

February 24, 2005

Clifford D. and Barbara J. Meier  
4712 Shaffer Avenue  
Madison, Wisconsin 53716

RE: Rezoning approximately 0.14 acres located at 4603 Buckeye Road from R2 (Single-Family Residence District) to PUD-GDP-SIP (Planned Unit Development, General Development Plan/ Specific Implementation Plan) to allow an existing building containing a barbershop and two apartments to become conforming.

Dear Mr. and Mrs. Meier:

At its February 22, 2005 meeting, the Common Council **conditionally approved** your application for rezoning property located at 4603 Buckeye Road from R2 to PUD-GDP-SIP. The following conditions of approval shall be satisfied prior to final approval and recording:

**Please contact Kathy Voeck, the Acting Zoning Administrator, at (608) 266-4551 if you have questions regarding the following six items:**

1. The site plan shall be to scale with dimensions and setbacks of the existing buildings. Show the limits of the driveway on the plan.
2. Provide four bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.

**Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following item:**

3. All portions of the exterior wall of newly constructed public buildings, places of employment and open storage of combustible materials shall be within 500 feet of at least two fire hydrants. Distances measured along the path of the hoselay. See Section 34.20 of the Madison General Ordinances for more information.

**Please contact my office at (608) 261-9632 if you have questions about the following three Planning Unit conditions on this project:**

4. That the PUD-GDP-SIP zoning text be revised as follows:

- a.) the Statement of Purpose shall read: “This Planned Unit Development is established to protect the present use of the buildings as it has been since approximately 1967. The PUD consists of an existing [1860] square foot mixed-use building and accessory [338.25] square-foot garage. The two-story principal building includes a 408 square-foot barbershop on part of the ground floor, a two-bedroom apartment on portions of the first and second floors, and a one-bedroom apartment on the remainder of the second floor.”
  - b.) note the total square footage dedicated to residential uses in section II-A;
  - c.) note the total square footage dedicated to the barbershop in section II-B;
  - d.) note the total square footage of the detached garage in section II-C;
  - e.) show “Barbershop” as the only outright permitted use for the commercial space;
  - f.) revise the signage section to state that “Signage will be provided as approved on the recorded PUD-SIP plans.”
  - g.) all references to the plans shall be indicated as “As shown on attached PUD-SIP plans.”
  - h.) parking for the site shall be “As shown on attached PUD-SIP plans.”
5. That the applicant submit site plans based on a current survey of the property for recording of the PUD-SIP that include but are not limited to the location of the building and parking spaces in relation to the property lines, and any existing or proposed landscaping on the site.

After the plans have been changed as per the above conditions, please file *five (5) sets* of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Sec. 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

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If you have any questions regarding recording this plan or obtaining permits, please call Kathy Voeck. Acting Zoning Administrator, at (608) 266-4551. If I may be of any further assistance, please do not hesitate to contact me at (608) 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Kathy Voeck, Acting Zoning Administrator

<b>For Official Use Only, Re: Final Plan Routing</b>			
<input checked="" type="checkbox"/>	Planning Unit	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input type="checkbox"/>	CDBG Office	<input type="checkbox"/>	Other: