



Department of Planning & Community & Economic Development
Planning Division

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October 24, 2014

Mr. Patrick Miles, Chair
Dane County Zoning & Land Regulation Committee
Dane County Zoning Division
City-County Building, Room 116
210 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703

Subject: Request by Mr. Richard Story/Mark Hoover requesting a conditional use permit to allow construction of a mixed-use redevelopment at 5291 Felland Road.

Dear Mr. Miles:

The City of Madison Planning Division has reviewed the site plan submittal for the Snow Leopard Spirits mixed-use redevelopment at 5291 Felland Road and has several comments. After reviewing the proposed site plan, City staff has significant concerns about the location and design of the proposed driveway located at the southeast corner of the site. The proposed driveway intersects with WISDOT railroad right-of-way. It is unclear if this driveway connection would be allowed by WISDOT. This should be clarified by WISDOT and the applicant. Further, if additional railroad right-of-way is required in the future to accommodate rail line improvements, this driveway may need to be acquired by WISDOT. The site plan should be redesigned to avoid this possibility. For these reasons, the City recommends that the site plan be revised to not include the southeast driveway at its proposed location.

Please do not hesitate to contact me at 267-8732 or rroll@cityofmadison.com if you have any questions.

Sincerely,

Rick Roll
Planner IV
City of Madison Planning Division

c: Roger Lane, Zoning Administrator, Dane County
Pam Andros, Senior Planner, Dane County Department of Planning & Development
Katherine Cornwell, Director Planning Division
Brenda Ayers, Clerk/Treasurer Town of Burke
Paul Soglin, Mayor City of Madison