

From: [Jill Andersen](#)
To: [Plan Commission Comments](#)
Cc: [Punt, Colin](#)
Subject: RE: Application for Demolition Permit and Conditional Use at 2402-2410 Packers Ave. 12-14-20 Virtual Meeting
Date: Saturday, December 12, 2020 11:54:19 AM

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Please attach these comments/questions to my letter below.

The staff report doesn't seem to recognize the auto body shop was using the storage facility for their storage? Where will they have storage if the building is torn down? The property was never used for the auto body shop. Are they permitted to expand an existing nonconforming use? What permits are required?

Thank you,
Jill Andersen

From: Jill Andersen
Sent: Friday, December 11, 2020 3:00 PM
To: pccomments@cityofmadison.com <pccomments@cityofmadison.com>
Subject: Application for Demolition Permit and Conditional Use at 2402-2410 Packers Ave. 12-14-20 Virtual Meeting

I am one of the property owners that is along the property referenced above that you are considering for Conditional Use. I was not aware of the request until a week ago, via a post card that was in a catalog I received. I called the number on the post card on Monday Dec. 7, 2020 and left a message. No one has returned my call. The staff report states no one has expressed any opposition. I am opposed to this for a number of reasons and would have objected to it and would have discussed this with Colin Punt had I known about it.

1. The auto shop is a nonconforming use in a residentially zoned area. The existing operation creates many nuisances in the area. In particular, it has high floodlights that flood the neighborhood, it creates noise from its "blowers", also creates noise from moving cars around the lot, parks cars all over the neighborhood, and we get black oily soot in our screened in porch (having to cover the screens with plastic). The application makes clear that the intent is to operate this nonconforming use for many more years. If so, it needs to be made compatible with the adjacent residential uses. The owners have never contacted us or any of the other adjacent property owners before making this application.
2. One of the conditions of approval is that all auto repair activities take place within enclosed buildings, but the application states clearly that they intend to use the open parking lot for detailing of cars, body work and disassembling of cars. This will increase noise and is inconsistent with the conditions.

3. The application will additionally expose the residences on our street to additional noise from Packers Ave. The current building they want to tear down shields us from a lot of that noise.

4. The photos of the building to be demolished show what appear to be stored hazardous materials. There needs to be conditions applied to ensure that they are properly removed.

5. I am requesting the following as conditions of approval:

A. Make it clear that none of the activities listed may take place in the parking lot - parking may only be used to park vehicles and not to detail cars, body work or disassembly.

B. Remove the existing floodlights and if replaced, replace with lights shielded so they do not spill lights onto adjacent properties. This should also be the case with the parking lot if this application goes through.

C. All vehicles must be parked on site.

D. Replace the existing privacy fence with a concrete block wall or a highway noise barrier to adequately shield the homes from the business noise, and Packers Ave. noise.

E. Require a drainage plan that shows no runoff will enter adjacent properties.

F. The proposed conditions limit operations from 7:00 am to 6:00 pm.

Thank you,
Jill Andersen
1953 Sachtjen St
Madison, WI 53704