



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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December 2, 2010

Phillip Iturbide
Ace Auto Upholstery
416 Gannon Avenue
Madison, Wisconsin 53714

RE: Plan Commission Continuing Jurisdiction review of conditional use for an automotive upholstery business at 3863 Clover Lane.

Dear Mr. Iturbide;

Section 28.12(11)(h)4 of the City of Madison Zoning Ordinance grants the Plan Commission continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. On October 18, 2010, the Plan Commission found that there was reasonable probability that the conditional use for your automotive upholstery business at 3863 Clover Lane was operating in violation of the standards contained within Section 28.12(11)(g) of the Zoning Ordinance and referred this item for a public hearing before the Plan Commission.

At its November 22, 2010 meeting, the Plan Commission **referred** final action on its continuing jurisdiction review of your conditional use until **June 6, 2011**. This referral allows your conditional use to remain in operation, subject to the additional conditions recommended by the Zoning Administrator in a November 18, 2010 memorandum to the Plan Commission, which include the following new restrictions on your conditional use:

1. That the parking or storage of inoperable vehicles on the site for any amount of time is strictly prohibited.
2. That the parking of vehicles outside of designated parking stalls as shown on the approved conditional use site plan is strictly prohibited. [Per the Zoning Administrator, interim measures must be taken to delineate the parking stalls until permanent striping is completed by May 15, 2011.]
3. That the prohibition in the Zoning Ordinance that prohibits the servicing or repair of vehicles outside enclosed buildings is affirmed.
4. That all junk, trash and debris be removed from the conditional use site and that the site be maintained free of junk, trash and debris.
5. That the applicant will need to install landscaping and screening and provide permanent striping of the parking lot per the approved 2002 conditional use site plan by May 15, 2011.

City Zoning staff will monitor your site for compliance with the 2002 conditional use approval and these additional conditions and will report its findings to the Plan Commission on June 6, 2011.

You are asked to sign this letter to acknowledge these conditions of approval and return it to the Zoning Administrator by **January 1, 2011**.

If you have any questions about the 2002 conditional use approval, the additional conditions of approval or the ongoing enforcement action on your conditional use site, please contact the Zoning Administrator, Matt Tucker, at 266-4551. If you have any questions about the Plan Commission or if you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,
City of Madison Plan Commission

Timothy M. Parks
Planner

cc: Matt Tucker, Zoning Administrator

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

Signature of Applicant

Signature of Property Owner (If Not Applicant)