

Dane County Conditional Use Permit Application

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|----------------------------|---------------------|
| Application Date | C.U.P Number |
| 04/16/2014 | DCPCUP-2014-02274 |
| Public Hearing Date | |
| 06/24/2014 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|---|--|
| OWNER NAME JOSEPH G PASKUS | Phone with Area Code (608) 555-5555 | AGENT NAME LRG LLC | Phone with Area Code (847) 242-3262 |
| BILLING ADDRESS (Number, Street) 13 PINEHURST CIR | | ADDRESS (Number, Street) 2100 FRONTAGE RD. | |
| (City, State, Zip) MADISON, WI 53717 | | (City, State, Zip) Glencoe, Il 60022 | |
| E-MAIL ADDRESS | | E-MAIL ADDRESS shermin@fieldsauto.com | |

| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|----------------------------|---------------|----------------------------|---------|----------------------------|---------|
| ADDRESS OR LOCATION OF CUP | | ADDRESS OR LOCATION OF CUP | | ADDRESS OR LOCATION OF CUP | |
| 6515 Seybold Rd. | | | | | |
| TOWNSHIP MIDDLETON | SECTION 25 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0708-253-8440-7 | | --- | | --- | |

| CUP DESCRIPTION |
|-----------------|
| car wash |

| DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---------------------------------------|-------|
| 10.14(2)(g) | 0.439 |

| | | |
|---|--|--|
| DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | Inspectors Initials DJE1 | SIGNATURE:(Owner or Agent) _____ |
| | | PRINT NAME: _____ |
| | | DATE: _____ |



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o **Written Legal Description of Conditional Use Permit boundaries**
- o **Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.**
- o **Scaled map showing neighboring area land uses and zoning districts**
- o **Written operations plan describing the items listed below (additional items needed for mineral extraction sites)**
- o **Written statement on how the proposal meets the 6 standards of a Conditional Use**

| | | | |
|---------|--------------------------------|---------|---|
| Owner | <u>Joseph and Diane Paskus</u> | Agent | <u>LRG LLC</u> |
| Address | <u>13 Pinehurst Circle</u> | Address | <u>2100 Frontage Road</u> |
| Phone | <u>Madison, WI 53717</u> | Phone | <u>Glencoe, IL 60022</u> <u>847-242-3262</u> |
| Email | <u>paskus@paskus.com</u> | Email | <u>shermin@fieldsauto.com</u> |

Parcel numbers affected: 038/0708-253-8440-7 Town: Middleton Section: 25
 Property Address: 6515 Seybold Road

Existing/ Proposed Zoning District: Existing: C-2 Commercial/Proposed: C-2 Commercial
(with CUP for car wash)

Type of Activity proposed: See attached.

- Hours of Operation
- Number of employees
- Anticipated customers
- Outside storage N/A
- Outdoor activities N/A
- Outdoor lighting N/A
- Outside loudspeakers N/A
- Proposed signs N/A
- Trash removal N/A
- Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: LRG LLC
 By: [Signature]

Date: April, 2014

13830609

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
The addition of an internal, single lane drive-thru car wash will not be detrimental to or endanger the public health, safety, comfort or general welfare. We believe that limiting use of the car wash in the manner set forth on the attached written statement is consistent with adjacent property use and will not increase public traffic beyond that of permitted uses for the property. Redevelopment of existing commercial sites is consistent with applicable comp. plans.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
Use of the property for a car wash will support a nearby auto dealership owned by the applicant and is consistent with the use of adjacent properties for service oriented business including an automobile repair facility, landscaping business, self-storage facility and design studio. Applicable comprehensive plans envision the neighborhood as a long-term commercial corridor.
3. 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.
We believe that use of the property for the conditional use will benefit the normal and orderly development and improvement of surrounding properties as it will be clear that an investment is being made in the area and the property will be routinely repaired and kept in good condition. We believe that use of the property for a car wash will have no negative impacts on surrounding properties.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
We believe that the existing well, sanitary sewer and other existing improvements are adequate for the conditional use.
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
We believe that the conditional use will not result in any more traffic than other permitted uses and the site plan is designed to facilitate an orderly and convenient internal traffic pattern.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
We believe that the conditional use will conform to all applicable regulations of the C-2 Commercial District (no exterior building modifications will be required except for the installation of two (2) overhead doors).

APPLICATION FOR A
CONDITIONAL USE PERMIT

(Town of Middleton, Dane County, WI)

To: Dane County Planning & Development
Town of Middleton

From: LRG LLC
2100 Frontage Road
Glencoe, IL 60022

Date: April 15, 2014

We respectfully submit this application for a conditional use permit to operate a single-lane, drive-thru, indoor car wash to service the automobile sales and repair facility owned by the applicant located at 6624 Seybold Road, Madison, WI. The car wash will not be open to the general public.

1. The Property:

Property located in the Town of Middleton, Dane County, Wisconsin. See legal description attached as Exhibit A.

2. Tax Parcel Number: 038/0708-253-8440-7.

3. Site Plan: see Exhibit B.

4. Written statement:

A. Existing and proposed uses of the property:

1. Existing use: mostly vacant (former commercial photography studio; landscaping business prior to that). The property is currently zoned C-2 Commercial.

2. Proposed use: we seek a conditional use permit under Dane County Ordinance 10.14(2)(g) to allow a car wash.
Additional details:

- The applicant owns a car dealership located at 6624 Seybold Road, Madison, WI. The car wash would be utilized by the dealership.

- The car wash would not be open to the general public and instead will be used to wash dealer inventory and customer vehicles that are being repaired or maintained by the dealership.
- Exterior modification to the existing building located on the site would be limited to the installation of two (2) overhead doors as depicted on the Site Plan.

B. Existing uses of all neighboring properties.

South: Commercial retail condominium.
 North: Landscaping business; Window design center.
 East: Warehouse (Rainbow Play Systems)
 West: Automotive service/repair.

C. Time schedule for development: upon acquisition of property and receipt of all permits (late summer or Fall, 2014).

D. Reasons why property is suitable for the proposed use:

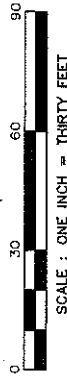
- Vicinity to existing car dealership which will be the primary user.
- Limited building modifications required to repurpose an underutilized and mostly vacant property.
- Proposed use is consistent and compatible with adjacent property uses.

E. Number of employees and hours of operation.

1. Number of employees: approximately 5.
2. Hours of operation: Monday to Thursday 7:30 a.m. to 8:00 p.m.; Friday 7:30 a.m. to 6:00 p.m.; Saturday 9:00 a.m. to 5:00 p.m.



DIGGERS HOTLINE
 Dial 800 or (800) 242-8644
 www.DiggersHotline.com



- NOTES:**
1. Site Address: 6515 Seybold Rd., Town of Middleton, WI Tax Parcel Number: 038/0708-253-8440-7
 2. Description: ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 4271, AS RECORDED IN VOLUME 18 OF CERTIFIED SURVEY MAPS, ON PAGES 133-135, AS DOCUMENT NUMBER 1816974, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.
 3. By graphic plotting only, this parcel is located in a non-printed area of Flood Insurance Rate Map Community Panel Number 55025C0415G.
 4. Site was snow covered at date of survey, limits of pavement were not discernable.

Burse
 Surveying and Engineering, Inc.
 1400 W. Main Street, Suite 200
 Madison, WI 53703
 Phone: (608) 261-0200
 Fax: (608) 261-0202
 www.burseengineering.com



PROPOSED CAR WASH

6515 Seybold Road
 Madison, WI 53717

LG LLC
 2100 Portage Road
 Glencoe, IL 60022

| PROJECT # | DATE | BY | REVISION |
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LEGEND

- OVERHEAD UTILITY
- BURIED GAS MAIN
- BURIED TELEPHONE
- BURIED ELECTRIC
- AIR CONDITIONER
- GAS METER
- ELECTRIC METER
- TELEPHONE PEDESTAL
- UTILITY POLE
- GUY WIRE
- MAILBOX
- SANITARY SEWER MANHOLE
- WELL
- IRON ROD FOUND (1" DIA.)
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () RECORDED AS

