



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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June 7, 2011

Pablo S. Baker
El Loco Enterprise LLC
1149 Petra Place #4
Madison, WI 53713

RE: Approval of a conditional use for **2310 Pennsylvania Avenue** to allow automobile sales at an auto repair business in the M1 (Limited Manufacturing) zoning district

Dear Mr. Baker:

The Plan Commission, meeting in regular session on June 6, 2011, determined that the ordinance standards were met and **approved** your client's request for a conditional use to allow automobile sales at an auto repair business in the M1 (Limited Manufacturing) zoning district at 2310 Pennsylvania Avenue. In order to receive final approval of the conditional use the following conditions must be met:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following item:

1. The final plan submittal shall be revised to correctly identify existing and proposed features. The current plan submittal with this conditional use application appears to be a recycled plan from a prior submittal showing a proposed building addition and other plan features which exist.

Please contact Bryan Walker, Traffic Engineering, at 267-8754 if you have questions regarding the following three (3) items:

2. When the applicant submits final plans for approval, the automobile sales area and/or parking stalls shall be noted on the plan.
3. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
4. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

Please contact Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following five (5) items.

5. The subject property is a multi-tenant commercial/manufacturing facility. The building appears to be subdivided into tenant spaces that are not consistent with the submitted plans. Provide a revised site plan showing tenant spaced and occupancy if said spaces, and obtain Certificate of Occupancy for spaces if required.
6. The final site plan must show parking/display spaces designated for automobile sakes area.
7. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of two accessible stall striped per State requirements. A minimum of one stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls.
 - c. Show the accessible path from the stall to the building, including ramp, wheel stops or curb where needed.
8. Provide three (3) bicycle parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or rack from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
9. Provide a detailed landscape plan stamped by a registered landscape architect. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. Please note: All open off-street parking areas containing more than three (3) spaces, all open off-street loading areas and all open storage areas shall have effective screening on each side adjoining or fronting on any public or private street except where the owner chooses to landscape in lieu of required screening.

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have questions regarding the following two (2) items.

10. Coordinate/update addresses with City Engineering.
11. Post addresses in accordance with Madison General Ordinances.

Please contact my office at 267-1150 if you have questions on the following item.

12. That this conditional use approval allows for up to four (4) vehicles to be displayed for sale in accordance with the approved site plan. An increase in the number of vehicles offered for display or other site plan changes will require an alteration to this conditional use.

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

1. Please revise your plans per the above and submit **eight (8) 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: Janet Dailey, Engineering Division
 Bryan Walker, Traffic Engineering
 Pat Anderson, Ast. Zoning Administrator
 Bill Sullivan, Madison Fire Department

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit and conditional use.</p> <hr style="border: 0; border-top: 1px solid black;"/> <p style="text-align: center;"><i>Signature of Applicant</i></p> <hr style="border: 0; border-top: 1px solid black;"/> <p style="text-align: center;"><i>Signature of Property Owner (if not the applicant)</i></p>

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