

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
March 1, 2005

ZONING MAP AMENDMENT, I.D. 00406 LOCATED AT 5401 AND 5425 HIGH CROSSING BOULEVARD:

1. Requested Action: Approval to rezone property from C2 General Commercial District to C3 Highway Commercial District to allow for the establishment of an automobile sales and service facility located on two vacant lots at 5401 and 5425 High Crossing Boulevard.
2. Applicable Regulations: Section 28.12(10) provides the process for zoning map amendments. Section 28.09(4) provides the framework and regulations for the C3 Highway Commercial District. Section 28.09(4)(c)22 allows motor vehicle sales as a permitted use. Section 28.09(4)(c)12 allows motor vehicle repair also as a permitted use in the C3 Highway Commercial District.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Lancaster Properties, Inc., c/o David Walsh, Foley & Lardner, P.O. Box 1497, Madison, WI 53701; and Christopher Laurent, 1244 South Park Street, Madison, WI 53715.
2. Status of Applicants: Property owner (contract seller) by their agent, and also agent for contract purchaser.
3. Development Schedule: The applicant (contract purchaser) is currently located on East Washington Avenue. This applicant has no specific timetable to vacate their current premises and relocate to this site. It is, however, likely that the applicant will proceed with plans to develop the subject property for an automobile dealership within the next few years. The applicant has a contract to sell their East Washington Avenue premises and requires a rezoning of the subject property to ensure that the High Crossing Boulevard location may be utilized for an automobile dealership whenever they are ready for their relocation.
4. Parcel Location: Easterly corner of the intersection of High Crossing Boulevard with Promontory Place, approximately one block southeast of U.S. Highway 151 and two blocks south of Nelson Road, Aldermanic District 17, Sun Prairie School District.
5. Parcel Size: 153,244 square feet (3.52 acres).
6. Existing Zoning: C2 General Commercial District.

7. Existing Land Use: Two vacant platted lots.
8. Proposed Use: Automobile dealership, including sale and repair of motor vehicles.
9. Surrounding Land Use and Zoning (See map):
 - North – Highway commercial uses including automobile dealerships, automobile service and body shops zoned C3.
 - East – Tavern and restaurant, vacant lots zoned C2 and medium density multi-family residential zoned PUD(SIP).
 - South – Bank with drive-up teller windows, hotels and retail commercial zoned C2 and medium density residential zoned PUD(SIP).
 - West – Automobile dealerships, retail commercial, movie theater and motorcycle and boat sales and service zoned C3.
10. Adopted Land Use Plan: The Nelson Neighborhood Development Plan adopted in March 1992 designates this block for retail and service commercial land uses. The text of this neighborhood development plan envisioned these lots to be occupied with smaller retail and office uses serving the nearby business employees and residential areas. Lands located along the southeast side of High Crossing Boulevard were not recommended for large scale or regional-serving highway commercial uses. Due to the development of this area over the past 10 years, some auto-oriented uses have been introduced along the southeast side of High Crossing Boulevard. At the time of the review and approval of a recent application for an automobile service center (in conjunction with an automobile dealership located across High Crossing Boulevard) the Plan Commission indicated to Planning Unit staff a willingness to consider an amendment to the adopted neighborhood development plan, which would allow more intensive, auto-oriented uses along the southeast side of High Crossing Boulevard. This specifically included the subject properties. This neighborhood plan amendment should be before the Plan Commission at this meeting (or the prior Plan Commission meeting) for their consideration. If this amendment is approved, the proposed use of this property would be consistent with the amended neighborhood development plan.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor. This property is adjacent to a steep slope along its southeasterly property line.

PUBLIC UTILITIES AND SERVICES:

A full range of urban services are being extended to this neighborhood upon its development.

STANDARDS FOR REVIEW:

This application is subject to the procedures outlined in Section 28.12(10) regarding zoning map amendments.

ANALYSIS AND EVALUATION:

The contract purchaser of the subject property, Don Miller, currently operates an automobile dealership in the 700 and 800 Blocks of East Washington Avenue. Don Miller has been working with City staff regarding potential redevelopment of a portion of that property in the Isthmus area. Gorman and Company have entered into a contract to purchase a portion of the Don Miller auto dealership located on the northwest side of the 800 Block of East Washington Avenue (also known as Block 143). Prior to vacating this existing site, Don Miller requires the assurance that this automobile dealership may be moved to an alternate site. Don Miller has negotiated with Lancaster Properties, Inc., for the purchase of two vacant lots along the southeast side of High Crossing Boulevard. These two lots are currently zoned C2 General Commercial District. Automobile sales are only allowed (as a conditional use) in the C2 District in abandoned automobile service station sites. A newly constructed automobile dealership is not allowed in the C2 General Commercial District. The applicant wishes, therefore, to rezone the subject property to C3 Highway Commercial District to allow the relocation of the existing automobile dealership to the High Crossing Boulevard site. Don Miller has yet to develop any specific plans for the new development of these lots.

This property is located within the Nelson Neighborhood Development Plan area. This development plan, adopted in March 1992, recommends retail and service uses along the southeasterly side of High Crossing Boulevard in this block and the blocks located to the northeast and southwest of the subject property. Those lands located along the southeasterly side of High Crossing Boulevard were zoned C2 General Commercial District to provide a mix of smaller retail and office uses, and to encourage less highway oriented land uses along this side of High Crossing Boulevard (see attached proposed land use map). The related text contained within the Nelson Neighborhood Development Plan for these retail and service uses states in part that "the property along the southeast frontage of High Crossing Boulevard is to be zoned C2 General Commercial District to encourage a step down to less highway-oriented uses adjacent to the proposed residential area." This section further states that "this commercial area is not recommended for large scale or region-serving retail development, but should emphasize activities that support other planned neighborhood components such as goods and services valued by office users or neighborhood residents." This section indicates that highway commercial land uses such as the proposed automobile sales and service facility are not recommended in the adopted Nelson Neighborhood Development Plan for the lots along the southeast side of High Crossing Boulevard.

In 1993, the Plan Commission approved a conditional use permit for an 11 acre site to accommodate a 148,000 square foot retail development for an American TV home furnishing and appliance outlet, and three additional commercial spaces. This site is located at 5201 High Crossing Boulevard, 2 blocks southeast of the proposed development (see attached proposed land use map and aerial photograph). At the time of that development's review, staff raised similar questions regarding the recommendations contained in the Nelson Neighborhood Development Plan for the properties located along the southeast side of High Crossing Boulevard. In granting approval for that development, the Plan Commission directed staff to reinforce the land use policies and recommendations contained within the Nelson Neighborhood Development Plan. An automobile dealership may not be approved as a permitted or conditional use in the existing C2 General Commercial zoning district. In the summer of 1997, the Plan Commission and Common Council approved the rezoning of a parcel located at 5449 High

Crossing Boulevard from C2 to C3 Highway Commercial zoning district to accommodate a small specialty automotive dealership for Land Rover. Planning Unit staff did not support this rezoning request, citing the recommendations contained within the Nelson Neighborhood Development Plan. This application was ultimately approved by the Plan Commission and Common Council with a deed restriction limiting the uses of this property to those allowed in the C2 General Commercial District plus automobile dealerships (which require C3 zoning). This development, although ultimately approved, has not been constructed.

More recently, the Plan Commission approved an application from John Lancaster to establish an off-site auto service lubrication and car wash facility located one block southwest of the subject property at 5309 High Crossing Boulevard. The John Lancaster business was originally proposed for the property that is the subject of the rezoning. Lancaster moved his business to the other site at the encouragement of the City to accommodate the Don Miller business. At the time of the approval of the Lancaster business, the Plan Commission received a presentation on the reasons for changing sites and the upcoming Don Miller proposal.

At the present time, four lots (including the subject property) located along the southeast side of High Crossing Boulevard remain vacant despite the property owner's efforts to market these lots. Other inquiries have been made to Planning Unit staff regarding the possibility of rezoning these vacant lots or to garner staff support for more intensive auto-oriented land uses. Until the recent application by John Lancaster, Inc. for an automobile service and support center located at 5309 High Crossing Boulevard (one block southwest of the subject property) staff has discouraged these inquiries. During the review of the aforementioned automobile service and support facility, however, the Plan Commission indicated to Planning Unit staff support for a neighborhood development plan amendment allowing more auto-oriented land uses (and the possibility of C3 zoning) on the remaining vacant lots. The Plan Commission asked staff to present the amendment to the Commission for their consideration. At the time of writing of this report, that land use plan amendment has been drafted and introduced to the Common Council for referral to the Plan Commission. Consideration of this amendment will also occur at the March 21, 2005 Plan Commission meeting.

If the proposed Nelson Neighborhood Development Plan amendment allowing more intensive, auto-oriented uses along the southeast side of High Crossing Boulevard is approved, staff concludes that this application to rezone two vacant platted lots from C2 General Commercial District to C3 Highway Commercial District to allow the future use of this property for an automobile dealership and service facility can comply with the recommendations of the Nelson Neighborhood Development Plan, as amended.

Staff does remain concerned, however, that if the envisioned automobile dealership and service facility is not ultimately constructed on this property, other more intensive uses (including uses of a manufacturing nature) could be established within the C3 zoning district at this location that might have a greater negative impact on adjacent uses, including the residential neighborhood to the east. To protect the existing surrounding land uses, in particular the adjacent residential uses, staff recommends that any future C3 allowed use of the subject property other than an automobile dealership and service facility or a use that is allowed in the C2 zoning district as a permitted use shall require Plan Commission approval prior to its establishment on the property presently being rezoned to the C3 Highway Commercial District..

Staff also believe it is important to ensure that future development of the subject properties with the proposed automobile sales and service use “incorporate high quality design, landscaping and screening, careful placement of lighting, and noise integration as needed in order to assure that there are no negative impacts on the adjacent residential area,” as provided in the corresponding amendment to the Nelson Neighborhood Development Plan. However, at this time no development plans for this site have been submitted and because automobile sales businesses are permitted uses, no additional policy body review would be required by the C3 Highway commercial zoning district regulations prior to construction of the proposed dealership facilities. Therefore, the Planning Unit recommends that a condition of approval for this rezoning be that a deed restriction be placed on these properties requiring that the detailed development plans for these properties be reviewed and approved by the Planning Unit following a neighborhood meeting and prior to issuance of any building permits.

The applicants have held a neighborhood meeting with the High Crossing Neighborhood Association on January 18, 2005 (see attached letter dated January 21, 2005 from the High Crossing Neighborhood Association). It is noted that the association does not favor the proposed rezoning, but will support this proposal based upon the applicant satisfactorily addressing specific concerns. The applicant has responded in a letter dated February 16, 2005 (see attached letter from Gorman & Company) stating their agreement to these terms and offering their response to the requested conditions. Planning Unit staff recommends the inclusion of the conditions as listed in the February 16, 2005 letter from Gorman & Company as additional conditions of approval for the proposed rezoning.

CONCLUSION:

The previously adopted Nelson Neighborhood Development Plan recommends a step down to less highway-oriented uses along the southeast side of High Crossing Boulevard and adjacent to the residential area. The neighborhood development plan had envisioned offices and small retail uses on these lots. Since the adoption of the Nelson Neighborhood Development Plan in 1992, many changes have occurred within the neighborhood and especially along High Crossing Boulevard. Over this 12-year period, several development proposals have been approved which were not consistent with the original neighborhood development plan. The approval of American TV to the south of this site, and The Crossing mixed-use development north of Nelson Road at the end of High Crossing Boulevard, each required an amendment to the adopted plan. The approval of the Land Rover dealership (although never built) and the approval and construction of two hotels suggest it may be very difficult to ever achieve the original recommendations included in the adopted plan. The opening in 2002 of new access ramps connecting High Crossing Boulevard to Interstate Highway 39-90-94 have made the location even more attractive to automobile-oriented, rather than neighborhood-oriented businesses. The current proposal to relocate the Don Miller automobile dealership and service facility from the 800 Block of East Washington Avenue to the subject property is a continuation of the trend toward the development of the south side of High Crossing Boulevard with uses that were not originally envisioned in the neighborhood plan. The approval of The Crossing mixed-use development north of Nelson Road does provide an alternative location for many of the neighborhood-serving retail uses originally envisioned for the south side of High Crossing Boulevard. While it is uncertain at this time if The Crossing mixed-use retail center will ever develop as proposed, it

has been approved by the Plan Commission and Common Council and the zoning is in place to accommodate those future uses.

Current development located along the southeast side of High Crossing Boulevard, however, consists of a restaurant, a big box retail development, two hotels, a bank and a sports bar. Recently, a second bank with drive-up service windows was approved for the corner of High Crossing Boulevard and Nelson Road, and an automobile service support facility has been approved one block south of the subject property. These existing and previously approved land uses are generally auto-oriented and serve an area larger than the immediate neighborhood.

The opportunity to relocate an automobile dealership from the Isthmus area, thereby creating a prime redevelopment site in the central city, also encourages staff to support an amendment to the neighborhood development plan and to support the proposed rezoning. This automobile dealership could be located along the southeast side of High Crossing Boulevard. The existing land uses and those proposed, both by this application and other anticipated applications for the remaining vacant lots, would suggest that an amendment to the adopted Nelson Neighborhood Development Plan should be approved. Notwithstanding the reservation noted above regarding more industrial and heavy commercial uses allowed in the C3 Highway Commercial District, staff does support the proposed rezoning to allow the Don Miller dealership to relocate to the subject property. The proposed restriction regarding unlimited permitted uses (other than automobile dealerships) for the proposed C3 zoned lots should alleviate these concerns. On balance, the Planning Unit believes that High Crossing Boulevard is an appropriate location for the relocation of the Don Miller automobile dealership, and supports the rezoning that would accommodate this future proposal.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission carefully consider the proposed automobile dealership and service facility requiring the rezoning of 5401 and 5425 High Crossing Boulevard from C2 General Commercial District to C3 Highway Commercial District, the staff report, and the testimony at the public hearing. After considering the input at the public hearing, the Planning Unit recommends that the Plan Commission find that the ordinance standards are met and forward this rezoning application to the Common Council with a favorable recommendation subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.
2. The applicant shall be prepared to provide a substantial landscape buffer along the southeasterly property line to screen the proposed automobile dealership from the adjacent residential uses.
3. The inclusion, as conditions of approval of this rezoning, of the itemized list as outlined in a letter from Gorman & Company, Inc. to Ms. Katie Colbert, President High Crossing Neighborhood Association dated February 16, 2005 regarding the proposed development.
4. Detailed development plans for these properties shall be reviewed and approved by the Planning Unit Director following a neighborhood meeting prior to the issuance of any building permits. A deed restriction to this effect in a form approved by the City Attorney shall be placed on the properties.

5. This rezoning shall be effective to allow automobile sales and service facilities, which are listed as a permitted use in the C3 Highway Commercial District. All other uses listed as permitted uses in the C3 Highway Commercial District shall require Plan Commission approval for this property, unless otherwise listed as permitted uses in the C1 or C2 zoning districts. A deed restriction to this effect in a form approved by the City Attorney shall be placed on the properties.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 10, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5401 & 5425 High Crossing Blvd.

Present Zoning District: C-2

Proposed Use: Future Car Dealership

Requested Zoning District: C-3

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE**

GENERAL OR STANDARD REVIEW COMMENTS

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	Existing Lots	Existing Lots
Lot width	50'	Adequate
Usable open space	n/a	n/a
Yards	To be reviewed at plan submittal	

Site Design	Required	Proposed
Number parking stalls	To be reviewed at plan submittal	

Other Critical Zoning Items	
Urban Design	No
Flood plain	No
Utility easements	Unknown
Barrier free (ILHR 69)	Yes (At development)

With the above conditions, the proposed project **does** comply with all of the above requirements.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

March 11, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **5401 & 5425 High Crossing Blvd. – Rezoning – C2 to C3 –Future
Commercial Development**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. None

Contact Person: Christopher Laurent

Fax: None

Email:

DCD:DJM:dm



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: February 9, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 5401 and 5425 High Crossing Boulevard Rezoning

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Upon development, the site shall comply with storm water management requirements of Chapter 37 of the Madison General Ordinances.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments: NONE



Madison Water Utility



David Denig-Chakroff, General Manager

Alan L. Larson – Principal Engineer

523 East Main Street

Madison, Wisconsin 53703

Telephone: 608 266-4653

FAX: 608 266-4426

E-mail: allarson@ci.madison.wi.us

MEMORANDUM

Date: January 24, 2005

To: William Roberts, Planner IV, Planning & Development

From: Alan L. Larson P.E.
Principal Engineer - Water

Subject: REZONING – 5401 & 5425 High Crossing Boulevard

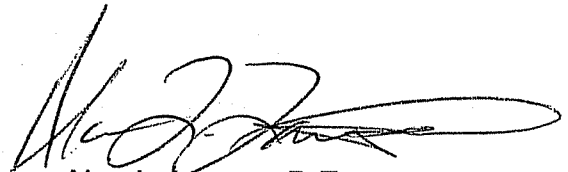
Madison Water Utility has reviewed this rezoning and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

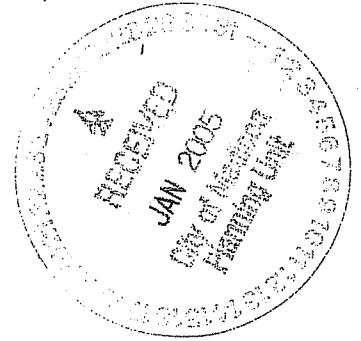
GENERAL OR STANDARD REVIEW COMMENTS

The Water Utility will not need to sign off on the final plans, nor need a copy of the approved plans.



Alan L. Larson, P.E.

HIGH CROSSING NEIGHBORHOOD ASSOCIATION
P.O. Box 7700
Madison, WI 53707-7700



January 21, 2005

Mr. Brad Murphy
City of Madison Department of Planning & Development
City/County Building
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

RE: Rezoning at 5401 and 5425 High Crossing Blvd. for Don Miller car dealership relocation

Dear Mr. Murphy:

At the High Crossing Neighborhood Association meeting on January 18, 2005, Chris Laurent of Gorman & Company discussed the relocation of the downtown Don Miller car dealership to 5401 High Crossing Blvd and the required rezoning of the site from C-2 to C-3. No site or building plans were presented to the Association. Chris Laurent informed us that site and rendering plans may be available in 6 months however, per the City's application process, the developer is not required to present these plans to the neighborhood.

The association voiced numerous concerns about the rezoning and the development of another car dealership on High Crossing Blvd. In particular the neighborhood is concerned that we will not be able to review any sort of plans for the building design, site layout, site lighting, etc. prior to its construction. It was also noted that the Nelson Neighborhood Plan indicates that the north side of High Crossing Blvd, zoned C-3 is intended for highway commercial, which includes car dealerships. The south side of High Crossing Blvd., zoned C-2, was to be reserved for neighborhood retail that supports area businesses and residents.

Although the Association does not favor this rezoning, and in particular the development of another car dealership on High Crossing Blvd., the High Crossing Neighborhood Association will support the rezoning of 5401 High Crossing Blvd from C-2 to C-3 based upon the following conditions:

- Lighting: Use cut-off lighting fixtures and aluminum polls.
- Landscaping: Use extensive, dense landscaping to screen the car lots from High Crossing Blvd.
- Building materials: Materials are to be quality, durable materials such as brick masonry. Dryvit and GIPS materials should not be used.
- Dumpster: Dumpsters shall be screened using similar materials as used on the building.
- Fencing: All types of fencing shall be prohibited from the site.

HIGH CROSSING NEIGHBORHOOD ASSOCIATION

P.O. Box 7700

Madison, WI 53707-7700

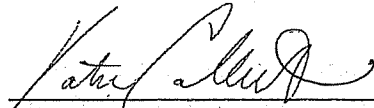
- Building location: Building should be located closer to High Crossing Blvd. with the majority of the cars located behind the building.
- Business Operation: Sales personnel should be instructed to inform prospective purchasers that test-driving on neighboring residential streets is prohibited. Secondly, only NEW cars shall be sold at this location, NO used cars.

The High Crossing Neighborhood Association would like a chance to review and comment on the site and building plans before the building permit is issued. Please feel free to contact me at 663-7667 with any questions.

Sincerely,

High Crossing Neighborhood Association

By:


Katie Colbert, President

cc: Chris Laurent, Gorman & Co.
High Crossing Neighborhood Association Board



February 16, 2005

Ms. Katie Colbert, President
High Crossing Neighborhood Association
P.O. Box 7700
Madison, WI 53707-7700

Dear Ms. Colbert,

This letter responds to your letter to Brad Murphy, City of Madison, dated January 21, 2005. Gorman & Company, working closely with Don Miller and its representative John McKegney, appreciates your willingness to conditionally support the request for rezoning the parcels at 5401 and 5425 High Crossing Boulevard. The following are direct responses to your correspondence:

- **Lighting:** Don Miller intends to have lighting largely directed toward the front (south) of the site. Fixtures will be directional (i.e., cut-off) with aluminum poles.
- **Landscaping:** Don Miller intends to landscape the site, particularly with respect to potential view lines from the neighborhood to the north. Recognize that cars have to be visible from High Crossing, therefore it is at counter purposes for the dealership to use landscaping to screen from High Crossing.
- **Building materials:** The manufacturer dictates the use of materials. Don Miller assures us that these will be consistent with the neighborhood's desires.
- **Dumpster:** Dumpsters will be screened using similar materials to that used on the building.
- **Fencing:** Don Miller does not intend to use fencing on the site.
- **Building location:** Don Miller will attempt to place the building toward the center of the site in a practical location that balances the objectives of both the neighborhood and the manufacturer.
- **Business operation:** Don Miller cannot commit to selling only new cars, but does agree that it will maintain inventory consistent with that already on High Crossing – i.e., primarily new cars and quality used cars. Don Miller will further request of its

prospective buyers that test drives occur outside of residential areas but obviously cannot guarantee this from occurring.

Don Miller has agreed that it will present to the High Crossing Neighborhood its final plan for comment prior to requesting a building permit. Gorman & Company will likely facilitate this presentation and discussion.

Please contact me with any questions or comments.

Best,



Christopher J. Laurent
Gorman & Company

cc: John McKegney, Don Miller
Brad Murphy, City of Madison
Alderman Santiago Rosas, District 17



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 2/4/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **5401 & 5425 High Crossing Blvd.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



BACH



Department of Planning & Development
Planning/Inspection/Real Estate/Community & Economic Development
Mark A. Olinger, Director

Blair Murphy
Planning Unit
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY
- FINAL PLAT
- LOT DIVISION
- CONDITIONAL USE
- REZONING
- INCLUSIONARY ZONING.
- OTHER: _____

5401 & 5425 HIGH CROSSING BOULEVARD
RZ: C2 → C3
FUTURE COMMERCIAL DEVELOPMENT
LANLASTER PROPERTIES / CHRISTOPHER LAURENT

10

PLANNING UNIT CONTACT: PETE OLSON

RETURN COMMENTS BY: 11 MARCH 2005

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: _____ Fax: _____

Date Submitted: 12 JANUARY 2005 Plan Commission: 21 MARCH 2005

Date Circulated: 14 JANUARY 2005 Common Council: 29 MARCH 2005

CIRCULATED TO:

- | | | |
|--|--|---|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS - SCHAEFER | <input type="checkbox"/> ALD. _____ DIST. _____ |
| <input type="checkbox"/> FIRE DEPARTMENT | <input checked="" type="checkbox"/> POLICE DEPT. - THURBER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> CITY ASSESSOR - SEIFERT | <input type="checkbox"/> ALLIANT ENERGY |
| <input type="checkbox"/> TRAFFIC ENGINEERING | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> SEC |
| <input type="checkbox"/> CITY ENGINEERING | <input type="checkbox"/> BOARD OF EDUCATION C/O SUPT. | <input type="checkbox"/> MID PLAINS TELE |
| <input type="checkbox"/> WATER UTILITY | <input type="checkbox"/> PUBLIC HEALTH - K. VEDDER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> CDBG - HURIE | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | _____ |
| <input type="checkbox"/> REAL ESTATE - D. WARREN | | _____ |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

A resolution will be before the Common Council within a few weeks regarding this matter.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS:

OK, Capt. M.A. Bach
NPS
NORTH DISTRICT

u