

## Letter of Intent

From: McFadden & Company  
380 West Washington Avenue  
Madison, Wisconsin 53703  
608.251.1350 – james@mcfadden.com



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

Date: February 26, 2022

Project: 533 Waterloo Road

### Reason for Request:

533 Waterloo (currently SFR-08) and 531 (HC) are functionally interdependent. They share a single private drive and both have structures that constructed for commercial purposes.

The intent is to rezone 533 Waterloo from SFR-8 to HC to bring it in line with 531 Waterloo to make the improvements to the site and the existing structure necessary to support a small 34 vehicle used car dealership.

### Neighborhood Characteristics:

There are six properties located between Waterloo Road to the north and Karem Road to the south sharing a private drive. They collectively supported a now shuttered rendering operation.

533 Waterloo, the subject parcel, is 0.623 acre in area and currently has a 2,535 SF open sided pole barn built as an equipment shed.

531 Waterloo has six commercial buildings showing varying degrees of neglect on 2.2 acres.

529 Waterloo has a single-family home owned and occupied by the applicant on a 0.6-acre property. It recently expanded and remodeled.

527 Waterloo is 1.1-acre property with an existing rental duplex owned by the applicant.

Immediately to the south on 534 Karem Drive. is single family residence on a 1.9-acre property.

To the immediate east is a currently undeveloped 6.2-acre property owned by St Mary's Cemetery

#### Operational Narrative:

The business will be conducted between the hours of 9:00 AM and 5:00 PM Monday through Saturday. It is anticipated that there will be four or six customer visits per day and one or two full time employees on site at one time in addition to the owner.

Approximately three vehicles will arrive on site daily, a third by truck and remainder driven in. These will be inspected on arrival and a determination made to service them for retail sale (a third) or for transport off site to a wholesaler or disposal (two thirds). The vehicles retained will be repaired and detailed. This typically takes three days. The prepped vehicles will be put on the sales lot where they will be sold within a week. It is anticipated that when fully operational there will be 20 to 24 vehicles on site for retail sale at any one time. The remainder of the parking stalls will be for vehicles awaiting transport off site.

More than 4,000 SF of land will be disturbed. The erosion control and storm water management plans that include a new bioretention basin prepared by Burse Surveying & Engineering are attached.

The property is not served by municipal water or sewer. A new well has been drilled on the 529 Waterloo property to serve the single-family residence at 529, the duplexes 525 & 527 as well as the subject property 533 Waterloo. A holding tank will be installed adjacent to the sales office/service garage. A letter from Madison & Dane County Public Health attesting that a holding tank is the only suitable system for this property is attached.

The property will be accessed via a new twenty-foot wide driveway entry off of Waterloo.

Two parking lots are proposed. There will be a sales lot between Waterloo and the shop sized for 38 vehicles of which three spaces one accessible are for customers and a second secured lot behind the sales/service building for the storage of vehicles being serviced.

New site lighting will be installed. The sales lot will have four pole mounted fixtures and the storage lot three additional three building mounted wall packs. The driveway will be lighted a single pole mounted fixture All fixtures will be LED sharp cut off. Please see attached Lighting Plan and fixture cut sheets.

The business will be screened from the residences to the east with a new decorative concrete block wall and the residentially zoned property to the south with a privacy fence. The two parking lots will also be screened from the Cemetery property to the west by eight-foot privacy fences. The two refuse dumpsters will be enclosed with a six-foot wood fence. New trees will be planted to the north of the sales lot to provide screening from Waterloo. Please see the Screening Plan attached

A four by eight-foot sign will be mounted on the north side of the sales/service building.

The business will deal exclusively with late model intact vehicles. Other than a small number of batteries which will be stored inside and recycled will be no hazardous materials on site.