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

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

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

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

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

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

Amy Hasselman, AIA
Architect

DIRECTORY

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SITE INFORMATION

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