Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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December 20, 2011

Hector Avila Rios
Chava's Auto Mechanics LLC
945 Stewart Street
Madison, WI 53713

 RE: Approval of a conditional use for **945 Stewart Street** to allow automobile sales at an auto
 repair business in the M1 (Limited Manufacturing) zoning district

Dear Mr.Rios:

The Plan Commission, meeting in regular session on December 19, 2011, determined that the ordinance standards were met and **approved** your request for a conditional use to allow automobile sales at an auto repair business in the M1 (Limited Manufacturing) zoning district at 945 Stewart Street.

In order to receive final approval of the conditional use the following conditions must be met:

Please contact Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following four (4) items.

1. The final site plan must reflect compliance with parking lot geometrics as outlined in MGO (Madison General Ordinances) Chapter 10. Parking spaces designated for automobile display must be identified on final site plan.

2. Provide two (2) bicycle parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

3. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

4. Parking lot plans with greater than twenty (20) stalls shall comply with City of Madison General Ordinances Section 28.04 (12). Landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have questions regarding the following two (2) items.

5. Ensure owner and customer vehicles are not parked in fire lanes.

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

Please contact my office at 267-1150 if you have questions regarding the following item.

7. That this conditional use approval allows for up to one vehicle to be displayed for sale in accordance with the approved site plan. An increase in the number of vehicles displayed for sale or other site plan changes (other than those approved as part of this proposal) will require approval of an alteration to this conditional use. Please note, the zoning ordinance allows minor alterations to conditional uses to be issued by the Zoning Administrator after approval by the Director of Planning and Community and Economic Development. (Please see Section 28.12(11)(h)2 of the Zoning Ordinance.)

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

1. Please revise your plans per the above and submit *eight (8) 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 property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

3. This letter shall be signed by the applicant and property owner to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.

4. 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 conditional use.

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

cc: Janet Dailey, Engineering Division
        Bryan Walker, Traffic Engineering
        Pat Anderson, Ast. Zoning Administrator
        Bill Sullivan, Madison Fire Department

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

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Signature of Applicant

_____

Signature of Property Owner (if not the applicant)

For Official Use Only, Re: Final Plan Routing			
☒	Planning Div. (Firchow)	☒	Engineering Mapping Sec.
☒	Zoning Administrator	☐	Parks Division
☒	City Engineering	☐	Urban Design Commission
☒	Traffic Engineering	☐	Recycling Coor. (R&R)
☒	Fire Department	☐	Other: