



Location

2223 Atwood Avenue

Project Name

Lynch Off-Premise Parking

Applicant

Tim Lynch-Lynch Properties, LLC/
William F. White-Michael Best &
Friedrich, LLP

Existing Use

Surface Parking

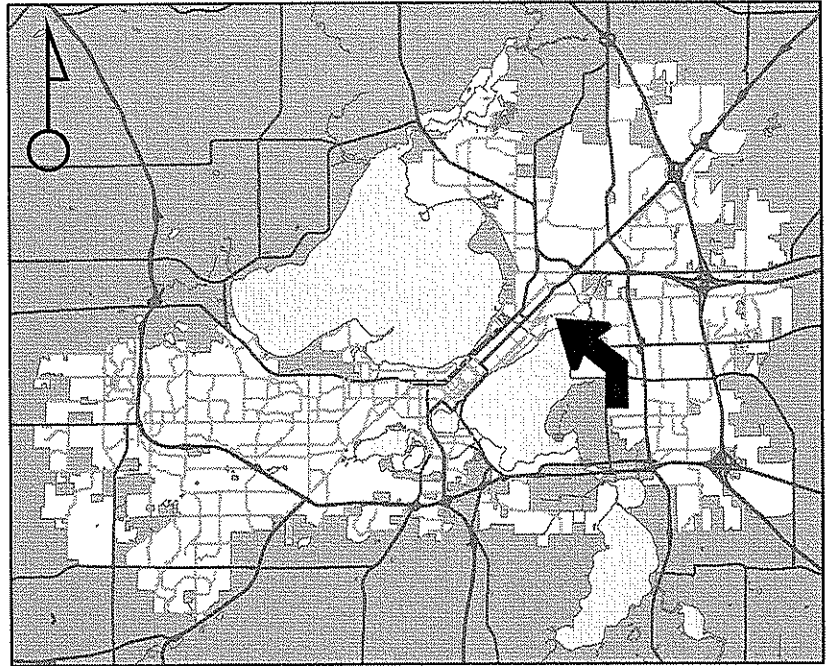
Proposed Use

Establish off-premises parking lot for Lynch
Auto Body located at 2305 Atwood Avenue

Public Hearing Date

Plan Commission

22 November 2010



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 08 November 2010





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550</u> Receipt No. <u>114167</u>
Date Received	<u>9/29/10</u>
Received By	<u>PDA</u>
Parcel No.	<u>0710-064-2601-1</u>
Aldermanic District	<u>6 MARSHA RUMMEL</u>
GQ	<u>—</u>
Zoning District	<u>C2</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	<u>9/29/10</u>

1. **Project Address:** 2223 Atwood Avenue **Project Area in Acres:** 0.10
Project Title (if any): Off-Premises Parking Area

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Tim Lynch Company: Lynch Properties LLC
 Street Address: 2305 Atwood Avenue City/State: Madison, WI Zip: 53704
 Telephone: (608) 249-4600 Fax: () Email: _____

Project Contact Person: William F. White, Esq. Company: Michael Best & Friedrich LLP
 Street Address: 1 S. Pinckney Street, Ste. 700 City/State: Madison, WI Zip: 53703
 Telephone: (608) 257-3501 Fax: (608) 283-2275 Email: wfwhite@michaelbest.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
 See attached Letter of Intent _____

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 550⁰⁰ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

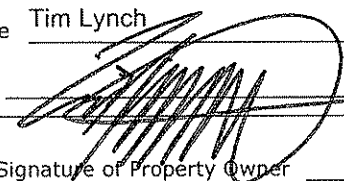
In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/RUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans: → *The site is located within the limits of* Madison Comprehensive & Schenk-Atwood *Plan, which recommends:* Neighborhood Mixed Use and C2 Commercial, respectively *for this property.*
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request: → *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:* Alder Marsha Rummel notified 5/14/2010; SASY Neighborhood Association notified 6/8/10
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
Planning Staff: _____ *Date:* _____ *Zoning Staff:* Matt Tucker *Date:* 2/23/10
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Tim Lynch Date 9/28/10
 Signature  Relation to Property Owner member
 Authorizing Signature of Property Owner _____ Date _____

Effective May 1, 2009



Michael Best & Friedrich LLP
Attorneys at Law
One South Pinckney Street
Suite 700
Madison, WI 53703
P.O. Box 1806
Madison, WI 53701-1806
Phone 608.257.3501
Fax 608.283.2275

William F. White
Direct 608.283.2246
Email wfwhite@michaelbest.com

AMENDED

September 28, 2010

Madison Plan Commission
215 Martin Luther King Jr. Blvd., Room LL-100
Madison, WI 53701-2985

Re: Letter of Intent
Off-Premises Parking CUP Application - Lynch Auto Body

Dear Commissioners:

This is a letter of intent in connection with the conditional use permit application submitted by Lynch Properties LLC.

Description of Project: Lynch Auto Body is applying for a conditional use permit for off-premises parking of private passenger vehicles in connection with its existing auto body repair business at 2305 Atwood Avenue. The off-premises parking area will be located across the street from Lynch Auto Body at 2223 Atwood Avenue (corner of Atwood Avenue and Evergreen Avenue). The parking area would allow the temporary parking of vehicles awaiting collision repair and repainting. The parking area will be brought up to City standards, paved and screened with a 3 foot wide planting buffer consisting of ornamental trees along Evergreen Avenue. A 6 foot high privacy fence will be constructed at the rear and west side lot lines.

Parking Stalls: Seven 10 foot wide by 18 foot long parking stalls will be constructed, along with one handicap parking stall.

Size of Site: The total parking surface is 3,737 square feet.

Existing Use and Condition of the Property: The property is currently used as a parking facility for the applicant's auto repair business. The current condition of the parking area is unpaved.

Development Schedule: Improvements to the parking area are anticipated to commence within 30 days after issuance of the CUP.

Contact Person: The contact persons for the application and project are Tim Lynch, whose address and phone number is listed on the application, and the undersigned.

Name of Persons involved: The asphalt contractor for the project is Wells Asphalt Paving. The landscaper for the project is Lynch Properties. The fence will be constructed by Struck & Irwin Fence.

MICHAEL BEST
& FRIEDRICH LLP

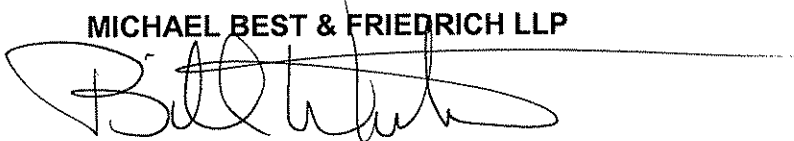
Madison Plan Commission
September 28, 2010
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Hours of Operation: The hours of operation for Lynch Auto Body is Monday through Friday 7:30 a.m. – 6:00 p.m., Saturday 8 a.m. to 12:00 p.m.

If you have any questions concerning the conditional use permit application or this proposal, please feel free to contact me.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP



William F. White

cc: Alder Marsha Rummel
Dan Melton, Chair, Schenk-Atwood, Starkweather Yahara Neighborhood Assn.
Tim Lynch

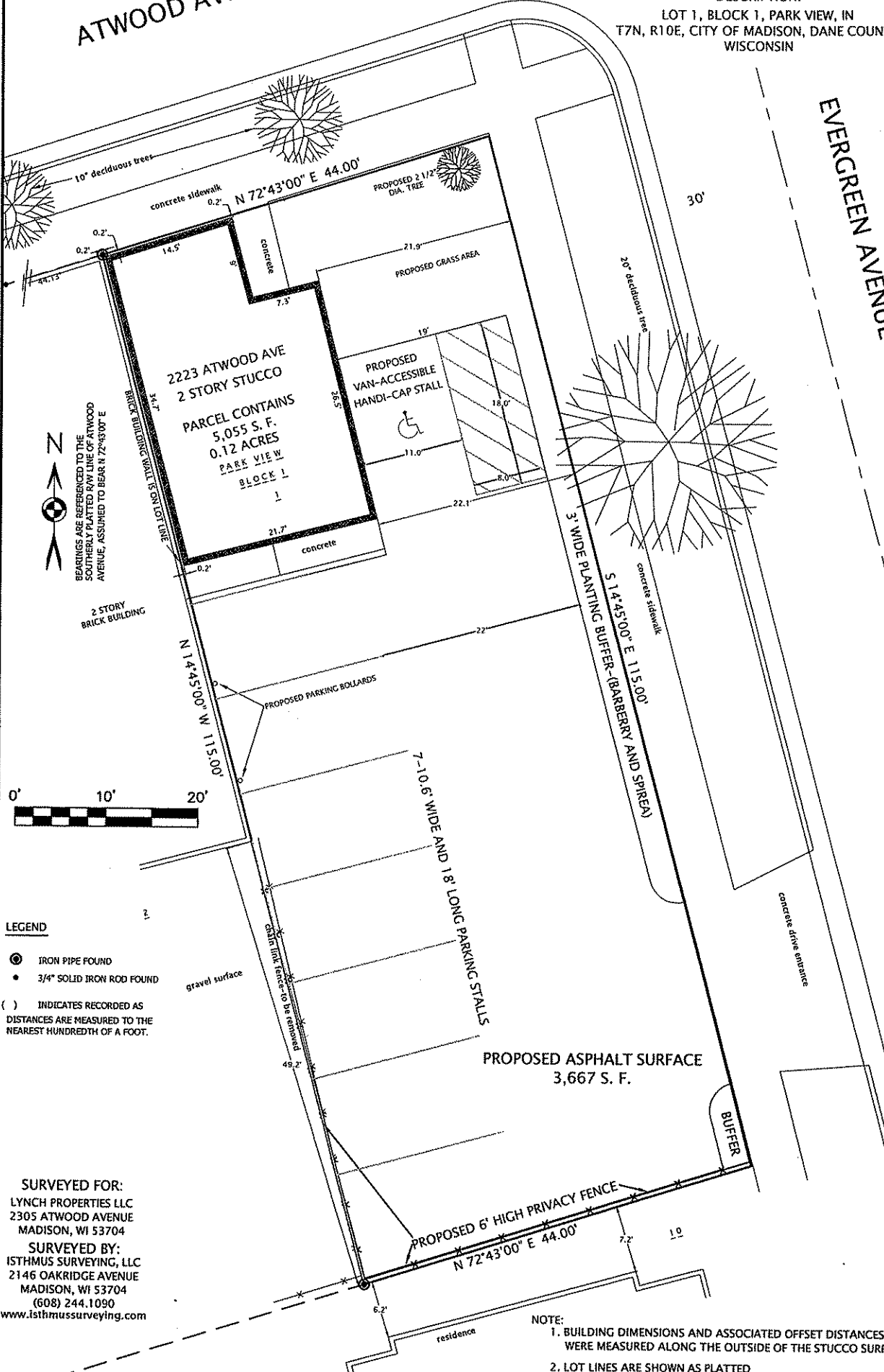
Q:\CLIENT\027642\0001\B2444001.0

Proposed Site Plan

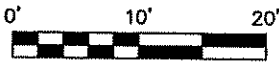
DESCRIPTION:
 LOT 1, BLOCK 1, PARK VIEW, IN
 T7N, R10E, CITY OF MADISON, DANE COUNTY
 WISCONSIN

ATWOOD AVENUE

EVERGREEN AVENUE



BEARINGS ARE REFERENCED TO THE
 SOUTHERLY PLATTED 0.01 LINE OF ATWOOD
 AVENUE, ASSUMED TO BE BEAR N 72°43'00" E



LEGEND

- IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

SURVEYED FOR:
 LYNCH PROPERTIES LLC
 2305 ATWOOD AVENUE
 MADISON, WI 53704

SURVEYED BY:
 ISTHMUS SURVEYING, LLC
 2146 OAKRIDGE AVENUE
 MADISON, WI 53704
 (608) 244.1090
 www.isthmussurveying.com

NOTE:
 1. BUILDING DIMENSIONS AND ASSOCIATED OFFSET DISTANCES WERE MEASURED ALONG THE OUTSIDE OF THE STUCCO SURFACE.
 2. LOT LINES ARE SHOWN AS PLATTED

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