



Department of Planning & Community & Economic Development
 Planning/Neighborhood Preservation & Inspection/Economic & Community Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Division
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

2117 South Stoughton Road
 Operation of an Automobile Accessory Store with Automobile Sales
 McAllen Investments Limited Partnership/David Nelsen - Ruedebusch
 Development and Construction

PLANNING DIVISION CONTACT: Tim Parks

RETURN COMMENTS BY: 09 April 2009

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: dave@ruedebush.com Fax: 242-2032
 Date Submitted: 04 March 2009 Plan Commission: 20 April 2009
 Date Circulated: 06 March 2009 Common Council: _____

CIRCULATED TO:

- | | | |
|---|--|--|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS | <input checked="" type="checkbox"/> ALD <u>Compton</u> DIST. <u>16</u> |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - THURBER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> CITY ASSESSOR - M. RICHARDS | <input type="checkbox"/> ALLIANT ENERGY** |
| <input type="checkbox"/> TRAFFIC ENG. | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> A T & T |
| <input type="checkbox"/> CITY ENG. - DAILEY | <input type="checkbox"/> MMSD BOARD, C/O SUPT. | <input type="checkbox"/> T D S |
| <input type="checkbox"/> CITY ENG. - PEDERSON | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> WATER UTILITY | | |
| <input type="checkbox"/> CDBG - CONSTANS | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | |
| <input type="checkbox"/> REAL ESTATE - EKOLA | | |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.

NO COMMENTS / YOUR COMMENTS:

The project as presented is not acceptable, I have spoken with the applicant about my concerns. I hope to meet with him, and have him present the project to the Stoughton Road Revitalization Project Committee. This will not meet the standard on a couple of points. It needs architectural adjustment. After that should the use gain approval - I request it be for a term of not more than 2 years, and that the conditional use does not pass.

Thank you Judy

Parks, Timothy

From: Murphy, Brad
Sent: Wednesday, April 15, 2009 11:38 AM
To: Compton, Judy
Cc: Parks, Timothy
Subject: RE: Re: today's phone conversation

Judy, Thanks. I'm copying Tim who is finishing up the staff report. Tim please send Judy and Fred Arnold a copy when finished. The report basically concludes that we don't believe the standards are met based on what they submitted. Had they presented improvements to the building and landscaping that could be implemented now as part of this project we might have felt better about this, but that was not part of their application and waiting several years for improvements doesn't sound like a good move to us.

From: Compton, Judy
Sent: Tuesday, April 14, 2009 10:29 PM
To: Murphy, Brad
Subject: Re: today's phone conversation

Brad,

After speaking with you today, and telling you the results of the SRRP meeting last night, I thought it imperative that I relay Staff's opinion of the Ruedebusch request for a conditional use for Mac's property on Stoughton Road to Fred who contacted members present last night.

The committee agrees that it isn't approvable per the SRRP plan, and discussed that last night. I believe that the feeling regarding the presentation, which was the improvement to the existing metal building which houses flex space, and several tenants, was that it was better than nothing. Especially since Mr. Nelson indicated that if it wasn't approved, Mac would probably look for a use that didn't require the conditional use. He indicated that they could lease to this tenant without them selling the vans, and not have to get a conditional use. Ergo--visual improvement was better than no improvement, as Mr. Nelson had said they would do nothing to the building if we didn't approve the CU:

I am not speaking for the committee, who will be sending a letter of their own, but I want to let you know the gratitude of the committee members that staff was holding to the principles of the SRRP plan. I believe you will be getting a letter stating that the SRRP supports staff's recommendations regarding this project not following the plan, and will use #3,4, and 9 (?--I don't have the standard in front of me), as reasons to deny the CU. I wanted you to know this ASAP, since this is different from what I told you today.

Thank you.

Judy
Alder Judy Compton
City of Madison
District 16
Phone: 608-221-2567 (home)
608-223-6007 (office)
email: jcompton@cityofmadison.com