

## Letter of Intent

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To: Dane County  
Department of Planning & Development  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703

Date: January 26, 2021

Project: 275 US Highway 12 & 18

### Reason for Request:

The 5.1-acre property is currently zoned HC. Proposed is the retention and renovation of the residence on the easternmost 1.1 acre of the site and the development of the remaining 4.0 acres for an automobile recycling business. This will not be a traditional salvage yard as the dismantling of the vehicles as well as the storage & sale of salvaged parts will occur entirely inside one of the two buildings. Regardless the use proposed is a conditional use in an M1 district and thus the need for this rezoning request.

### Neighborhood Characteristics:

The parcel currently has a single-family residence, a 4,000 SF metal building and a small outbuilding. There is a gravel drive accessed from Rodney Road.

The property is on the eastern edge of the County, a mile west of Cambridge. It is bounded by 12 & 18 to the NE, Rodney Road to the south and by a farm to the west. Across 12 & 18 to the north is Cindy's Classic Auto Parts and immediately to the south there is a vacant parcel zoned RR-4 as well as several newer commercial establishments across Rodney Road.

### Operational Narrative:

The business will be conducted between the hours of 9:00 AM and 6:00 PM Monday through Saturday. There will as many as six full time employees on site at one time in addition to the owner.

The purpose of the business is dismantling of primarily later model (seven years or younger) automobiles for parts and scrap.

Approximately 50 vehicles will be delivered by tow truck or flatbed per week and either brought directly into the shop or stored temporarily outside. The autos will be brought

inside where the fluids will be drained, tires & reusable parts removed and the cars dismantled. Immediately adjacent to the shop will be separate enclosures for salvaged tires, and containers for scrap metals, recyclables & general trash and a secure structure for the storage of flammable fluids. Reusable parts will be catalogued, stored in the building for sale.

The existing 4,000 SF metal building will be upgraded and serve initially as an office, parts storage & sales, and dismantling shop. The parts department will be expanded in the existing building and the shop will be relocated into a new 5,000 SF metal building within the first year of operations

It anticipated that there will be 25 to 30 trips into and out of the property per day including staff, delivery of vehicles, recyclable pickups, vendors and customers. A new 24' wide concrete curb cut and drive will be constructed. The existing concrete pad will be replaced with new asphalt paving.

Hazardous materials including gasoline, waste oil and antifreeze will be stored in storage tanks in a separate secure structure in compliance with Administrative Code ATCP 93 outside the building.

Sharp cutoff LED light fixtures will be mounted on the two shop buildings.

More than 4,000 SF of land will be disturbed and erosion control storm water management plans will be prepared and appropriate measures implemented.

All dismantling operations, parts storage and sales will occur inside one of the two buildings. This will control any noise, dust or runoff that will be generated. The buildings are located a distance from the property lines and the entire operation will be visually screened.

An eight-foot high privacy fence will surround the operation's 4.0 acres. In addition, an eight-foot wide landscaped buffer will be planted along both the US Highway 12 & 18 and Rodney Road frontages. The buffer will be widened to twenty feet where bordering the parcel to the south.