



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
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

June 6, 2006

Amelia Royko Maurer
342 S. Madison Street
Evansville, Wisconsin 53536

RE: Approval of a conditional use for a fuel dispensing facility at an existing car repair facility located at 1894 E. Washington Avenue.

Dear Ms. Maurer:

The Plan Commission, meeting in regular session on June 5, 2006, determined that the ordinance standards could be met and **approved** your request for a conditional use for a fuel dispensing facility located at 1894 E. Washington Avenue, subject to the conditions below. In order to receive final approval of the conditional use, the following conditions must be met:

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following three items:

1. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of one accessible stall striped per State requirements. The accessible stall shall be a van accessible stall 8-foot wide with an 8-foot striped out area adjacent.
 - b.) Show signage at the head of the stall. Accessible signs shall be a minimum of 60 inches between the bottom of the sign and the ground.
2. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. Lighting will be limited to .10 watts per square foot.
3. Note: Motor vehicle repair shall be conducted inside an enclosed building.

Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following item:

4. The applicant shall note that a portion of this site is served by a temporary limited easement for construction of E. Washington Avenue and N. First Street. Any work required by the applicant within the easement shall be done after the expiration of the temporary easement unless otherwise approved by the City Engineer.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following two items:

5. 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), adjacent driveway approaches, 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'.
6. 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 John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following two items:

7. Provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19, including identifying the location of all fire lanes on the site plans.
8. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hoselays off the truck. See MGO 34.20 for additional information.

Please contact my office at 261-9632 if you have questions about the following item:

9. That the applicant submit a screening, landscaping and signage plan for approval by the Planning Unit prior to final approval of the conditional use. [Note: The chain-link/ lattice fencing was determined by the Planning Unit to be an unacceptable screening solution for this property. We will work with you to determine screening acceptable to staff and as required by the Zoning Ordinance.]

Please now follow the procedures listed below for obtaining your conditional use:

1. Please revise your plans per the above and submit *seven (7) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the 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 the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

1894 E. Washington Ave.
June 6, 2006
Page 3

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

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

Signature of Applicant

cc: Kathy Voeck, Assistant Zoning Administrator
John Leach, Traffic Engineering
Janet Gebert, City Engineer's Office
John Lippitt, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: