53716</u>
3. <u>Catherine T. McGrath</u>	<u>5412 Joylyne Dr, Mad 53716</u>
4. <u>Michael Truman</u>	<u>5220 Spaeen Ave Madison, 537</u>
5. <u>Tim Grande</u>	<u>5216 Spaeen Ave Mad 53716</u>
6. <u>Ana Banamera</u>	<u>5217 Spaeen Av. Mad 53716</u>
7. <u>Sam Reunni</u>	<u>5308 Spaeen Ave Mad 53716</u>
8. <u>Myra Helgrod</u>	<u>5207 Spaeen Ave 53716</u>
9. <u>Ken Helgrod</u>	<u>5112 Spaeen Ave 53716</u>
10. <u>Thomas R. Smith</u>	<u>5104 Spaeen Ave 53716</u>
11. <u>Bob Helke</u>	<u>5101 Spaeen Ave 53716</u>
12. <u>Walter Helke</u>	<u>5101 Spaeen Ave 53716</u>
13. <u>Bob Helke</u>	<u>5117 Spaeen Ave 53716</u>
14. <u>Leslie Best</u>	<u>5217 Spaeen Ave 53716</u>
15. <u>Tom Ames</u>	<u>5408 Joylyne Dr 53716</u>
16. <u>Babara J. Amos</u>	<u>5408 Joylyne Dr 53716</u>

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NAME

ADDRESS

- | | |
|---------------------------|-------------------------------|
| 1. <u>Kelly Duse</u> | <u>5421 Groveland Terrace</u> |
| 2. <u>Bert Bonner</u> | <u>5416 Groveland Ter</u> |
| 3. <u>Virginia Bonner</u> | <u>5416 Groveland Ter.</u> |
| 4. <u>Marilyn Fleming</u> | <u>5404 Groveland Ter.</u> |
| 5. <u>Byron Foxberg</u> | <u>701 Pflaum Rd</u> |
| 6. <u>Patricia</u> | <u>5228 Spearman ave</u> |
| 7. <u>Chris Kolstad</u> | <u>1004 Pflaum Rd.</u> |
| 8. <u>Rachel Strong</u> | <u>5308 Herro Ln.</u> |
| 9. <u>Milton Strong</u> | <u>5308 Herro Ln</u> |
| 10. <u>Jan Stull</u> | <u>5305 Herro Ln</u> |
| 11. <u>Jan</u> | <u>5305 Herro Ln</u> |
| 12. <u>Hallie Soffen</u> | <u>1321 Tompkins Dr.</u> |
| 13. <u>W.A. Edwards</u> | <u>708 W. Anglow Tr.</u> |
| 14. <u>Viola Bach</u> | <u>602 Douglas Tr.</u> |
| 15. <u>Michelle Bach</u> | <u>605 Douglas Tr.</u> |

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<u>NAME</u>	<u>ADDRESS</u>
1. <u>Judy Reine</u>	<u>5400 Moreland Ter</u>
2. <u>Edna Margood</u>	<u>5500 Grave land Ter.</u>
3. <u>Diane Corey</u>	<u>708 Tompkins Dr.</u>
4. <u>PETER STREICHER</u>	<u>813 TOMPKINS DR.</u>
5. <u>J. Moll</u>	<u>808 Tompkins Dr.</u>
6. <u>Michael Gynlin</u>	<u>5508 Kvanne Ln</u>
7. <u>Stuart Hudson</u>	<u>804 ACACIA LN</u>
8. <u>Dale Graham</u>	<u>809 Acacia Lane</u>
9. <u>Elva M. Buchanan</u>	<u>705 Acacia Lane</u>
10. <u>Francis Koch</u>	<u>705 Acacia Ln.</u>
11. <u>Donna Johnson</u>	<u>701 Acacia Ln</u>
12. <u>Joseph Collette</u>	<u>710 Acacia Ln</u>
13. <u>Romaine Collette</u>	<u>706 Acacia Ln</u>
14. <u>Wm Hines</u>	<u>604 Acacia Ln</u>
15. <u>Denise Jacobson</u>	<u>5318 Camden Rd</u>

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NAME

ADDRESS

71 yrs old

196

1. Halima Harrison 503 Pflaum Rd
2. Robert Ferguson 411 Pflaum Rd
3. Burt Skyp 407 Pflaum Rd.
4. Virginia Anderson 5312 Groveland Terr
5. Harriette Ramo 5313 Groveland Terr
6. Norman Pedersen 5313 Groveland Terr
7. Debra Morgan 5320 Groveland Terr.
8. Mary Kutzman 508 Douglas Ln.
9. Robert H. H. H. 51101 Groveland Terr.
10. Raymond H. 5400 Doyer Pl.
11. Dennis Feala 504 Douglas TR
12. Max O. O. 401 DOUGLAS TR
13. Mary Ann Stetel 501 Acacia Ln.
14. Michael D Webber 509 ACACIA Lane.
15. DAVE PIERCE 5200 GROVELAND TERR.

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<u>NAME</u>	<u>ADDRESS</u>
1. <u>Donna Sorensen</u>	<u>509 Pflaum Rd. Madison</u>
2. <u>Olga M. Hamman</u>	<u>511 Pflaum Rd. Madison</u>
3. <u>Joni Lay</u>	<u>5304 Howland Dr. Madison</u>
4. <u>Kerry L. Quinn</u>	<u>505 Pflaum Rd Madison</u>
5. <u>Bruce W. Christoffersen</u>	<u>5309 Howland Terrace Madison</u>
6. <u>Frederick Foltz</u>	<u>5304 Howland ter Madison</u>
7. <u>Susanne L. Strain</u>	<u>5305 Howland Terr. Madison</u>
8. <u>Carol Noel</u>	<u>5308 Howland, Madison WI</u>
9. <u>Rach Moore</u>	<u>301 Thompson Dr. Madison WI</u>
10. <u>Margaret W. Martens</u>	<u>301 Thompson Dr.</u>
11. <u>Maryann Weber</u>	<u>5608 Maldwyn Rd. Madison, WI</u>
12. <u>Joy Gillette</u>	<u>5608 Maldwyn Madison WI</u>
13. <u>Ruth Gillette</u>	<u>" "</u>
14. <u>Herbert J. Nichol</u>	<u>5613 Alder Rd.</u>
15. <u>Ann Mrs Wilson</u>	<u>704 Tompkins</u>

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<u>NAME</u>	<u>ADDRESS</u>
1. Harold J. Johnson	1013 Glenview Drive
2. Gregory E. Strain	5305 Groveland Terr
3. Bill Johnson	801 Crestview Dr.
4. Barbara Johnson	" " "
5. George Johnson	" " "
6. Lucille J. Ernst	909 Crestview Dr.
7. William P. Ernst	909 Crestview Dr.
8. Helen Kentland	904 " "
9. Don Kentland	" " "
10. Donna McHinter	5605 Hero Ln.
11. George E. Egan	5509 Maher Ave
12. Jim Lawrence	1005 Tompkins Dr
13. [Signature]	501 Glenwood Dr.
14. Betty J. Sedra	602 Glenview Dr.
15. Julie Anshel	706 Woodlawn Dr

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<u>NAME</u>	<u>ADDRESS</u>
1. <u>Joseph H. Dufek</u>	<u>5409 CAMDEN Rd.</u>
2. <u>Joseph H. Dufek</u>	<u>1201 Douglas Trail</u>
3. <u>Summitt A. Dufek</u>	<u>1201 Douglas Trail</u>
4. <u>Donald A. Kura</u>	<u>1206 Douglas Trail</u>
5. <u>John G. ...</u>	<u>1105 Douglas Trail</u>
6. <u>Daben Bell</u>	<u>5405 Maker Ave</u>
7. <u>Sandy Hanson</u>	<u>5409 Maker Ave</u>
8. <u>Ronald Winkelman</u>	<u>5413 MAKER AVE</u>
9. <u>Judith Winkelman</u>	<u>5413 Maker Ave.</u>
10. <u>Rory Redyemny</u>	<u>5409 Alder Rd</u>
11. <u>Mary McKeith</u>	<u>5224 Spranem Ave</u>
12. <u>Greg S. Goguel</u>	<u>5508 HERRO LANE</u>
13. <u>Sally Joseph</u>	<u>5508 Herro Ln</u>
14. <u>Ruth Richard</u>	<u>600 Tompkins</u>
15. <u>Paul Runtz</u>	<u>700 Chestnut</u>

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<u>NAME</u>	<u>ADDRESS</u>
1. <u>Rolando J. Jarama</u>	<u>7000 Crestview Dr</u>
2. <u>Richard J. Jarama</u>	<u>604 Crestview Dr.</u>
3. <u>Jane L. Jarama</u>	<u>604 Crestview Dr.</u>
4. <u>Alder W. Bah</u>	<u>5806 Indian Trace.</u>
5. <u>Marcia H. Balva</u>	<u>5806 Indian Trace</u>
6. <u>Peggy Johnson</u>	<u>614 Glenview Dr -</u>
7. <u>Darryl Johnson</u>	<u>" " "</u>
8. <u>James DeRose</u>	<u>602 GLENVIEW DR.</u>
9. <u>Mary Ann Stockel</u>	<u>501 Acacia Dr.</u>
10. <u>Mari Hewitt</u>	<u>5413 Dover Pl.</u>
11. <u>Campford</u>	<u>5500 Grove Land Per</u>
12. <u>Jake Alwegg</u>	<u>5408 Maher Ave.</u>
13. <u>Lucy E. Alwegg</u>	<u>5408 Maher Ave.</u>
14. <u>Jeanine Rancie</u>	<u>1009 Glenview Dr.</u>
15. <u>Vi Thornburg</u>	<u>1013 Glenview Dr.</u>

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<u>NAME</u>	<u>ADDRESS</u>
1. <u>Paul A. Reed</u>	<u>806 Woodlawn Dr</u>
2. <u>Arthur</u>	<u>806 WOODLAWN DR</u>
3. <u>Bette Demhuel</u>	<u>510 Woodlawn Dr.</u>
4. <u>James L. Sobolik</u>	<u>105 Pflaum Rd</u>
5. <u>Paul H Kusuda</u>	<u>200 TOMPKINS DR</u>
6. <u>Arthur S. Kusuda</u>	<u>200 Tompkins Dr.</u>
7. <u>Charles N Wentz</u>	<u>901 Crestview Dr</u>
8. <u>Jan E. Oak</u>	<u>5401 Dover Place</u>
9. <u>Leo P. Shulke</u>	<u>704 TOMPKINS DR</u>
10. <u>Kate Muffy Sy</u>	<u>5417 Jocelyne Dr.</u>
11. <u>Richard F. Lawton</u>	<u>5504 Herd Lane</u>
12. <u>Walden M. Jensen</u>	<u>5504 Herd Lane</u>
13. <u>Francis M. Hartman</u>	<u>500 Crestview Dr</u>
14. <u>Billy M. Hartman</u>	<u>500 Crestview Dr.</u>
15. <u>Jan H. Childs</u>	<u>1208 Linda Vista Pl.</u>

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NAME

ADDRESS

- 1. L. R. Sime 401 TOMPKINS
- 2. Carol Swart 5213 Turner ave
- 3. Edon Young 5217 Turner Ave
- 4. Gloria J. Wally 901 Crestview Dr.
- 5. K. Ranzer 1009 Glenview Dr.
- 6. Steve Bathmber 817 Woodland Dr.
- 7. Jan Breckner 817 Woodland Dr.
- 8. Maureen ~~St~~ Herman 900 Glenview Dr.
- 9. Jim G. Allen 808 Glenview Dr
- 10. Robert Herman 900 Glenview Dr
- 11. Leri Fenna 804 Glenview Dr.
- 12. J. R. Piesch 721 Glenview Dr. 53716
- 13. Chris G. Lane 717 Glenview 53716
- 14. Thomas R. Rosenmeyer 709 - Lamont Ln 53716
- 15. Harold Stricker 800 Lamont La 53716

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<u>NAME</u>	<u>ADDRESS</u>
1. <u>Leslie Stakes</u>	<u>800 Semest Lane</u>
2. <u>Von Reese</u>	<u>704 " "</u>
3. <u>Cindi Dean</u>	<u>708 " "</u>
4. <u>Carole Anderson</u>	<u>804 " "</u>
5. <u>Gene R. Butler</u>	<u>801 " "</u>
6. <u>Mary Lou Dyer</u>	<u>805 " "</u>
7. <u>Bob Hill</u>	<u>805 " "</u>
8. <u>Helen Olson</u>	<u>709 Douglas Trail</u>
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____