



PREPARED FOR THE PLAN COMMISSION

Project Address: 2418 South Stoughton Road (15th Aldermanic District, Ald. Foster)

Application Type: Conditional Use

Legistar File ID #: [64748](#)

Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

This item was referred at the May 10, 2021 meeting at the request of the applicant. The purpose of the requested referral was to allow the applicant to discuss previously recommended conditions with Zoning and Traffic Engineering staff prior to formal Plan Commission action. Based on those discussions, modifications to the original recommended conditions are proposed by staff.

The letter of intent referenced limited salvage-related activities. In the Plan Commission Staff Report dated May 10, 2021 staff noted that, per the Zoning Code, a motor vehicle salvage yard is not an allowed use in the CC-T zoning district. As reflected in condition 1 from the Office of the Zoning Administrator, the applicant was required to revise the plans and application materials to remove the salvage component. Per further clarification of the requested activities and review by the Zoning Administrator, staff understand that the limited activities proposed would comply with the Zoning Ordinance and would not be considered a “salvage yard” if operated as presented. As such, Planning and Zoning staff suggest Zoning condition 1 be removed.

Further, the Traffic Engineering Division, required, in its condition 7, that the applicant shall remove their northernmost driveway and replace with curb and gutter in order to improve access control on S. Stoughton Road. Following further study and discussions with the applicant, Traffic Engineering staff have recommended condition 7 be struck and replaced with the condition seen below, which permits the driveway to remain open, but requires a site circulation plan to ensure that vehicles can move within the proposed site without use of the street.

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to allow auto repair in an existing building at 2418 South Stoughton Road. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies in the May 10, 2021 report with the following modifications:

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Zoning Condition #1 and Traffic Engineering Condition #7 in the staff report dated May 10, 2021 shall be removed.

The following condition shall be added to those in the staff report dated May 10, 2021:

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

1. The applicant shall submit for review an operations plan, this plan shall include a site circulation plan to ensure that vehicles can move within the proposed site without use of the public Right of Way.