



# City of Madison

## Conditional Use

Location  
2838 Milwaukee Street

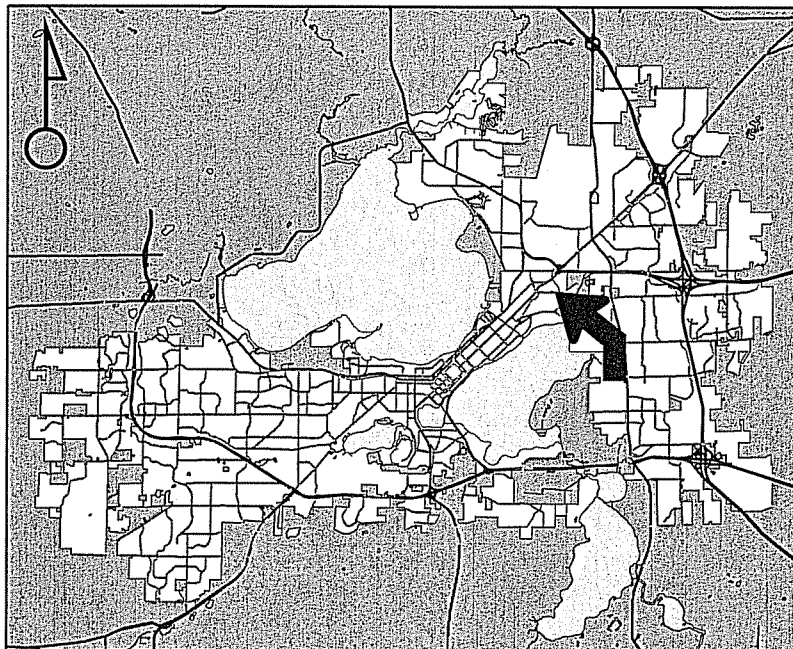
Project Name  
Bicycle Recycle

Applicant  
Danny C. Seppa

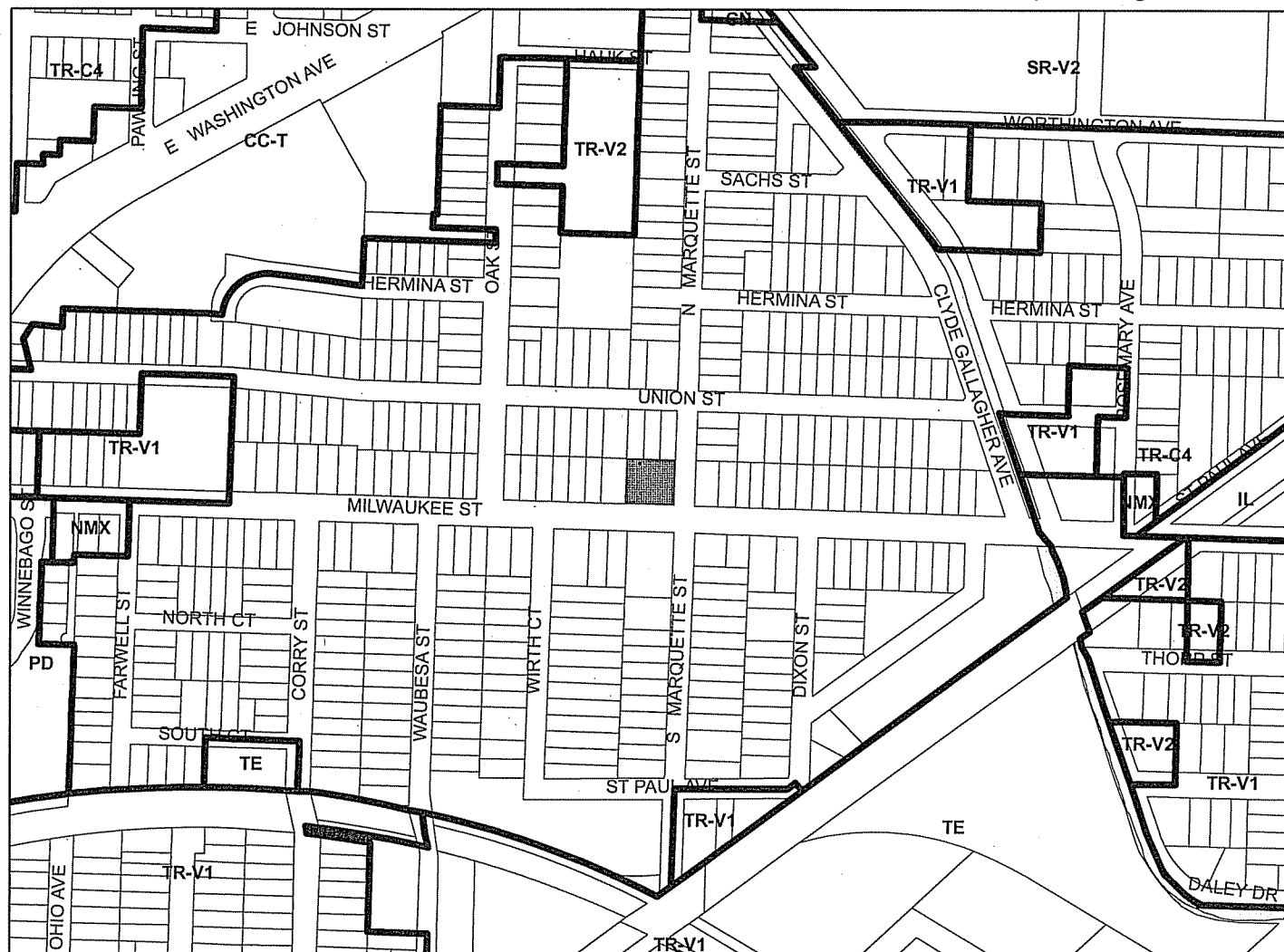
Existing Use  
Single-family residence

Proposed Use  
Establish home occupation for  
bicycle repair shop

Public Hearing Date  
Plan Commission  
22 April 2013



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 April 2013





# LAND USE APPLICATION Madison Plan Commission

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

- 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.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>650-</u> Receipt No. <u>140643</u>
Date Received	<u>3/4/13</u>
Received By	<u>MSGP</u>
Parcel No.	<u>0710-052-2618-1</u>
Aldermanic District	<u>6 - RUMMEL</u>
GQ	<u>OR</u>
Zoning District	<u>TR-C4</u>
<i>For Complete Submittal</i>	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<u>2/4/13</u> Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	<u>2/4/13</u> Waiver <input type="checkbox"/>
Date Sign Issued	_____

1. Project Address: 2838 Milwaukee St Project Area in Acres: 0.0154959

Project Title (if any): Bicycle Recycle

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
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Danny C. Seppa Company: \_\_\_\_\_

Street Address: 2838 Milwaukee St. City/State: Madison WI Zip: 53704

Telephone: 608 7669-0354 Fax: ( ) Email: EastSideSeppa@gmail.com

Project Contact Person: 608 451-3403 Company: \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Property Owner (if not applicant): Daniel J. Seppa

Street Address: 2838 Milwaukee St. City/State: Madison Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: I would like to convert our garage hobby bike shop, into a home based bike sale and repair business.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

Effective August 31, 2012

CONTINUE →

**5. Required Submittals:**

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

**In Addition, The Following Items May Also Be Required With Your Application:**

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days** prior to filing their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
  - A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** The site is located within the limits of the Comprehensive Plan Plan, which recommends Low Density Residential for this property.
- Pre-application Notification:** Section 28.12 of 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:  
  
\_\_\_\_\_

→ 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 Studer Date: 3/5/13 Zoning Staff: PATRICK ANDERSON Date: 3/6/13

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

Name of Applicant Danny C Seppa Relation to Property Owner Son  
Authorizing Signature of Property Owner Daniel J. Seppa Date 03/05/2013



Dear planning commission,

I am requesting conditional permission to convert my family's hobby bike shop into a detached home garage based bicycle repair business operated by myself, Danny C. Seppa, and assisted by my father, Daniel J. Seppa.

The name of our endeavor will be "The Bicycle Recycle" and it will be located at 2838 Milwaukee St. I would like to allocate 228 square feet of my garage to shop space to repair broken bicycles, and 200 square feet to retail space to sell the bicycles once repaired. The broken bikes are collected from the trash and recycling centers. It is not currently in our plans to buy bicycles from the public. Any bikes that seem out of place or suspicious will be reported to the Madison's Bicycle Recovery Program. Enclosed is a drawing showing the space allocation, as well as, all the information I collected from the Dane County Surveyor's office, including the lot map and description. Other than an allowed 2'x2' sign, this project does not require any construction. We are only interested in bicycle repair and reconditioning and would not engage in assembling, wholesaling, or manufacturing of bicycles. The largest mechanical item we would need is a small air compressor. We would like to begin the business as soon as permission is granted. 10:00am to 7:00pm 5 days a week are the ideal hours we want to operate. Besides Daniel J Seppa (sr.) and myself we will not be hiring any additional employees.

The Goals of this endeavor are:

To make bikes easily affordable to all Madisonians.

To fostering a healthy lifestyle in our community by encouraging exercise.

To educate our community, with a focus on the youth, to a basic mechanical aptitude using bicycles as the medium.

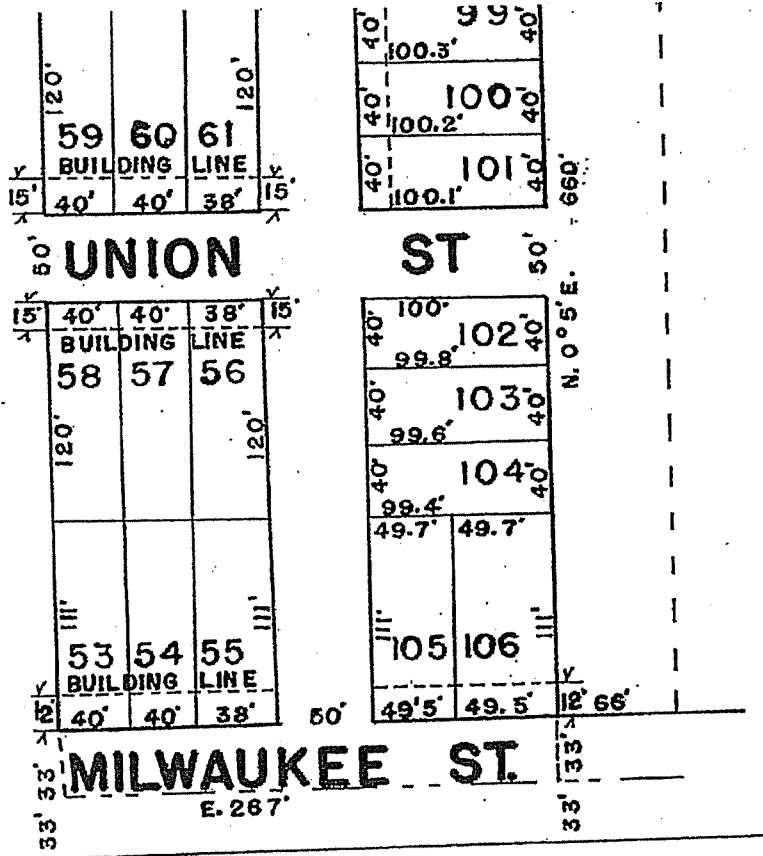
To combat bike theft in Madison by participating in the Bike Recovery Program.

To protect the air and environment by reducing the need for cars and emissions.

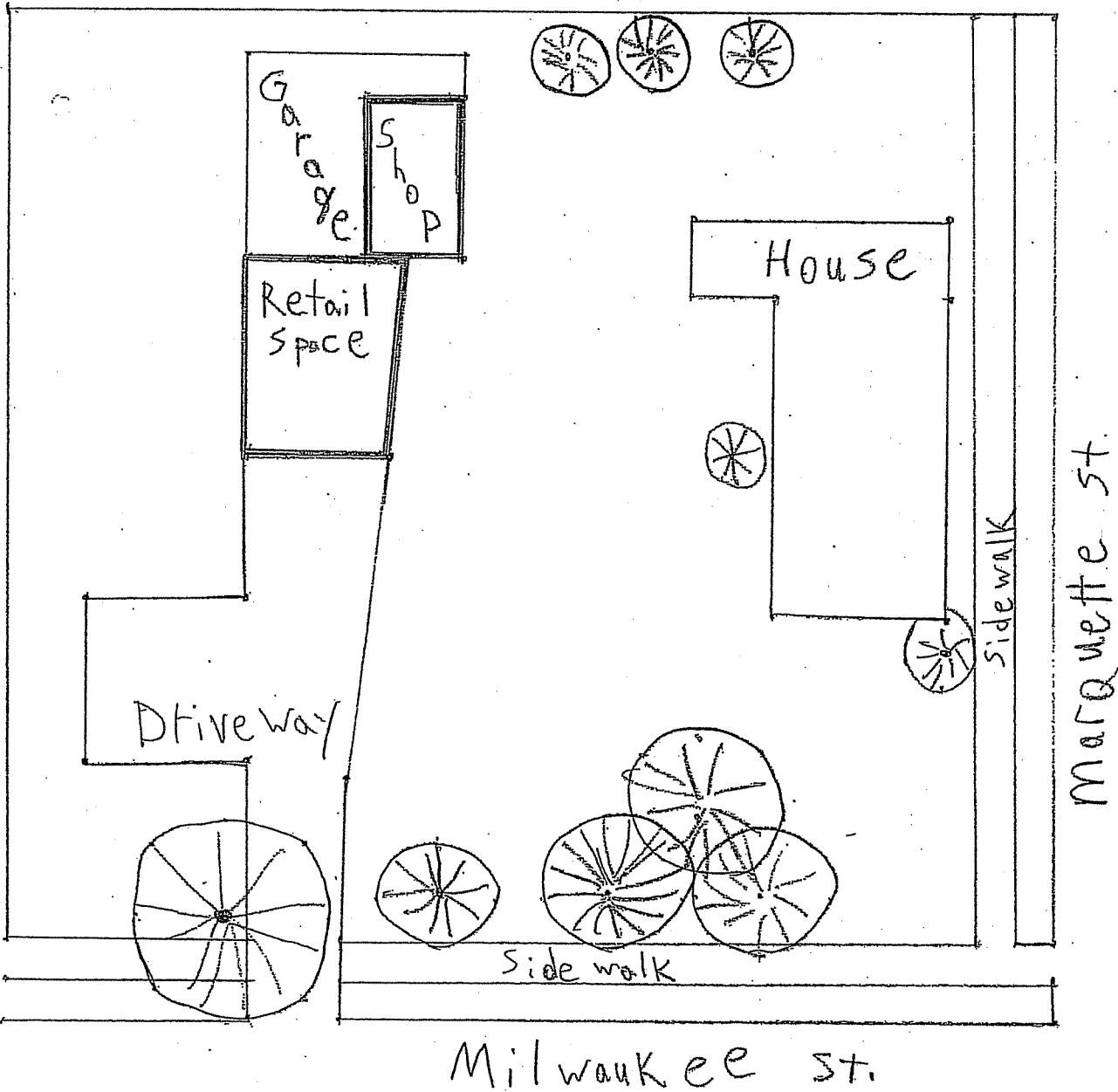
To help expand the bike culture in Madison.



CLYDE A. GALLAGHER REPLAT OF PART OF LOT S 110 & 111 FARWELLS  
 EASTERN ADD. LOTS 53, 54 & 55



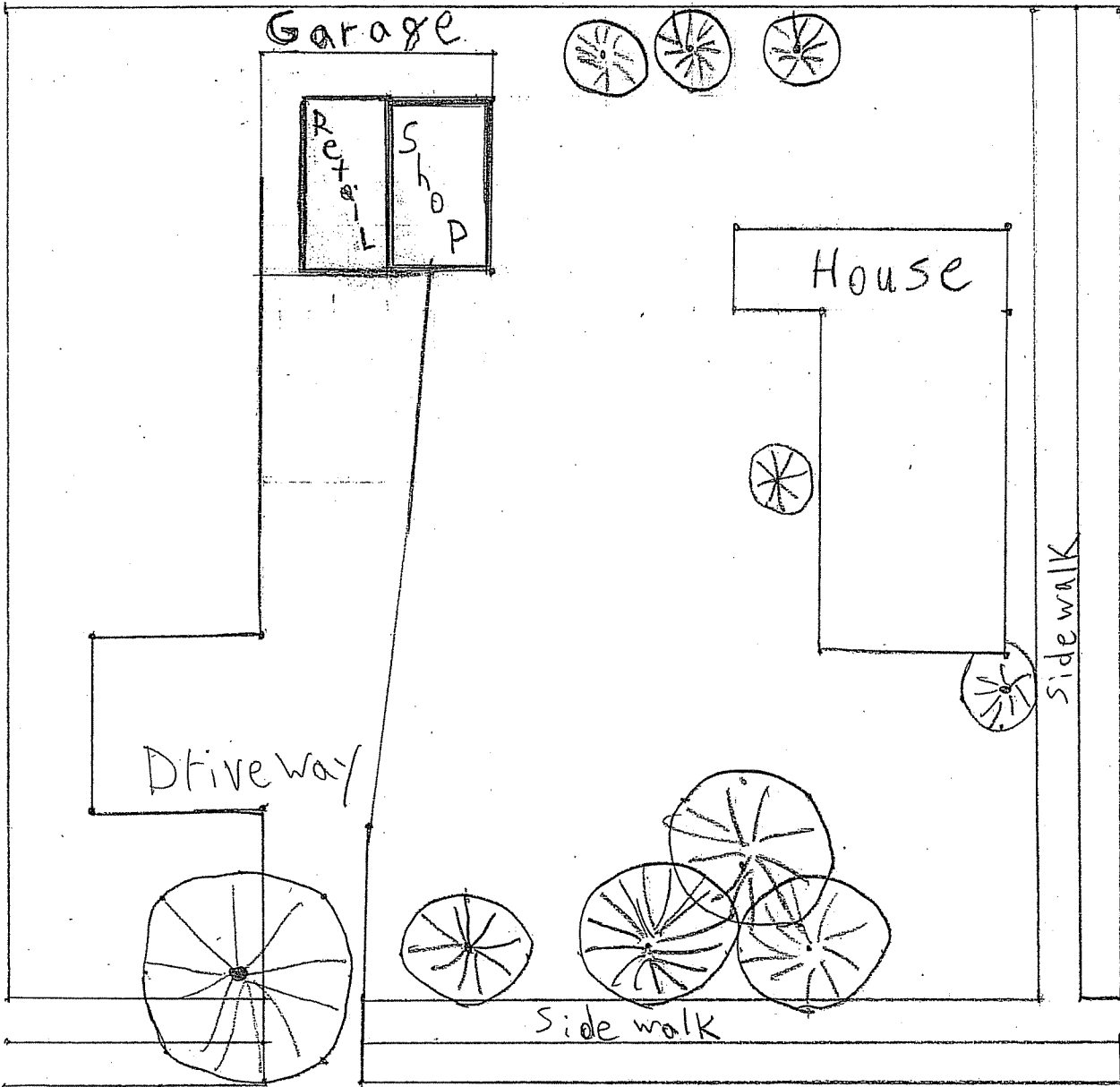
2838 Milwaukee st | 1" = 20'



REVISED SITE PLAN



2838 Milwaukee St | 1" = 20'



Milwaukee St.

Marquette St.