

# CITY OF MADISON

# Proposed Conditional Use

Location: 4914 Pflaum Road

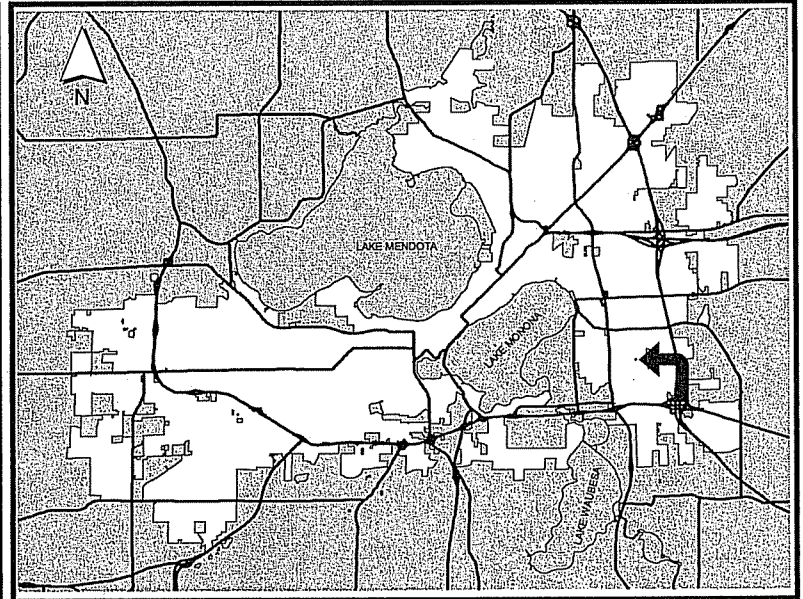
Project Name: DanMare Motorsports

Applicant: Thomas Klinzing/Dan Meyer -  
DanMare Motorsports, LLC

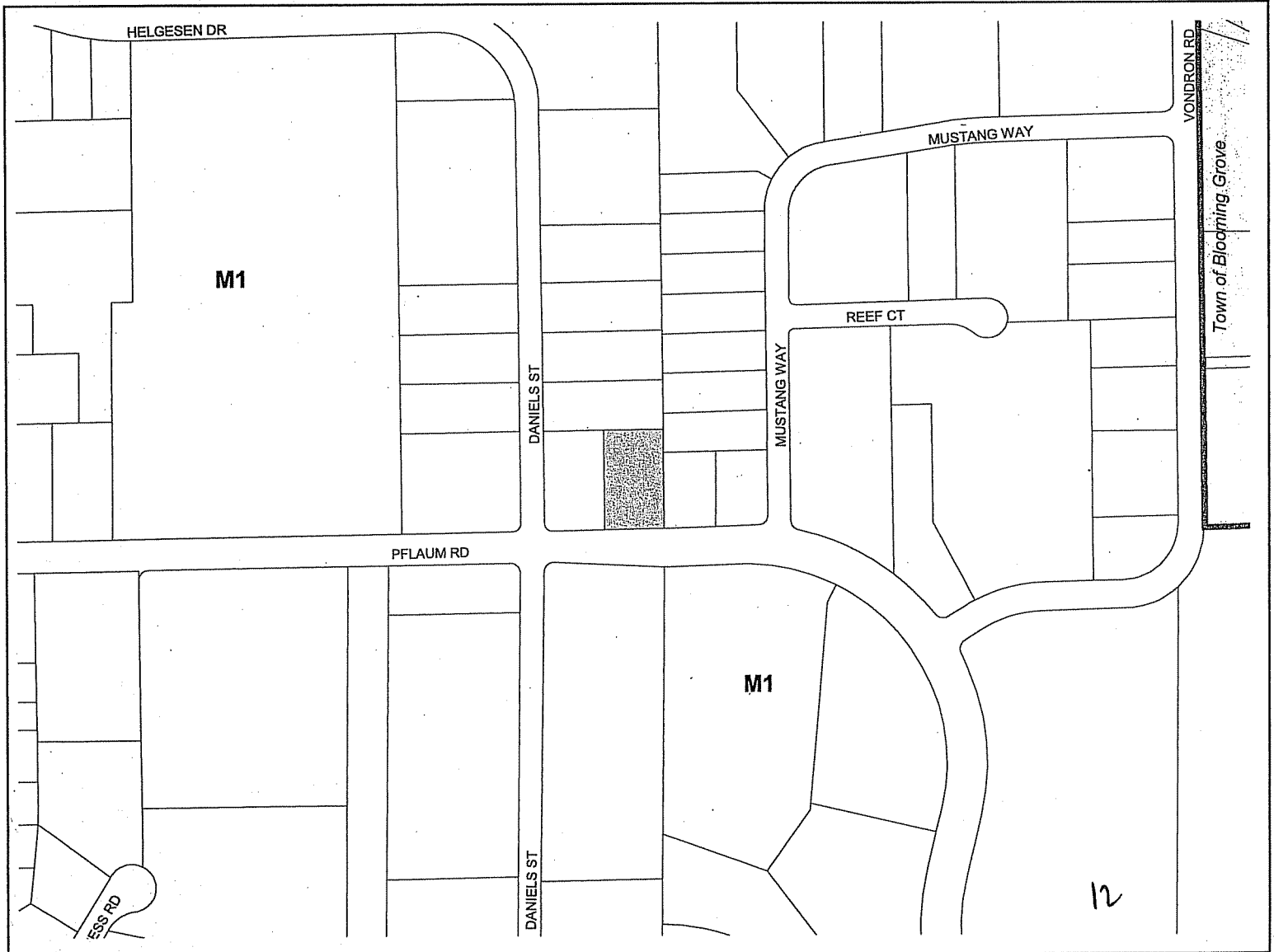
Existing Use: Vehicle Detail Shop

Proposed Use: Motor Vehicle Sales

Public Hearing Date:  
Plan Commission 18 April 2005

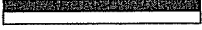


For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

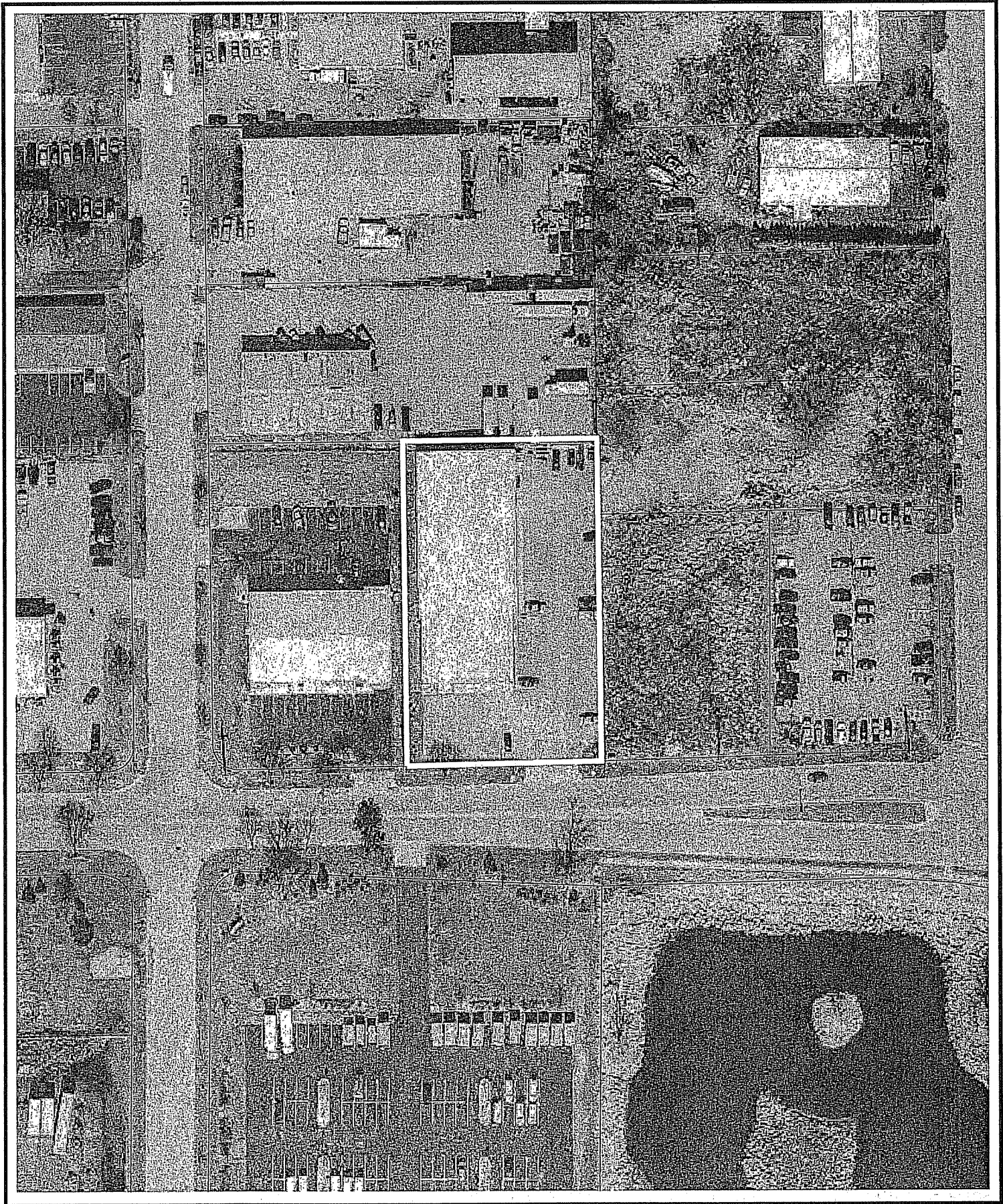


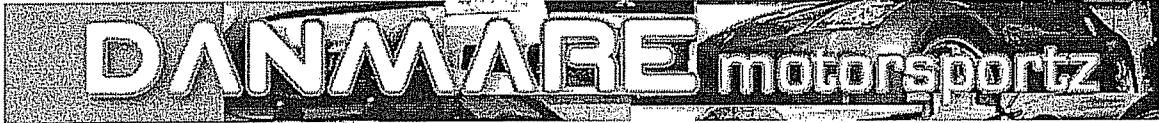
# 4914 Pflaum Road

0 100 Feet



*Date of Aerial Photography - April 2000*





4914 Pflaum Road ~ Madison, WI 53718

## LETTER OF INTENT

Dear Planning Commission:

I would like to apply for a conditional use permit on behalf of DanMare Motorsportz LLC for 4914 Pflaum Road #3 in Madison. DanMare Motorsportz LLC is a small used vehicle dealership and I would like to continue its operations as such at this location.

The name of the project is DanMare Motorsportz LLC. Dan Meyer, manager of DanMare Motorsportz and I, Mary Neitzel-Meyer, are the only persons involved in this project. Currently, the building/property located at 4914 Pflaum Road is zoned as M-1. We respectfully request a conditional use permit to allow DanMare Motorsportz to continue operating as a used vehicle dealership.

There is no construction schedule as we do not intent to alter the exterior, interior or property surrounding the building. We currently are operating a vehicle detail shop (under the same name) from rental unit #3. The other rental units house various other businesses, including K&K Concrete – owned by the landlord, Thomas Klinzing.

Our hours of operation vary – in general, DanMare Motorsportz is open Monday through Friday from 8:30am until 5:30pm and Saturdays from 9am until noon. Customers may make appointments for other times, Monday through Saturday. DanMare Motorsportz is closed on Sundays per state law regulating used vehicle dealerships.

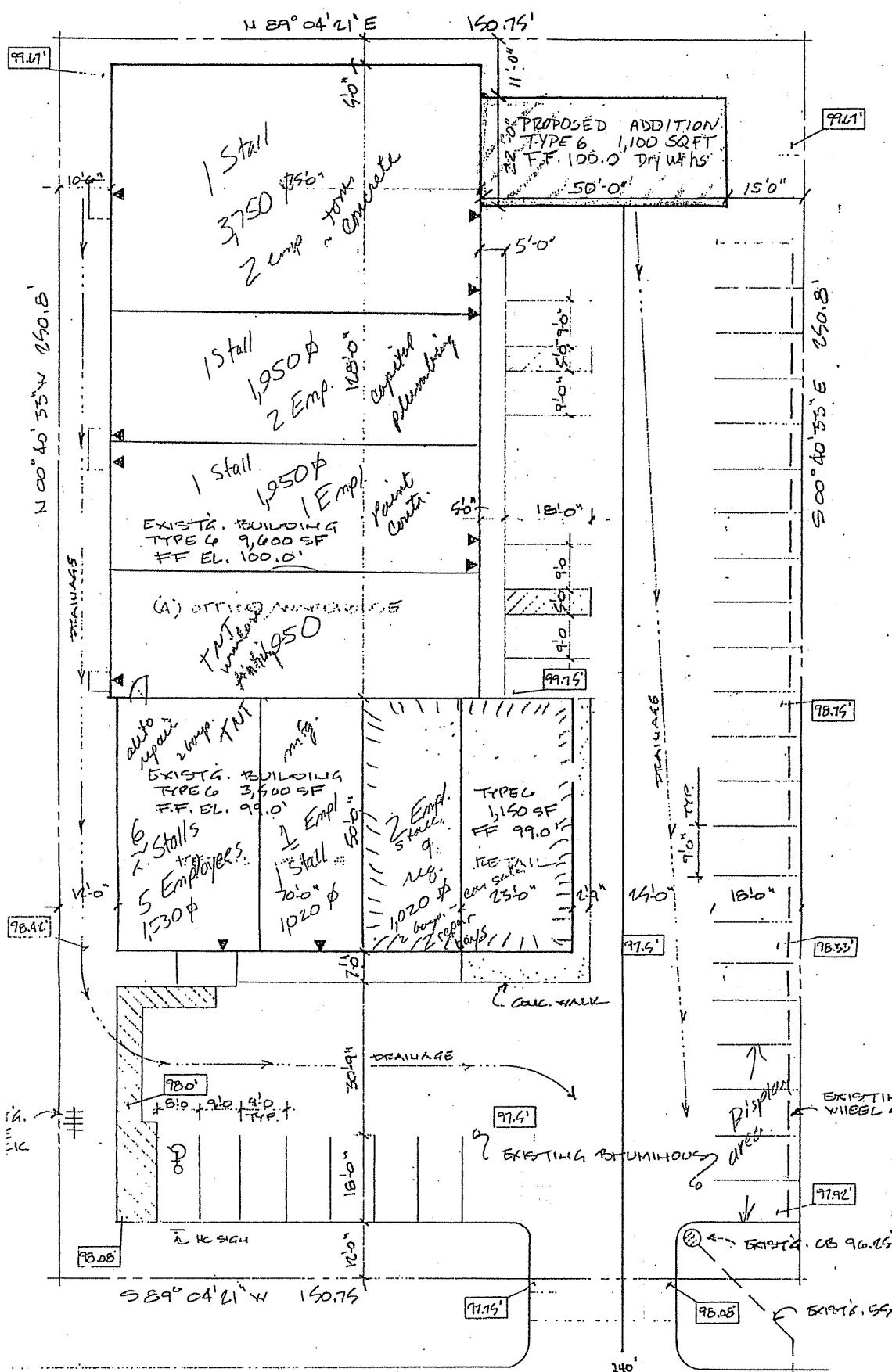
As there is no intent to alter the building or surrounding premises, site plans have not been attached to this letter of intent or conditional use application.

Should you need further information, please contact Dan Meyer at 608-575-3784 and he will be happy to answer any questions you may have.

Sincerely,

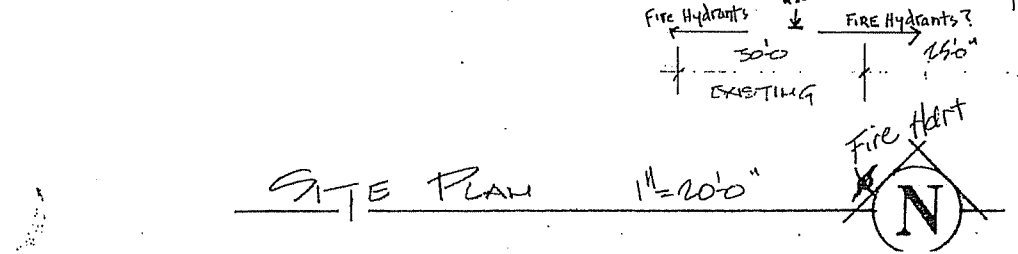
A handwritten signature in black ink that reads "Mary C. Neitzel-Meyer". The signature is written in a cursive style.

Mary C. Neitzel-Meyer  
Owner, DanMare Motorsportz LLC

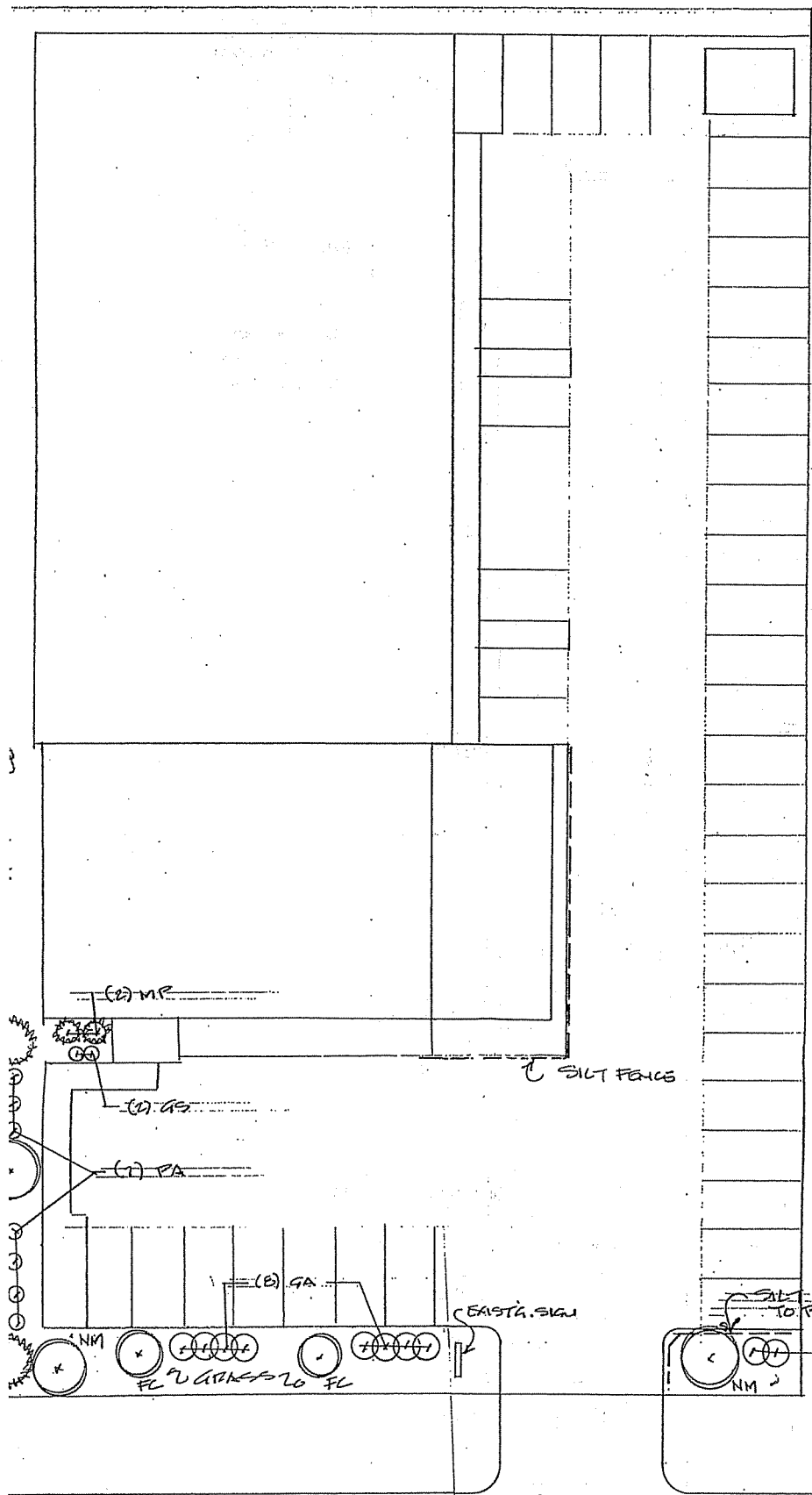


EXISTING	
MARK	DESCR
MP	MOUL
GS	GOLDS
SP	SCOTC
PA	POTENT
FC	FLONE
NM	NOETH
GA	GLOBE

REQUIRED  
REQUIRED  
LANDSCAPE



**MFD - Fire Hydrant Requ**  
**ALL portions of the exterior wall**  
**within 500 feet of at least two fire**  
**Distances shall measured along the**  
**the hose lay.**  
 (Ref: MGD Section 34.14(2) for additional Inform



LANDSCAPE PLAN (EXISTING)

EXTENSION CONTROL

# PART A

Occupant Notification Fee: \$50  
Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL applications for Plan Commission review:

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid	\$550
Receipt #	58484
Date Received	2-23-05
Parcel No.	0710-153-0105-6
Aldermanic District	16 - Judy Compton
GQ	oh
Zoning District	M-1
<b>For complete submittal:</b>	
Application	<input checked="" type="checkbox"/>
Legal Description	<input checked="" type="checkbox"/>
Letter of Intent	<input checked="" type="checkbox"/>
Plans	<input checked="" type="checkbox"/>
Zoning Text	NA
Received By	KAW
Alder Notif.	2-1-05
Nbr. Assn. Notif.	Waiver
Issued Sign	Waiver

- Address of Site: 4914 Pflaum Road #3, Madison  
Name of Project: DanMare Motorsportz LLC  
Acreage of Site: \_\_\_\_\_
- This is an application for (check at least one):  
 Rezoning from \_\_\_\_\_ to \_\_\_\_\_  
 Conditional Use  
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)  
 Other (Describe) \_\_\_\_\_
- You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is **NOT** a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. (**Any application, without a proper, complete and appropriate legal description, will NOT be processed**). See attached instruction sheet regarding submittal of legal descriptions on computer diskette.  
Parcel number ~~0710~~ 071015301056 Lot Number 10 Block Number 0  
Daniels Industrial Plot
- General description of the project or intended use(s) of this property.  
Small used vehicle dealership to occupy a unit of this pre-existing property.
- Are there existing buildings on this site? yes  
What is the present zoning of this site? M-1  
What are the present uses of this site? #3-detail shop; other businesses occupy the other units  
vehicle
- Do you intend to use the existing building(s)? yes





7. What exterior changes are proposed to the existing building(s)? None

8. What interior changes are proposed to the existing building(s)? None

9. Are you proposing to add or build new dwelling units? No  
How many units? \_\_\_\_\_  
Owner occupied \_\_\_\_\_ selling price, from \$ \_\_\_\_\_ to \$ \_\_\_\_\_  
Rental \_\_\_\_\_ rent levels, from \$ \_\_\_\_\_ to \$ \_\_\_\_\_

10. For rental housing will you be accepting Section 8 housing vouchers? N/A

11. When do you wish to occupy this site or building? asap

12. Does this proposal involve any development in the public right-of-way? \_\_\_\_\_  
No  Yes \_\_\_\_\_ Explain: \_\_\_\_\_

13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships) Thomas Klinzing 4914 Pflaum Road, Madison  
Phone: 608-222-6346 Fax: \_\_\_\_\_

Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. Dan Meyer c/o DanMare Motorsportz LLC 4914 Pflaum Rd #3, Madison 53718  
Phone: 608-575-3784 Fax: \_\_\_\_\_

14. **Property owner's authorization signature:** Thomas M Kl  
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is NOT adequate].  
 Owner \_\_\_\_\_ Offer to Purchase \_\_\_\_\_ Other (Explain \_\_\_\_\_)

15. It is extremely important that you inform the **ALDERPERSON** and **NEIGHBORHOOD ASSOCIATION** of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Judy Compton and \_\_\_\_\_ of the \_\_\_\_\_ Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.

Yes \_\_\_\_\_ No \_\_\_\_\_  
Date that the alderperson was notified: \_\_\_\_\_  
Date that the Neighborhood Association was notified: \_\_\_\_\_

Dan Meyer spoke with Judy Compton previously and she agreed to the proposal.

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
- Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
  - May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
  - May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
- [Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant **hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.**

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

<i>Mary C Neitzel-Meyer</i>	<i>Tenant</i>	<i>2/23/05</i>
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: Mary C. Neitzel-Meyer  
clo DanMare Motorsportz LLC 4914 Pflaum Road #3 Madison 53718

Phone 608-575-3784 Fax \_\_\_\_\_

**The following material is REQUIRED for all applications:**

- Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.