



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
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April 4, 2006

Andy Van Haren & Mary Fritsch  
The Gialamas Company  
8020 Excelsior Drive  
Madison, Wisconsin 53717

RE: Approval of a conditional use for an accessory off-site parking facility and future planned commercial site located at 8501 Excelsior Drive.

Dear Mr. Van Haren & Ms. Fritsch:

The Plan Commission, meeting in regular session on April 3, 2006, determined that the ordinance standards could be met and **approved** your request for a conditional use for an accessory off-site parking facility and planned commercial site located at 8501 Excelsior Drive, subject to the conditions below. In order to receive final approval of the conditional use, the following conditions must be met:

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following three items:**

1. Future development on parcel B will require that sufficient parking will need to be provided for the proposed and existing development.
2. Meet all applicable State accessible requirements, including but not limited to:
  - a.) Provide a minimum of **7** accessible stalls striped per State requirements, which will be located as near the accessible entrances to the building as possible. A minimum of one of the 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.
3. Provide two bike 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 racks 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.

**Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following two items:**

4. Map does not represent parcel line configuration after December 2005 deed.
5. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.

**Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following four items:**

6. When the applicant submits final plans 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, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches, 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'.
7. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approach. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
8. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
9. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.

**Please contact my office at 261-9632 if you have questions about the following item:**

10. That the applicant executes all easement documents deemed necessary and approved by the City Engineer, Traffic Engineer and Director of Planning and Development to serve this planned commercial site as required by the Zoning Ordinance.

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

1. Please revise your plans per the above and submit *six (6) 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 letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. 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 your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

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

\_\_\_\_\_  
*Signature of Applicant*

cc: Kathy Voeck, Assistant Zoning Administrator  
John Leach, Traffic Engineering  
Janet Gebert, City Engineer's Office

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: