



116 King Street, Suite 202
608 204-7464

Madison, WI 53703
AroEberle.com

received
2/21/12

February 15, 2012

City of Madison Plan Commission
c/o Brad Murphy
215 MLKJ Blvd., Suite LL100
Madison, WI 53703

Dear Mr. Murphy,

We recently received a conditional approval letter from the Planning Division of the Department of Planning and Community Development dated November 28th, 2011, for a C-store, Carwash, and Gas station at 1101 North Sherman Avenue. Condition #21 of this letter indicated that "The outdoor storage and sale of windshield wash, mulch, firewood, salt, and other such materials shall not be permitted at any location on the subject site, including in the parking lot, on walkways adjacent to the convenience store or in the area of the pump islands."

The Owner would like to remove Condition #21 prohibiting the storage of merchandise on the site. It is common at most gas stations to store large items in these areas, and I feel this limitation imposes an undue constraint on my client's operations.

A review of two similar projects recently approved by the Plan Commission at 1129 South Park Street and 4624 Monona Drive has indicated that no such condition was imposed on either project. Considering that other businesses have not been required to comply with a similar provision, we believe that our client should not be subject to such a restriction

Thank you for giving consideration to this issue. Please contact me with any questions by phone at 608-204-7464 or by email at: pahl@aroeberle.com.

Attachments:
Conditional Approval letter

Aro Eberle Architects, Inc.
Douglas Pahl Jr.