



Location

2421 South Stoughton Road

Project Name

Madison Motorsports

Applicant

D.T. Hornung – Newport Enterprises/
Judy Parker – Madison Motorsports, LLC

Existing Use

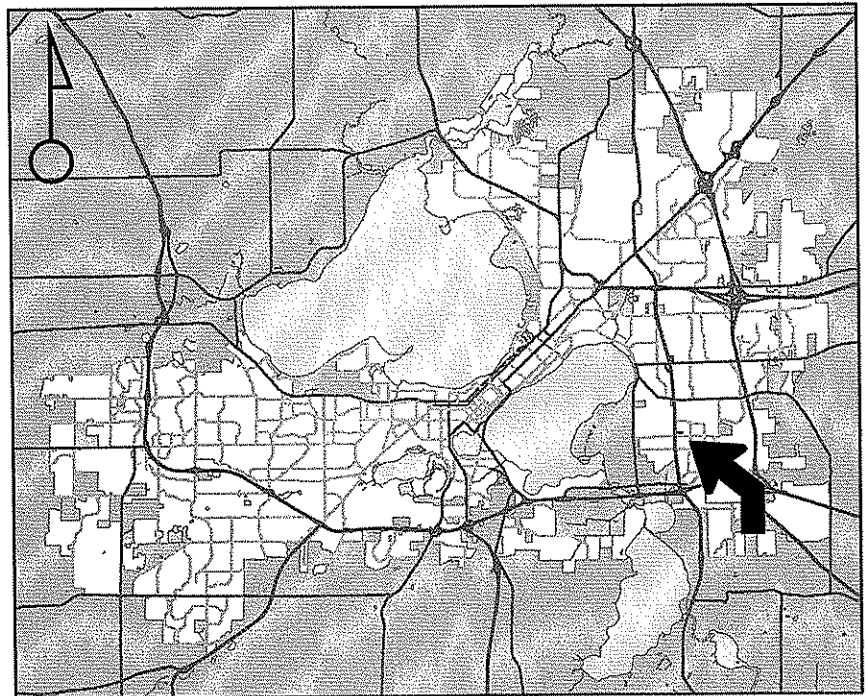
Vacant Space in Commercial Building

Proposed Use

Motorcycle, ATV, and Snowmobile
Parts and Accessories Sales

Public Hearing Date

Plan Commission
11 February 2008

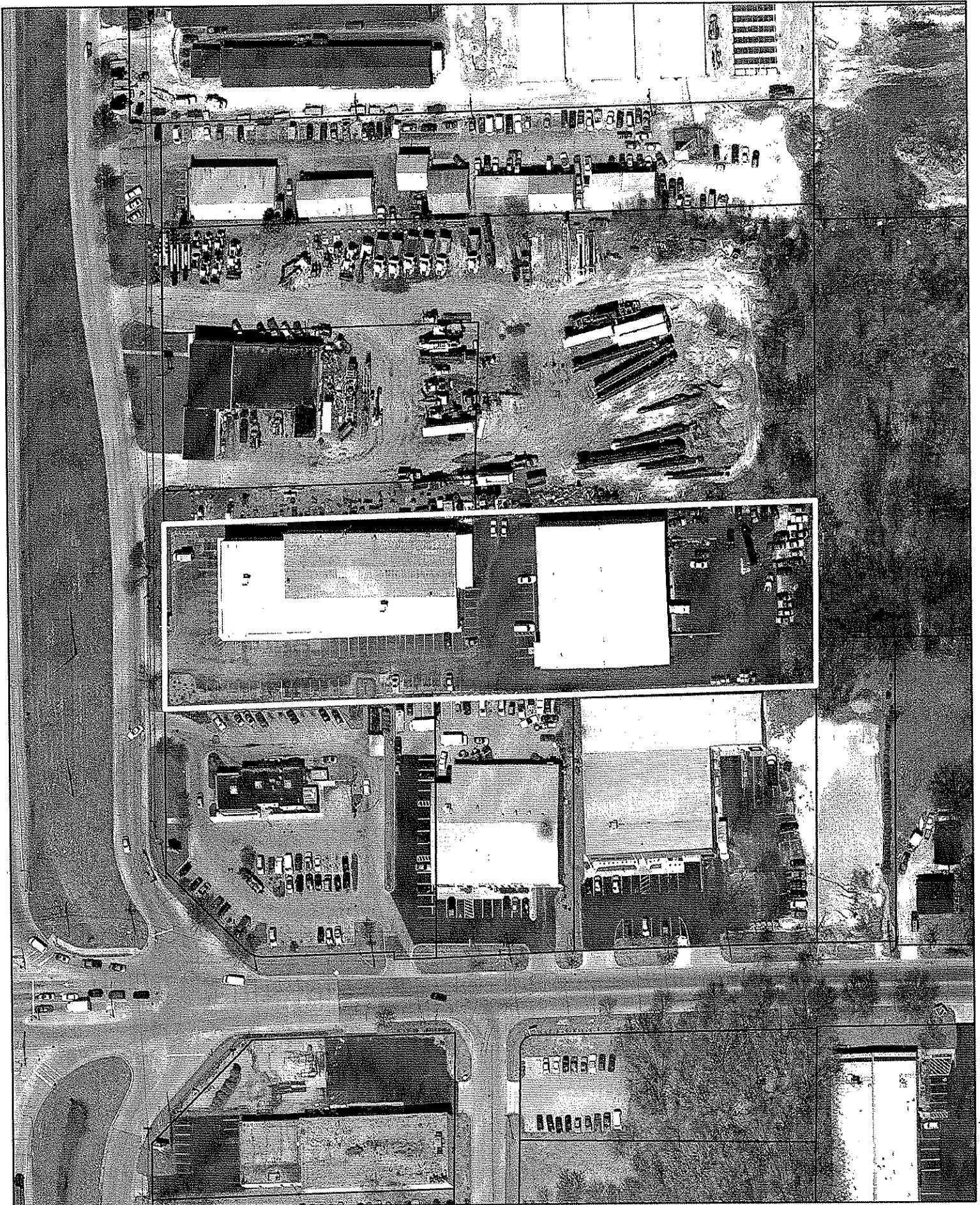


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 January 2008





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 zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$550.00 Receipt No. 69083
Date Received	12/26/07 - OK - WT
Received By	JK
Parcel No.	0710-164-0093-0
Aldermanic District	16. Judy Compton
GQ	OK
Zoning District	M1
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	NA Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text NA
Alder Notification	12/21 - Waiver 12/21
Ngrhhd. Assn Not.	Waiver
Date Sign Issued	12/26/07

1. **Project Address:** 2421 B SOUTH STOUGHTON ROAD **Project Area in Acres:** _____
MADISON, WI. 53716
Project Title (if any): _____

2. **This is an application for:** (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<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: STEVE & JUDY PARKER Company: MADISON MOTORSPORTS, LLC
Street Address: 2613 SOUTH STOUGHTON RD City/State: MADISON, WI Zip: 53716
Telephone: (608) 221-1000 Fax: (608) 221-2970 Email: sjparker@madisonmotorsports.com

Project Contact Person: JUDY PARKER Company: MADISON MOTORSPORTS, LLC
Street Address: 2613 S. STOUGHTON ROAD City/State: MADISON, WI Zip: 53716
Telephone: (608) 221-1000 Fax: (608) 221-2970 Email: sjparker@madisonmotorsports.com
CELL # (608) 332-1492 (Steve's)

Property Owner (if not applicant): NEUPERT ENTERPRISES, LLC DONALD J. HORNING, PARTNER
Street Address: 2310 PENNSYLVANIA AVE City/State: MADISON, WI Zip: 53704

4. Project Information:

Provide a general description of the project and all proposed uses of the site: MOTORCYCLE ACCESSORIES RETAIL STORE
ATV, SNOWMOBILE

Occupancy permit
Development Schedule: Commencement _____ Completion MARCH 1, 2008 7
Sooner if possible CONTINUE →

5. Required Submittals:

- Site 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:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee: \$ 550 -** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 the: Comprehensive Plan Plan, which recommends: I - INDUSTRIAL for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

Judy Compton Waives 30-day 12-21-07

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 Counter and Planning Unit staff; note staff persons and date.

Planner Kevin Fuchano Date 12-07 | Zoning Staff Pat Anderson Date 12-07

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

Printed Name STEVEN D. PARKER and JUDY A. PARKER Date 12/25/07

Signature Steven D. Parker Judy A. Parker Relation to Property Owner NONE

Authorizing Signature of Property Owner [Signature] For MOTO SPORT LLC Date 12/21/07

MADISON MOTORSPORTS

2613 S.STOUGHTON ROAD
MADISON,WI.53716
608-221-1000

Sjparker@madisonmotorsports.com

December 25, 2007

Subject: Letter of Intent
City of Madison Conditional Use Application
2421 B South Stoughton Road
Madison, Wisconsin 53716

Madison Motorsports, LLC opened its retail store on January 12, 1998. This business is owned and operated by Steven D. Parker and Judy A. Parker. There are currently no employees.

Madison Motorsports, LLC is a retail accessory/parts store for motorcycles, atvs and snowmobiles. We will offer the sale of motorcycle tires, atv tires, filters, plugs and accessories. We will also be mounting tires when customers bring in their wheels only. At the present time, our anticipated hours of operation will be Monday - Thursday 10-7, Friday 10-6, Saturday 10-4. During the spring we'll also be open Sunday Noon-4.

This conditional use application pertains to the 2500 square feet at 2421B South Stoughton Road (currently vacant) that we have leased. This area is located in the building at 2421 South Stoughton Road. In this same building, there are two other businesses; on the North end is Community Car Care, an automobile repair service; on the South end is Crown Flooring & Carpet Care, a retail store for carpet and tile.

Our lease at our current location 2613 S. Stoughton Road Madison, WI ends on March 31,2008. We are requesting an occupancy permit for this location at 2421B South Stoughton Road for March 1, 2008 (sooner if possible) so we can continue our business in Madison, Wi.

If you have any questions regarding this application please contact us at our business phone 608-221-1000 or cell # 608-332-1492.

Sincerely,

Steve D. Parker & Judy A. Parker
Madison Motorsports, LLC Members

GEOGRAPHIC PARAMETER ENTRY - (NQLG)

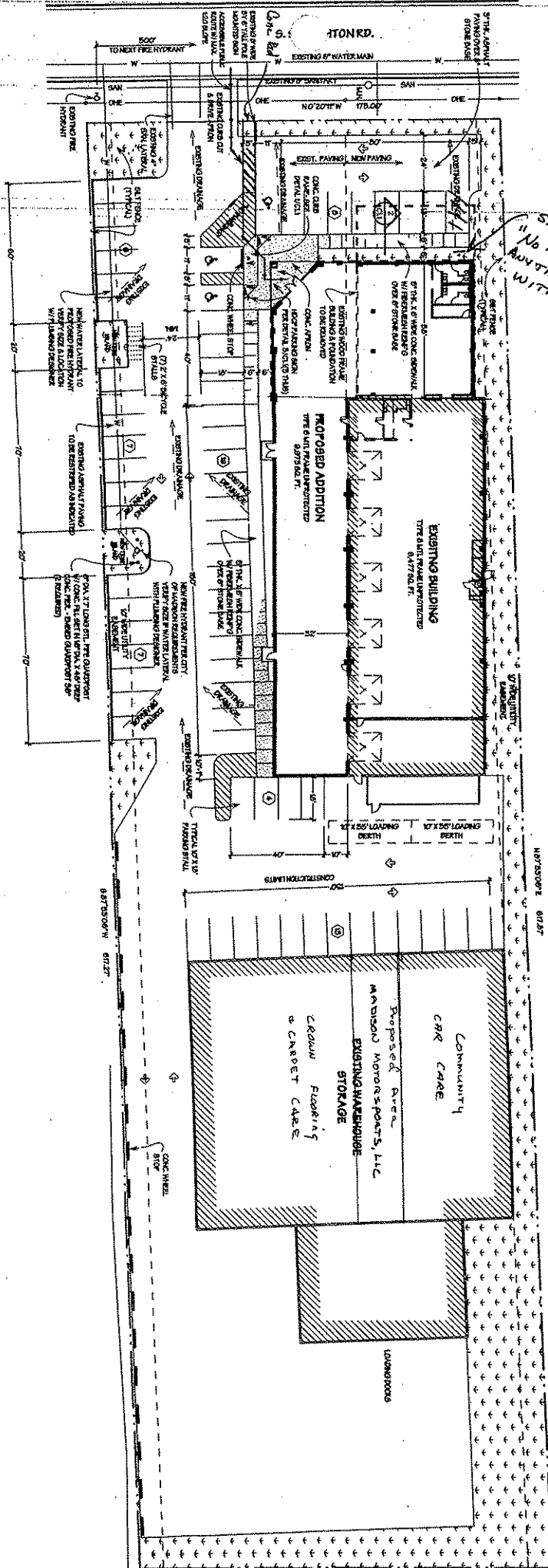
Parcel: 0710-164-0093-0 Date: 12/26/07 Time: 08:24:23
OR Address: 2421 S Stoughton Rd MCD Code: MAD-C
OR Owner Name: NEUPERT ENTERPRISES LLC
Browsing file in ADDRESS order

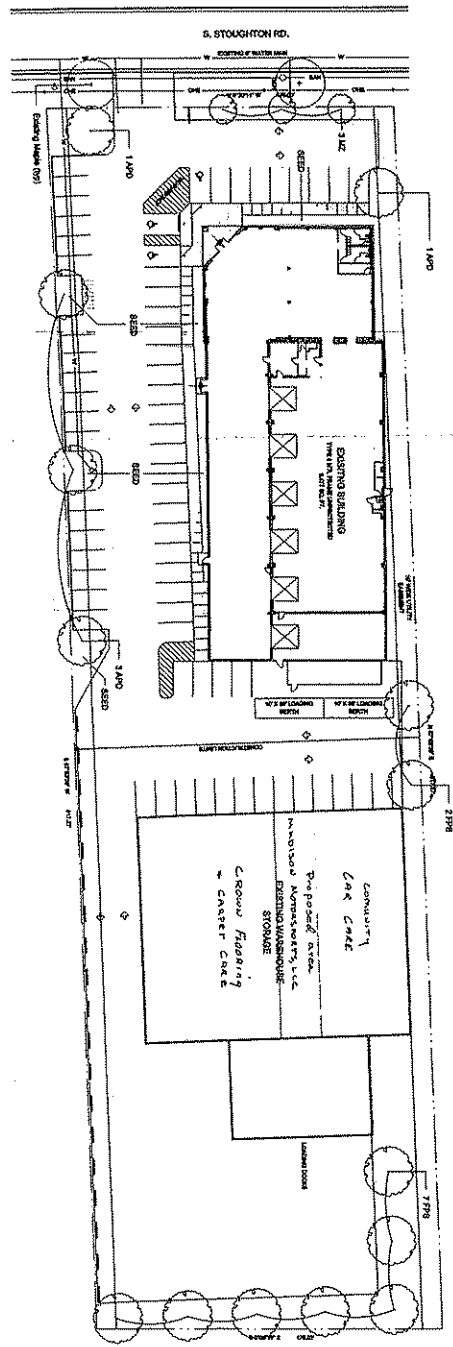
LEGAL DESCRIPTIONS QUERY (NQLG)

Lot #: 0 Block #: 0 Class: Com Use: Store-warehse 1 sty. Area: 9915

SEC. 16, T7N, R10E-PRT SE1/4 SE1/4 COM N
2 DEG 20 MIN E 284.8 FT FROM SE COR, TH
W 623 FT, TH N 175.4 FT, E 620.7 FT, TH
175.4 FT TO POB. 2.5A

SITE PLAN





CITY OF MADISON LANDSCAPING REQUIREMENTS

1. Landscaping Policy Requirements

Number of Parking Spaces	67
Number of Landscaping Spaces	6
Number of Landscaping Trees Required	794
Number of Landscaping Plants Required	923
City of Madison Ordinance 11.29	82
City of Madison Ordinance 11.29(2)(b)	782

Total Plants 782

PLAN NOTES

- 1) All trees shall be planted in the ground, outside of parking areas.
- 2) All trees shall be planted in the ground, outside of parking areas, and shall be planted in accordance with the applicable City of Madison Ordinance 11.29(2)(b).
- 3) All trees shall be planted in the ground, outside of parking areas, and shall be planted in accordance with the applicable City of Madison Ordinance 11.29(2)(b).
- 4) All trees shall be planted in the ground, outside of parking areas, and shall be planted in accordance with the applicable City of Madison Ordinance 11.29(2)(b).
- 5) All trees shall be planted in the ground, outside of parking areas, and shall be planted in accordance with the applicable City of Madison Ordinance 11.29(2)(b).
- 6) All trees shall be planted in the ground, outside of parking areas, and shall be planted in accordance with the applicable City of Madison Ordinance 11.29(2)(b).
- 7) All trees shall be planted in the ground, outside of parking areas, and shall be planted in accordance with the applicable City of Madison Ordinance 11.29(2)(b).
- 8) All trees shall be planted in the ground, outside of parking areas, and shall be planted in accordance with the applicable City of Madison Ordinance 11.29(2)(b).
- 9) All trees shall be planted in the ground, outside of parking areas, and shall be planted in accordance with the applicable City of Madison Ordinance 11.29(2)(b).
- 10) All trees shall be planted in the ground, outside of parking areas, and shall be planted in accordance with the applicable City of Madison Ordinance 11.29(2)(b).

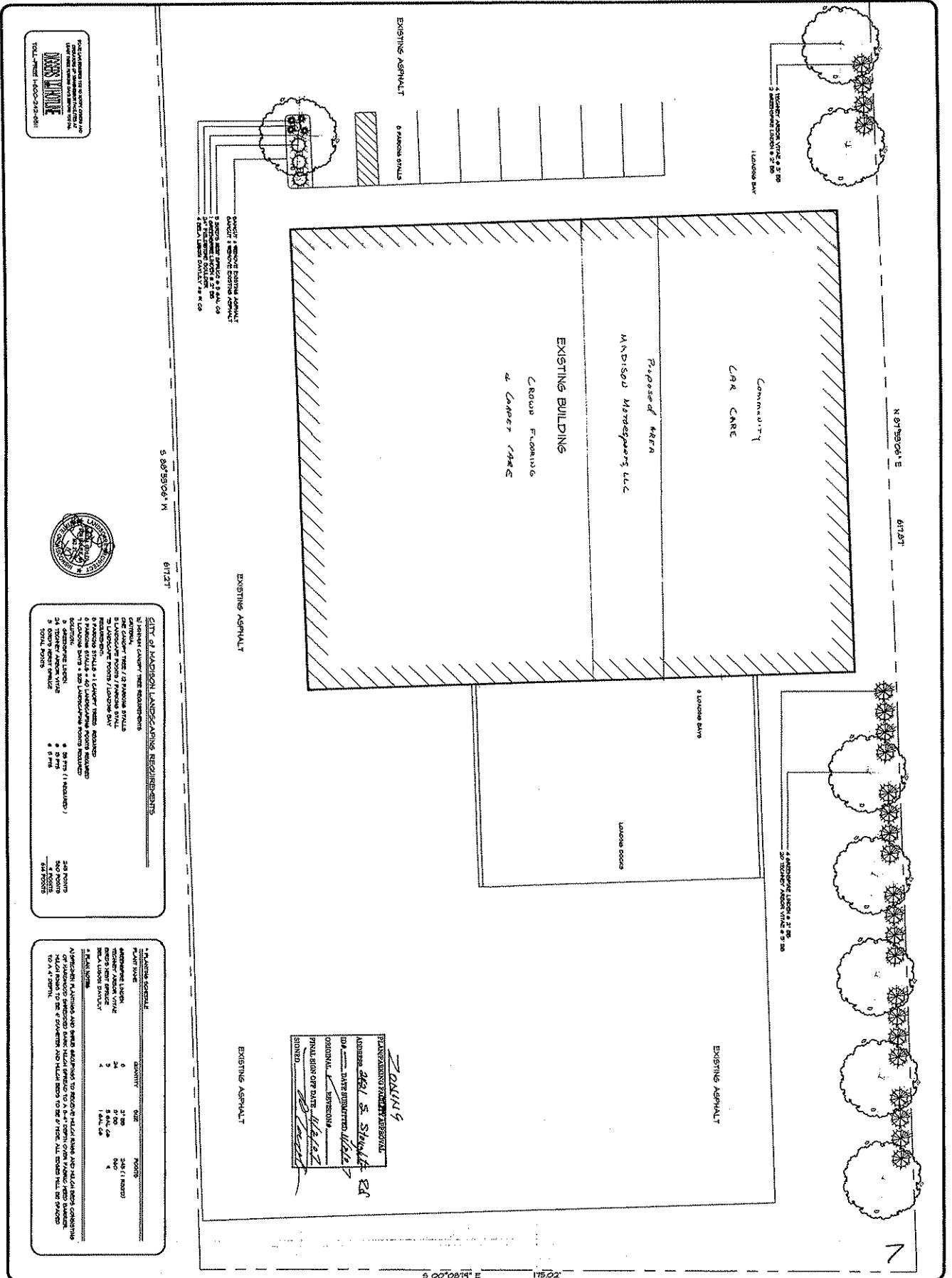
PLANTING SCHEDULE

Symbol	Plant Name	Quantity	Size
○	Deeblee Shrub & Groundcover	6	27 1/2"
○	Deeblee Shrub & Groundcover	6	27 1/2"
○	Deeblee Shrub & Groundcover	6	27 1/2"
○	Deeblee Shrub & Groundcover	6	27 1/2"

BADGER LANDSCAPE LLC
 LANDSCAPE ARCHITECT
 2425 S. STOUGHTON ROAD, MADISON, WI 53704
 (608) 255-8722

LANDSCAPE PLAN
DON'S OAK FURNITURE
 2425 S. STOUGHTON ROAD, MADISON, WI
 CLIENT: ARCHITECTURAL DESIGN CONSULTANTS, INC.
 300 SOUTH MAIN STREET, SUITE 104, VERONA, WI

BADGER LANDSCAPE LLC
 JAY GEBLER, RLA, ASLA
 LANDSCAPE ARCHITECT
 PO BOX 107,
 SUN PRAIRIE, WI 53590
 608-825-8722



NOT TO SCALE
 ALL DIMENSIONS IN FEET UNLESS NOTED OTHERWISE
 TOLL FREE 1-800-253-0811



CITY OF MADISON LANDSCAPING REQUIREMENTS

3 PERMANENT CANTONER NEAR REAR-ADJACENT DRIVE

4 CANTONER NEAR REAR 12 PANORAMA STALLS

5 3 LANDSCAPE TREES / PANORAMA STALLS

6 LANDSCAPE TREES / PANORAMA STALLS

7 PANORAMA STALLS - 1 (LANDSCAPE TREES) REQUIRED

8 LANDSCAPE TREES - 1 (LANDSCAPE TREES) REQUIRED

9 LANDSCAPE TREES - 1 (LANDSCAPE TREES) REQUIRED

10 LANDSCAPE TREES - 1 (LANDSCAPE TREES) REQUIRED

11 LANDSCAPE TREES - 1 (LANDSCAPE TREES) REQUIRED

12 LANDSCAPE TREES - 1 (LANDSCAPE TREES) REQUIRED

13 LANDSCAPE TREES - 1 (LANDSCAPE TREES) REQUIRED

14 LANDSCAPE TREES - 1 (LANDSCAPE TREES) REQUIRED

15 LANDSCAPE TREES - 1 (LANDSCAPE TREES) REQUIRED

16 LANDSCAPE TREES - 1 (LANDSCAPE TREES) REQUIRED

17 LANDSCAPE TREES - 1 (LANDSCAPE TREES) REQUIRED

18 LANDSCAPE TREES - 1 (LANDSCAPE TREES) REQUIRED

19 LANDSCAPE TREES - 1 (LANDSCAPE TREES) REQUIRED

20 LANDSCAPE TREES - 1 (LANDSCAPE TREES) REQUIRED

PLANT NAME	QUANTITY	SIZE	PLANTING
AMERICAN LINDEN	5	3.75	3/4" (1) (REAR)
RED TWIG DOGWOOD	2	5.00	5/8" (1)
DOGWOOD	2	5.00	5/8" (1)
RED TWIG DOGWOOD	2	5.00	5/8" (1)
DOGWOOD	2	5.00	5/8" (1)

ALTERNATE PLANTINGS ARE PERMITTED TO REPLACE PLANTS LISTED ABOVE PROVIDED THE PLANTINGS ARE OF EQUAL OR BETTER QUALITY AND MEET THE FOLLOWING REQUIREMENTS:

- ALL PLANTS MUST BE A MINIMUM OF 5 FEET TALL AT THE TIME OF PLANTING.
- ALL PLANTS MUST BE WELL WATERED AND MAINTAINED UNTIL ESTABLISHED.
- PLANTS MUST BE PLANTED AT THE PROPER DEPTH AND SPACING.

PLANNED BY: JAY GEHLER, ASLA
 JAY GEHLER, ASLA
 JAY GEHLER, ASLA
 JAY GEHLER, ASLA
 JAY GEHLER, ASLA

DATE: 11/15/2011
 TIME: 10:30 AM
 DRAWN BY: JAY GEHLER
 CHECKED BY: DON HORNUNG
 PROJECT NO.: 11-022

LANDSCAPE PLAN
 2421 S. STOUGHTON ROAD
 MADISON, WISCONSIN

CLIENT
 DON HORNUNG
 2310 PENNSYLVANIA AVENUE, MADISON, WI

BADGER LANDSCAPE, LLC
 JAY GEHLER, ASLA
 PO BOX 107,
 608-825-6722
 LANDSCAPE ARCHITECT
 SUN PRAIRIE, WI 53590
 JGEHLER@AOL.COM
