



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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May 23, 2007

Keith Valiquette
Prophecy Auto Works, LLC
2508 S. Stoughton Road
Madison, Wisconsin 53716

RE: Continuing Jurisdiction Review by the Plan Commission of a conditional use approved on August 7, 2006 (ID #04030) for an auto repair establishment located at 2508 S. Stoughton Road.

Dear Mr. Valiquette:

Citing that conditional use standard #1, "that the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare" could not be met through the continued operation of the conditional use for an auto repair establishment located at 2508 S. Stoughton Road, the Plan Commission, meeting in regular session on May 21, 2007 voted unanimously to revoke said conditional use permit and directed the Zoning Administrator and the City Attorney to seek elimination of the subject use. The Commission did not believe that modification of the previous conditional use approval was an appropriate course of action given the complaints lodged against the conditional use and the limited amount of time available for the lessees to implement any new or modified conditions prior to the expiration of their lease on June 30, 2007.

An appeal from the decision of the Plan Commission may be taken to the Common Council by the applicant of the conditional use or by the alderperson of the district in which the use is located. Such appeal must specify the grounds thereof in respect to the findings of the Plan Commission and must be filed with the Secretary of the Plan Commission within ten (10) days of the date of this letter. The Secretary of the Plan Commission or his designee will transmit the appeal to the City Clerk for the scheduling of a public hearing on the appeal with the Common Council. Be advised that the Common Council may reverse or modify the action of the Plan Commission by a favorable vote of two-thirds (2/3) of the members of the Council.

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,
Plan Commission

Timothy M. Parks
Planner

cc: Ron Trachtenberg, Murphy Desmond, SC; 2 E. Mifflin Street, Suite 800; Madison, Wisconsin 53703
Matthew Tucker, Zoning Administrator