



Dane County Planning & Development

Land Division Review

December 20, 2013

Vierbicher
999 Fourier Dr., Ste. 201
Madison, WI 53717

Re: Mustang Properties, LLC (CSM 9563)
Town of Madison, Section 34
(3 lots, 6.3 acres)

Existing C-2, commercial zoning established.

Attn: Michael Marty, S-2452

The proposed CSM is hereby conditionally approved as follows:

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. A stormwater management permit, issued by the Land & Water Resources Department, is required prior to any development on the proposed parcel.
 - *DCCO Ch. 14.46(3), A stormwater control permit under sec. 14.49 shall be required and all stormwater management provisions of this chapter shall apply to any of the following activities within Dane County: Any development that requires a certified survey map, as defined in the applicable local land division ordinance(s); for property intended for commercial or industrial use.*
3. A scaled and dimensioned parking, loading and circulation plan shall be included within a development plan submitted to and approved by the zoning administrator.
 - a. *DCCO Ch. 75.19(1)(r), In commercial zoning districts, alleys or other definite and assured provisions shall be made for off-street parking, loading and service access consistent with and adequate for the uses proposed.*
 - b. *DCCO Ch. 75.19(6)(i), Depth and width of properties reserved or laid out for commercial or industrial use shall be adequate to provide for the off-street parking and service facilities required by the type of use and development contemplated.*
4. All owners of record are to be included in the owner's certificates. County records indicate that MUSTANG PROPERTIES LLC is the owner.
 - *Certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.*

5. The required approval certificates are to be satisfied prior to final submittal.
 - a. *Town of Madison*
 - b. *City of Madison*

6. Comments from the Dane County Surveyor are to be satisfied:
 - a. ~~*Where easements do not run the entire length of the parallel boundary line, label distances from boundary corners to determine easement locations. 236.20(2)(c)*~~
 - b. *Please add tangent bearings at the ends of the main curve as appropriate. 236.20(2)(k)*

7. The recordable document is to be submitted for review and approval.

When the above conditions have been fully satisfied, the original document along with a copy of this letter may be submitted for final review and the Dane County approving signature will be affixed. Please allow for ten (10) working days for approving signature.

Where the committee finds that unnecessary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done; provided that public interest is secured and that such variation will not have the effect of nullifying the intent and purpose of these regulations. Any questions regarding this letter, please contact myself.

Sincerely,

Dan Everson
Assistant Zoning Administrator
267.1541

CC:
Clerk, Town of Madison
Dane County Zoning – Roger Lane
City of Madison Planning – Tim Parks

**MINUTES OF THE TOWN OF MADISON
PLAN COMMITTEE**

DATE: December 10, 2013

TIME: 4:30 P.M.

PLACE: Town of Madison Town Hall

PRESENT: Don Pierstorff, Ron Slane, David Bloom, Steve Merkel, Brian Burkeland, and Rick Rose

ALSO PRESENT: Randy Kolinski, Mike Marty, Sean Baxter, Pat Baxter, Dave Martin, and B.J. Galle

The meeting was called to order at 4:30 P.M.

Don Pierstorff moved and Ron Slane seconded the motion to reverse the order of items 4 and 5 of the agenda. Motion carried.

Consideration/possible Recommendation to the Town Board to Approve the Proposed Certified Survey Map of the Mustang Properties, LLC properties located at and near 2510 W. Beltline Highway.

Mike Marty presented the proposed C.S.M. of the Mustang Properties, LLC properties. Discussion followed regarding Dane County requirements including a stormwater management plan; and a parking, loading, and circulation plan. Ron Slane moved and Don Pierstorff seconded the motion to approve the proposed Certified Survey Map as presented with the following conditions:

- a) Owner shall comply with Section 236.34, Wisconsin State Statutes.
- b) Owner shall comply with the Dane County Code of Ordinances, including but not limited to Chapter 14, Subchapter II and Chapter 75.19(1)(r) and 75.19(6)(i).

Motion carried.

Consideration/possible Approval of the Site Plans for the Proposed Building Expansion at 2510 W. Beltline Highway.

Randy Kolinski presented the plans for the proposed building expansion at 2510 W. Beltline Highway. Discussion followed regarding access for fire protection. Owner stated he would work with the Town Fire Chief to provide adequate Fire Department access. Discussion also followed regarding the requirements for off-street parking, erosion control, and stormwater management. Don Pierstorff moved and Brian Burkeland seconded the motion to approve the site plans as presented with the following conditions:

- a) Owner shall comply with the State of Wisconsin Commercial Building Code, Dane County Code of Ordinances, and Town of Madison Code of Ordinances.
- b) Owner shall provide an erosion control permit and stormwater management plan as approved by Dane County.
- c) Owner shall provide a parking, loading, and circulation plan as approved by Dane County.

Motion carried.

Don Pierstorff moved and Ron Slane seconded the motion to approve the minutes of the November 19, 2013 planning committee meeting. Motion carried.

Ron Slane moved and Dave Bloom seconded the motion to adjourn the meeting. Motion carried. Meeting adjourned at 5:25 P.M.

Approved this _____ day of _____, _____.

D. Richard Rose, Chairperson