



Location  
5401-5425 High Crossing Boulevard

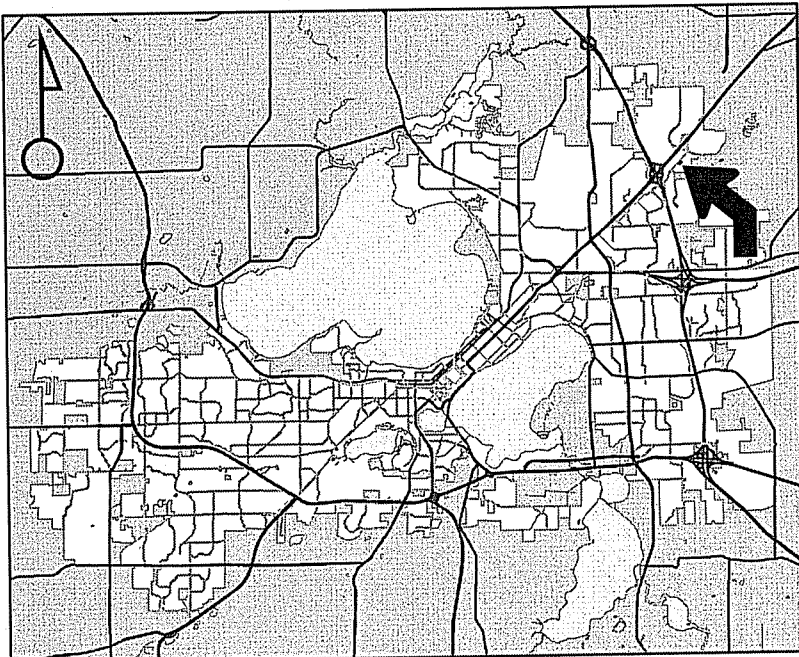
Project Name  
Don Miller Subaru East

Applicant  
Madison Realestate Investment LLC &  
CKI Investments LLC /Thomas A Knoop -  
Sullivan Design/Build

Existing Use  
Vacant

Proposed Use  
Construct auto sales facility exceeding  
25,000 square feet of gross floor area

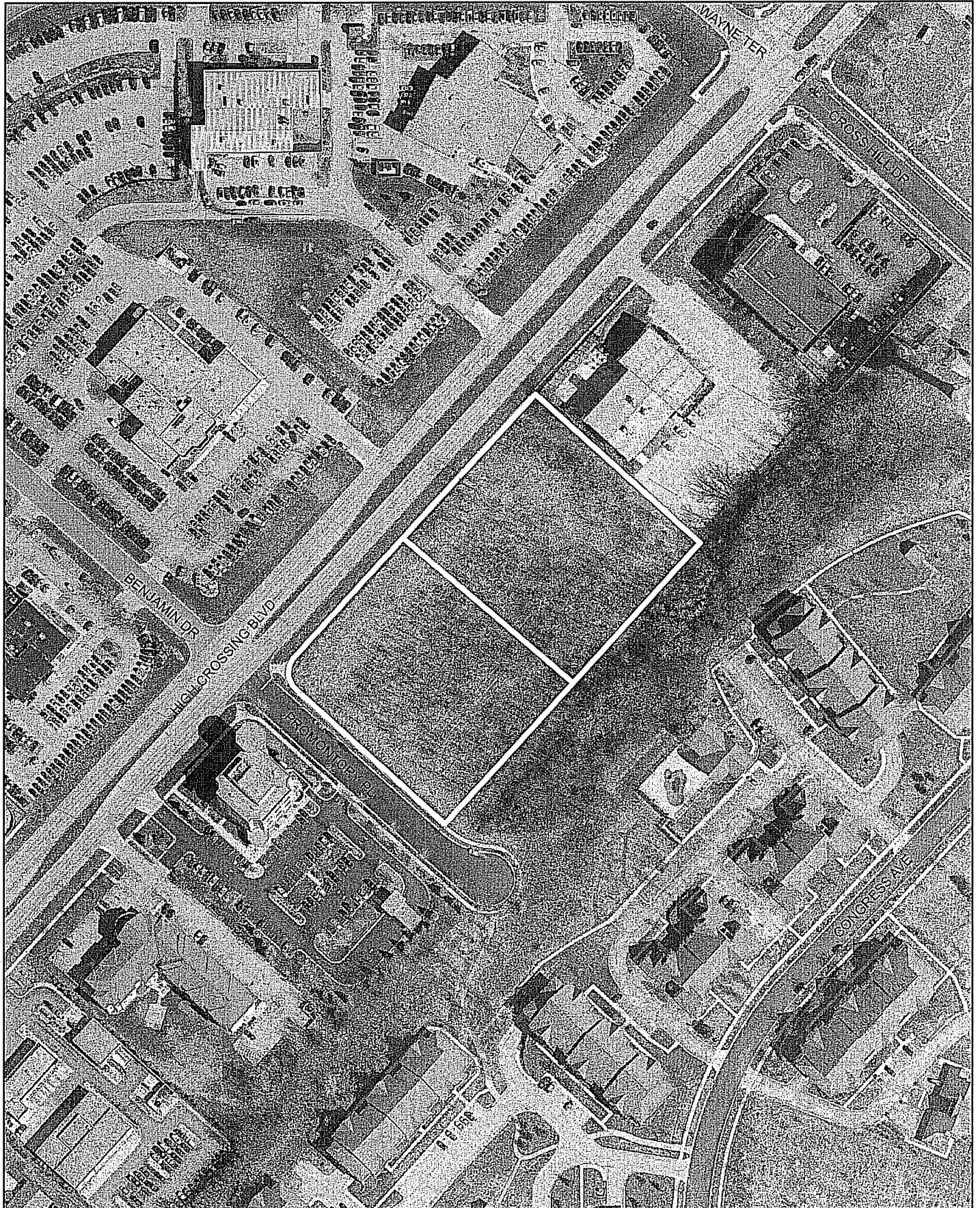
Public Hearing Date  
Plan Commission  
17 October 2016



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



Scale : 1" = 400'





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>1250 -</u>	Receipt No. <u>020529-0002</u>
Date Received <u>9/7/16</u>	
Received By <u>AGP</u>	
Parcel No <u>0810-233-0104-7</u>	
Aldermanic District <u>17 - BALDWIN</u>	
Zoning District <u>CC</u>	
Special Requirements <u>EASEMENT</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

LANDUSE-2016-00098

1. Project Address: 5401-5425 High Crossing Blvd.  
Project Title (if any): Don Miller Subaru East

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 T. Miller Company: Don Miller Inc.  
 Street Address: 5822 Odana Rd. City/State: Madison, Wi. Zip: 53719  
 Telephone: (608) 485-3555 Fax: ( ) Email: dtmiller@donmiller.com

Project Contact Person: Thomas A. Knoop Company: Sullivan Design / Build  
 Street Address: 1314 Emil St. City/State: Madison, Wi. Zip: 53713  
 Telephone: (608) 257-2289 Fax: (608) 257-2906 Email: tom@sullivanandesignbuild.com

Property Owner (if not applicant): (5401) Madison Realestate Investments LLC -- (5425) CKI Investments LLC  
 Street Address: 5822 Odana Rd City/State: Madison, Wi. Zip: 53719

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: New Subaru Sales & Service

Development Schedule: Commencement Spring 2017 Completion Fall 2017

**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 1/2 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 <sup>2</sup> 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:  
We are working with alderperson Samba Baldeh Regarding this item.

→ 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: Heather Stouder Date: 5-19-16 Zoning Staff: Jenny Kirchner Date: 5-19-16

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

Name of Applicant Don T. Miller

Authorizing Signature of Property Owner Don T. Miller

Relationship to Property: AGENT MADISON REAL ESTATE INVESTMENTS LLC  
AGENT CKI INVESTMENTS LLC

Date 9/6/16





# DON MILLER SUBARU EAST

5401-5425 HIGH CROSSING BLVD

MADISON, WI



September 7, 2016

City of Madison  
Department of Planning & Community & Economic Development  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd., RM LL100  
Madison, WI 53703

Re: Letter of Intent: Don Miller East Subaru Sales & Service, Madison, Wisconsin

To Whom It May Concern:

The following is submitted together with the plans and application for approval by City Planning Staff, the Plan Commission.

**Project Team:**

**Applicant:** Don T. Miller  
Don Miller Inc.  
5822 Odana Road  
Madison, WI 53719  
608-485-3555  
[dtmiller@donmiller.com](mailto:dtmiller@donmiller.com)

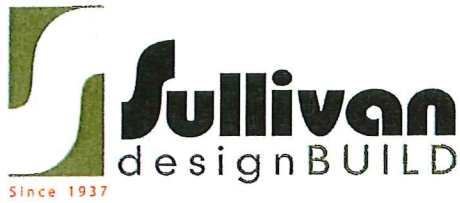
**Architect:** Thomas a. Knoop AIA  
Vice President/Architect  
Sullivan DesignBUILD  
1314 Emil Street  
Madison, WI 53713  
(608) 257-2289, ext. 6808  
[tom@sullivanandesignbuid.com](mailto:tom@sullivanandesignbuid.com)

**Engineer:** Ryan Quam  
Quam Engineering, LLC  
4604 Siggelkow Road, Suite A  
McFarland, WI 53558  
(608) 838-7750  
[rquam@quamengineering.com](mailto:rquam@quamengineering.com)

**Landscape Architect:** Rich Stromenger  
The Bruce Co..  
2830 Parmenter St.  
Middleton, WI 53562  
(608) 836-7041

**Introduction**

Don Miller, Inc. proposes the construction of a new Subaru sales & service facility to be located at 5401/5425 High Crossing Blvd. Once completed, the development will include a two-story building and asphalt parking area, which will be used primarily for the display, service and inventory storage of new Subaru vehicles. The present Don Miller Subaru facility located at 5339 Wayne Terrace will remain and be a used car sales & service facility. Architecturally, the facility will incorporate materials outlined by Subaru in their design intent drawings. Don Miller & Sullivan Design/Build are working



with Alderperson Samba Baldeh on this project. Heather Stouder (planning staff) and Jenny Kirchgatter (zoning staff) attended our DAT meeting of May 19, 2016

5401/5425 High Crossing Blvd is an unimproved lot located in the (CC) Commercial Center District. This facility will exceed the maximum allowable size of 25,000 square feet by 3,549 square feet. The building footprint is 25,564 square feet.

### Project Site

The 3.52-acre site for the development consists of two parcels located at 5401 High Crossing Blvd (Parcel Number - 251/0810-233-0104-7) and 5425 High Crossing Blvd (Parcel Number - 251/0810-233-0103-9) According to publicly available data listed on the City of Madison Assessor's website, the combined land value of these two parcels \$1,076,000. Both parcels are zoned CC.

### Existing Site Conditions

The proposed development site is located at the northeast corner of the intersection of High Crossing Blvd and Promontory Place in the City of Madison, Dane County, Wisconsin and includes two parcels at 5401 High Crossing Blvd and 5425 High Crossing Blvd. The Site is unapproved at this time.

### Project Description

The proposed development will be noted as the East Side location of Don Miller Subaru New Car division. The site will consist of a new two-story building, which will be approximately 28,549 total square feet (25,564 sq. ft. on the main floor and 2,985 square feet on the upper floor). The new facility will be used for new car sales and service.

Parking will be provided as follows:

- Bike Stalls -9
- Customer Stalls - 13
- Service Stalls – 52
- Employee stalls – 40
- Inventory - 156

The development at 5401/5425 High Crossing Blvd. will require Don Miller Subaru to hire five new full time employees, which will bring the total number of full time employees working at that location to approximately forty-five individuals. An estimated ninety-five employees will participate in the construction of this project. Construction costs will be determined at a later date.



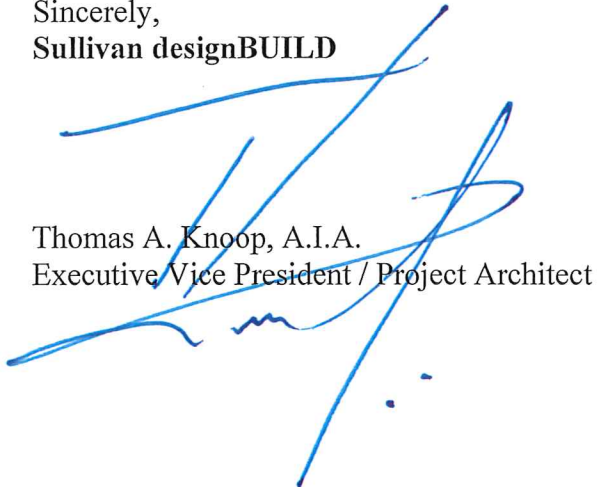
Hours of Operation

Mon. – Thurs. 7:00 a.m. – 8:00 p.m.  
Fri. 7:00 a.m. – 6:00 p.m.  
Sat. 7:00 a.m. – 5:00 p.m.  
Sun. Closed

Project Schedule:

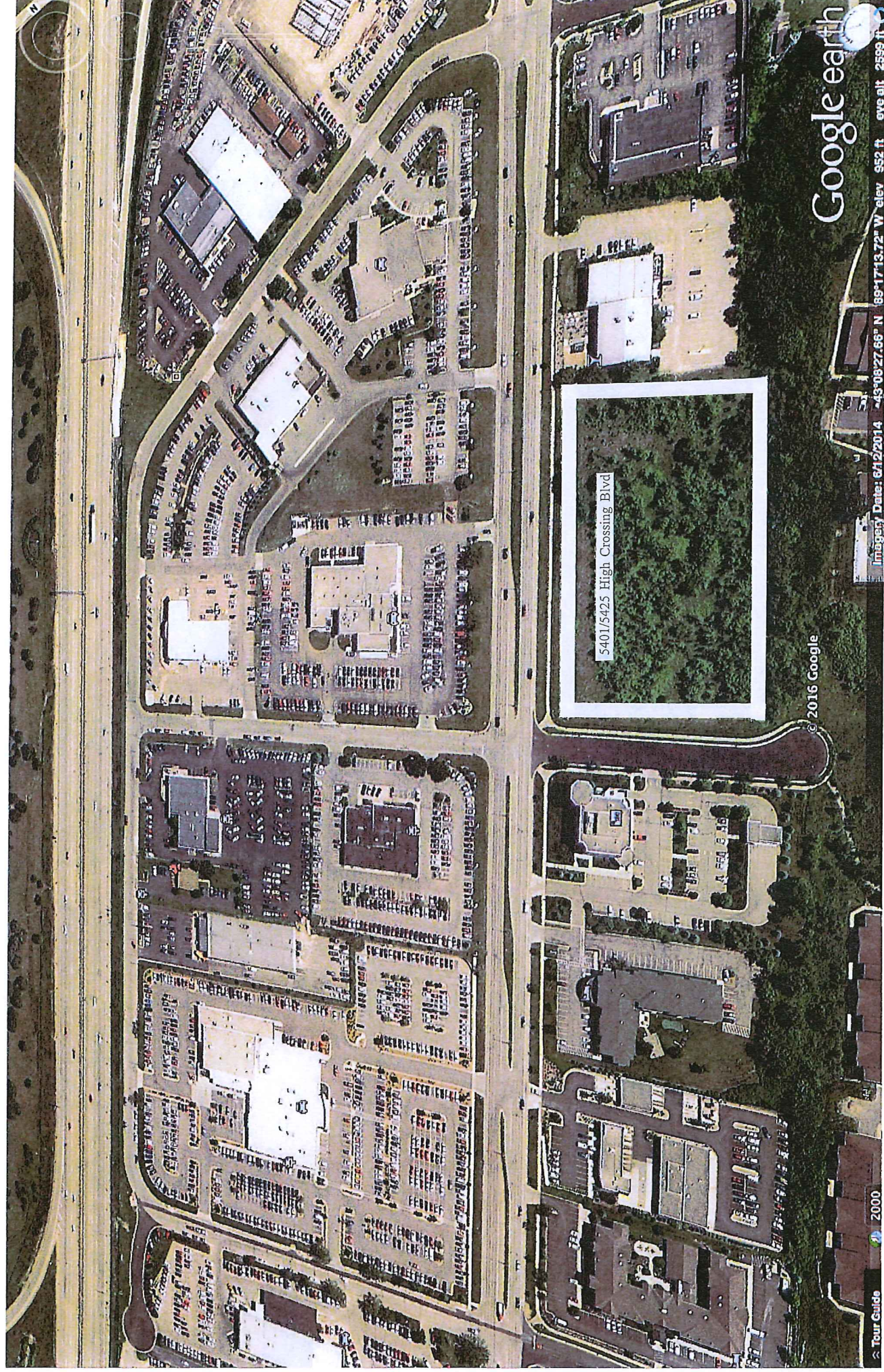
<u>Activity</u>	<u>Timeframe</u>
Submit to Plan Commission	Sept 7, 2016
Plan Commission Meeting	Oct.17, 2016
Start Construction	Spring of 2017
Finish Construction	Fall of 2017

Sincerely,  
Sullivan designBUILD



Thomas A. Knoop, A.I.A.  
Executive Vice President / Project Architect





5401/5425 High Crossing Blvd

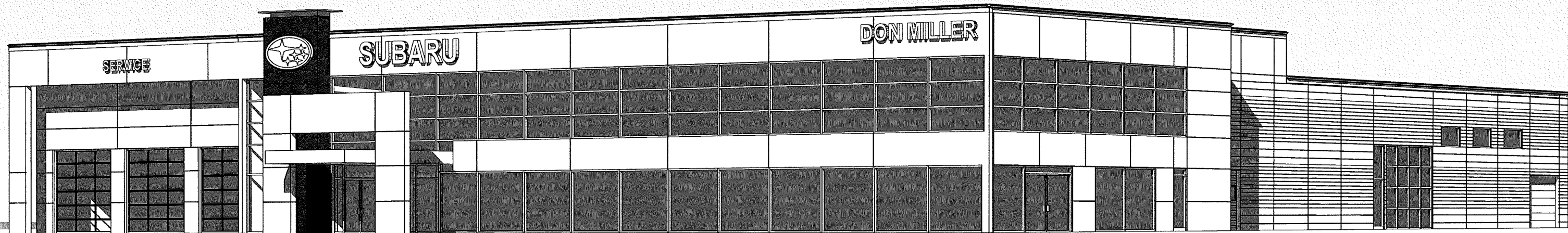
© 2016 Google

Google earth

Tour Guide 2000

Imagery Date: 6/12/2014 ~49°08'27.66" N 89°17'13.72" W elev 952 ft eye alt 2599 ft

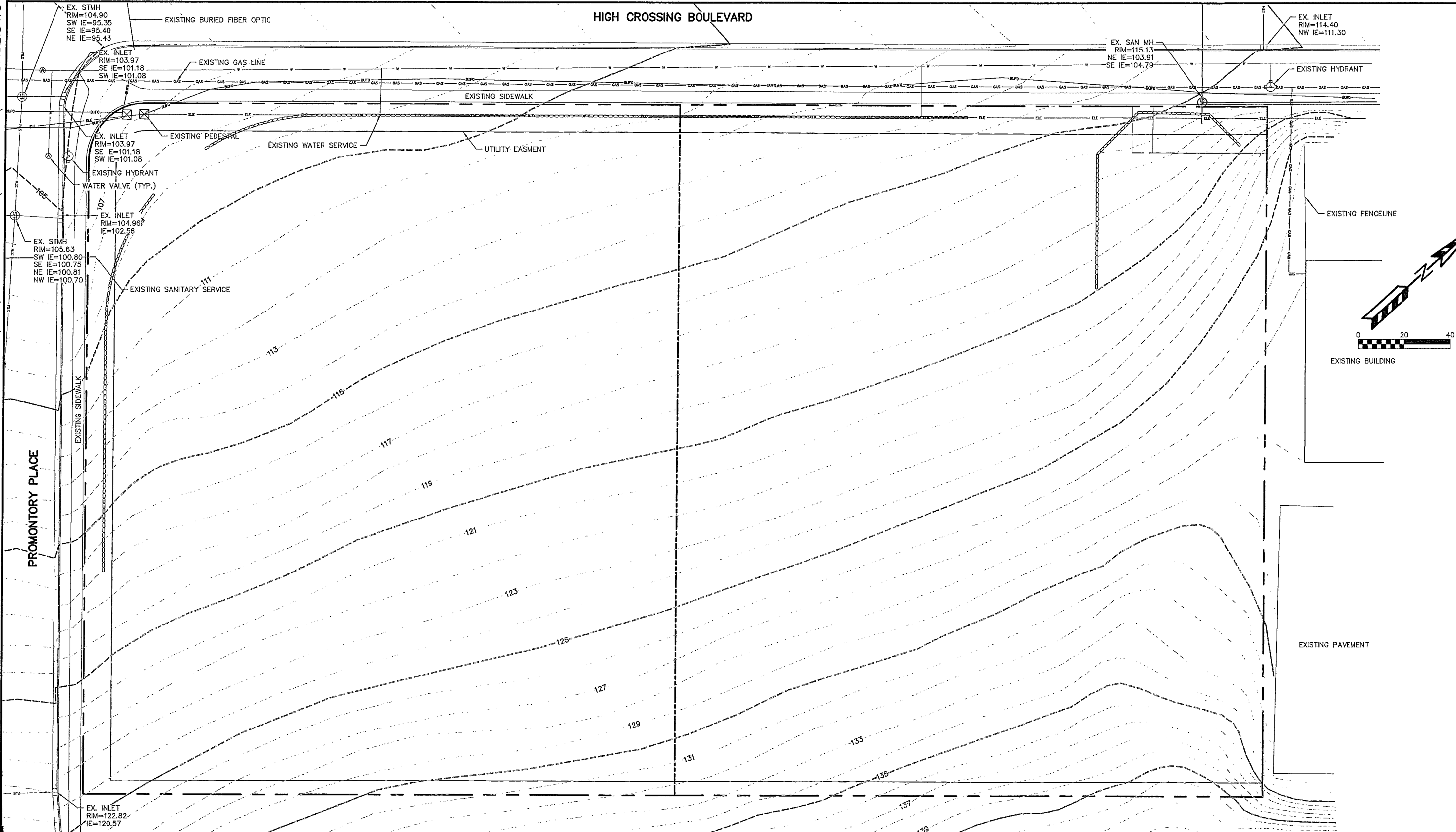






QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \SU-53-16\SU53BASE.DWG

# HIGH CROSSING BOULEVARD



**DON MILLER - 5401 HIGH CROSSING BLVD.**  
 PRELIMINARY EXISTING SITE PLAN

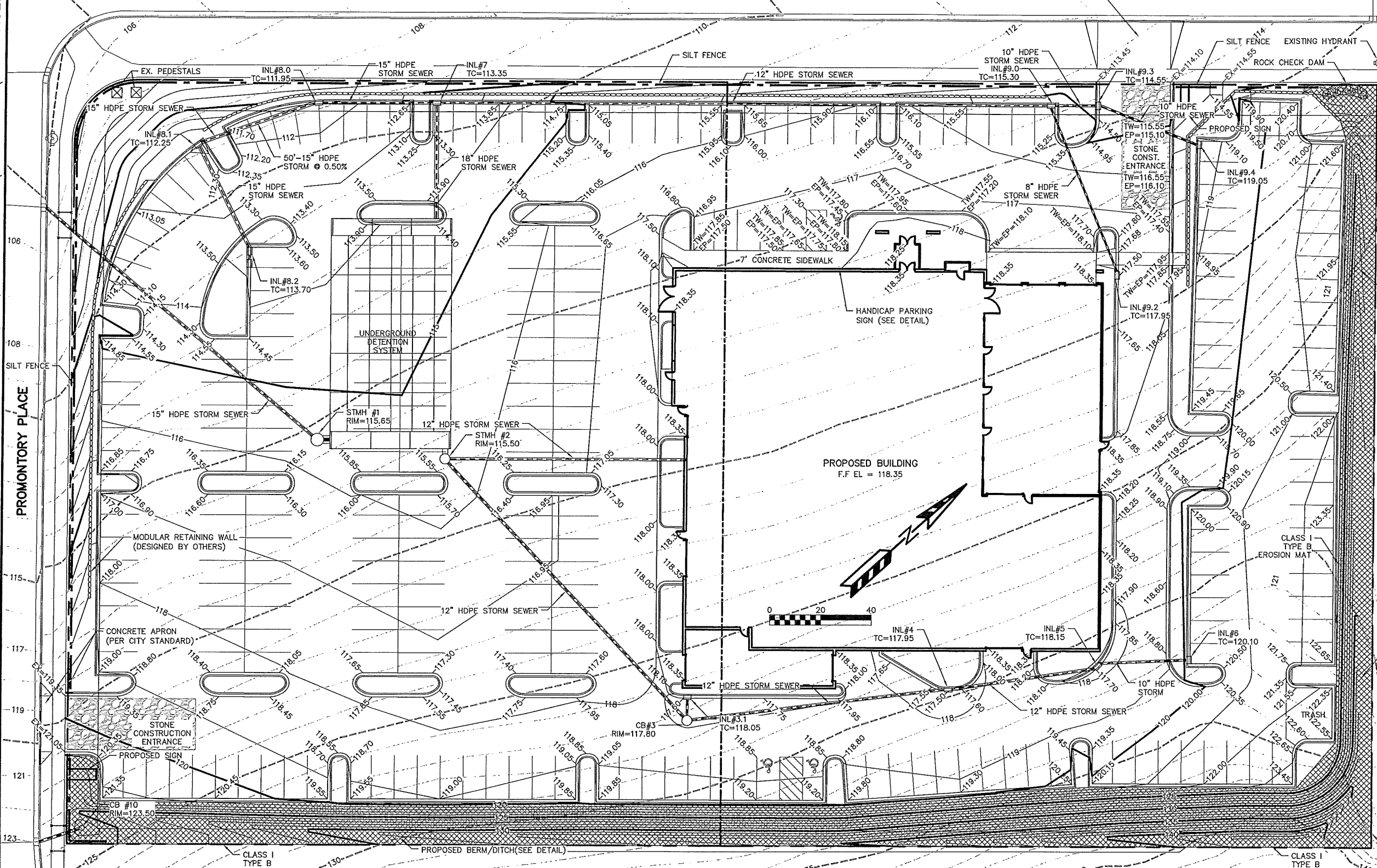
SHEET: C-1  
 DATED: AUGUST 10, 2016

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

HIGH CROSSING BOULEVARD



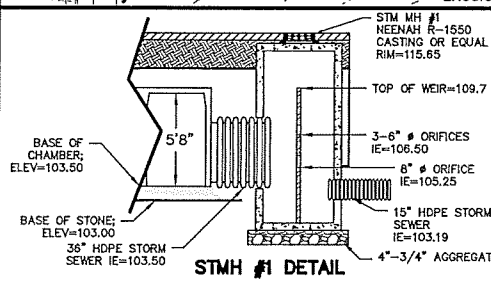
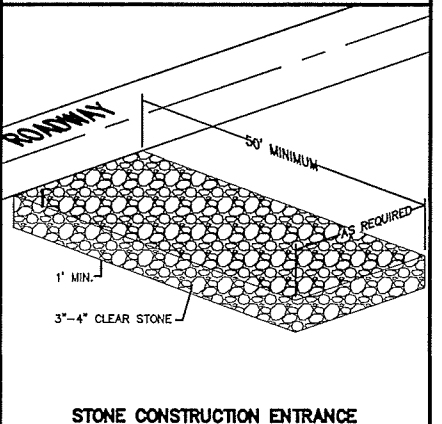
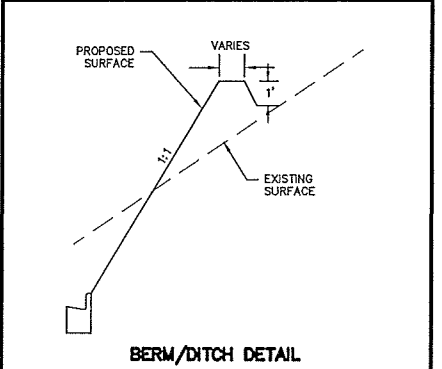
**EROSION NOTES:**  
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.  
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.  
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**  
 OCTOBER 1, 2016 INSTALL INITIAL EROSION CONTROL DEVICES.  
 OCT. 19, 2016 - MAY 31, 2017 CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

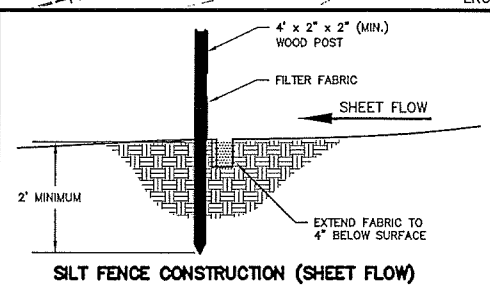
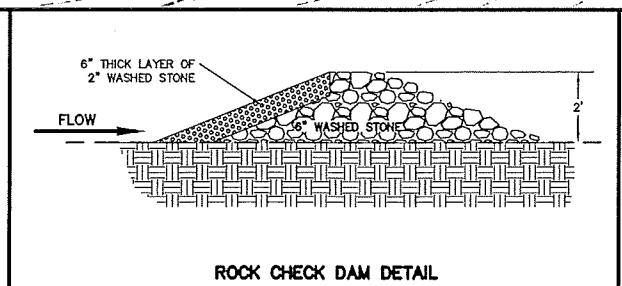
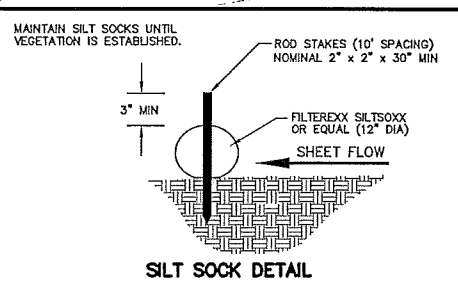
**RESTORATION NOTES:**  
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.  
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET.  
 FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.  
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

**OWNER:**  
 DON MILLER  
 ATTN: JOHN MCKEGNEY  
 5339 WAYNE TERRACE  
 MADISON, WI 53718

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4604 SIGGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558



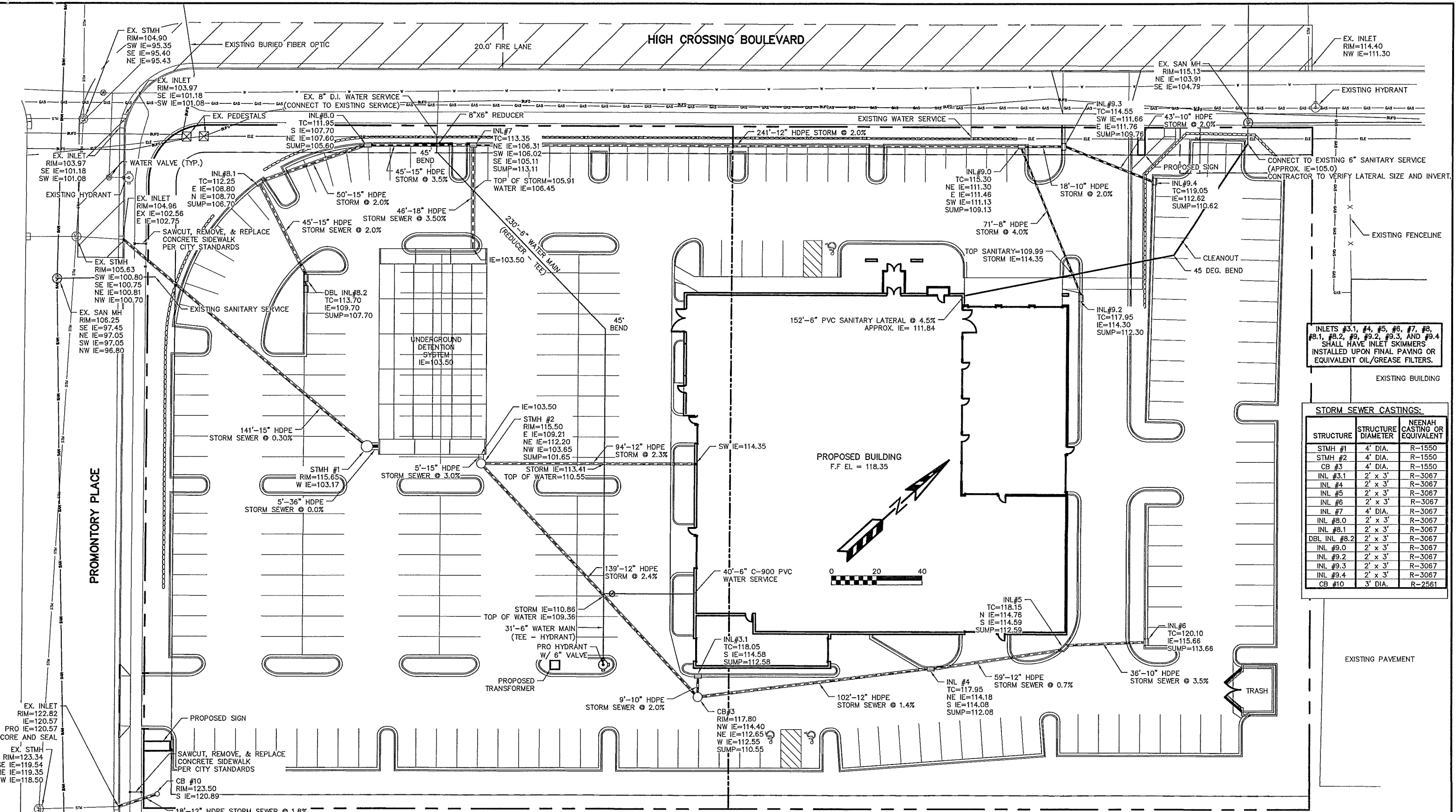
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
 1-800-242-8511  
 TOLL FREE  
 TDD (FOR THE HEARING IMPAIRED) (800) 542-2289  
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



**DON MILLER - 5401 HIGH CROSSING BLVD.**  
 GRADING AND EROSION CONTROL PLAN  
 SHEET: C-3  
 DATED: SEPTEMBER 1, 2016

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggekkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752





INLETS #3.1, #4, #5, #6, #7, #8, #8.1, #8.2, #9, #9.2, #9.3, AND #9.4 SHALL HAVE INLET SKIMMERS INSTALLED UPON FINAL PAVING OR EQUIVALENT OIL/GREASE FILTERS.

**STORM SEWER CASTINGS:**

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
STMH #1	4' DIA.	R-1550
STMH #2	4' DIA.	R-1550
CB #3	4' DIA.	R-1550
INL #3.1	2' x 3'	R-3067
INL #4	2' x 3'	R-3067
INL #5	2' x 3'	R-3067
INL #6	2' x 3'	R-3067
INL #7	4' DIA.	R-3067
INL #8.0	2' x 3'	R-3067
INL #8.1	2' x 3'	R-3067
DBL INL #8.2	2' x 3'	R-3067
INL #9.0	2' x 3'	R-3067
INL #9.2	2' x 3'	R-3067
INL #9.3	2' x 3'	R-3067
INL #9.4	2' x 3'	R-3067
CB #10	3' DIA.	R-2561

**GENERAL NOTES:**

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR 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.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.

ANY DAMAGE TO THE PAVEMENT ON HIGH CROSSING BLVD. OR PROMONTORY PL. ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND STORM SEWER CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

**UTILITY NOTES:**

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSDS STANDARDS. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE CITY OF MADISON PRIOR TO CONNECTING TO THE 8" WATER SERVICE.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

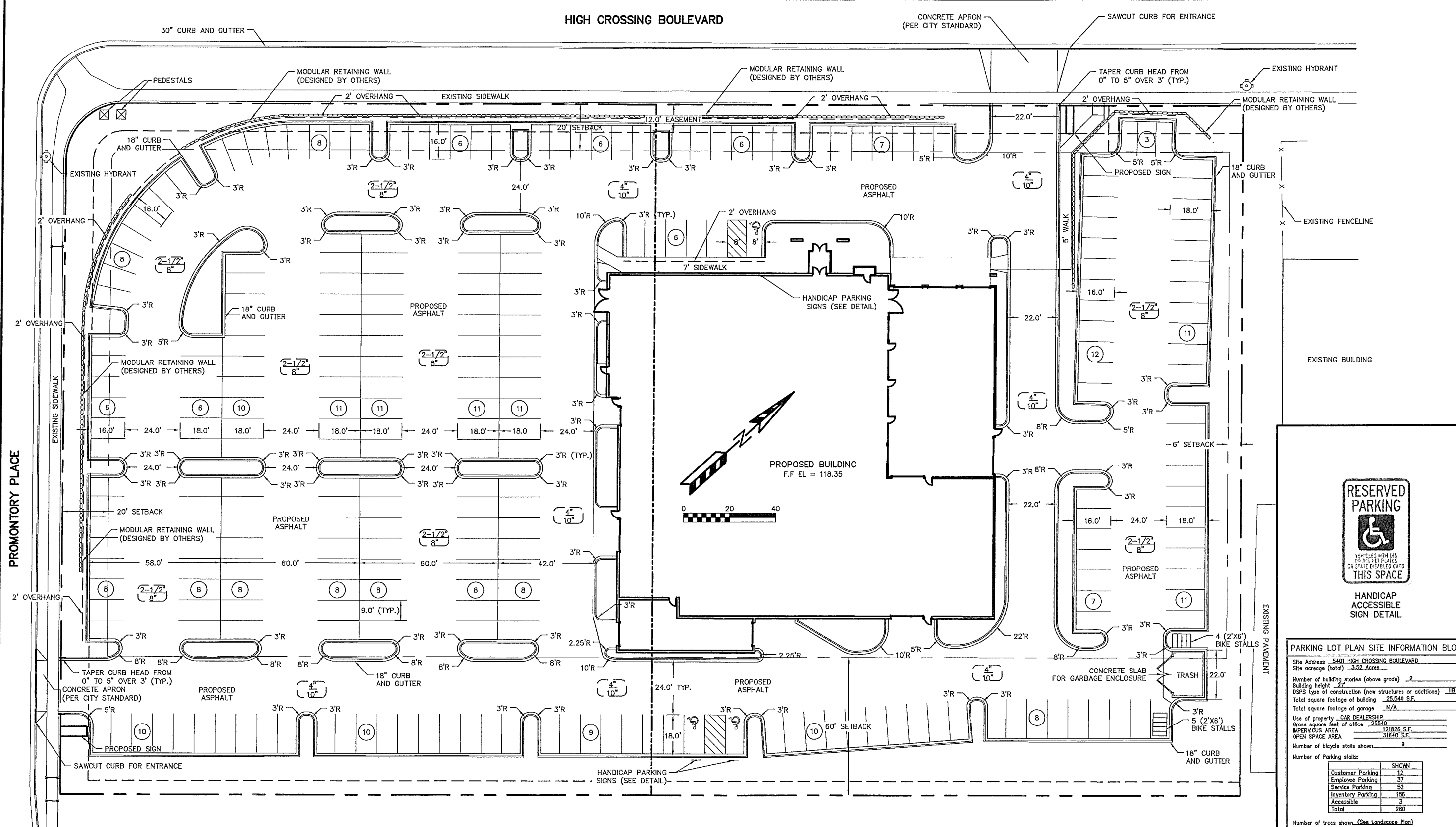
SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

**DON MILLER - 5401 HIGH CROSSING BLVD.**  
 UTILITY AND FIRE LANE PLAN  
 SHEET: C-4  
 DATED: SEPTEMBER 1, 2016

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 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

HIGH CROSSING BOULEVARD



HANDICAP ACCESSIBLE SIGN DETAIL

PARKING LOT PLAN SITE INFORMATION BLOCK

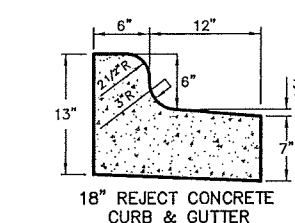
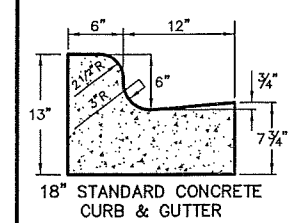
Site Address	5401 HIGH CROSSING BOULEVARD
Site acreage (total)	3.52 Acres
Number of building stories (above grade)	2
Building height	27'
DSPS type of construction (new structures or additions)	III
Total square footage of building	25,840 S.F.
Total square footage of garage	N/A
Use of property	CAR DEALERSHIP
Gross square feet of office	25,840
IMPERVIOUS AREA	121826 S.F.
OPEN SPACE AREA	31840 S.F.
Number of bicycle stalls shown	9
Number of Parking stalls:	
Customer Parking	SHOWN
Employee Parking	37
Service Parking	52
Inventory Parking	156
Accessible	3
Total	260
Number of trees shown	(See Landscape Plan)

**CURB & GUTTER NOTES:**  
 LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.  
 EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.  
 IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

PAVING LEGEND

- 2-1/2" ASPHALT PAVEMENT OVER 8" BASE COURSE
- 4" ASPHALT PAVEMENT OVER 10" BASE COURSE (IN MAIN DRIVE AISLE)

THE FIRE LANE SHALL BE CONSTRUCTED TO SUPPORT A MINIMUM LOAD OF 85,000 POUNDS AND CERTIFIED IN THE FIELD BY AN APPROVED SOILS ANALYST.



DON MILLER - 5401 HIGH CROSSING BLVD. SITE PLAN

SHEET: C-2  
 DATED: SEPTEMBER 1, 2016  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



# MADISON LANDSCAPE WORKSHEET

Zoning district is C-3  
 Total square footage of developed area .....103,292 SF  
 Total square footage of first 5 acres of developed area + 300 square feet = .....344 Landscape Units  
 Total square footage of 0 additional acres of developed area + 100 square feet = .....0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED  
 344 Landscape Units x 5 landscape points for C-3 district.....1,720 Points  
 0 Landscape Units x 1 landscape point for additional 0 acres.....0 Points  
**TOTAL LANDSCAPE POINTS REQUIRED.....1,720 Points**

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	26	910			
Tall Evergreen Tree : 5-6 feet tall	35	7	245			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	3	45			
Upright Evergreen Shrub : 3-4 feet tall	10	9	90			
Shrub, deciduous : 3 gallon / 12"-24"	3	116	348			
Shrub, evergreen : 3 gallon / 12"-24"	4	18	72			
Ornamental grass/perennial : 1 gallon / 8"-18"	2	91	182			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals			1,892	+		= 1,892

### Street Frontage Landscape Required

Street Frontage = 809 LF  
 Canopy Trees Required: 1 per 30 LF Frontage = ..... 27  
 Shrubs Required : 5 per 30 LF Frontage = ..... 135

### Street Frontage Landscape Supplied

Proposed Canopy Trees = ..... 31  
 Proposed Shrubs = ..... 137

### Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	SSMM	State Street Miyabe Maple	Acer Miyabei 'morton'	2" B&B
2	ASM	Apollo Sugar Maple	Acer Saccharum 'barrett Cole'	2" B&B
3	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6" B&B
5	PSH	Prairie Sentinel Hackberry	Celtis 'jfs-Ksu 1'	2" B&B
6	SKH	Street Keeper Honeylocust	Gleditsia Triacan 'draves'	2" B&B
2	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2" B&B
3	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2" B&B
6	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B

### Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
13	KCJ	Kallay Compact Juniper	Juniperus Chinen 'kallays Compacta'	#5 CONT.
7	BHS	Black Hills Spruce	Picea Glauca Var Densata	4" B&B
5	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
9	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	6" B&B

### Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
43	KFG	Karl Foerster's Feather Reed G	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
29	GBD	Going Bananas Daylily	Hemerocallis 'going Bananas'	#1 CONT.
21	RRD	Rosy Returns Daylily	Hemerocallis 'rosy Returns'	#1 CONT.

### Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
14	GBC	Glossy Black Chokeberry	Aronia Melanocarpa Var Elata	#5 CONT.
38	CSSB	Cool Splash Southern Bush-Hone	Diervilla Sessilifolia 'Ipdac Podaras'	#3 CONT.
6	AH	Annabelle Hydrangea	Hydrangea Arborescens 'annabelle'	#5 CONT.
29	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#2 CONT.
10	DKOR	Double Knock Out Rose	Rosa 'radtko'	#3 CONT.
2	PLST	Palibin Lilac (std)	Syringa Meyeri 'palibin' (std)	1 3/4" B&B
9	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Patula 'miss Kim'	#5 CONT.
6	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.

### GENERAL NOTES

- A) Areas labeled "Brown Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3" wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) Areas labeled "Trap Rock" to receive 1-1/2" trap rock spread to 3" depth over fabric weed barrier.
- F) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- G) Seed shall consist of the following mixture:  
 10% Palmer IV Perennial Ryegrass  
 20% Dragon Kentucky Bluegrass  
 20% Diva Kentucky Bluegrass  
 20% Foxy II Creeping Red Fescue  
 15% Vail II Perennial Ryegrass  
 15% Ginney Kentucky Bluegrass
- H) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with D575 straw erosion control netting that is then pegged into the soil with metal staples.
- I) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod. On steep grades overlay sod with wire mesh and stake into ground. Remove wire mesh and stakes just before the first mowing.
- J) Plant beds adjacent to building foundation and tree islands to be mulched with 1-1/2" diameter Trap Rock spread to a 3" depth over fabric weed barrier.
- K) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction-  
<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.
- L) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.

### Plant Material List



**DON MILLER SUBARU EAST**  
 5401 HIGH CROSSING BOULEVARD  
 MADISON, WISCONSIN 53718

Checked By: SS  
 Drawn By: 9-2-16

Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:

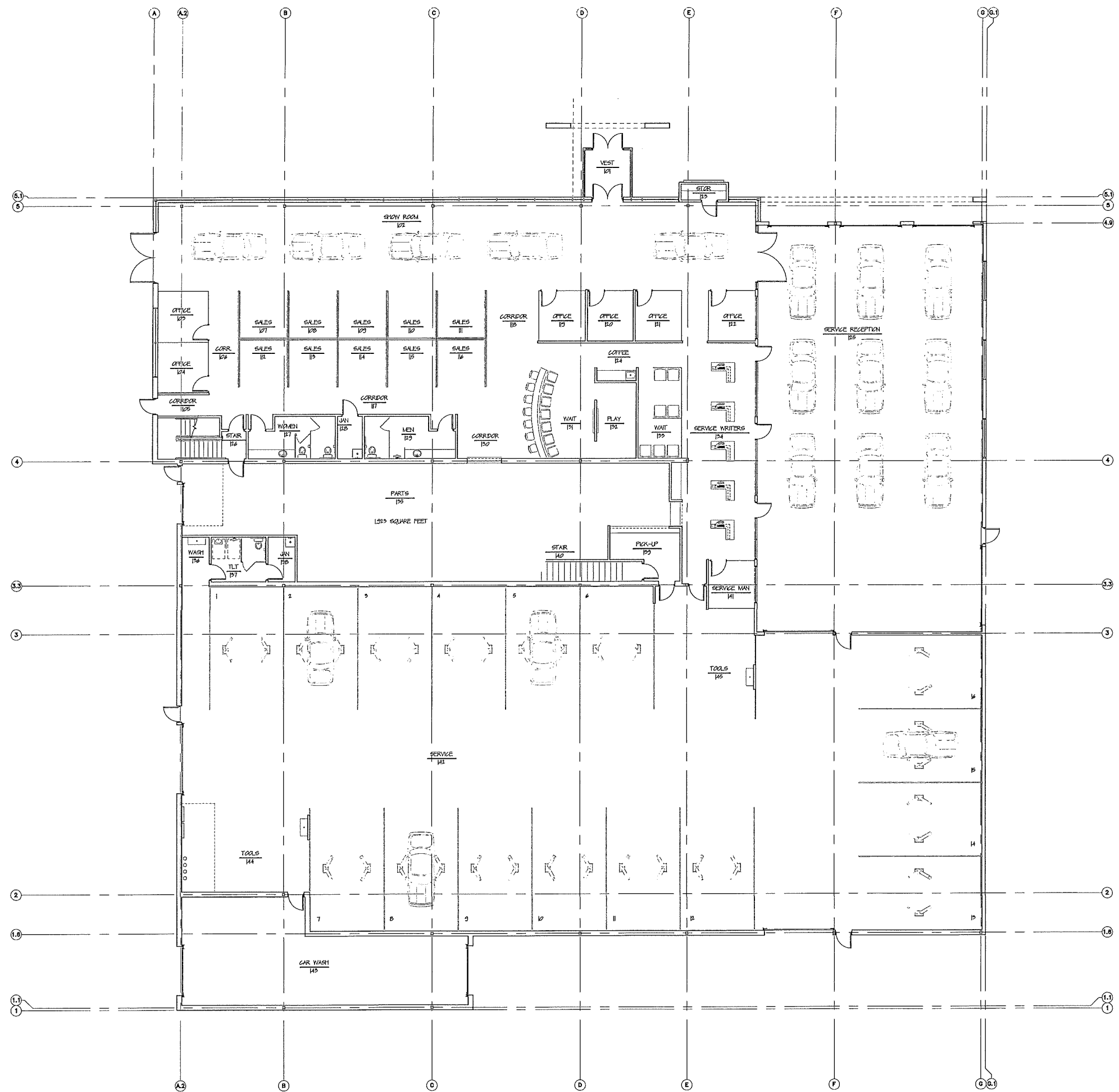


*Richard J. Strohmenger*

L1

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**DON MILLER SUBARU EAST**  
 NEW BUILDING  
 5401-5425 High Crossing Blvd  
 Madison, WI 53718

1814 Emil St.  
 Madison, WI 53713  
 Tel: (608) 257-2284  
 Fax: (608) 257-2406

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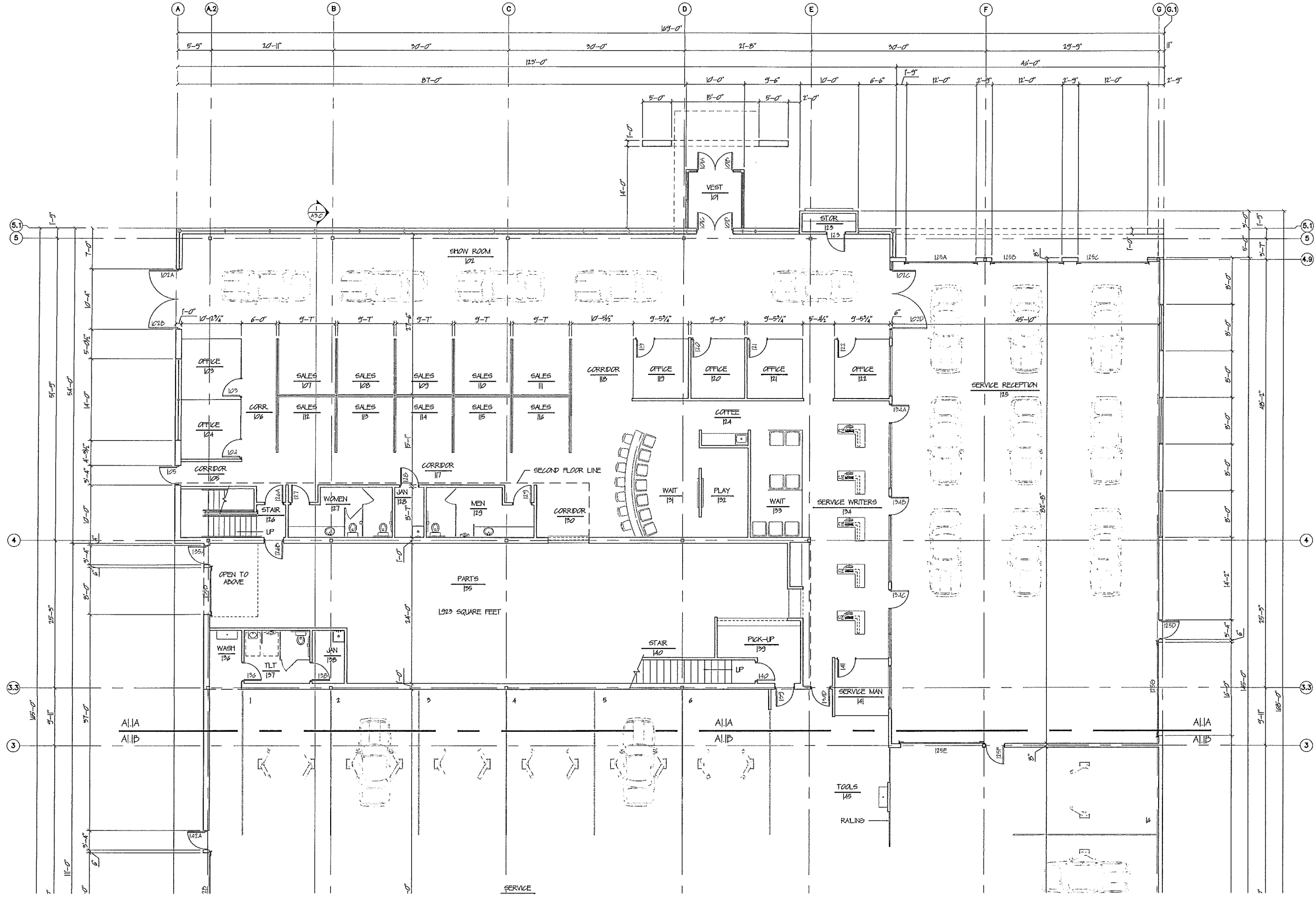
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Revision Schedule	
09-07-2016	PLAN COMMISSION

**OVERALL FLOOR PLAN**

DRAWING NAME:  
 SCALE: NTS  
 DRAWN BY: JPS  
 DATE: MD-DAY-YR

SHEET NO.  
**A1.0**

PROJ. # XXX-XXX



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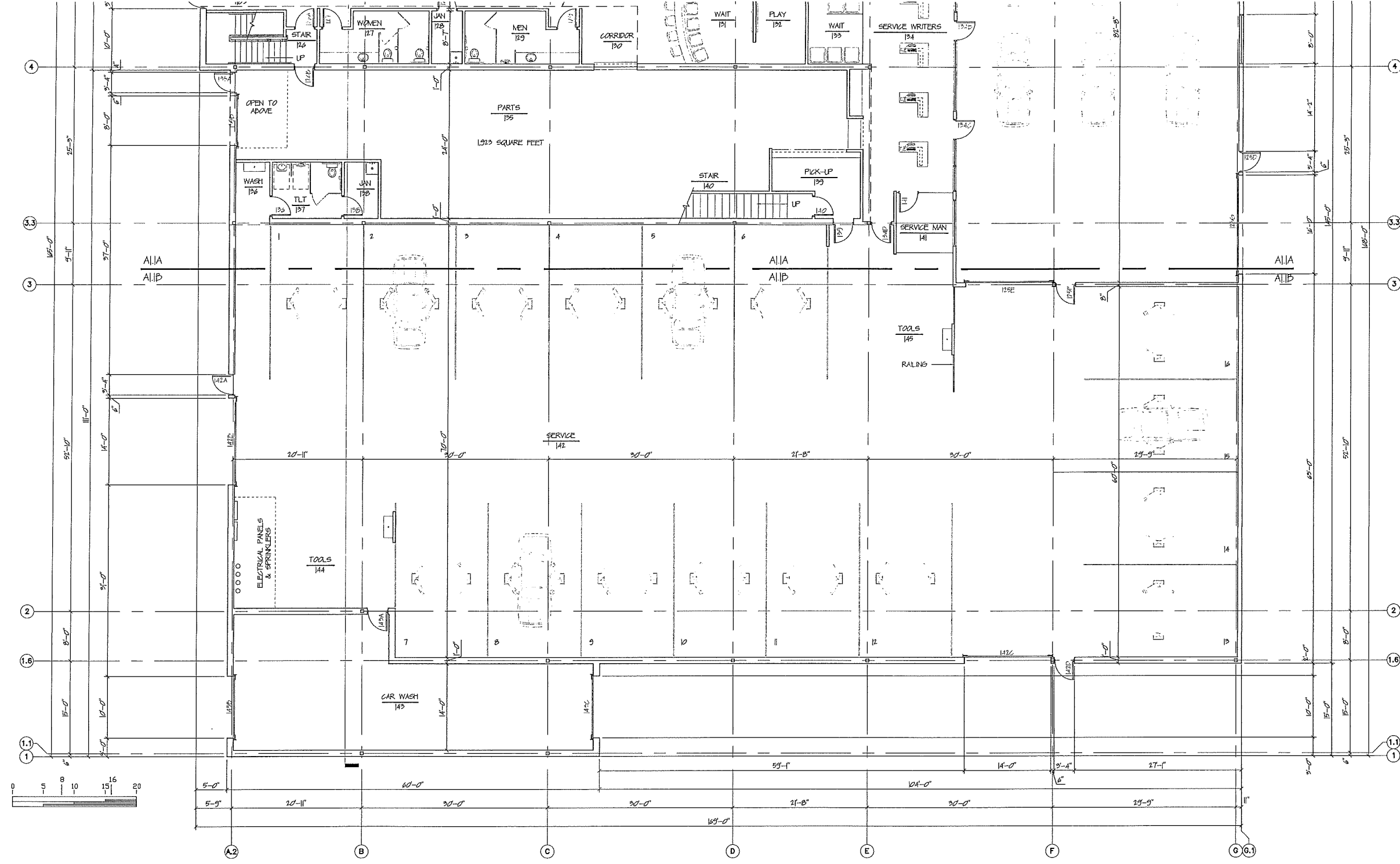
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09-07-2016 PLAN COMMISSION	

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 FIRST FLOOR PLAN A

**SCALE:** 1/8" = 1'-0"  
**DRAWN BY:** JPS  
**DATE:** MD-DAY-YR

**SHEET NO.:**  
 A1.1A

**PROJ. #:** XXX-XXX



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 Madison, WI 53718



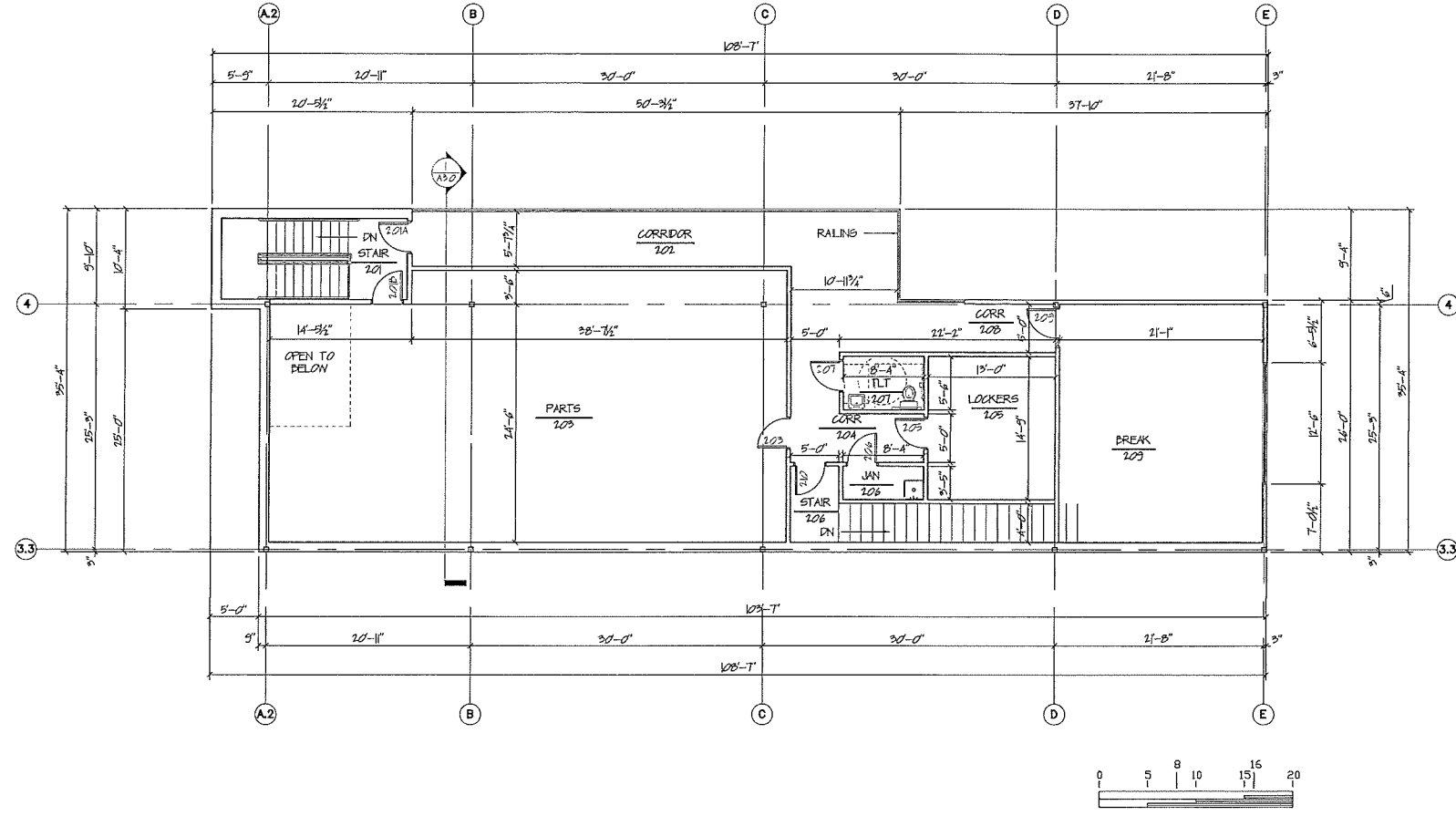
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Revision Schedule	
09-07-2016 PLAN COMMISSION	

DRAWING NAME:  
**FIRST FLOOR PLAN B**

SCALE: 1/8" = 1'-0"  
 DRAWN BY: JPS  
 DATE: MD-DAY-YR

SHEET NO.  
**A1.1B**

PROJ. # XXX-XXX



SHEET NO.

A1.2

PROJ. # XXX-XXX

DRAWING NAME:  
SECOND FLOOR PLAN

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DATE: MP-DAY-YR

Plan Submittal Date: Permit Issue Date:

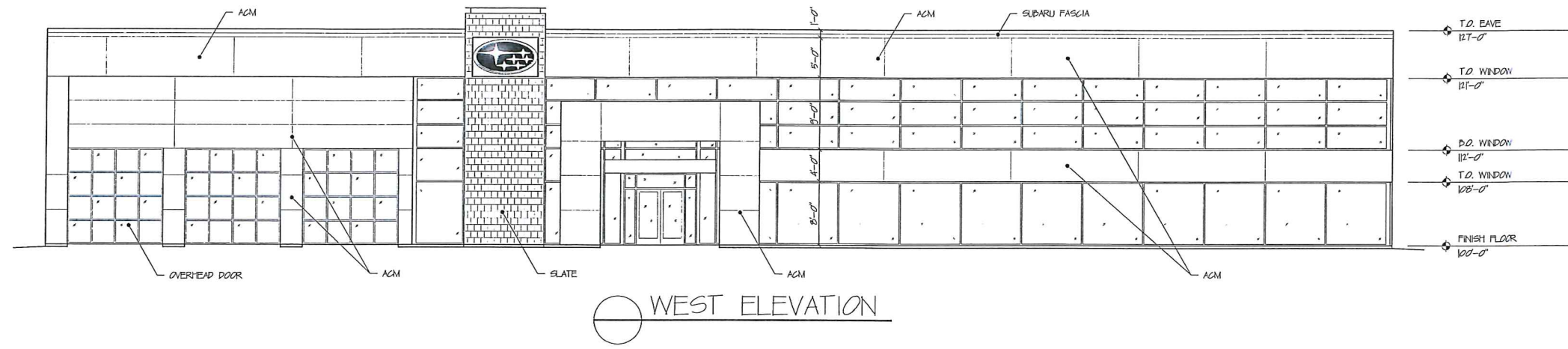
Revision	Schedule
09-07-2016	PLANT COMMISSION

1914 Emil Bl.  
Madison, WI 53704  
Tel: (608) 257-2228  
Fax: (608) 257-2906

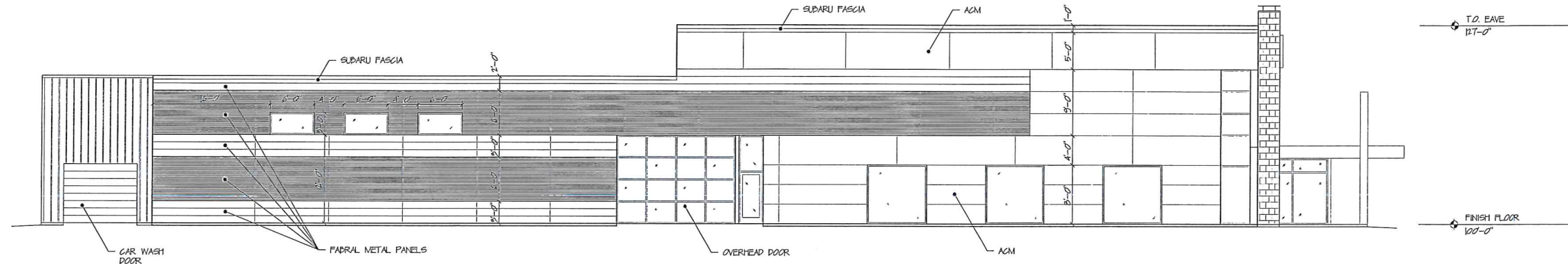


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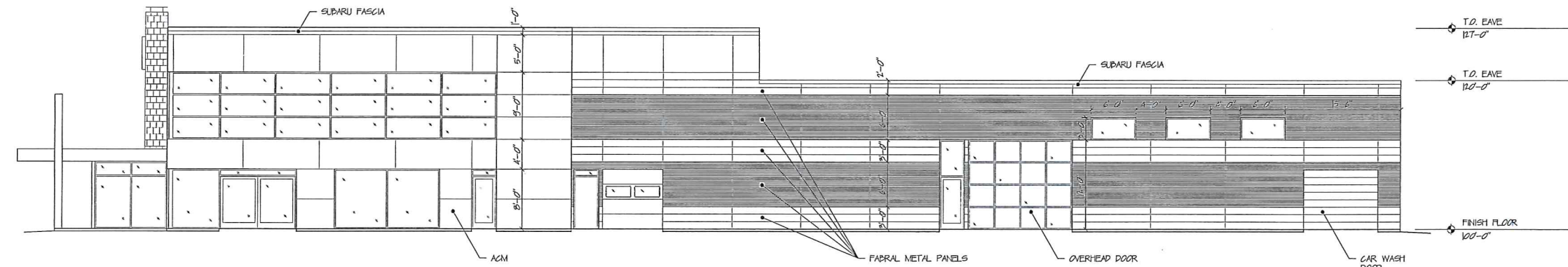




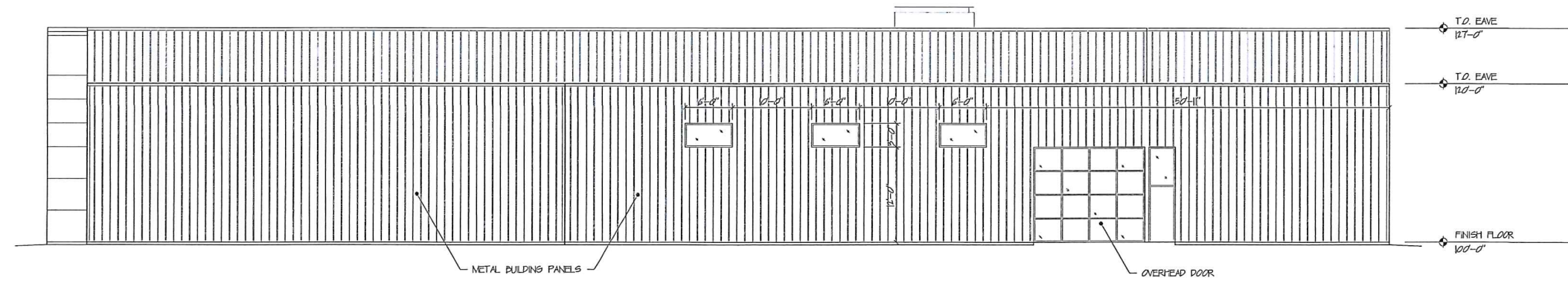
WEST ELEVATION



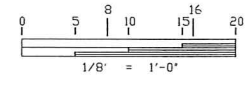
NORTH ELEVATION



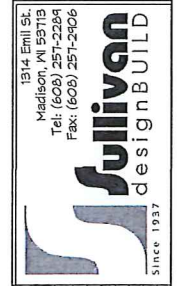
SOUTH ELEVATION



EAST ELEVATION



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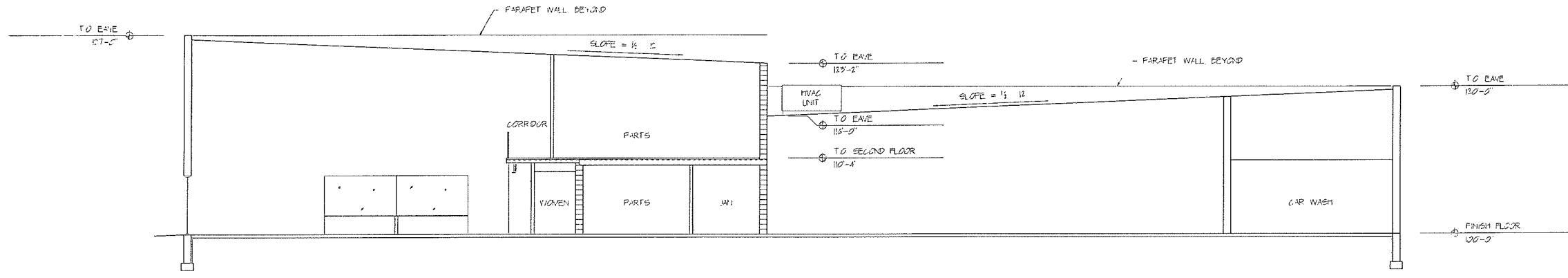
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Revision Schedule	
10-07-2015 PLAN COMMISSION	

DRAWING NAME:  
**EXTERIOR ELEVATIONS**

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 DRAWN BY: JPS  
 DATE: MD-DAY-YR

SHEET NO.:  
**A2.0**

PROJ. # XXX-XXX



SHEET NO.  
**A3.0**

DRAWING NAME:  
**BUILDING SECTIONS**

SCALE: 1/8" = 1'-0"  
DRAWN BY: JFS  
DATE: MD-DAY-YR

Plan Submittal Date	Permit Issue Date
-	-
Revision Schedule	
09-07-2016	PLAN COMMISSION

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