



Department of Planning & Community & Economic Development
Planning Division

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 608 267-8739
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February 12, 2008

Steve and Judy Parker
2613 South Stoughton Road
Madison, WI 53716

RE: Approval of a conditional use to allow the sale of motorcycle, ATV, snowmobile parts and accessories in a property zoned M1 at 2421 S. Stoughton Road.

Dear Mr. and Mrs. Parker:

The Plan Commission, meeting in regular session on February 11, 2008, determined that the ordinance standards could be met and **approved** your conditional use request subject to the conditions below. In order to receive final approval of the conditional use and for the conditional use to be in effect, the following conditions must be met and this letter signed and returned to the Zoning Administrator:

Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following four (4) items:

1. Provide a minimum of two accessible stalls striped per State requirements, with one of these stalls located in front of the east building. A minimum of one of the stalls shall be van accessible stall 8' wide with an 8' striped out area adjacent. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
2. If outdoor lighting is provided, it must comply with City of Madison outdoor lighting standards.
3. Provide seven (7) bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Please work with zoning staff in regard to location and distribution of required bike parking stalls.
4. The designated parking stalls shall be marked to maintain the orderly and safe parking of vehicles.

Please now follow the procedures listed below for obtaining your conditional use:

1. Please revise your plans per the above and submit **four (4) copies** of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said

building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition permit.

If you have any questions regarding obtaining the conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

Signature of Applicant

cc: Matt Tucker, Zoning Administrator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Firchow)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: