

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 18, 2013

To: Plan Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 4824 High Crossing Blvd & 2501 East Springs Drive

Present Zoning District: CC-T

Proposed Use: Expand previously approved automobile sales facility lot on a
Planned Multi-Use site.

Conditional Use: 28.137 (2) (f) Alteration to existing Planned Multi-Use site is a
Conditional Use.

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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Pursuant to section 28.137(2)(a) A planned multi-use site, shall have a plan and reciprocal land use agreement approved by the Traffic Engineer, City Engineer and Director of Planning and Community and Economic Development recorded in the office of the Dane County Register of Deeds.
2. Provide a two (2) bike parking stalls. Bike parking shall be located in a safe and convenient location on an impervious surface subject to section 28.141(11) to be shown on the final plan. Bike parking for this project shall comply with the requirements in sec. 28.141(4)(g) and 28.141(11). Provide a detail of the proposed bike rack.
3. Pursuant to Sec. 28.142(3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
4. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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5. Parking requirements for persons with disabilities must comply with sec. 28.141(4)(e). Final plans shall show the required accessible stalls, including van accessible stalls.
6. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets, with the final plan submittal.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	142,121 sq. ft.
Lot width	50'	303.71'
Front yard	0	Existing
Side yards	0	Existing
Rear yard	10'	Existing
Building height	1 story	1 story
Maximum lot coverage	85%	TBD

Site Design	Required	Proposed
Number parking stalls	TBD	As shown on final plans
Accessible stalls	TBD	2 (5)
Number bike parking stalls	2	2 (2)
Landscaping	Yes	Yes (3)
Lighting	Yes	Yes (6)

Other Critical Zoning Items	
Urban Design	Yes (PMUS review)
Historic District	No
Landmark building	No
Floodplain	No
Utility easements	Yes
Barrier free (ILHR 69)	Yes

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

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION**PRESENTED:** November 13, 2013**TITLE:** 2501 East Springs Drive – Conditional
Use/Planned Commercial Site, Expanded
Goben Auto Sales Facility. 17th Ald. Dist.
(28663)**REFERRED:****REREFERRED:****REPORTED BACK:****AUTHOR:** Alan J. Martin, Secretary**ADOPTED:****POF:****DATED:** November 13, 2013**ID NUMBER:**

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Melissa Huggins, Lauren Cnare, Cliff Goodhart and Tom DeChant.

SUMMARY:

At its meeting of November 13, 2013, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a conditional use for the expanded Goblen auto sales facility located at 2501 East Springs Drive. Appearing on behalf of the project were Don Goblen and Amy Hasselman. Goblen explained the financial logistics of needing bio-beds to handle the stormwater management rather than an underground tank. Landscape plans were not included in the submitted plans; therefore final approval could not be granted; it will have to return to the Commission for review by the landscape architects.

ACTION:

On a motion by Huggins, seconded by DeChant, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (5-0). The motion instructed the applicant to provide a completely detailed landscape plan for review with final approval, with consideration of landscaping, related grading and potential adjustments to site features, including address of comments by Kevin Firchow within the Planning Division report.