



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
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May 17, 2011

Paul Terranova
Lussier Community Education Center
55 South Gammon Road
Madison, WI 53717

RE: Approval of a conditional use for **55 South Gammon Road** to establish and operate a farmers market in the Lussier Community Education Center parking lot.

Dear Mr. Terranova:

The Plan Commission, meeting in regular session on May 16, 2011, determined that the ordinance standards were met and **approved** your request for a conditional use to establish and operate a farmers market in the Lussier Community Education Center parking lot at 55 South Gammon Road. In order to receive final approval of the conditional use the following conditions must be met:

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have questions regarding the following item:

1. Existing fire lanes shall be maintained, and set up shall follow the submitted LCEC site plan.

Please contact Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following item.

2. Any conditions of approval shall be memorialized as part of final site plan sign-off.

Please now follow the procedures listed below for obtaining your conditional use:

1. Please revise your plans per the above and submit **five (5) copies** of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.
3. This letter shall be signed by the applicant and property owner to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.

- 4. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

If you have any questions regarding obtaining the conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Bill Sullivan, Madison Fire Department
Pat Anderson, Ast. Zoning Administrator

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit and conditional use.

<i>Signature of Applicant</i>

<i>Signature of Property Owner (if not the applicant)</i>

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<input type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: