



City of Madison

Proposed Rezoning

Location
2165 Rimrock Road

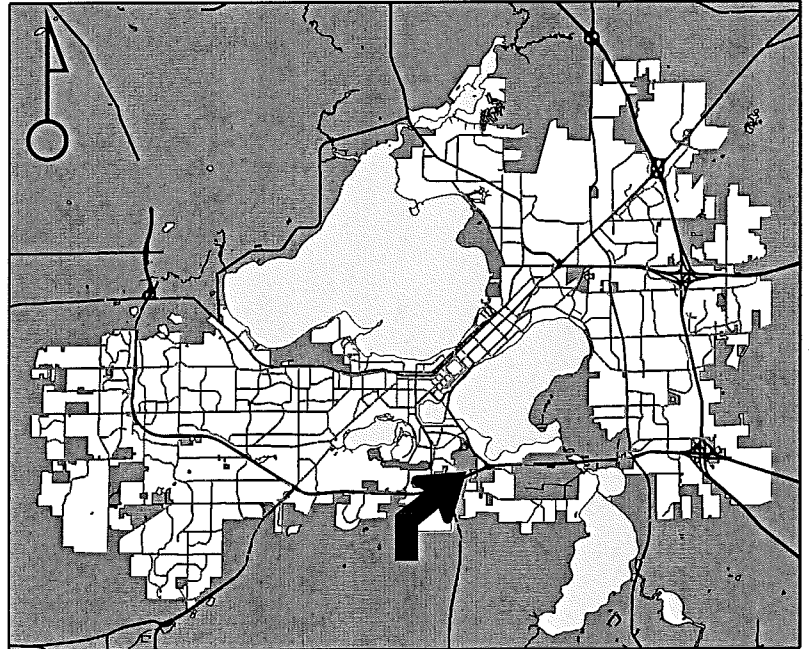
Applicant
Roger Charly/Javanshir Javadov-
German Auto, LLC

From: SE To: CC-T

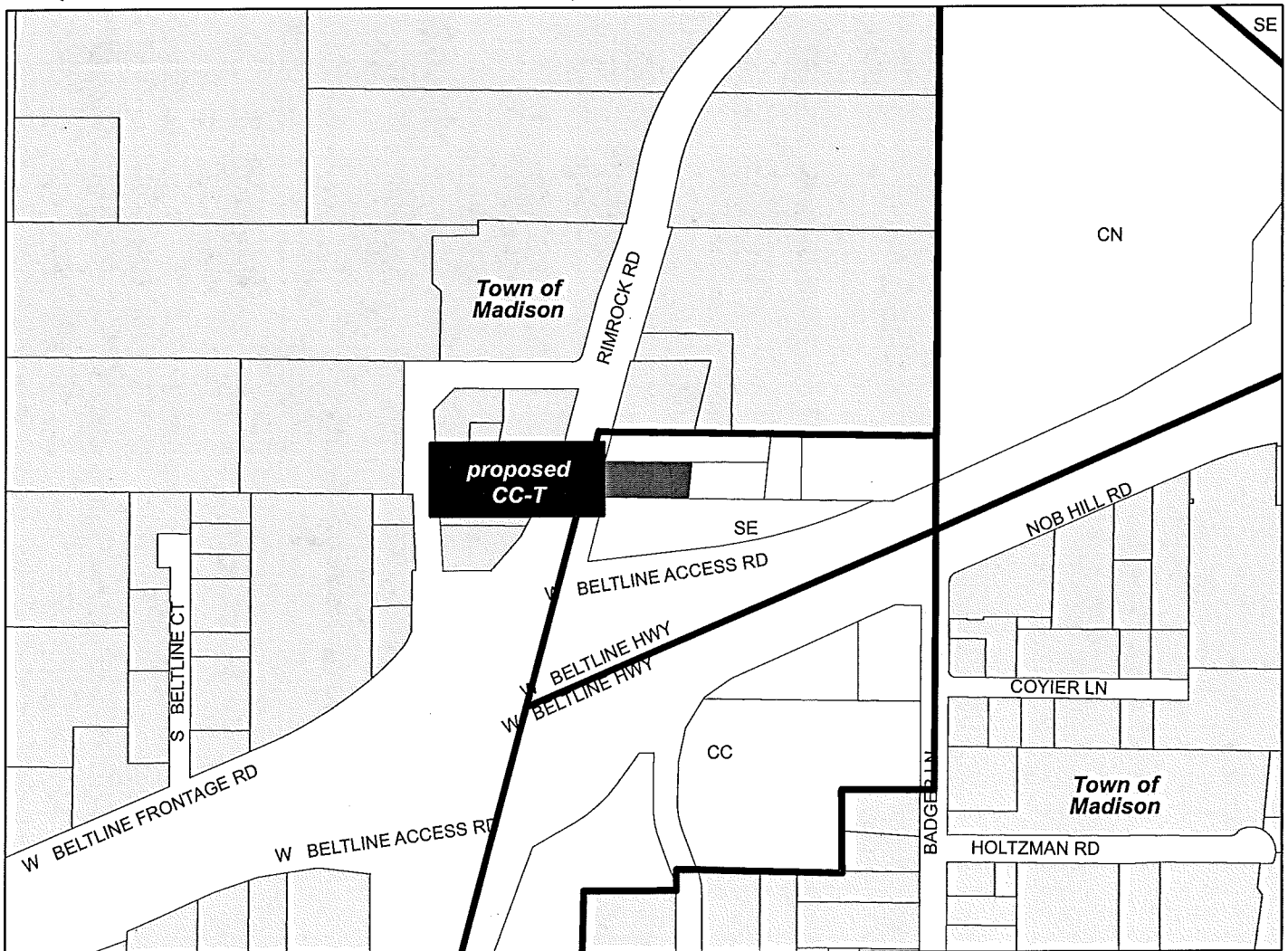
Existing Use
Commercial building

Proposed Use
Convert existing commercial building
into auto sales business

Public Hearing Date
Plan Commission
09 February 2015
Common Council
24 February 2015

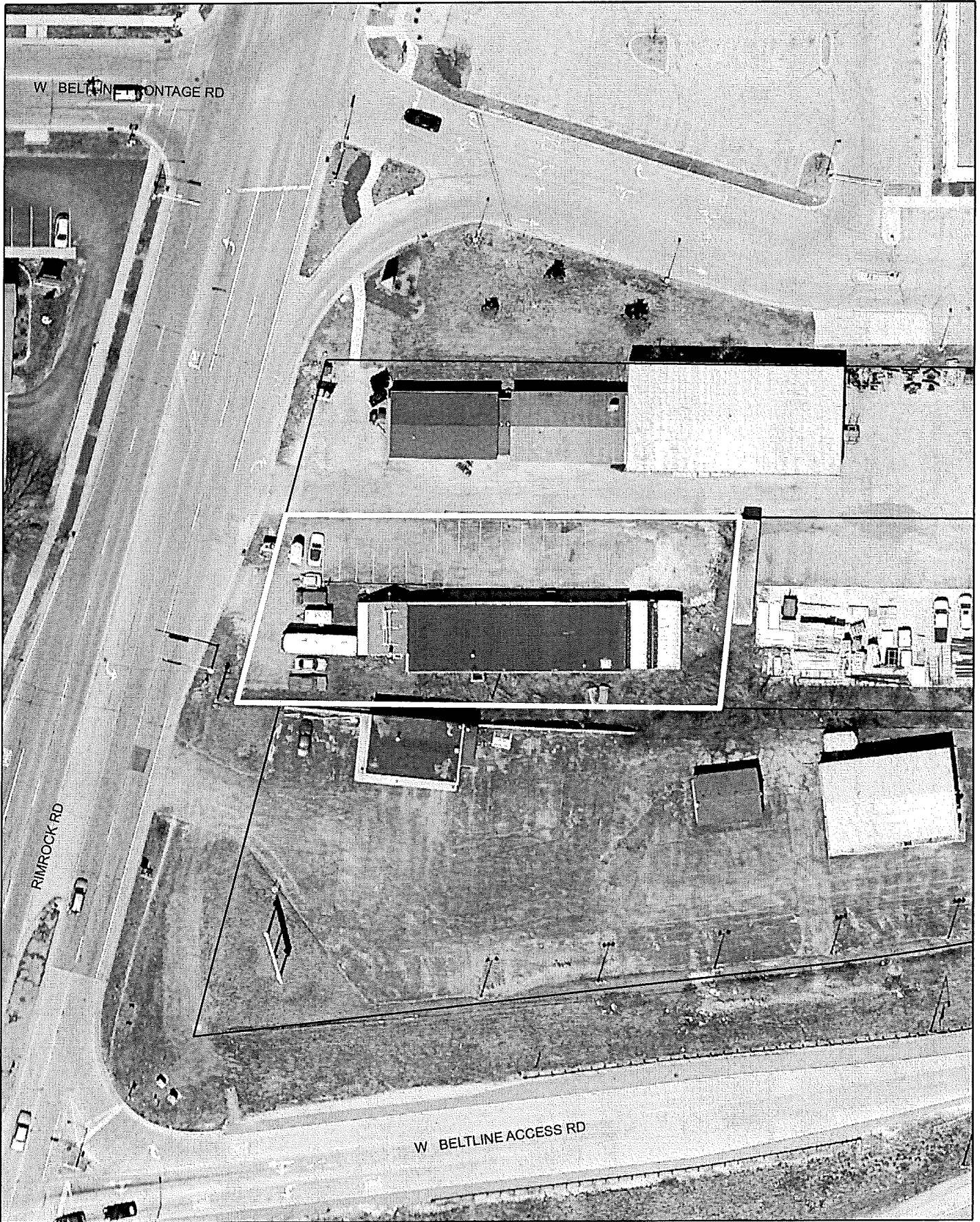


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 February 2015





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

| FOR OFFICE USE ONLY: | |
|--|--|
| Amt. Paid | <u>46950</u> Receipt No. <u>160368</u> |
| Date Received | <u>11/19/14</u> |
| Received By | <u>JL</u> |
| Parcel No. | <u>0709-362-0101-4</u> |
| Aldermanic District | <u>14</u> |
| Zoning District | <u>SE</u> |
| Special Requirements | <u>Eng - Imp</u> |
| Review Required By: | |
| <input type="checkbox"/> Urban Design Commission | <input type="checkbox"/> Plan Commission |
| <input type="checkbox"/> Common Council | <input type="checkbox"/> Other: _____ |

Form Effective: February 21, 2013

1. **Project Address:** 2165 Rimrock Road
Project Title (if any): German Auto House LLC

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

- Zoning Map Amendment from SE to CC-T
- 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: Javanshir Javadov **Company:** German Auto LLC
Street Address: 209 Swanton Road **City/State:** Madison, WI **Zip:** 53714
Telephone: (608) 446-5005 **Fax:** (608) 338-0909 **Email:** germanautolc@gmail.com

Project Contact Person: Javanshir Javadov **Company:** German Auto LLC
Street Address: 209 Swanton Road **City/State:** Madison, WI **Zip:** 53714
Telephone: (608) 446-5005 **Fax:** () **Email:** germanautolc@gmail.com

Property Owner (if not applicant): Roger Charly
Street Address: 8 N Charter **City/State:** Madison **Zip:** 53715

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Adapt a property originally developed for for an auto body shop and currently used for storage with a seasonal office for the sale of used automobiles

Development Schedule: Commencement March 2015 Completion April 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

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

Provide collated project plan sets as follows:

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

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

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

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

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

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

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
John Strasser - October 20, 2014

→ 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: Tim Parks Date: 8/20/2014 Zoning Staff: Matt Tucker Date: 8/20/2014

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

Name of Applicant Javanshir Javadov Relationship to Property: Leasor

Authorizing Signature of Property Owner  Date 10-28-2014

Letter of Intent

City of Madison Plan Commission
215 Martin King Jr. Blvd
Madison, WI 53701

German Auto House LLC
6488 Lake Road
Windsor, WI 53598

November 18, 2014

Re: 2165 Rimrock Road

Project Description:

Requested is a rezoning of 2165 Rimrock Road from SE to CC-T to allow German Auto House LLC, dealer in used German automobiles, to relocate from Windsor, WI where it has been in operation since 2010 to the City of Madison.

Project Team:

Javanshir Javadov – Leaser & owner of German Auto House
209 Swanton Road
Madison, WI 53714
(608) 446-5005

Richard Strohmenger – Landscape Architect
The Bruce Company
2830 Parmenter Street
Middleton, WI 53562
(608) 836-7041

Existing Conditions:

The existing 19,079 SF property consists of a 3,840 SF five bay concrete flat roofed masonry service garage with an attached 410 SF masonry pitched roof office that was originally built as an auto body shop and currently is being for storage with a seasonal office.

Project Schedule:

Improvements to the parking / vehicle display area and attendant landscaping will commence immediately upon approval of the rezoning and will be completed as weather permits April/May of 2015.

Proposed Uses:

| | |
|---------------------------------------|-----------|
| Existing and Proposed Building Area: | 4,250 SF |
| Paved Vehicle Parking & Display Area: | 11,157 SF |
| Landscape / Pervious Area: | 3,721 SF |

Hours of Operation:

9:00 AM – 7:00 PM Monday – Saturday

Parking:

| | |
|---------------------|----|
| Parking Stalls | 8 |
| Vehicles on Display | 15 |
| Bike Stalls | 2 |

Estimated Project Cost: \$20,000

Number of Employees: 3

Letter of Intent

City of Madison Plan Commission
215 Martin King Jr. Blvd
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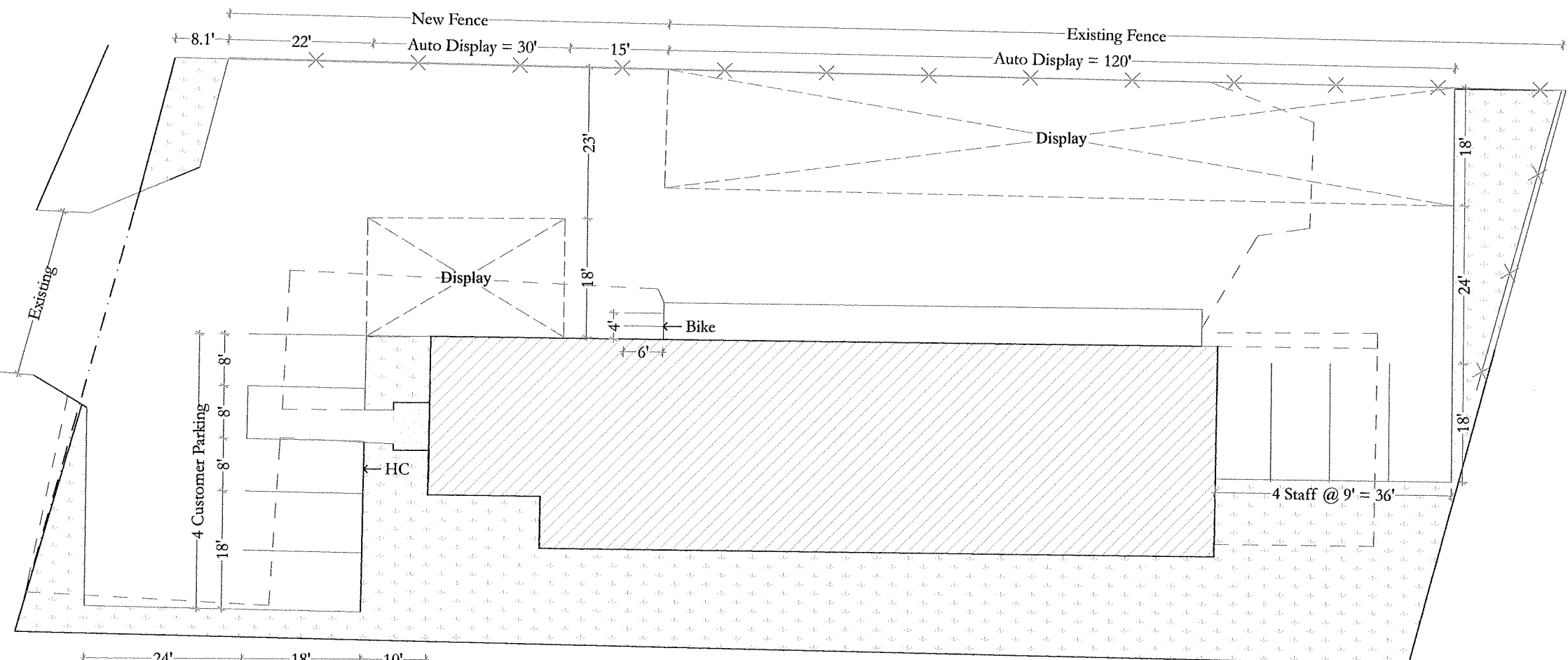
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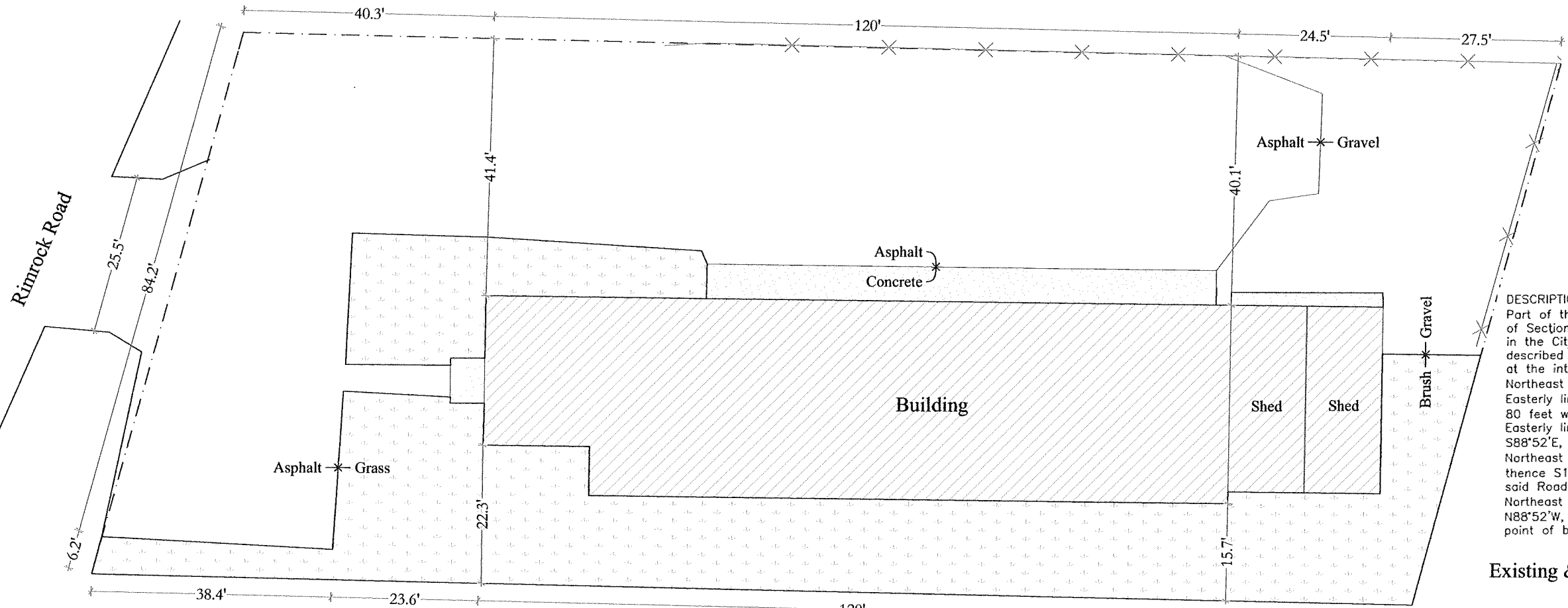
Estimated Project Cost: \$20,000

Number of Employees: 3

| | |
|-------------------------|--------------|
| Lot Area: | 19,079 SF |
| Existing | |
| Building Area: | 4,250 22.34% |
| Storage Sheds: | 731 3.8% |
| Impervious Area: | |
| Asphalt - | 7,059 37.0% |
| Concrete - | 553 2.9% |
| Pervious Area: | |
| Landscape- | 3,907 20.0% |
| Gravel - | 2,579 13.5% |
| Proposed | |
| Building Area: | 4,250 22.3% |
| Impervious Area: | |
| Asphalt - | 10,604 55.6% |
| Concrete - | 504 2.6% |
| Pervious Area: | |
| Landscape- | 3,721 19.5% |

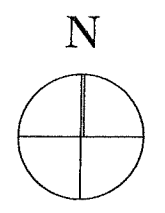


Proposed Site



Existing Site

DESCRIPTION:
 Part of the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at an iron stake at the intersection of the South line of the Northeast 1/4 of the Northwest 1/4 and the Easterly line of Rimrock Road (said road being 80 feet wide); thence N14°43'E, along said Easterly line, 90.67 feet to an iron stake; thence S88°52'E, parallel with the South line of said Northeast 1/4 of the Northwest 1/4, 212.0 feet; thence S14°43'W, parallel with the Easterly line of said Road to a point on the South line of said Northeast 1/4 of the Northwest 1/4; thence N88°52'W, along said South line 212.0 feet to the point of beginning.



LANDSCAPE WORKSHEET

Zoning district is CCT
 Total square footage of developed area10,941 SF
 Total square footage of first 5 acres of developed area + 300 square feet =36 Landscape Units
 Total square footage of 0 additional acres of developed area + 100 square feet =0 Landscape Units

NUMBER OF LANDSCAPE POINTS REQUIRED
 36 Landscape Units x 5 landscape points for first 5 acres182 points
 0 Landscape Units x 1 landscape point for additional 00 acres0 points
TOTAL LANDSCAPE POINTS REQUIRED.....182 points

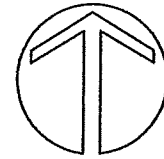
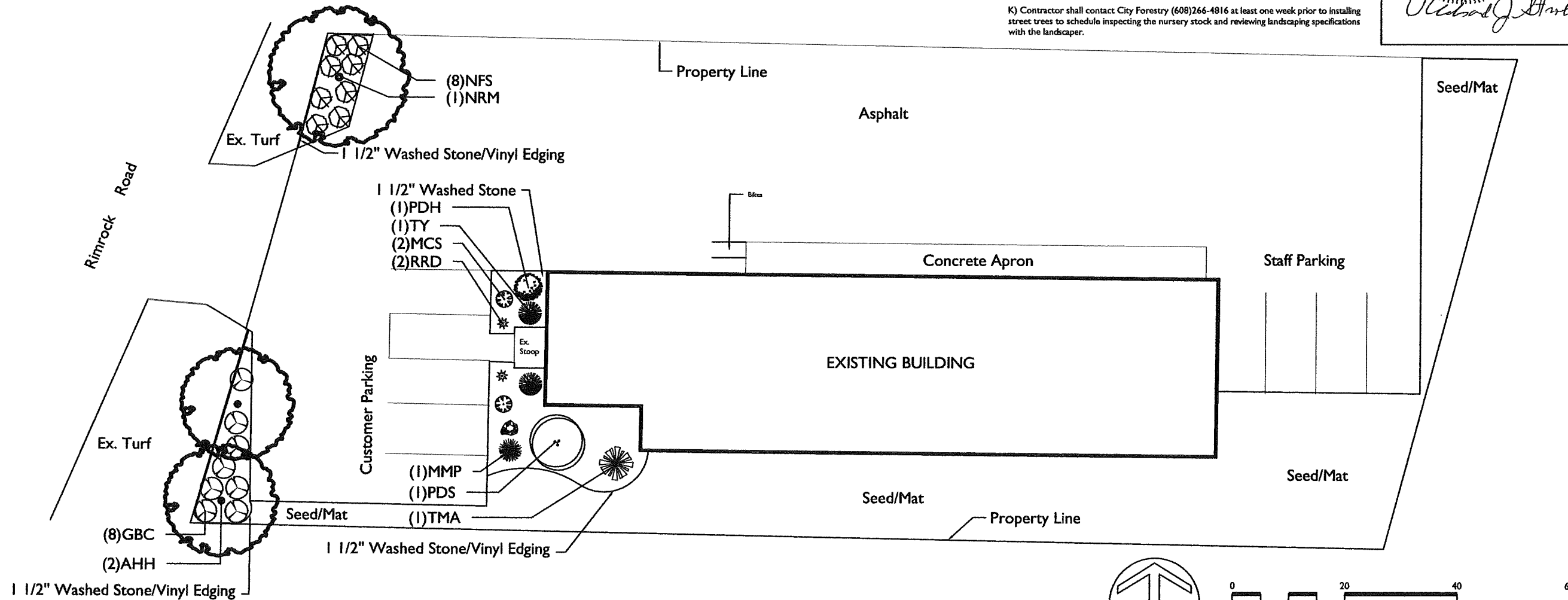
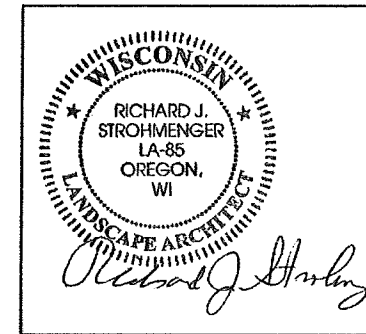
| PLANT TYPE or ELEMENT | Point Value | NEW | | EXISTING | | TOTAL POINTS PROVIDED |
|--|-----------------|------------|-----------------|----------|-----------------|-----------------------|
| | | Qty. | Points Achieved | Qty. | Points Achieved | |
| Overstory Deciduous Tree : 2-1/2" (dbh) | 35 | 3 | 105 | | | |
| Tall Evergreen Tree : 5-6 feet tall | 35 | | | | | |
| Ornamental Tree : 1-1/2" Caliper (dbh) | 15 | 1 | 15 | | | |
| Upright Evergreen Shrub : 3-4 feet tall | 10 | 1 | 10 | | | |
| Shrub, deciduous : 3 gallon / 12"-24" | 3 | 19 | 57 | | | |
| Shrub, evergreen : 3 gallon / 12"-24" | 4 | 3 | 12 | | | |
| Ornamental grass/perennial : 1gallon / 8"-18" | 2 | 2 | 4 | | | |
| Ornamental / Decorative fencing or wall | 4 per 10 lf. | | | | | |
| Existing significant specimen tree | 14 per Cal. in. | | | | | |
| Landscape furniture for public seating and /or transit connections | 5 per 'seat' | | | | | |
| Sub Totals | | 203 | + | 0 | = | 203 |

Plant Material List

| Quantity | Code Name | Scientific Name | Common Name | Planting Size |
|----------------------------|-----------|-----------------------------|--------------------------------------|---------------|
| Broadleaf Deciduous | | | | |
| 1 | NRM | Northwood Red Maple | Acer Rubrum 'northwood' | 2 1/2" B&B |
| 1 | PDS | Princess Diana Serviceberry | Amelanchier X Grand 'princess Diana' | 5' B&B |
| 2 | AHH | Amer Hombeam | Carpinus Caroliniana | 2 1/2" B&B |
| Conifer Evergreen | | | | |
| 1 | MMP | Mops Mugo Pine | Pinus Mugo 'mops' | #3 CONT. |
| 2 | TY | Taunton Yew | Taxus X Media 'tauntonii' | 18" B&B |
| 1 | TMA | Techny/mission Arborvitae | Thuja Occidentalis 'techny' | 4' B&B |
| Perennial | | | | |
| 2 | RRD | Rosy Returns Daylily | Hemerocallis 'rosy Returns' | #1 CONT. |
| Shrub | | | | |
| 8 | GBC | Glossy Black Chokeberry | Aronia Melanocarpa Var Elata | #5 CONT. |
| 1 | PDH | Pink Diamond Hydrangea | Hydrangea Paniculata 'pink Diamond' | #5 CONT. |
| 8 | NFS | Neon Flash Spirea | Spiraea Japonica 'neon Flash' | #2 CONT. |
| 2 | MCS | Magic Carpet Spirea | Spiraea Japonica 'walbuma' | #2 CONT. |

GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, 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) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) 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
- G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.
- J) 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>.
- K) 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.



the bruce company
 OF WISCONSIN, INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
 2830 PARMENTER STREET
 P.O. BOX 620330
 MIDDLETON, WI 53562-0330
 TEL (608) 836-7041
 FAX (608) 831-6266

GERMAN AUTO
 2165 RIMROCK ROAD
 MADISON, WISCONSIN 53713

Checked By: SS
 Drawn By: 11/18/14
 RS
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

L1

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