

From: James McFadden
To: Lane, Roger
Cc: Allan, Majid; Johnson, Sarah; George Boyer
Subject: Re: Follow up items for Boyer rezoning petition 11791
Date: Sunday, February 27, 2022 9:21:21 PM
Attachments: C31 Waterline Site 02.26.22.dwg
Letter of Intent, Dane Co 02.26.22.pdf

Roger,

Thank you so much for your careful review the American Auto submittal and have revised and clarified the plans accordingly.

1. The lighting was too bright and has been reworked as illustrated in the plan attached with a more neighborly light level.
2. It was not shown on the general site plan (it has been added) but there is a retaining wall under the western edge of the parking area. The parking lot has been narrowed a foot increasing the set back from 5' to 6' to allow construction of this wall.
3. Actually the grading one moves to the north and south of the garage the garage floor elevation remains unchanged at 854.6 (see C-100 & C-200)
4. The plan has been revised to show (10) stalls immediately adjacent to the garage and an additional (2) to the north.
5. On average 3 cars are brought on site per each of the six working days - most will be driven in and the remainder delivered by truck. They brought into the shop and inspected on arrival (this takes approximately 30 minutes) and determination is made to prepare them for sale on location, sell to a wholesaler or dispose of them. Historically a third are repaired, detailed etc (three day process) and put on the lot for sale. Typical turnover is 7 days. Three cars come in per day, two are sold offsite in short order and one is prepped and then sold within a week. Of the 34 cars for sale maybe 20 will be retail and the remainder awaiting pickup by a wholesaler.
6. The concept is place the broad relatively low juniper in front (30" high when planted & 48" when mature) and taller cedar to the rear (8' when planted & 20'+ mature). This is now noted on the plan
7. You are correct the privacy fences should be taller. There are now shown as 8' tall. The base of wood fence sits on the new elevated grade and can stay at 6'
8. Per your previous suggestion there is no longer a sign at the entry
9. Accessible parking is per the general plan

Also note that parking configuration has been updated.

Thank you for your patience in all of this. Please do take a look at revised letter and plans and let us know what further questions and suggestions you might have.

Thanks.

James

James McFadden, Architect
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On Feb 21, 2022, at 5:01 PM, Lane, Roger <lane.roger@countyofdane.com> wrote:

Dear Mr. McFadden,

There are a few items that County Staff are concerned with. The submittal may not address the concerns raised at the public hearing.

1. The lighting design is extremely intense and may cause a nuisance to neighboring residential properties. The exterior light poles are 25 feet tall and the illumination level are over 20-footcandles in areas. To fit into the residential neighborhood, staff would suggest having a maximum of 16-foot poles with a maximum illumination of 5-foot candles. The wall packs are extremely intense.
2. The grading plan shows that there is 3 1/2 feet of elevation difference at the west side of the property. Please provide details to account for the elevation difference. Please note that any alteration of grade within 5 feet of the property line will need additional approvals.
3. The grading plan shows that the floor of the building will need to be raised 1 1/2 feet. A new floor has recently been poured in the building. Please provide information on how the finished floor elevation of the building will be raised to facilitate the grading plan.
4. The Dane County Parking Ordinances requires 3 parking stalls per garage bay for auto repair. The building contains 4 bays and the site plan on shows 7 stalls. Please provide 12 parking stalls for customer/employees. The outdoor vehicle display area does not provide any area for patrons to park. Please provide a designated parking area for patrons.
5. The narrative explains that there will be approximately 20 vehicles delivered weekly to the site. Please explain where all the vehicles will be stored.
6. The site plan shows adequate landscaping for the front of the property. Please provide the height of the evergreens at time of planting.
7. The wood fence or the screen fence does not provide a height of the fences. Please provide height and provide details on the style of screening that will be used. Also, there is a 2 to 4 foot elevation difference between the base of the privacy fence and the base of the finished grade of the car sales area. A 6-foot privacy fence may not be an effective screen. Provide cross-section elevation detail of the west property line showing fence, retaining wall, and car sales area.
8. Site plan C-100 shows a sign at the front of the lot. Is this correct?
9. Handicap parking stall location are different between the civil plans and the general site plan. Please provide clarification.

Roger Lane
Dane County Zoning Administrator

From: James McFadden <james@mcfaddenarchitect.com>
Sent: Friday, February 18, 2022 12:22 AM
To: Allan, Majid <Allan@countyofdane.com>
Cc: Lane, Roger <lane.roger@countyofdane.com>
Subject: Re: Follow up items for Boyer rezoning petition 11791

CAUTION: External Email - Beware of unknown links and attachments. Contact Helpdesk at 266-4440 if unsure

Majid,

With your advice we have updated the materials to include new and / or additional information on storm water management, lighting, screening, signage and the holding tank and have expanded the Letter of Intent.

Please take a look at the attached and let me if you see anything missing, clarified or approved.

Thanks.

James

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On Feb 3, 2022, at 3:42

PM, Allan, Majid <Allan@countyofdane.com> wrote:

Hi James,

Good speaking with you the other day. Below is a list of some of the follow up items we discussed that I understand you and Mr. Boyer will be working on over the next couple weeks.

1. Stormwater management. You mentioned that Burse surveying is working on this for you and that the plans would likely impact your overall site plan due to the relatively small size of the property.
2. Lighting. The county ordinance has the following minimum standard for lighting: *"Except for lighting of the United States flag, any outdoor lighting associated with any permitted or conditional use shall be directed downward and away from adjacent properties and public rights-of-way, and shall be designed to minimize ambient light spill."* There is a similar requirement that applies to parking areas, as well. Given the concerns that have been raised, a lighting plan showing the lighting that will be installed and with photometric showing 0.5 footcandle at property line may be more appropriate. You noted that this is something you should be able to provide from your supplier.
3. Fencing / landscaping. You indicated that you'd be working on a more detailed plan for screening on the western property line. You may want to refer to the ordinance screening requirements and standards, in section [10.102\(12\)](#). Ditto for the requirements that apply to parking areas in section [10.102\(8\)\(d\)9](#).
4. Signage. The proposed 4'x10' internally illuminated sign on a 10-foot pole seems out of character with the neighborhood. Possibly a small monument sign would be better.
5. Updates to site and operations plans. Update the site and operations plans as necessary to add detail regarding stormwater/lighting/screening, etc. Similarly, you mentioned that this could result in changes to the total number of vehicles that may be offered for sale.
6. Sanitary facilities. Please verify with Dane County Environmental Health staff that plans for well and wastewater are sufficient and appropriate based on the use.

As we discussed, the March 8th work meeting of the ZLR committee is when we're looking to take this up again. Please have updated materials submitted no later than Monday, February 28th. I've cc'd Roger in case he has any additional comments or recommendations.

Thanks,
Majid

Please note that the Dane County Planning & Development Department office is currently closed in response to the COVID-19 pandemic.

Staff are working remotely and can be reached via email during regular business hours.
This is the best way to communicate with me.
I will also check my work phone voicemail intermittently throughout business hours.

More information and updates can be found on our website: danecountyplanning.com

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<533 Waterloo Rd Prelim Draft Civil Plans.pdf><533 Waterloo Site 02.15.22.pdf><Letter of Intent Dane Co 02.15.22.pdf>