

July 24, 2006

Mr. Bill Roberts
City of Madison Planning Dept.
Madison, Wi

HAND DELIVERED

RE: CUP Application for 2508 S. Stoughton Rd.

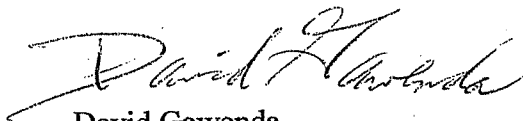
Mr. Roberts:

I write this letter as chair of the Glendale Neighborhood Association Advisory Committee. This committee has been established by the association to provide feedback to the city regarding rezones and CUPs proposed for our neighborhood.

The committee met on July 6th with Mr. Schoepp and his attorney. During the meeting various conditions were discussed which we felt would reduce the association's concerns. After our meeting, Mr. Schoepp's attorney drafted the conditions we discussed. Those conditions are attached to this letter.

The Glendale Neighborhood Association Advisory Committee supports Mr. Schoepp's petition with the conditions submitted to the advisory committee. We think it is a good compromise of not overburdening Mr. Schoepp's ability to lease his space and meeting the concerns of the neighbors. However, if any of the conditions are removed or changed, the association may no longer support the petition.

Sincerely,



David Gawenda
GNA Advisory Committee

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Schoepp Motors, Inc., Owner-Landlord
Keith and Andrew Valiquette d/b/a Prophecy Auto Works, Tenant
2508 South Stoughton Road
Application for Conditional Use Permit for Operation of Automotive Repair Facility
Additional Conditions

1. This conditional use permit application is for the operation of an automotive/small truck repair facility only. (Tenant is operating a bookkeeping and accounting office on the premises which is a permitted use.) Sale of automobiles and trucks is prohibited. All business operations shall be conducted from the property, not from any adjacent property or easement areas.
2. Business hours shall be limited to Monday through Friday from 7:00 am to 9:00 pm and Saturday 8:00 am to noon. There shall be no after hours loitering on the property.
3. The premises shall be operated in accordance with the plans submitted by the applicant, including the site plan, and any additional conditions required by the plan commission.
4. Exterior lighting on the premises shall be directed in a downward fashion and shall not spill over to any neighboring property.
5. Five arbor vitae trees of a minimum height of three feet shall be planted along the south boundary of the property opposite the garage door area to provide screening.
6. The existing signage is part of the conditional use permit. New signage shall require an amendment to the conditional use permit.
7. All automobiles and trucks parked on the premises shall be owned by the landlord (for short term parking for his employees), tenant or customers. All such automobiles and trucks shall either be in drivable condition or awaiting repairs. Any automobiles or trucks brought in for repair and found to be non-repairable shall be removed from the premises within five business days. No junked automobiles or truck nor automobiles or trucks awaiting salvage shall be parked on the premises. (Delivery vehicles shall also be permitted on the premises).
8. All automobiles and trucks parked on the premises shall be parked in a designated parking space. All parking spaces shall be designated by painted lines in conformity with the approved site plan. All drive lanes and fire lanes shall be kept clear of parked vehicles. There shall be no parking on any lawn or landscaped areas.
9. All repair of automobiles and trucks shall be done within existing building. No such repair work shall be done (including but not limited to the use of pneumatic tools) outside the existing building.

10. No test driving of any automobile or truck shall be done on any residential street.
11. There shall be no exterior speakers or radio (or similar music or voice amplification equipment, including that emanating from automobiles or music vans) permitted on the premises so as to be audible from any of the surrounding properties. No radio remotes shall be permitted.
12. The premises shall be kept in a neat and orderly manner.
13. Any dumpsters shall be located within the existing building. No garbage or disposed of automotive or truck equipment shall be stored exterior of the existing building (nor on any adjacent property or easement areas).
14. The premises shall be kept free of graffiti. Areas that are graffitied shall be repainted as soon as practical to match the existing area.
15. City staff shall report to the plan commission after the expiration of six months from the granting of the conditional use permit regarding any complaints filed with respect to city ordinance violations and /or conditional use permit conditions violations.
16. The owner and tenant shall work with the Glendale neighborhood advisory committee to address any future concerns with the operation of this facility, including issues related to impact on the adjacent and nearby housing and other properties, traffic patterns, and vehicular, bicycle and pedestrian safety..

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