



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266 4747
FAX 608 266-8739
PH 608 266-4635

April 20, 2005

Christopher Laurent
Gorman & Company
1244 South Park Street
Madison, WI 53715

SUBJECT: 5401 and 5425 High Crossing Boulevard

Dear Mr. Laurent:

The Common Council, at its March 29, 2005 meeting, conditionally approved your application for rezoning from C2 to C3 for property located at 5401 and 5425 High Crossing Boulevard.

The conditions of approval are:

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following item:

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

Please contact Pete Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following four items:

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. The neighborhood will have an opportunity to review detailed development plan for compliance with conditions outlined in the letter dated February 16, 2005 from Gorman & Company, Inc. to Ms. Katie Colbert, President, High Crossing Neighborhood Association. 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.

Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following item:

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

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following item:

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

When these conditions have been satisfied, bring in the revised plan originals to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

If you have any questions regarding recording this plan or obtaining permits, please call Kathy Voeck, Acting Zoning Administrator, at 266-5978.

Sincerely,

Zoning City Engineer Planning

Peter Olson
Planner II

c: Zoning Administrator
City Engineering
Traffic Engineering