



Location
801 Atlas Avenue

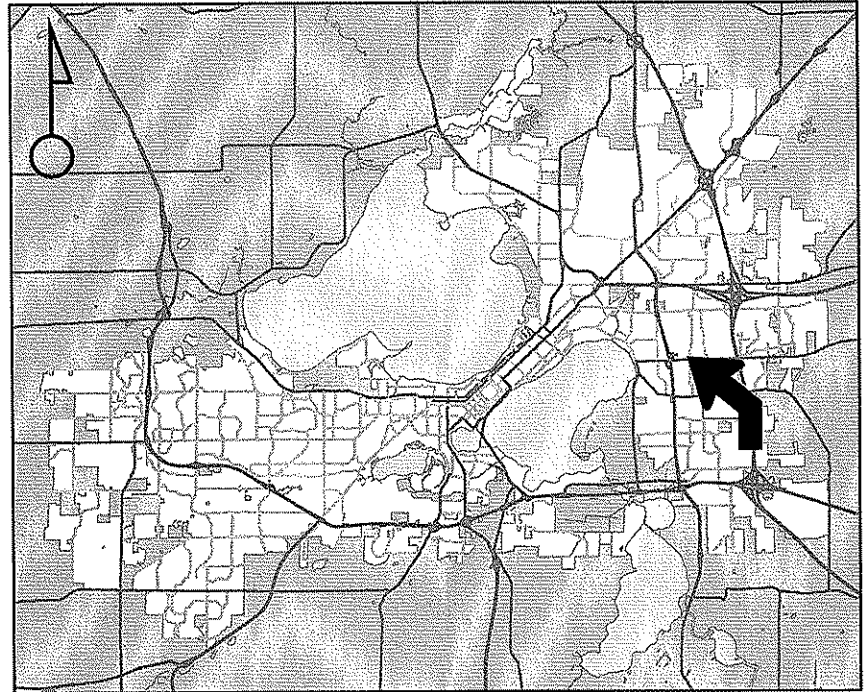
Project Name
Family Auto Sales

Applicant
John DuBois /
Lee Loveall - Family Auto Sales

Existing Use
Automobile Services

Proposed Use
Automobile Sales in the
M1 Zoning District

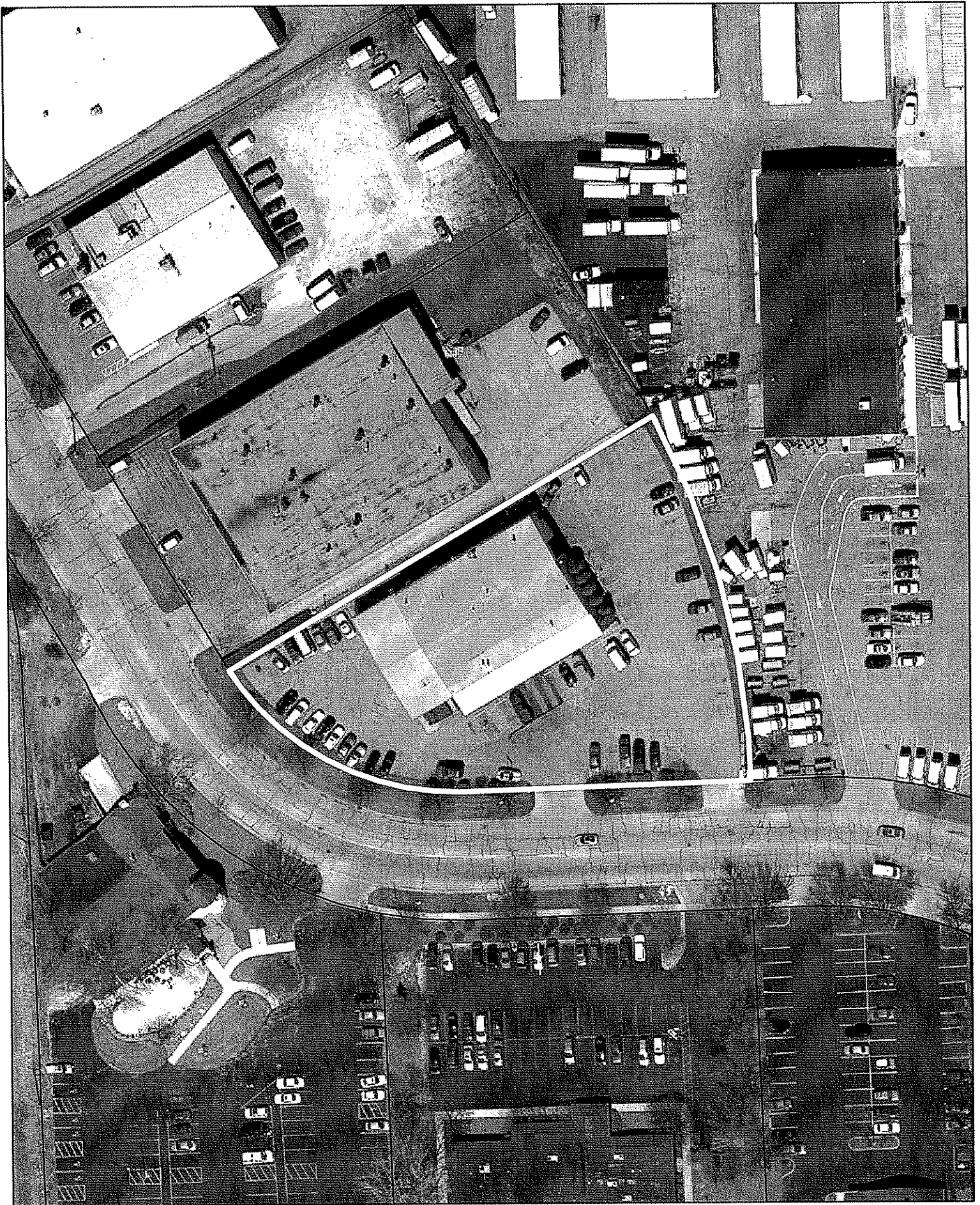
Public Hearing Date
Plan Commission
24 March 2008



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid	<u>\$550.00</u> Receipt No. <u>88061</u>
Date Received	<u>1/9/08</u>
Received By	<u>JLK</u>
Parcel No.	<u>0710-091-0607-4</u>
Aldermanic District	<u>3-Lawson Chase</u>
GQ	<u>OK</u>
Zoning District	<u>M1</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>N/A</u>
Alder Notification	<input checked="" type="checkbox"/> Waiver <u>1/9/08</u>
Ngrhd. Assn Not.	Waiver <u>2/3-08</u>
Date Sign Issued	<u>1/9/08</u>

1. Project Address: 801 Atlas Ave Suite "C" Project Area in Acres: _____

Project Title (if any): _____

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Lee Loveall JR Company: Family Auto Sales
 Street Address: 123 Sioux DR City/State: Edgerton, WI Zip: 53534
 Telephone: (608) 241-5800 Fax: (608) 884-7228 Email: theFNPAINTER@aol.com

Project Contact Person: Lee Loveall JR Company: Family Auto Sales
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): John DuBois
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: need conditional use for used CAR SALES office

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.

Filing Fee: \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of the: CITY Comprehensive Plan, which recommends: Industrial use for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Ald. Karen Chase waives 30-day, 2-7-07 (mt)

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner _____ Date _____ | Zoning Staff Pat Anderson / Matt Tucker Date 1-2-08

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Lee Loveall Jr Date 1-9-08

Signature [Signature] Relation to Property Owner Business Associate

Authorizing Signature of Property Owner [Signature] Date 1/9/08

January 8, 2008

Letter of intent to the city of Madison Planning Commission

RE;

801 Atlas Ave Suite "C"

We are respectfully requesting a conditional use permit for the property known as 801 Atlas Ave. Suite "C" in the city of Madison. The property is in a mixed industrial and commercial/retail area. The building is split into three sections with the other two sections housing DuBois Auto Clinic in Suite "A", Attention to Detail automotive cleaning in Suite "B", and the proposed area suite "C" which has been vacant since the last tenant a computer company left several years ago. The entire facility is in excellent condition as it has been well maintained and cared for by its owner John DuBois since the mid 1970's.

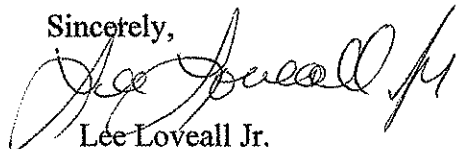
The proposed area will be for used auto sales which is a great fit with the current businesses already there. I expect to sell about 13 to 18 vehicles per month, and would want to have about 15 to 20 vehicles on display for sale. I also operate the business in suite "B" which is a auto detail shop, and have the ability to house about 10 vehicles inside that area for the night if needed. I anticipate having two employee's plus my self at this location. The hours of operation will be from 9am to 6pm Monday thru Saturday. There will be no business conducted on Sunday since it is illegal to sell vehicles on Sunday.

The total space I would occupy if approved would be 5700 square feet of 9900 sq. ft. building. There are a total of 63 parking spaces for the entire property, with two of them being handicapped spaces.

We are looking to occupy as soon as possible since there is no construction required to meet our needs, and we believe that the proposed business is well suited to the existing businesses and area.

The main contact person for the project is my self Lee Loveall Jr (608) 575-9580.

Sincerely,



Lee Loveall Jr.



Paul P. Farnsworth
6/22/78

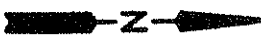
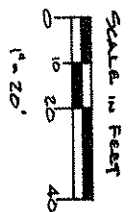
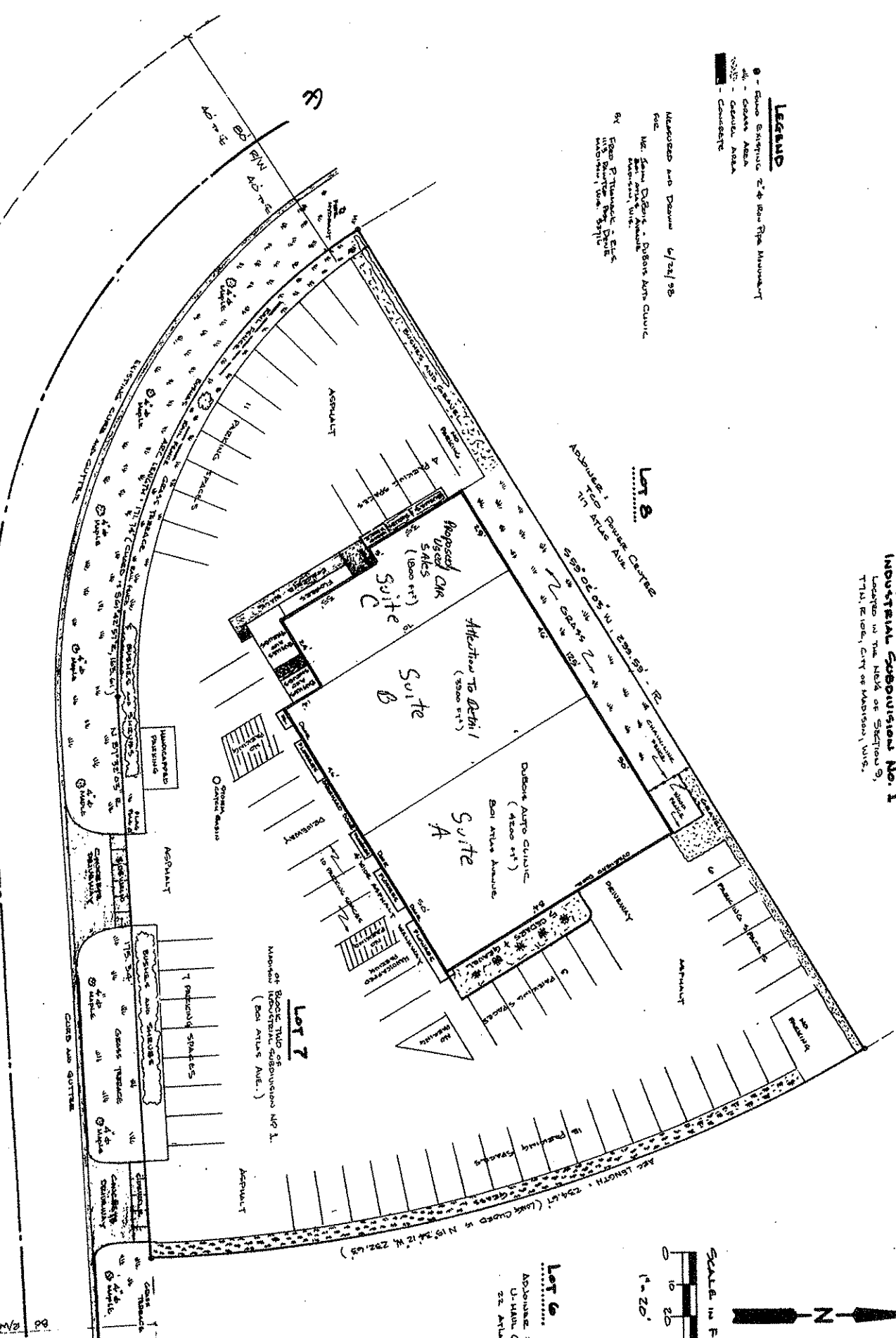
LEGEND

○ - Stone Structure 2' to 100' from Monument
 △ - Gravel Area
 ▨ - Gravel Area
 ▩ - Concrete

Measured and Drawn 6/22/78
 by NE. Glenn D. Berg, - Survey Area Curv
 RE. Glenn D. Berg, - Survey Area Curv
 RE. Glenn D. Berg, - Survey Area Curv
 RE. Glenn D. Berg, - Survey Area Curv
 RE. Glenn D. Berg, - Survey Area Curv

Lot 7 at Block Two of Madison Industrial Subdivision No. 1
 Located in the NE 1/4 of Section 9,
 T14N R10E, City of Madison, Wis.

ATLAS AVENUE



10

From: Cnare, Lauren <district3@cityofmadison.com>

To: THEFNPAINTER@aol.com

Subject: RE: 801 ATLAS AVE COND. USE PERMIT

Date: Wed, 9 Jan 2008 9:38 am

Hi, Lee:

Thank you for the detailed response. You have done some excellent planning! As a Plan Commission member, I have noticed that car sales lots can generate a fair amount of opposition, although mostly when they are placed nearby neighborhoods.

It might be helpful to you to review some of the conditions placed on other like businesses, such as hours, storage of vehicles, outdoor sound (music, paging) hours of working on them (assuming some cars you buy for re-sale may need work), and even limits of where test drives occur. Clearly, some of these things may not apply to you, but it would good to have an awareness since some of the conditions may be requested to be placed on your business, too.

I am glad to see an empty business filled - that's always a good strategy!

I also encourage you and Mr. DuBois to talk to adjacent business owners - no one likes a surprise - and if there are any objections, we can address them now and prevent any hurdles during approval.

Let's talk soon!

Lauren Cnare
Alder, District 3
226-0987 (office phone)
district3@cityofmadison.com (office e-mail)

From: THEFNPAINTER@aol.com [mailto:THEFNPAINTER@aol.com]

Sent: Mon 1/7/2008 9:17 PM

To: Cnare, Lauren

Cc: THEFNPAINTER@aol.com

Subject: 801 ATLAS AVE COND. USE PERMIT

Hi Lauren,

This e-mail is in response to our phone conversation earlier today concerning the property know as 801 Atlas ave. suite "C". I originally talked to you about this property last year at about this same time. This suite has been empty for a few years now, and I believe a car lot would be a great fit with the already existing businesses at this location. Since the last time we spoke I have taken over the auto detailing shop in the same building, but in suite "B". It is my wish to open a used car lot at the suite "C" location.

I would like to display about 15 to 20 vehicles for sale here. I have room to store about 8 to 10 vehicles inside the detail shop. The hours of operation would be from 9am to 6pm Monday thru Saturday. I expect to sell about 13 to 18 vehicles per month. I have several years of experience in this field and would like the opportunity to be a vital productive part of the business community in this area.

The owner of the property John DuBois has been @ this location since the mid 1970's and has a very good looking facility. Both John and I are respectfully asking for your help in turning this part of the building back into a useful piece of property instead of a vacant store front facing the exit from Stoughton Rd to Cottage Grove Rd like it has been for so many years now. John and I are planning on going to the zoning office before Wednesday, January 9th at noon to apply for the conditional use permit.

Thank you for your time and consideration in this matter, if you have any questions that were not addressed in this e-mail please feel free to contact me at 608-575-9580.

Sincerely,
Lee Loveall Jr.

Start the year off right. Easy ways to stay in shape in the new year.