



Department of Planning & Development
Inspection Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
TDD 608 266 4747
FAX 608 266 6377
PH 608 266 4551

DATE: April 18, 2007
TO: Mark Olinger, Plan Commission Secretary
FROM: Matt Tucker, Zoning Administrator *MT*
SUBJECT: Conditional Use Permit, 2508 S. Stoughton Road

Zoning staff has received a written complaint regarding conditional use permit (CUP) violations for the automobile repair facility located at 2508 S. Stoughton Road. Included with this letter you will find communication regarding an alleged violations of the approved conditional use permit (CUP), copies of inspection reports and official notices, a copy of the CUP approval letter issued by the Planning Unit, and miscellaneous correspondence related to this CUP.

The Plan Commission maintains continuing jurisdiction over conditional use permits. Per the City's Zoning Ordinance, when a written request is received by an aggrieved individual, the Plan Commission shall review the request and determine if a reasonable probability exists that the property is in violation of one or more of the conditions of approval. Attached you will find a copy of Section 28.12(10)(h) 4, which describes the CUP review process.

City Zoning staff members have inspected the site a number of times in 2006, after the original CUP was approved. These inspections were followed-up with correction notices, to correct site-specific problems where the development has not followed-through on conditions of approval.

The business operator obtained site plan approval and the necessary permits for the automobile repair occupancy of the site in late-November 2006. Since that time, inspections reports show the operator has not maintained the property in consistency with the approved CUP or other general standards of the Madison General Ordinances. More recently, during weekend hours, staff inspected the property and observed after-hours business operations, parking violations, and loitering.

Staff has discussed the violations at the property and is of the opinion this property is not operating in compliance with the approved CUP. Staff recommends the Plan Commission find the complaint and subsequent inspections reflect reasonable probability that the subject conditional use is operating in violation of conditions of approval, and schedule this item for a public hearing at a future scheduled Plan Commission meeting.

This case is in the process of being referred to the City Attorney's office for prosecution. Any action from the Plan Commission in regard to *continuing jurisdiction* will not impact the City's efforts to obtain compliance through prosecution.

Section 28.12(11)(h) 4. Conditional Use, Continuing Jurisdiction

The Plan Commission shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the Zoning Administrator to order the removal or discontinuance of any unauthorized alterations of an approved conditional use, and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval or violation of any other provision of this code. Upon written complaint by any citizen or official, the Plan Commission shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation of either one or more of the standards set forth in Subdivision (g) above, a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice as provided in Subsection (f) above. Any person may appear at such hearing and testify in person or represented by an agent or attorney. The Plan Commission may, in order to bring the subject conditional use into compliance with the standards set forth in Subdivision (g) or conditions previously imposed by the Plan Commission, modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. In the event that no reasonable modification of such conditional use can be made in order to assure that Standards 1 and 2 in Subdivision (g) will be met, the Plan Commission may revoke the subject conditional approval and direct the Zoning Administrator and the City Attorney to seek elimination of the subject use. Following any such hearing, the decision of the Plan Commission shall be furnished the current owner of the conditional use in writing stating the reasons therefore. An appeal from a decision of the Plan Commission under this paragraph may be taken to the Common Council as provided by Subdivision (i) hereunder. (Cr. by 6732, 8-30-79)



Department of Planning & Development
Planning Unit

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215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TTY/TEXTNET 866 704 2318
FAX 608 266-8739
PH 608 266-4635

August 8, 2006

Ronald Trachtenberg
Murphy Desmond S.C.
2 East Mifflin Street, Suite 800
Madison, WI 53703

SUBJECT: 2508 South Stoughton Road

Dear Mr. Trachtenberg:

The Plan Commission, at its August 7, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for an automobile repair shop in the existing building located at 2508 South Stoughton Road.

In order to receive final approval of your proposal, the following conditions must be met:

**THE PLAN COMMISSION ADDED THE FOLLOWING SPECIFIC
CONDITIONS OF APPROVAL:**

1. The perpendicular parking along the west wall of the building shall be removed in favor of two parallel parking spaces subject to approval by the City Traffic Engineer.
2. The conditional use for the auto repair shop shall be restricted to the current tenant and any new auto repair shop tenant shall require a new conditional use application to be presented to the Plan Commission.
3. This conditional use permit application is for the operation of an automotive/small truck repair facility only. (Tenant is operating a bookkeeping and accounting office on the premises which is a permitted use.) Sale of automobiles and trucks is prohibited. All business operations shall be conducted from the property, not from any adjacent property or easement areas.
4. Business hours shall be limited to Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday 8:00 a.m. to Noon. There shall be no after hours loitering on the property.
5. The premises shall be operated in accordance with the plans submitted by the applicant, including the site plan, and any additional conditions required by the Plan Commission.
6. Exterior lighting on the premises shall be directed in a downward fashion and shall not spill over to any neighboring property.
7. Five arbor vitae trees of a minimum height of three-feet shall be planted along the south boundary of the property opposite the garage door area to provide screening.

8. The existing signage is part of the conditional use permit. New signage shall require an amendment to the conditional use permit.
9. All automobiles and trucks parked on the premises shall be owned by the landlord (for short-term parking for his employees), tenant or customers. All such automobiles and trucks shall either be in drivable condition or awaiting repairs. Any automobiles or trucks brought in for repair and found to be non-repairable shall be removed from the premises within five business days. No junked automobiles or trucks nor automobiles or trucks awaiting salvage shall be parked on the premises. (Delivery vehicles shall also be permitted on the premises.)
10. All automobiles and trucks parked on the premises shall be parked in a designated parking space. All parking spaces shall be designated by painted lines in conformity with the approved site plan. All drive lanes and fire lanes shall be kept clear of parked vehicles. There shall be no parking on any lawn or landscaped areas.
11. All repair of automobiles and trucks shall be done within existing building. No such repair work shall be done (including but not limited to the use of pneumatic tools) outside the existing building.
12. No test driving of any automobile or truck shall be done on any residential street.
13. There shall be no exterior speakers or radio (or similar music or voice amplification equipment, including that emanating from automobiles or music vans) permitted on the premises so as to be audible from any of the surrounding properties. No radio remotes shall be permitted.
14. The premises shall be kept in a neat and orderly manner.
15. Any dumpsters shall be located within the existing building. No garbage or disposed of automotive or truck equipment shall be stored exterior of the existing building (nor on any adjacent property or easement areas).
16. The premises shall be kept free of graffiti. Areas that are graffitied shall be repainted as soon as practical to match the existing area.
17. City staff shall report to the Plan Commission after the expiration of six months from the granting of the conditional use permit regarding any complaints filed with respect to City Ordinance violations and/or conditional use permit violations.
18. The owner and tenant shall work with the Glendale Neighborhood Advisory Committee to address any future concerns with the operation of this facility, including issues related to impact on the adjacent and nearby housing and other properties, traffic patterns, and vehicular, bicycle and pedestrian safety.

PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING, AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FIVE ITEMS:

19. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

20. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
21. The applicant should modify the commercial/retail parking spaces using the 9' or wider stall for short-term parking of less than 6 hours.
22. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
23. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

PLEASE CONTACT JANET GEBERT, CITY ENGINEERING, AT 261-9668 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING THREE ITEMS:

24. There have been neighborhood concerns about the lack of lighting and public safety along the west side of this property adjacent to the vacated alley. Coordinate with Traffic Engineering the installation of private overhead lighting in this vicinity.
25. All work in the public right-of-way shall be performed by a City licensed contractor.
26. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

PLEASE CONTACT KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FOUR ITEMS:

27. The ordinance required the Plan Commission shall find:

- a. That adequate off-street parking exists on the site for vehicles awaiting repairs, servicing or pick-up.
- b. That all other business and servicing shall be conducted within completely enclosed buildings.
- c. That no permanent or temporary storage of wrecked vehicles or rental vehicles shall occur on the premises unless completely screened from view or within an enclosed building.

28. Provide 2 bike-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: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

29. Exterior lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. Lighting will be limited to .08 watts per square foot.

30. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development.

Approval of this proposal does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit twelve (12) sets of the final site plans to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

**IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR
BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY
VOECK OF THE CITY ZONING STAFF AT 266-4551.**

Sincerely,

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

Bill Roberts
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering
Matt Collins, Mayo Corp., 600 Grand Canyon Dr., Madison, WI 53719
Doug Schoepp, 3440 Laura Ln., Middleton, WI 53562

| |
|---|
| Zoning City Engineering Traffic Engineering Planning |
|---|

From: Inspection Unit
215 Martin Luther King, Jr. Blvd.
P.O. Box 2984
Madison, Wisconsin 53701-2984

City of Madison
OFFICIAL NOTICE

Notice: An inspection discloses that certain sections of the City Ordinances are being violated.

Property Located At:
2508 South Stoughton Road

OWNER:
KEITH VALIQUETTE
2508 S STOUGHTON RD
MADISON WI 53716

| Item No. | Violating Section No. | CORRECTIONS REQUIRED |
|----------|-----------------------|----------------------|
|----------|-----------------------|----------------------|

COMPLAINT

REISSUE NOTICE

- 1. 28.11(2)(f)
- 10.08(8)(g)
- 28.12(11)(h)4

Discontinue parking vehicles outside of the designated parking spaces on the property located at 2508 South Stoughton Road. The approved site plan dated September 27, 2006 designates thirteen (13) parking spaces, including two (2) handicap accessible stalls. Enclosed is a copy of the approved site plan, dated September 27, 2006.

Item number 10 of the conditions of approval for the conditional use for the automobile repair shop states:

All automobiles and trucks parked on the premises shall be parked in a designated parking space. All parking spaces shall be designated by painted lines in conformity with the approved site plan. All drive lanes and fire lanes shall be kept clear of parked vehicles. There shall be no parking on any lawn or landscaped areas.

- 2. 28.11(3)(m)
- 27.05(2)(t)

Properly post the two (2) handicap accessible stalls with the approved and required handicap signs. Ensure that the posts are securely anchored.

NOTE:

Handicap accessible stalls are to be used only for the parking of vehicles displaying official cards or license plates for the disabled.

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| 3. | 28.09(3)(b)2 28.09(3)(d)6 28.12(11)(h)4 | Discontinue any repair or servicing of vehicles outside of the building. All repair of automobiles and trucks shall be done within the existing building. No such repair work shall be done (including but not limited to the use of pneumatic tools) outside the existing building. |
| 4. | 28.09(3)(b)2 28.09(3)(d)6 28.12(11)(h)4 | Discontinue outside storage of vehicle parts, tires, or dumpsters. No garbage or disposed of automotive or truck equipment shall be stored on the exterior of the existing building. |
| 5. | 28.12(11)(h)1 28.12(11)(h)4 | Discontinue any vehicle repairs, servicing, or work outside of the hours of operation. Business hours shall be limited to Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday 8:00 a.m. to Noon. There shall be no after hours loitering on the property. |
| 6. | 31.04(3)(d) | Remove the banner from the east facade of the building. |

Compliance to the above named code(s) shall be on a continual basis.

This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Inspection Unit may issue citation(s), and/or refer the situation to the City Attorney's Office.

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The Inspection Unit is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. If you have questions or problems, it is important to contact me before the due date at the number listed below.

c: SCHOEPP MOTORS INC
ATTN DOUG SCHOEPP
3010 W BELTLINE HWY
MIDDLETON WI 53562

RONALD M TRACHTENBERG
MURPHY DESMOND SC
2 E MIFFLIN ST
PO BOX 2038
MADISON WI 53701-2038

Please **notify the inspector when work is completed.**

Inspected by: Jenny Kirchgatter

On: 3-26-07

Telephone: 266-4429

Date Issued: 4-16-07

The violations shall be corrected on or before:

April 25, 2007

Code Enforcement Officer: _____

15

Any person violating any provision of the City Ordinances enforced by the Inspection Unit is subject to the penalties provided by the appropriate Ordinance violated. ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE INSPECTION SUPERINTENDENT IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.

Tucker, Matthew

From: Towle, Ron
Sent: Tuesday, April 03, 2007 2:40 PM
To: Tucker, Matthew
Subject: 2508 S Stoughton Rd

Matt,

On March 17, 2007 I observed the automobile repair shop at 2508 S Stoughton from approximately 12:30pm to 1:30pm.

When I arrived the first things I noticed were the bright orange cones blocking their driveway prohibiting egress to their lot (see photo).

The next observation was that there were cars parked "helter skelter" instead of in the stalls on the west side behind the building. Some of these vehicles were missing parts.

The blacktop area to the south of the building was parked full of cars. Some had their hoods open as if they were being worked on. There was more than one male repairman who went from a vehicle into the repair garage through the partially open overhead door.(see photo)

There were cars waiting to be repaired parked in the striped and signed Handicap stalls.(see photo)

There is a "fence" type bicycle rack.

Cars were also parked on the southeast part of the lot in no particular pattern.

There was also a car parked on the S Stoughton Rd Frontage rd. for sale. (see photo)

Respectfully, Ron Towle

15

From: Inspection Unit
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PROGRAMMED

An inspection of the site/ landscaping/ parking facilities due to a change of use and Conditional Use approval at this property revealed the following:

- | | |
|---|--|
| 1. 28.11(2)(f) 10.08(8)g | Properly stripe the parking stalls as shown on the approved site plan dated 09/27/06. This includes the two (2) handicap accessible parking stalls and the striped out accessible loading aisle. |
| 2. 28.11(3)(m) 27.05(2)(t) | Properly post the two (2) designated handicap accessible stalls with approved and required handicap signs. |
| 3. 28.11(3)(l)1 28.11(3)(e) 28.11(3)(h)2.d. 28.11(3)(i)3 | Properly install and anchor the required two (2) stall bike rack. The bike rack shall be designed to accommodate U-shaped locking devices. |

Compliance to the above named code(s) shall be on a continual basis.

This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Inspection Unit may issue citation(s), and/or refer the situation to the City Attorney's Office.

From: Inspection Unit
215 Martin Luther King, Jr. Blvd.
P.O. Box 2984
Madison, Wisconsin 53701-2984

City of Madison
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The Inspection Unit is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. If you have questions or problems, it is important to contact me before the due date at the number listed below.

c: SCHOEPP MOTORS INC
ATTN DOUG SCHOEPP
3010 W BELTLINE HWY
MIDDLETON WI 53562

RONALD M TRACHTENBERG
MURPHY DESMOND S C
2 E MIFFLIN ST STE 800
PO BOX 2038
MADISON WI 53701-2038

Please notify the inspector when work is completed. Telephone: 266-4429
Inspected by: Jenny Kirchgatter On: 12-4-06 Date Issued: 12-8-06
The violations shall be corrected on or before: May 1, 2007

Code Enforcement Officer: _____

15

Any person violating any provision of the City Ordinances enforced by the Inspection Unit is subject to the penalties provided by the appropriate Ordinance violated. ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE INSPECTION SUPERINTENDENT IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.

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COMPLAINT

- 1. 28.11(2)(f)
- 10.08(8)(g)
- 28.12(11)(h)4

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Item number 10 of the conditions of approval for the conditional use for the automobile repair shop states:

All automobiles and trucks parked on the premises shall be parked in a designated parking space. All parking spaces shall be designated by painted lines in conformity with the approved site plan. All drive lanes and fire lanes shall be kept clear of vehicles. There shall be no parking on any lawn or landscaped areas or outside of approved parking spaces.

NOTE:

The Plan Commission shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the Zoning Administrator to order the removal or discontinuance of any unauthorized alterations of an approved conditional use, and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval or violation of any other provision of this code.

Failure to obtain compliance with conditions of approval will result in referral of these items to the City Plan Commission for reconsideration of the approved Conditional Use.

Enclosed is a copy of the approved site plan, dated 09/27/06, and the conditions of approval for the conditional use, approved at the 08/07/06 Plan Commission meeting.

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The Inspection Unit is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. If you have questions or problems, it is important to contact me before the due date at the number listed below.

c: SCHOEPP MOTORS INC
ATTN DOUG SCHOEPP
3010 W BELTLINE HWY
MIDDLETON WI 53562

RONALD M TRACHTENBERG
MURPHY DESMOND S C
2 E MIFFLIN ST STE 800
PO BOX 2038
MADISON WI 53701-2038

Please notify the inspector when work is completed.

Inspected by: Jenny Kirchgatter

On: 12-4-06

Telephone: 266-4429

Date Issued: 12-8-06

The violations shall be corrected on or before:

January 3, 2007

Code Enforcement Officer: _____

15

Any person violating any provision of the City Ordinances enforced by the Inspection Unit is subject to the penalties provided by the appropriate Ordinance violated. ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE INSPECTION SUPERINTENDENT IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.

Fax to: Department of Planning and Development

From: Doug Klitzkie
5420 Kvamme Lane
221-2124

Regarding: Conditional Use Permit Violation
2508 South Stoughton Rd.

It was noted today, March 10th, that the above business was doing business at 2:30 pm as the bay doors were open and I could hear an air wrench being used.

This establishment is not to have business hours on Saturday afternoons.

Cc: Ald. Compton

Tucker, Matthew

From: Tucker, Matthew
Sent: Monday, December 04, 2006 8:12 AM
To: 'Ronald M. Trachtenberg'
Cc: Kirchgatter, Jenny
Subject: RE: 2508 S Stoughton complaint

Will Do.

The tenant stopped by late last week to apply for the C.O. and sign permits. He claimed little knowledge of the conditions of approval. I provided him with a copy of the approval letter ... no excuse now.

Matt

From: Ronald M. Trachtenberg [mailto:RTrachtenberg@murphydesmond.com]
Sent: Sunday, December 03, 2006 2:18 PM
To: Tucker, Matthew
Cc: Kirchgatter, Jenny
Subject: RE: 2508 S Stoughton complaint

As soon as Ms. Kirchgatter has completed her review, please provide us a copy of same.

Ronald M. Trachtenberg
Murphy Desmond S.C.
2 E. Mifflin Street, Suite 800
P.O. Box 2038
Madison, WI 53701-2038
(608) 268-5575 (Direct)
(608) 257-2508 (Fax)
www.murphydesmond.com

CONFIDENTIALITY NOTICE: This electronic transmission (including any files attached hereto) contains information that is legally privileged, confidential, and exempt from disclosure. It is intended for use only by the individual or entity named above. If you are not the intended recipient or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, copying, distribution, or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it and immediately notify me by email. Thank you.

-----Original Message-----

From: Tucker, Matthew [mailto:MTucker@cityofmadison.com]
Sent: Wednesday, November 29, 2006 2:10 PM
To: Ronald M. Trachtenberg
Cc: Kirchgatter, Jenny
Subject: RE: 2508 S Stoughton complaint

Thanks Ron. Here is a link to the CUP approval letter, which Jenny will be using to check for compliance (along with the approved site plan): <http://www.cityofmadison.com/planning/projects/Approval%20Letters/2508Stoughton080806.pdf>

Matt Tucker

15

From: Ronald M. Trachtenberg [mailto:RTrachtenberg@murphydesmond.com]
Sent: Wednesday, November 29, 2006 2:00 PM
To: Tucker, Matthew
Subject: RE: 2508 S Stoughton complaint

Spoke with Letitia and then Doug Schoepp. Doug is having his general manager Jim Aubart pay the tenant a visit this afternoon and hold his hand to apply for the occupancy permit and the sign permit.

I will be sending the tenant a notice that he has to comply with those two things and the other items listed in the citizen complaint or face eviction. We are prepared to proceed with eviction if necessary.

Ronald M. Trachtenberg
Murphy Desmond S.C.
2 E. Mifflin Street, Suite 800
P.O. Box 2038
Madison, WI 53701-2038
(608) 268-5575 (Direct)
(608) 257-2508 (Fax)
www.murphydesmond.com

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-----Original Message-----

From: Tucker, Matthew [mailto:MTucker@cityofmadison.com]
Sent: Wednesday, November 29, 2006 1:39 PM
To: Ronald M. Trachtenberg
Subject: 2508 S Stoughton complaint

Please see the attached correspondence.

Matt Tucker
Zoning Administrator
Department of Planning & Development
Inspection Unit
215 Martin Luther King, Jr. Blvd.
PO Box 2984
Madison, WI 53701-2984
608/266-4569 PH
608/261-9654 FAX
mtucker@cityofmadison.com
<http://www.ci.madison.wi.us/>

15

Tucker, Matthew

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15

Fax to: Department of Planning and Development

From: Doug Klitzkie
5420 Kvamme Lane
221-2124

Regarding: Conditional Use Permit
2508 South Stoughton Rd.

Recent observations have noted that the operation of the business at 2508 South Stoughton Road is not operating in accordance with conditional use standards established for for this property.

- 1) Vehicles are parked perpendicular on the west end of the building.
- 2) The business appeared to be open on Saturday, Nov. 25 at 4:00 pm as the east bay door was half way open and two vehicles with their hoods up were parked in front of the doors.
- 3) Two vehicles have been parked on the grass since the business opened.

When will city staff inspect this premises to determine compliance with the

Tucker, Matthew

From: Tucker, Matthew
Sent: Wednesday, November 29, 2006 1:19 PM
To: 'ljones@mayocorporation.com'; 'Ronald M. Trachtenberg'
Cc: Kirchgatter, Jenny; Murphy, Brad
Subject: RE: 2508 S. Stoughton CUP

Tracking: **Recipient** **Read**
'ljones@mayocorporation.com'
'Ronald M. Trachtenberg'
Kirchgatter, Jenny
Murphy, Brad **Read:** 12/1/2006 12:56 PM

Greetings all-

We continue to have problems with this property. Since no progress has been made here, we will be issuing more citations and forwarding this case to the City Attorney's office for prosecution.

We have also received complaints that the facility is not operating in compliance with the approved Conditional Use Permit. If this is found to be true, we will move to bring this property back to the Plan Commission for reconsideration of the CUP under the "continuing jurisdiction" clause.

Matt Tucker
Zoning Administrator

From: Tucker, Matthew
Sent: Wednesday, October 11, 2006 2:26 PM
To: 'ljones@mayocorporation.com'
Cc: 'Ronald M. Trachtenberg'; Kirchgatter, Jenny
Subject: 2508 S. Stoughton CUP

Letitia-

Your client needs to obtain a certificate of occupancy for this new business. This may be lumped in with a building permit, should they be altering the building, or may be applied for stand-alone. They also need to apply for sign permits (for the signs which have been installed without permits).

Please have someone apply for the C.O. and sign permits at your earliest convenience.

Matt Tucker
Zoning Administrator
Department of Planning & Development
Inspection Unit
215 Martin Luther King, Jr. Blvd.
PO Box 2984
Madison, WI 53701-2984
608/266-4569 PH
608/261-9654 FAX
mtucker@cityofmadison.com
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Matt Tucker

Zoning Administrator
Department of Planning & Development
Inspection Unit

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PO Box 2984
Madison, WI 53701-2984
608/266-4569 PH
608/261-9654 FAX
mtucker@cityofmadison.com
<http://www.ci.madison.wi.us/>

CITY OF MADISON

Proposed Conditional Use

Location: 2508 South Stoughton Road

Project Name: Schoepp Motors

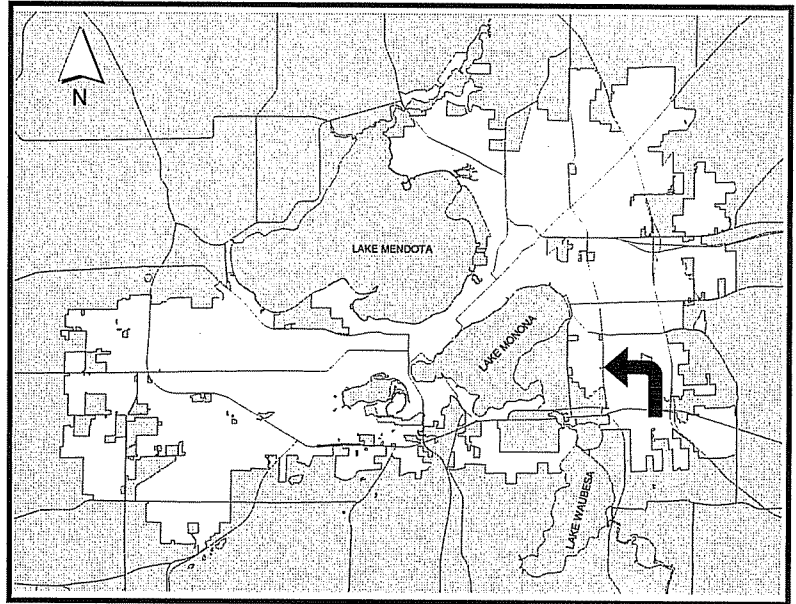
Applicant: Doug Schoepp - Schoepp Motors/
Ronald Trachtenberg - Murphy Desmond, SC

Existing Use: Commercial Building

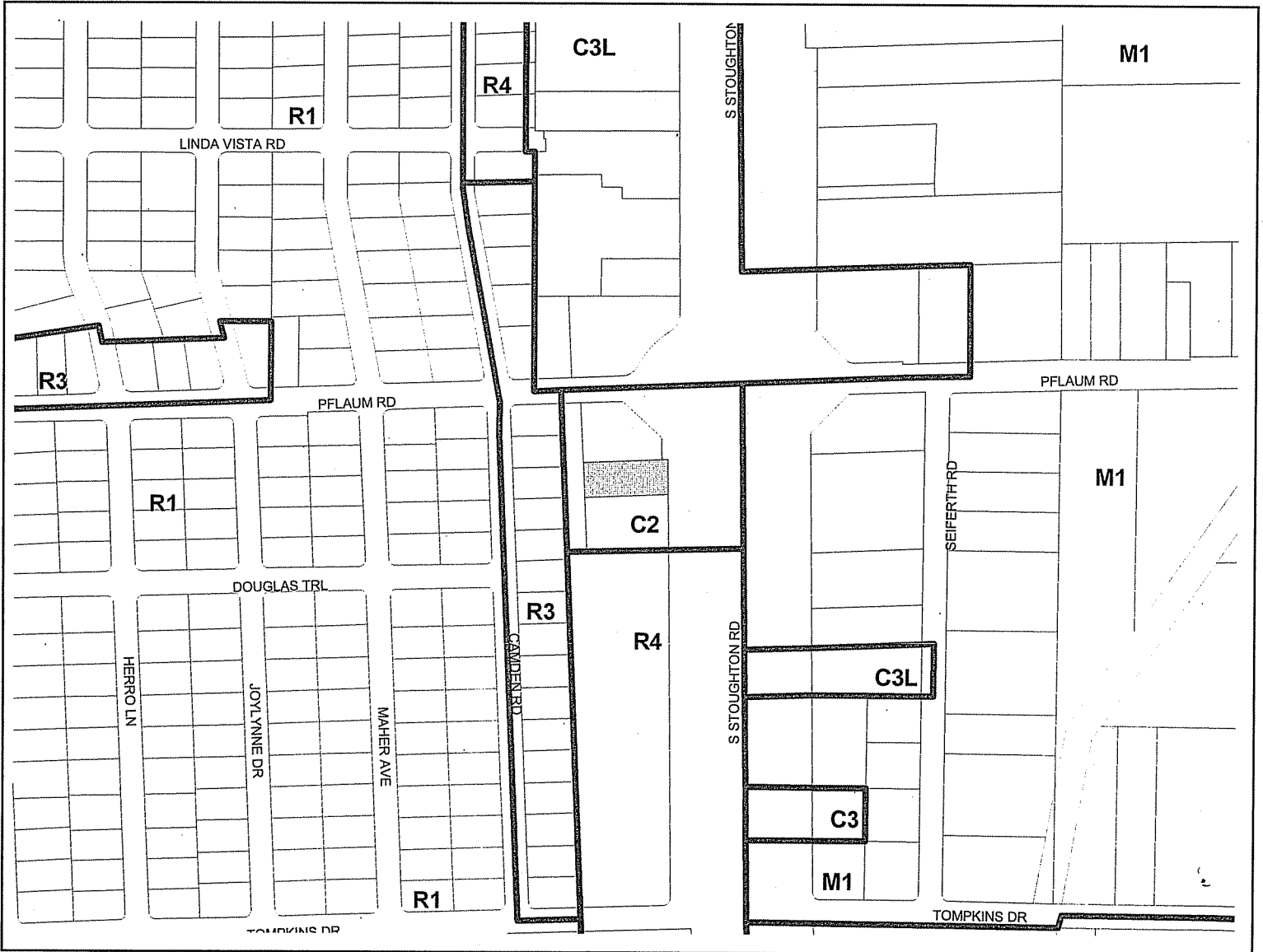
Proposed Use: Motor Vehicle Repair

Public Hearing Date:

Plan Commission 07 August 2006



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

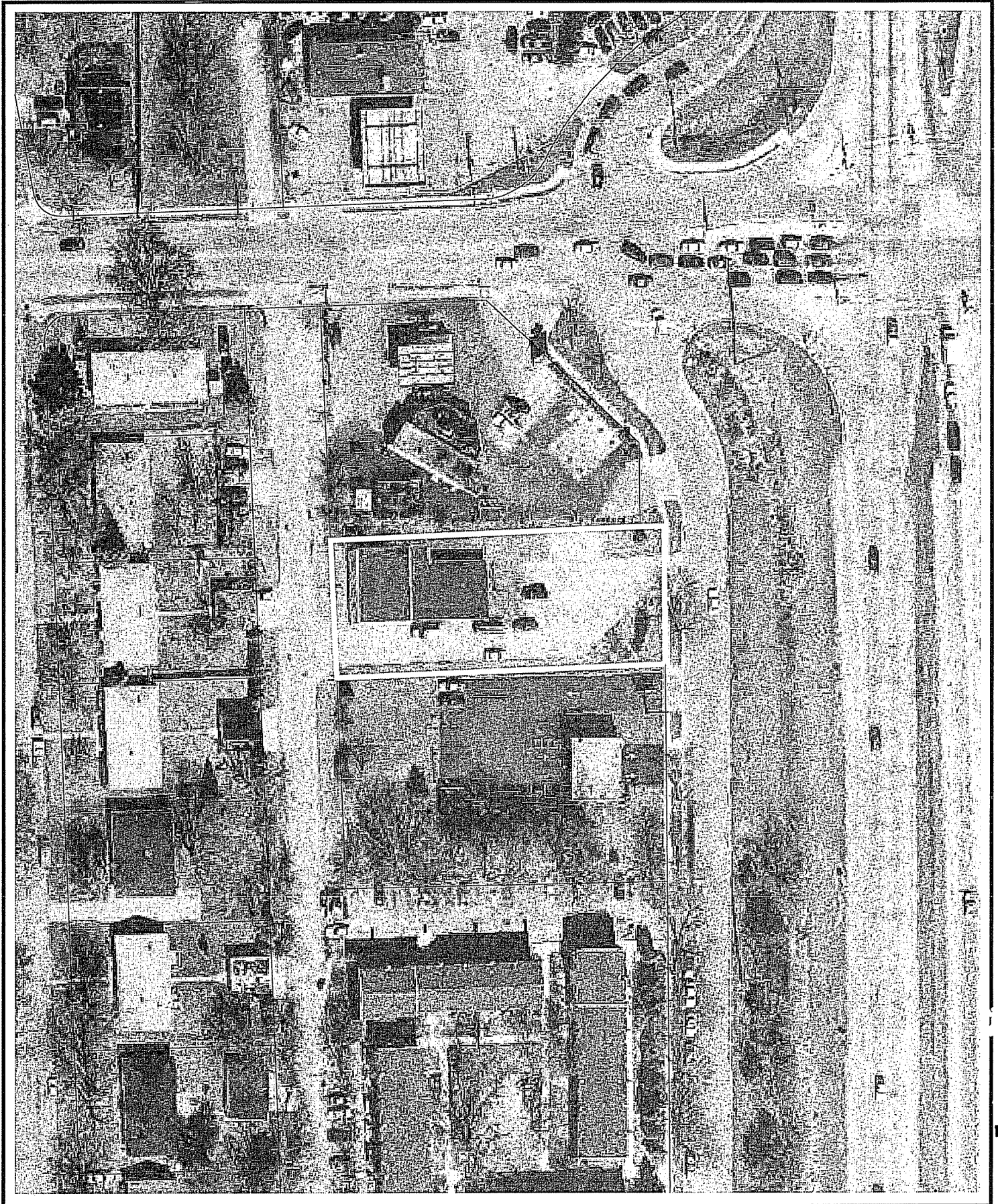


2508 South Stoughton Road

100 0 100 Feet



Date of Aerial Photography - April 2000



5



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TTY/TEXTNET 866 704 2318
FAX 608 266-8739
PH 608 266-4635

August 8, 2006

Ronald Trachtenberg
Murphy Desmond S.C.
2 East Mifflin Street, Suite 800
Madison, WI 53703

SUBJECT: 2508 South Stoughton Road

Dear Mr. Trachtenberg:

The Plan Commission, at its August 7, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for an automobile repair shop in the existing building located at 2508 South Stoughton Road.

In order to receive final approval of your proposal, the following conditions must be met:

**THE PLAN COMMISSION ADDED THE FOLLOWING SPECIFIC
CONDITIONS OF APPROVAL:**

1. The perpendicular parking along the west wall of the building shall be removed in favor of two parallel parking spaces subject to approval by the City Traffic Engineer.
2. The conditional use for the auto repair shop shall be restricted to the current tenant and any new auto repair shop tenant shall require a new conditional use application to be presented to the Plan Commission.
3. This conditional use permit application is for the operation of an automotive/small truck repair facility only. (Tenant is operating a bookkeeping and accounting office on the premises which is a permitted use.) Sale of automobiles and trucks is prohibited. All business operations shall be conducted from the property, not from any adjacent property or easement areas.
4. Business hours shall be limited to Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday 8:00 a.m. to Noon. There shall be no after hours loitering on the property.
5. The premises shall be operated in accordance with the plans submitted by the applicant, including the site plan, and any additional conditions required by the Plan Commission.
6. Exterior lighting on the premises shall be directed in a downward fashion and shall not spill over to any neighboring property.
7. Five arbor vitae trees of a minimum height of three-feet shall be planted along the south boundary of the property opposite the garage door area to provide screening.

8. The existing signage is part of the conditional use permit. New signage shall require an amendment to the conditional use permit.
9. All automobiles and trucks parked on the premises shall be owned by the landlord (for short-term parking for his employees), tenant or customers. All such automobiles and trucks shall either be in drivable condition or awaiting repairs. Any automobiles or trucks brought in for repair and found to be non-repairable shall be removed from the premises within five business days. No junked automobiles or trucks nor automobiles or trucks awaiting salvage shall be parked on the premises. (Delivery vehicles shall also be permitted on the premises.)
10. All automobiles and trucks parked on the premises shall be parked in a designated parking space. All parking spaces shall be designated by painted lines in conformity with the approved site plan. All drive lanes and fire lanes shall be kept clear of parked vehicles. There shall be no parking on any lawn or landscaped areas.
11. All repair of automobiles and trucks shall be done within existing building. No such repair work shall be done (including but not limited to the use of pneumatic tools) outside the existing building.
12. No test driving of any automobile or truck shall be done on any residential street.
13. There shall be no exterior speakers or radio (or similar music or voice amplification equipment, including that emanating from automobiles or music vans) permitted on the premises so as to be audible from any of the surrounding properties. No radio remotes shall be permitted.
14. The premises shall be kept in a neat and orderly manner.
15. Any dumpsters shall be located within the existing building. No garbage or disposed of automotive or truck equipment shall be stored exterior of the existing building (nor on any adjacent property or easement areas).
16. The premises shall be kept free of graffiti. Areas that are graffitied shall be repainted as soon as practical to match the existing area.
17. City staff shall report to the Plan Commission after the expiration of six months from the granting of the conditional use permit regarding any complaints filed with respect to City Ordinance violations and/or conditional use permit violations.
18. ~~The owner and tenant shall work with the Glendale Neighborhood Advisory Committee to address any future concerns with the operation of this facility, including issues related to impact on the adjacent and nearby housing and other properties, traffic patterns, and vehicular, bicycle and pedestrian safety.~~

PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING, AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FIVE ITEMS:

19. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

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20. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
21. The applicant should modify the commercial/retail parking spaces using the 9' or wider stall for short-term parking of less than 6 hours.
22. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
23. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

PLEASE CONTACT JANET GEBERT, CITY ENGINEERING, AT 261-9668 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING THREE ITEMS:

24. There have been neighborhood concerns about the lack of lighting and public safety along the west side of this property adjacent to the vacated alley. Coordinate with Traffic Engineering the installation of private overhead lighting in this vicinity.
25. All work in the public right-of-way shall be performed by a City licensed contractor.
26. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

PLEASE CONTACT KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FOUR ITEMS:

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27. The ordinance required the Plan Commission shall find:

- a. That adequate off-street parking exists on the site for vehicles awaiting repairs, servicing or pick-up.
- b. That all other business and servicing shall be conducted within completely enclosed buildings.
- c. That no permanent or temporary storage of wrecked vehicles or rental vehicles shall occur on the premises unless completely screened from view or within an enclosed building.

28. Provide 2 bike-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: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

29. Exterior lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. Lighting will be limited to .08 watts per square foot.

30. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development.

Approval of this proposal does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit twelve (12) sets of the final site plans to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(1)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

**IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR
BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY
VOECK OF THE CITY ZONING STAFF AT 266-4551.**

Sincerely,



Bill Roberts
Planning & Development

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

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering
Matt Collins, Mayo Corp., 600 Grand Canyon Dr., Madison, WI 53719
Doug Schoepp, 3440 Laura Ln., Middleton, WI 53562

| |
|---|
| Zoning City Engineering Traffic Engineering Planning |
|---|

2508 SOUTH STOUGHTON ROAD MADISON, WI 53716-3318

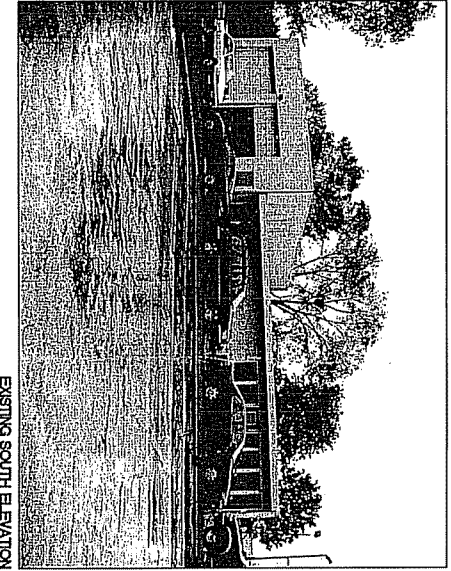
CONDITIONAL USE APPLICATION - CITY OF MADISON

CONTACTS

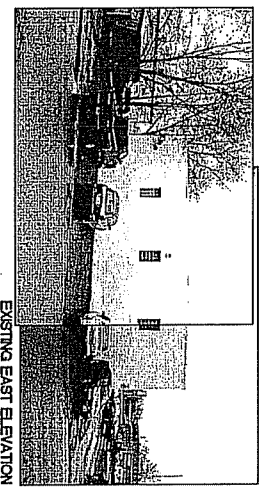
| | | |
|--|---|--|
| ATTORNEY RONALD M. TRACHTENBERG MURPHY DESMOND S.C. 2 EAST WISCONSIN ST, STE 800 MADISON, WI 53703 P - (608) 257-7181 F - (608) 257-2508 rtrachtenberg@murphydesmond.com | DESIGN CONSULTANT MATT COLLINS MAYO CORPORATION 600 GRAND CANYON DRIVE MADISON, WI 53719 P - (608) 833-0628 F - (608) 833-0746 mcollins@mayocorporation.com | LIGHTING RUUD LIGHTING 9201 WASHINGTON AVENUE RACINE, WI 53406 P - (800) 236-7000 F - (800) 236-7500 |
| OWNER DOUG SCHOEPP SCHOEPP MOTORS 3440 LAURA LANE MIDDLETON, WI 53562 P - (608) 255-7003 | TENANT PROPHECY MOTOR WORKS 2508 S. STOUGHTON RD MADISON, WI 53716-6318 | |

DRAWING INDEX

- T100 TITLE SHEET
- C100 EXISTING SITE SURVEY
- C200 PROPOSED SITE PLAN
- C300 PROPOSED LIGHTING PLAN
- C400 PROPOSED SIGNAGE DETAILS
- L100 EXISTING LANDSCAPE PLAN
- A200 EXISTING ELEVATIONS



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



400 Grand Canyon Drive
Madison, WI 53716
(608) 833-0228
(608) 833-0746 (fax)

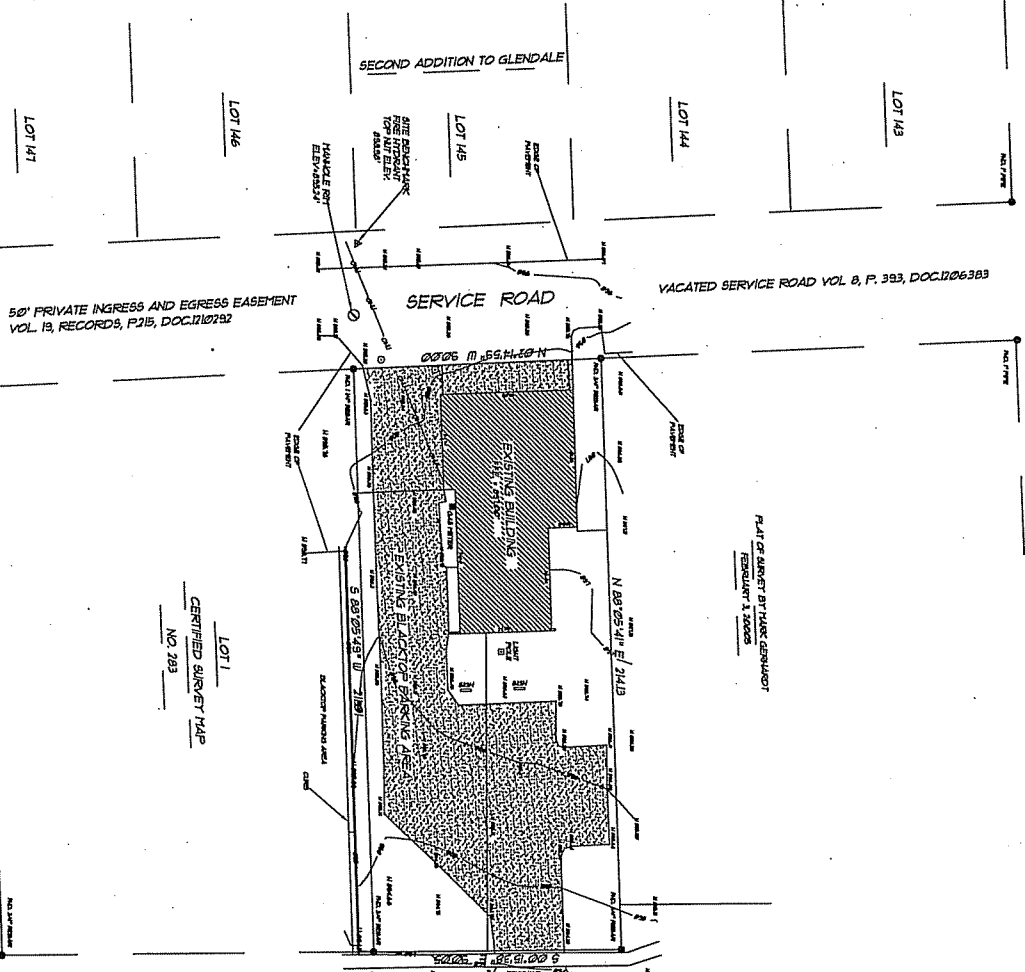
| | |
|--|--|
| Contents: TITLE SHEET Project: SCHOEPP MOTORS CONDITIONAL USE 2508 SOUTH STOUGHTON ROAD MADISON, WI 53716-3318 OWNER: DOUG SCHOEPP OF SCHOEPP MOTORS 3440 LAURA LANE, MIDDLETON, WI 53562 | |
| DATE | |
| REVISION | |

| | |
|---|--|
| Drawn By: [blank] Checked By: [blank] Date: [blank] Scale: [blank] | This document contains information that is the property of Mayo Corporation. It is to be used for the project and site only and is not to be distributed outside the project site without the written consent of Mayo Corporation. |
|---|--|

T100

1/4 SECTION 21
T4N R3E
WISCONSIN
NO. 25 711 337

PELAUNT ROAD



CERTIFIED SURVEY MAP
NO. 283

SERVICE ROAD

1/4 SECTION 21
T4N R3E
WISCONSIN
NO. 25 711 337

SURVEYOR'S CERTIFICATE:
THIS INSTRUMENT MAP WAS PREPARED UNDER MY SUPERVISION AND IS A CORRECT REPRESENTATION OF THE BUILDINGS AND THEREOF.
WILLIAMSON SURVEYING CO. INC.
BY RONALD E. WILLIAMSON

| | |
|--|--|
| WILLIAMSON SURVEYING COMPANY | |
| 1000 Grand Canyon Drive Madison, WI 53719 (608) 833-3288 (800) 833-0746 (toll free) | 1000 Grand Canyon Drive Madison, WI 53719 (608) 833-3288 (800) 833-0746 (toll free) |
| DATE | NOV 20 2008 |
| SCALE | 1" = 20'-0" |
| BY | RONALD E. WILLIAMSON |
| CHECKED BY | RONALD E. WILLIAMSON |
| DATE | NOV 20 2008 |

DATE: NOV 20 2008
BY: RONALD E. WILLIAMSON S-004
PROFESSOR

- LEGEND**
- ▲ FIRE HYDRANT
 - FIRE HYDRANT
 - LIGHT POLE
 - ▮ PARKING SIGN
 - MULTI-PURPOSE
 - PROPERTY CORNER AS SHOWN
 - OVER-LOOKED UTILITIES

NOTES:

- 1) BEARINGS AND DISTANCES TO THE NE CORNER OF THE NE 1/4 SECTION 21 ARE AS SHOWN.
- 2) THE PROPERTY LINE OF LOT 143 IS AS SHOWN BY WILLIAMSON SURVEY CO. INC.
- 3) THE PROPERTY LINE OF LOT 144 IS AS SHOWN BY WILLIAMSON SURVEY CO. INC.
- 4) UTILITIES ARE NOT LOCATED AS PART OF THIS SURVEY. CALL DIGGERS NOT LINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 8000-40-800
- 5) UTILITIES IF PRESENT ARE NOT DELINEATED OR LOCATED.
- 6) THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND ENCUMBRANCES RECORDED AND UNRECORDED.

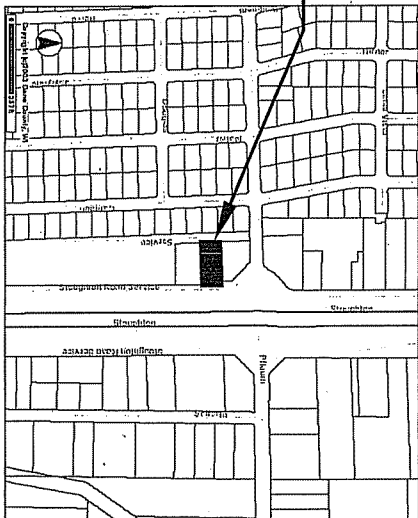
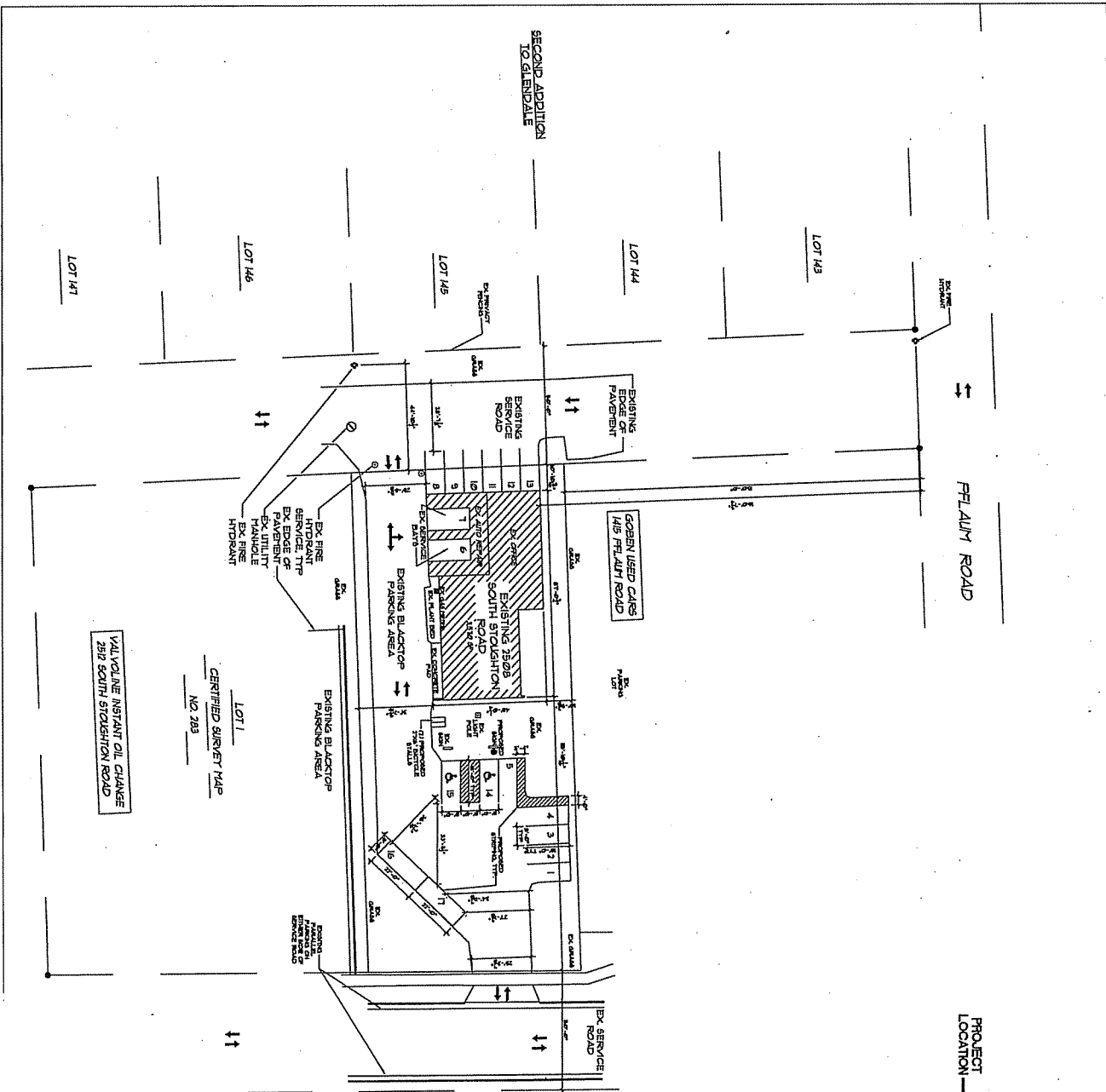
DESCRIPTION OF RECORD:
BLOCKING ABOVE ASSUMES THAT NO. 1, PART OF SECTION 21 BEGINS AT THE NE CORNER OF SECTION 21 AND EXTENDS EAST TO THE EAST LINE OF PELAUNT ROAD. THEREAFTER IT EXTENDS SOUTH TO THE EAST LINE OF SERVICE ROAD, THENCE S 89° 05' 41" W FOR A DISTANCE OF 589.05 FEET TO THE POINT OF BEGINNING. THEREAFTER IT EXTENDS WEST TO THE POINT OF BEGINNING.

1
C100
SCALE: 1" = 20'-0"



| <p>600 Grand Canyon Drive Madison, WI 53719 (608) 833-3288 (800) 833-0746 (toll free)</p> <p>WILLIAMSON SURVEYING COMPANY</p> | <p>Project: SCHOEPP MOTORS CONDITIONAL USE 2508 SOUTH STOUGHTON ROAD MADISON, WI 53716-3318 OWNER: DOUG SCHOEPP OF SCHOEPP MOTORS 3440 LAURA LANE, MIDDLETON, WI 53562</p> | | | | | | |
|--|---|----------------------|------|-------------|---|----------|----------------------|
| <p>DATE: 11/20/08 BY: RW</p> | <p>REVISION</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>11/20/08</td> <td>EXISTING SITE SURVEY</td> </tr> </table> | NO. | DATE | DESCRIPTION | 1 | 11/20/08 | EXISTING SITE SURVEY |
| NO. | DATE | DESCRIPTION | | | | | |
| 1 | 11/20/08 | EXISTING SITE SURVEY | | | | | |

15



2 AREA MAP
SCALE: 1" = 200'-0"

- GENERAL NOTES**
1. BICYCLE PARKING SHALL BE LOCATED ON EXISTING DRIVEWAYS OR ON LOTS 141 THROUGH 146. BICYCLES SHALL BE STORED ON THE USER'S SIDE OF THE DRIVEWAY. ALL LOCKERS AND BIKES MUST BE SECURELY ANCHORED TO THE DRIVEWAY. THE LOCATION OF THE BICYCLE PARKING SHALL BE DETERMINED BY THE USER AND SHALL BE MAINTAINED TO BE MAINTAINED AND NOT REMOVED.
 2. TRASH REMOVAL/STORAGE: BROWNSVILLE, MISSOURI, SHALL BE RESPONSIBLE FOR THE REMOVAL OF TRASH AND MAINTENANCE OF THE CONTRACT SERVICE.

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address: 2512 SOUTH STATION ROAD
 Project Name: SCHOEPP MOTORS CONDITIONAL USE
 Project Number: 1517
 Date: 05/15/2018
 Prepared by: [Name]
 Checked by: [Name]
 Drawn by: [Name]

| Number of Spaces | Number of Spaces | Number of Spaces |
|------------------|------------------|------------------|
| 1 | 2 | 3 |
| 4 | 5 | 6 |
| 7 | 8 | 9 |
| 10 | 11 | 12 |

SITE AND BUILDING INFORMATION

| Item | Description |
|------------------------------|-----------------|
| TOTAL LOT AREA | 128,000 SQ. FT. |
| EXISTING LOT AREA | 128,000 SQ. FT. |
| EXISTING BUILDING AREA | 128,000 SQ. FT. |
| EXISTING DRIVEWAY AREA | 128,000 SQ. FT. |
| TOTAL EXISTING DRIVEWAY AREA | 128,000 SQ. FT. |
| TOTAL EXISTING DRIVEWAY AREA | 128,000 SQ. FT. |

UNAPPORTIONED ACCREDITED PARKING STALL REQUIREMENTS

| Category | Requirement |
|---|-------------|
| UNAPPORTIONED ACCREDITED PARKING STALL REQUIREMENTS | 1 |
| UNAPPORTIONED ACCREDITED PARKING STALL REQUIREMENTS | 2 |
| UNAPPORTIONED ACCREDITED PARKING STALL REQUIREMENTS | 3 |
| UNAPPORTIONED ACCREDITED PARKING STALL REQUIREMENTS | 4 |
| UNAPPORTIONED ACCREDITED PARKING STALL REQUIREMENTS | 5 |
| UNAPPORTIONED ACCREDITED PARKING STALL REQUIREMENTS | 6 |
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| UNAPPORTIONED ACCREDITED PARKING STALL REQUIREMENTS | 8 |
| UNAPPORTIONED ACCREDITED PARKING STALL REQUIREMENTS | 9 |
| UNAPPORTIONED ACCREDITED PARKING STALL REQUIREMENTS | 10 |
| UNAPPORTIONED ACCREDITED PARKING STALL REQUIREMENTS | 11 |
| UNAPPORTIONED ACCREDITED PARKING STALL REQUIREMENTS | 12 |

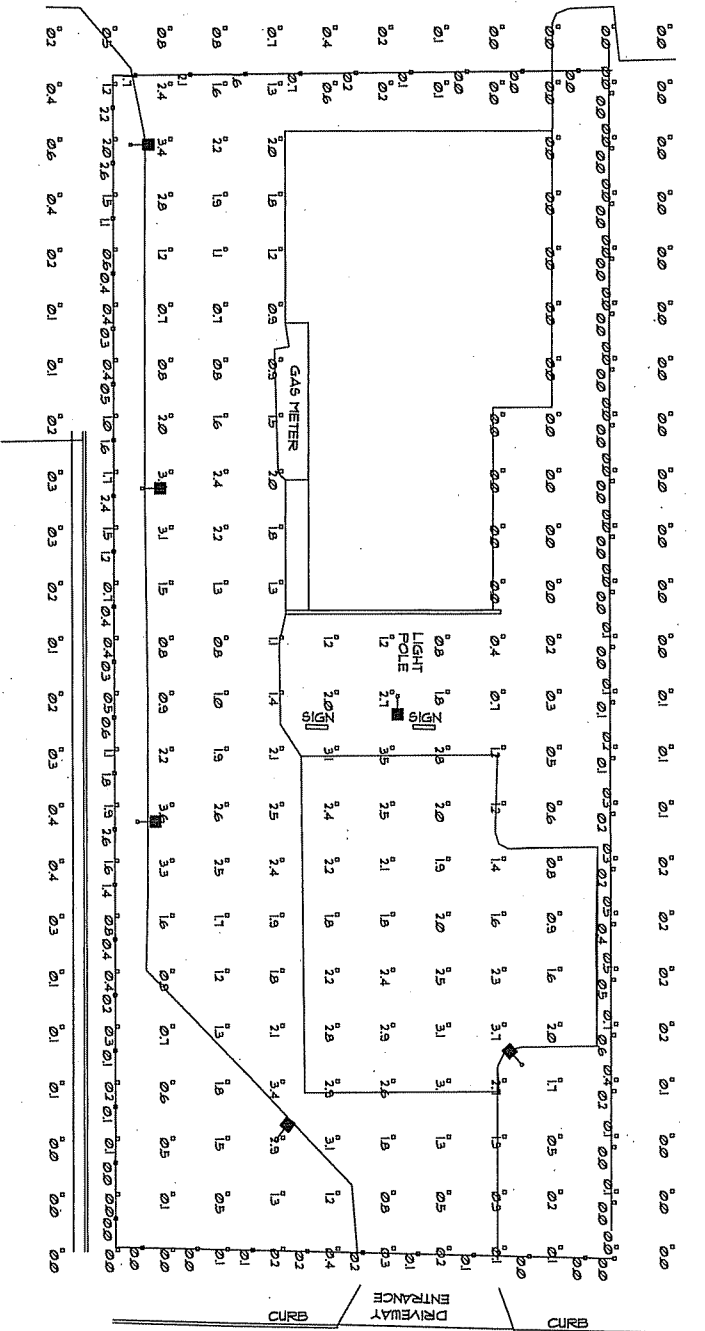
1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

| REVISION | DATE | CONTENTS |
|----------|------|---------------------------------------|
| 1 | | PROPOSED SITE PLAN |
| 2 | | SCHOEPP MOTORS CONDITIONAL USE |
| 3 | | 1517 SOUTHSOUTH STATION ROAD |
| 4 | | MADISON, WI 53716-3318 |
| 5 | | OWNER: DOUG SCHOEPP OF SCHOEPP MOTORS |
| 6 | | 3440 LAURA LANE, MIDDLETON, WI 53562 |

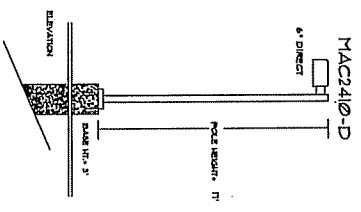
MMO CORPORATION
 400 Grand Canyon Drive
 Madison, WI 53719
 (608) 833-9744 (fax)

5

ADDITIONAL EQUIPMENT
 (5) P84S1C10Z 17 x 4 x 125 SQUARE STEEL POLE
 (1) FT-II TENON ADAPTOR (FOR EXISTING POLE)
 POLE AND FIXTURE MEETS 100 MPH SUSTAINED WINDS



PARKING AREA ONLY
 Illuminance Values(ft-cd)
 Average = 2.1
 Maximum = 3.1
 Minimum = 0.8
 Average/Ft Ratio = 2.16
 Max/Ft Ratio = 4.63



RUUD LIGHTING

800.236.1000 USA www.ruudlighting.com 905.671.1891 CAN

Illustration results shown on this lighting design are based on project parameters provided by the client. The design is a conceptual design. Actual project conditions differing from those design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting or energy code.

| Luminaire Schedule | | | |
|--------------------|-----|-------|-------------|
| Symbol | Qty | Label | Arrangement |
| ■ | 6 | HAC | SINGLE |

| Project Name: 13505 2502 S STROUGHTON RD | | Layout by: FRANK | |
|---|----------------------------|------------------|----------------------------|
| File Name: 6/23/17/CPAT1337 | | | |
| FOOTCANDLES CALCULATED AT GRADE USING MEAN LUMENS | | | |
| Project Name: | 13505 2502 S STROUGHTON RD | Project Name: | 13505 2502 S STROUGHTON RD |
| File Name: | 6/23/17/CPAT1337 | File Name: | 6/23/17/CPAT1337 |
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| File Name: | 6/23/17/CPAT1337 | File Name: | 6/23/17/CPAT1337 |

1 PROPOSED LIGHTING PLAN

SCALE: 1" = 10'-0"



C3000

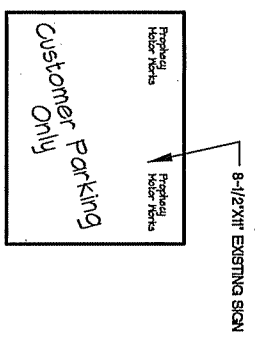
| REVISION | DATE | CONTENTS |
|----------|------|------------------------|
| 1 | | PROPOSED LIGHTING PLAN |

| DATE | CONTENTS |
|------|---|
| | PROJECT: SCHOEPP MOTORS CONDITIONAL USE |
| | PROJECT ADDRESS: 13505 STROUGHTON ROAD |
| | MADISON, WI 53716-3316 |
| | OWNER: DOUG SCHOEPP OF SCHOEPP MOTORS |
| | 3440 LAURA LANE, MIDDLETON, WI 53562 |

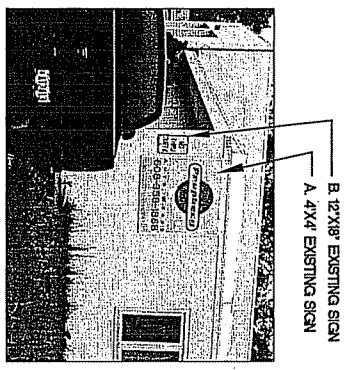
ADJ General Contracting, Inc.
 1600 S. KENNEDY BLVD.
 MADISON, WI 53719
 (608) 833-0228
 (608) 833-0240 (fax)

MNO CORP
 1600 S. KENNEDY BLVD.
 MADISON, WI 53719
 (608) 833-0228
 (608) 833-0240 (fax)

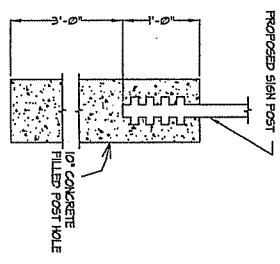
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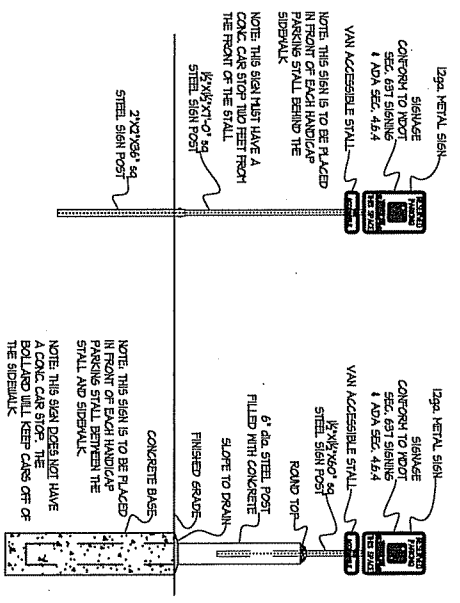
5 BUILDING SIGN
SCALE: NTS



4 BUILDING SIGN
SCALE: NTS



3 SIGN BASE
SCALE: NTS



2 HANDICAP SIGN
SCALE: NTS

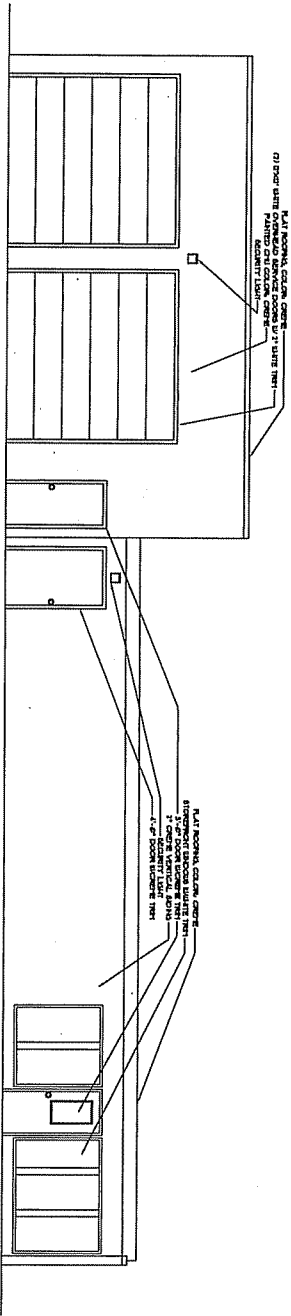
1 HANDICAP SIGN
SCALE: NTS

| | | |
|--|--|---|
| <p>DATE: _____</p> <p>REVISION: _____</p> | | <p>Contents:</p> <p>SIGNAGE DETAILS</p> <p>Project: SCHOEPP MOTORS CONDITIONAL USE</p> <p>2508 SOUTH STOUTINGTON ROAD</p> <p>MADISON, WI 53716-3318</p> <p>OWNER: DOUG SCHOEPP OF SCHOEPP MOTORS</p> <p>3440 LAURA LANE, MIDDLETON, WI 53562</p> |
| <p>DESIGNED BY: _____</p> <p>DRAWN BY: _____</p> <p>CHECKED BY: _____</p> <p>DATE: _____</p> | <p>SCALE: _____</p> <p>DATE: _____</p> | <p>DATE: _____</p> |

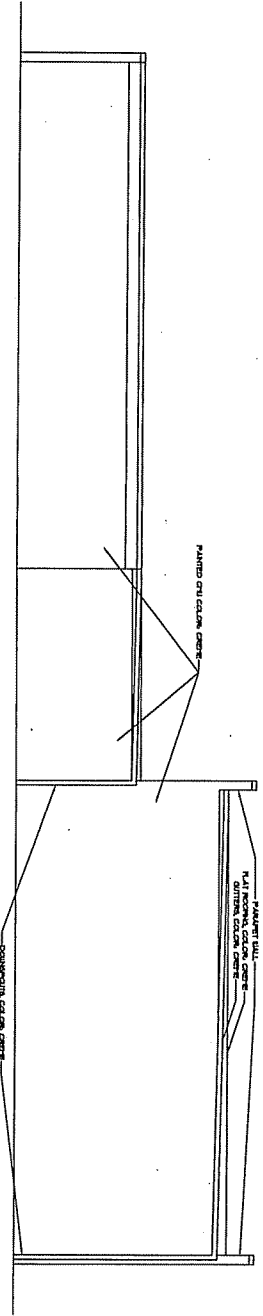
CORCORAN

400 Grand Canyon Drive
Madison, WI 53719
(608) 833-3028
(608) 833-3700 (fax)

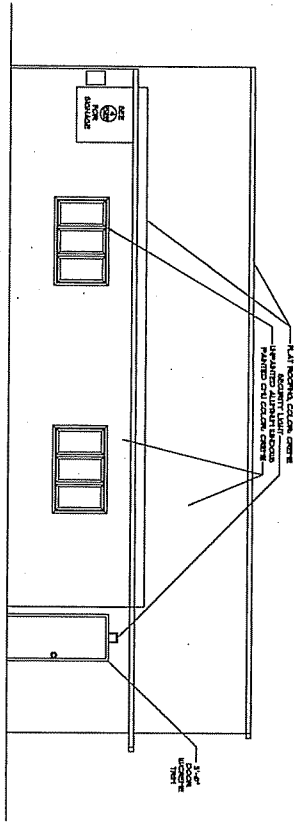
C400



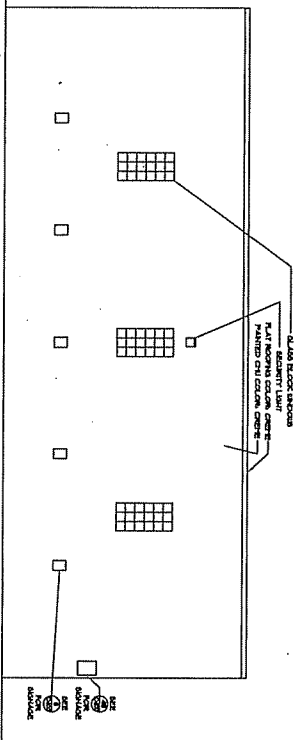
4 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

RAYO
CORPORATION
6000 GRAND CONVENT DRIVE
MADISON, WI 53719
(608) 833-5628
(608) 833-0746 (fax)

Client:
EXISTING ELEVATIONS
Project:
SCHOEPP MOTORS CONDITIONAL USE
258 SOUTH STOUTINGTON ROAD
MADISON, WI 53716-3318
OWNER:
DOUG SCHOEPP OF SCHOEPP MOTORS
3440 LAURA LANE, MIDDLETON, WI 53522

| REVISION | DATE | CONENTS: |
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A200

July 24, 2006

Mr. Bill Roberts
City of Madison Planning Dept.
Madison, Wi

HAND DELIVERED

RE: CUP Application for 2508 S. Stoughton Rd.

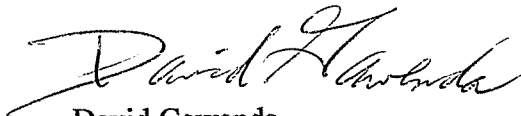
Mr. Roberts:

I write this letter as chair of the Glendale Neighborhood Association Advisory Committee. This committee has been established by the association to provide feedback to the city regarding rezones and CUPs proposed for our neighborhood.

The committee met on July 6th with Mr. Schoepp and his attorney. During the meeting various conditions were discussed which we felt would reduce the association's concerns. After our meeting, Mr. Schoepp's attorney drafted the conditions we discussed. Those conditions are attached to this letter.

The Glendale Neighborhood Association Advisory Committee supports Mr. Schoepp's petition with the conditions submitted to the advisory committee. We think it is a good compromise of not overburdening Mr. Schoepp's ability to lease his space and meeting the concerns of the neighbors. However, if any of the conditions are removed or changed, the association may no longer support the petition.

Sincerely,



David Gawenda
GNA Advisory Committee



Schoepp Motors, Inc., Owner-Landlord
Keith and Andrew Valiquette d/b/a Prophecy Auto Works, Tenant
2508 South Stoughton Road
Application for Conditional Use Permit for Operation of Automotive Repair Facility
Additional Conditions

1. This conditional use permit application is for the operation of an automotive/small truck repair facility only. (Tenant is operating a bookkeeping and accounting office on the premises which is a permitted use.) Sale of automobiles and trucks is prohibited. All business operations shall be conducted from the property, not from any adjacent property or easement areas.
2. Business hours shall be limited to Monday through Friday from 7:00 am to 9:00 pm and Saturday 8:00 am to noon. There shall be no after hours loitering on the property.
3. The premises shall be operated in accordance with the plans submitted by the applicant, including the site plan, and any additional conditions required by the plan commission.
4. Exterior lighting on the premises shall be directed in a downward fashion and shall not spill over to any neighboring property.
5. Five arbor vitae trees of a minimum height of three feet shall be planted along the south boundary of the property opposite the garage door area to provide screening.
6. The existing signage is part of the conditional use permit. New signage shall require an amendment to the conditional use permit.
7. All automobiles and trucks parked on the premises shall be owned by the landlord (for short term parking for his employees), tenant or customers. All such automobiles and trucks shall either be in drivable condition or awaiting repairs. Any automobiles or trucks brought in for repair and found to be non-repairable shall be removed from the premises within five business days. No junked automobiles or truck nor automobiles or trucks awaiting salvage shall be parked on the premises. (Delivery vehicles shall also be permitted on the premises).
8. All automobiles and trucks parked on the premises shall be parked in a designated parking space. All parking spaces shall be designated by painted lines in conformity with the approved site plan. All drive lanes and fire lanes shall be kept clear of parked vehicles. There shall be no parking on any lawn or landscaped areas.
9. All repair of automobiles and trucks shall be done within existing building. No such repair work shall be done (including but not limited to the use of pneumatic tools) outside the existing building.

10. No test driving of any automobile or truck shall be done on any residential street.
11. There shall be no exterior speakers or radio (or similar music or voice amplification equipment, including that emanating from automobiles or music vans) permitted on the premises so as to be audible from any of the surrounding properties. No radio remotes shall be permitted.
12. The premises shall be kept in a neat and orderly manner.
13. Any dumpsters shall be located within the existing building. No garbage or disposed of automotive or truck equipment shall be stored exterior of the existing building (nor on any adjacent property or easement areas).
14. The premises shall be kept free of graffiti. Areas that are graffitied shall be repainted as soon as practical to match the existing area.
15. City staff shall report to the plan commission after the expiration of six months from the granting of the conditional use permit regarding any complaints filed with respect to city ordinance violations and /or conditional use permit conditions violations.
16. The owner and tenant shall work with the Glendale neighborhood advisory committee to address any future concerns with the operation of this facility, including issues related to impact on the adjacent and nearby housing and other properties, traffic patterns, and vehicular, bicycle and pedestrian safety..