

PART A

Occupant Notification Fee: \$50
 Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL applications for Plan Commission review:

2-9-05 RST

#

FOR OFFICE USE ONLY:
 Amt. Paid 5.50 Receipt # 58162
 Date Received 2-9-05
 Parcel No. 0710-211-0320-6
 Aldermanic District 16, Judy Compton
 GQ Exist Cond. Use
 Zoning District C2

For complete submittal:
 Application ✓
 Legal Description _____
 Letter of Intent ✓
 Plans ✓
 Zoning Text N/A
 Received By RST
 Alder Notif. ✓ Waiver _____
 Nbr. Assn. Notif. ✓ Waiver _____
 Issued Sign _____

1. Address of Site: 1415 PELLAUM ROAD
 Name of Project: DONOVAN LEASING CORPORATION dba/ GOSSEN PARK
 Acreage of Site: APPROX 1/2 ACRE

2. This is an application for (check at least one):
 _____ Rezoning from _____ to _____
 Conditional Use
 _____ Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)
 _____ Other (Describe) _____

3. You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is NOT a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. (Any application, without a proper, complete and appropriate legal description, will NOT be processed). See attached instruction sheet regarding submittal of legal descriptions on computer diskette.

4. General description of the project or intended use(s) of this property.

LATE MODEL USED CAR SALES

5. Are there existing buildings on this site? YES
 What is the present zoning of this site? C2
 What are the present uses of this site? EMPTY GAS STATION

6. Do you intend to use the existing building(s)? YES

7. What exterior changes are proposed to the existing building(s)? GENERAL CLEANUP
PAINTING BUILDING - NEW SIGN ON BUILDING
REPAIR GAS PUMPS AND STEEL ADJACENT OVER GAS PUMPS

8. What interior changes are proposed to the existing building(s)? NONE

9. Are you proposing to add or build new dwelling units? NO - NONE
How many units? _____
Owner occupied _____ selling price, from \$ _____ to \$ _____
Rental _____ rent levels, from \$ _____ to \$ _____

10. For rental housing will you be accepting Section 8 housing vouchers? NONE

11. When do you wish to occupy this site or building? FEBRUARY 1, 2005

12. Does this proposal involve any development in the public right-of-way? NONE
No Yes _____ Explain: _____

13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships) EXECUTIVE MANAGEMENT INC.
2901 INTERNATIONAL LANE
MADISON, WI 53708
Phone: (608) 242-5566 Fax: (608) 242-1299

Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. DON M. GOBEN
80 BLAIN STREET
BELL OCONOMOWOC, WI 53066
Phone: (262) 366-3213 Fax: HOME PHONE: (262) 567-6062

14. **Property owner's authorization signature:** _____
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is NOT adequate].
____ Owner Offer to Purchase _____ Other (Explain _____)

15. It is extremely important that you inform the ALDERPERSON and NEIGHBORHOOD ASSOCIATION of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Judy Compton and Kathy Gaston of the Glendale Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.
Yes _____ No _____
Date that the alderperson was notified: 12-06-04
Date that the Neighborhood Association was notified: 1-26-05

16. NOTE: The Alderperson and/or Neighborhood Association notice requirement may be waived if approved by the Alderperson, President of the Neighborhood Association, and Director of the Department of Planning and Development prior to submitting your application.

For Conditional Use Applications, the Zoning Ordinance states:

“Section 28.12(11)(g), Standards. The City Plan Commission shall grant no application for a conditional use unless such commission shall find all of the following conditions are present:


(g) Standards. The City Plan Commission shall grant no application for a conditional use unless such commission shall find all of the following conditions are present:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. That the City be able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing such services.
(Cr. by Ord. 13,012, 2-26-02)
3. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
4. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.
6. That measures have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
7. That the conditional use shall conform to all applicable regulations of the district in which it is located.
8. That when applying the above standards to an application by a community living arrangement the City Plan Commission shall:
 - a. Bear in mind the City's general intent to accommodate community living arrangements.
 - b. Exercise care to avoid an over-concentration of community living arrangements, which could create an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are:
 - i. The distance separating the proposed community living arrangement from other such facilities
 - ii. The capacity of the community living arrangement and the percent the facility will increase the population of the community.
 - iii. The total capacity of all the community living arrangements in the community.
 - iv. The impact on the community of other community living arrangements.
 - v. The success or failure of integration into communities of other community living arrangements operated by the individual or group seeking the conditional use permit.
 - vi. The ability of the community to meet the special needs, if any, of the applicant facility.

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
 - a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - c. May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
[Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant **hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.**

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

		12-8-04
Applicant Signature	Relationship to Owner	Date <i>DECEMBER 8, 2004</i>

Please print (or type) name and mailing address of above applicant: Don M. Goren
80 ALAIN ST., OCONOMOWOC, WIS 53066

Phone (262) 366-3213 Fax HOME PHONE (262) 567-6062

The following material is REQUIRED for all applications:

- a. Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- b. Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

- c. A full and complete legal description of the site or property being subjected to this application. See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
- d. A proper street address for this project as reflected by official City records or as officially assigned by the City Engineering Division.

Failure to submit any of the above-required items will result in the delay of scheduling your application for Plan Commission and/or Common Council review.

Handwritten notes in the top right corner, including the number "10" and some illegible characters.

Faint, illegible text spanning the upper middle section of the page.

A line of faint, illegible text located in the upper right quadrant.

LANDSCAPE WORKSHEET

Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address: 1415 PFLAUM ROAD
 Name of Project: 21R DEALSHIP (608) 442-5036
 Owner/Contact: GREG RICE @ EMT
 Address: P.O. BOX 8685, MADISON, WI 53708-8685

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls.
 Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.)

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points.)

Number of Parking Stalls 34

Total Square Footage of the Storage Area
Divided by Three Hundred (300) Square Feet

Number of Canopy Shade Trees Required (2"-2-1/2" Caliper)
(See Schedule on Reverse side) 3

Manufacturing/
Industrial
(60% of requirement above)

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls.) A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth.

Number of Points Required
(See Schedule on Reverse side) 164

Manufacturing/
Industrial
(60% of requirement above)

Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS QUANT.	POINTS
Canopy Tree - 2"-2 1/2" *	75	4	300		
Deciduous Shrub	3	28	84		
Evergreen Shrub	5	3	15		
Decorative Wall or Fence (per 10 L.F.)	10				
Earth Berm (per 10 L.F.) Ave. Height 30"	10				
Ave. Height 15"	5				
Evergreen Trees 3-foot height min.	30				
Canopy Tree or Small Tree 1 1/2" - 2" Cal. (i.e., Crab, Hawthorn)	30				
Sub Totals			399	+	

TOTAL
399
 * Total No. of Points Provided
 (Equal to or greater than points required)

* Trees required in Part I above, are not to be included in the point count.



Parking Lot/Site Plan Approval Application Checklist

Instructions: Please complete this form and submit it with all the materials necessary for a parking lot plan review and approval. Check boxes for the items submitted that apply to your project. If you are not sure about what to show or submit, call the appropriate agency (see box G). Once your application is accepted, staff will review, approve and return your application materials within 7 working days or sooner.

Site Address 1715 PFLAUM ROAD MADISON WI 53716	
Contact Person DON JOHNSON	Company QUONOVAN LEASING CORPORATION phone/FAX (262) 366-3213 (CELL)
Contact Person Address	
Project Type (check one): <input type="checkbox"/> New <input checked="" type="checkbox"/> Alteration	

A. These items must be included with an application:

- 1. Scaled drawing(s): 1"=20' or larger: 5 sets
- 2. Conditional Use or PUD/SIP approval letter (if applicable)
- 3. Driveway Opening Permit application
- 4. Easement for joint driveways or joined parking lots on separate parcels (if applicable)
- 5. Land Disturbing Activity Permit Application (sites 1 acre or more in size)
- 6. Erosion Control plan: 5 sets (sites 1 acre or more in size) (See Example Plan Z)
- 7. Landscape Worksheet (sites with 3 or more stalls)
- 8. Outdoor Lighting Plan and manufacturers specs (if applicable)

D. Parking layout information that must be on your drawing(s). See Example Plan W.

- 25. Dimensions of parking stalls and drive aisles
- 26. Location of accessible parking stalls
- 27. Location of accessible parking stall signs
- 28. Location and width of accessibility ramps
- 29. Location of loading facilities
- 30. Bicycle parking rack location

B. Information about your property that must be shown on your drawing(s). See Example Plan W.

- 9. Project information block on first page of plan
- 10. Property lines
- 11. Abutting right-of-way, roadways, driveways and terraces shown and dimensioned
- 12. Elevations of existing and proposed site to City datum
- 13. Elevation of top of curb
- 14. Storm sewers or drainage pattern (See Example Plan Y)
- 15. Proposed driveway radii
- 16. Type of surface on driveway, approach and lot (grass, concrete, bituminous)
- 17. Location of existing and proposed impervious surfaces
- 18. Means of separation between parking lot and sidewalk or adjoining property
- 19. Tree islands
- 20. Screening or landscaping (See Example Plan X)
- 21. On-site fire hydrants

E. "Off-property" information that must be shown on your drawing(s).

- 31. Trees, poles, signs in the right-of-way (if applicable)
- 32. Medians (if applicable)
- 33. Driveway openings directly across the street (if applicable)
- 34. Distance to nearest intersection
- 35. Fire hydrants within 500 feet of your property line

F. Other information you want staff to know.

C. Information about the structures that must be shown on your drawing.

- 22. Existing structures (footprints and dimensions)
- 23. Proposed structures (footprints and dimensions)
- 24. Setbacks (front, rear and sides)

G. Questions: Call City staff for help.

Building use	Zoning	266-5978
Setbacks		
Landscaping		
Occupancy		
Parking lot geometrics	Traffic Engineering	266-4761
Drainage	Engineering	266-4751
Land disturbing activity		
Soil erosion		
Fire hydrants/access	Fire	266-4484
Parking lot lighting	Building Inspection	266-4568

Office use only:
Date/time: Received: _____ Accepted: _____
Staffperson: _____