



Location
911 Stewart Street

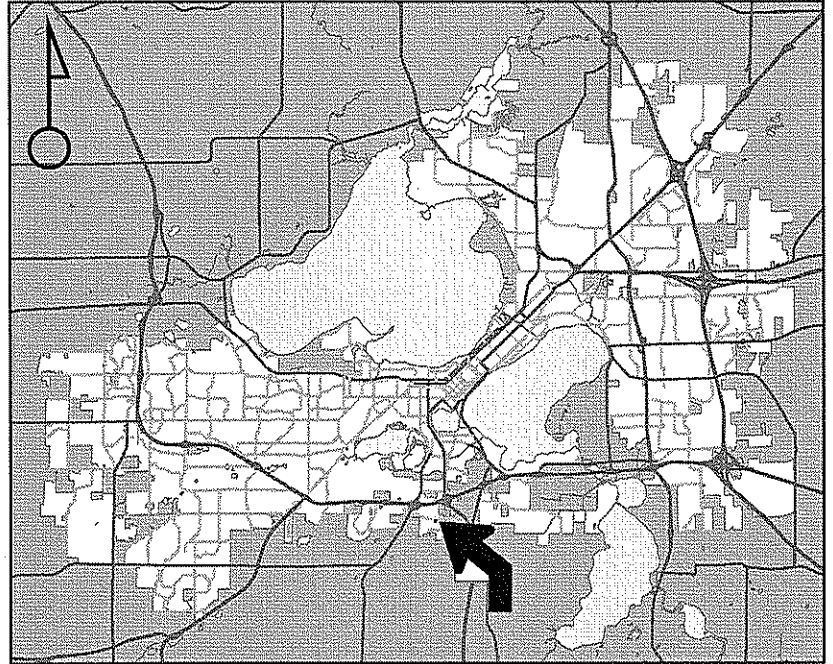
Project Name
Top Deal Auto Sales

Applicant
Fair Crest Management/Michael Hanna -
Top Deal Auto Sales, LLC

Existing Use
Auto Repair Shop

Proposed Use
Auto Sales in the M1 Zoning District

Public Hearing Date
Plan Commission
10 May 2010



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 27 April 2010





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.

FOR OFFICE USE ONLY:	
Amt. Paid	\$550 ⁰⁰ Receipt No. 108440
Date Received	3/23/10
Received By	JL
Parcel No.	0609 022 02055
Aldermanic District	14 Tim Bruer
GQ	OK
Zoning District	M1
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	NA Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text NA
Alder Notification	Waiver 3/19/10
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	3/23/10

1. Project Address: 911 Stewart Street 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 checked="" type="checkbox"/> Rezoning from <u>M1</u> to <u>L3</u>	<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: Michael Hanna Company: TOP DEAL Auto Sales, LLC
Street Address: 911 Stewart Street City/State: MADISON, WI Zip: _____
Telephone: (608) 237-1408 Fax: (608) 237-1771 Email: TOPDEALAUTOSALES LLC @HOTMAIL.CO

Project Contact Person: Same AS ABOVE Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): Four Crest Management
Street Address: 1865 Northport Dr Unit #B City/State: MADISON, WI Zip: 53704

4. Project Information:

Provide a general description of the project and all proposed uses of the site: _____
would like to use the above stated address as a Auto dealership and repair shop

Development Schedule: Commencement _____ Completion _____

CONTINUE →

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:
 - 14 ↑ **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: _____ Plan, which recommends: _____ 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:
 - _____

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 Heather Stouder Date 3-17-10 | Zoning Staff PATRICIA ANDERSON Date 3/17/10

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

Printed Name TOP DEAL AUTO SALES, LLC Date 3-23-10
 Signature [Signature] Relation to Property Owner TENANT

Authorizing Signature of Property Owner [Signature] Art Luetke Date 3/23/10
agent for Stewart Street Rentals

Top Deal Auto Sales, LLC
911 Stewart Street
Madison, WI 53713
608-237-1408 (Ph)
608-237-1771 (Fax)

To Whom It May Concern:

We at Top Deal Auto Sales, LLC are currently in the automotive repair business and would like to pursue a conditional use permit to extend our business to automobile sales and service at our current address mentioned above. We are currently zoned as M1. Our occupied space is currently 1850 sqft of shop area and another 800 sqft of office area. Our current business hours are 10am to 6pm Monday through Friday. Saturday from 9am to 5pm and Closed on Sunday.

Our landlord Fair Crest Management, LLC has allotted us five parking spaces directly in front of the building and a display area as well that is able to hold four vehicles that we would like to offer for sale at any given time.

Customers are able to park at the off street parking available. Current uses on part of the parcel we currently occupy are construction (rear of the lot), automotive repair (front of the lot), sign and general misc companies (rear of the lot).

We currently employ two people as well as over a dozen sub contractors for varies types of services including but not limited too: Body Shops, Vehicle Detailing Services, Windshield Replacement, Dent Removers, etc.

Thanks in advance for your time and consideration for this matter.
Feel free to contact me with any additional question you may have.

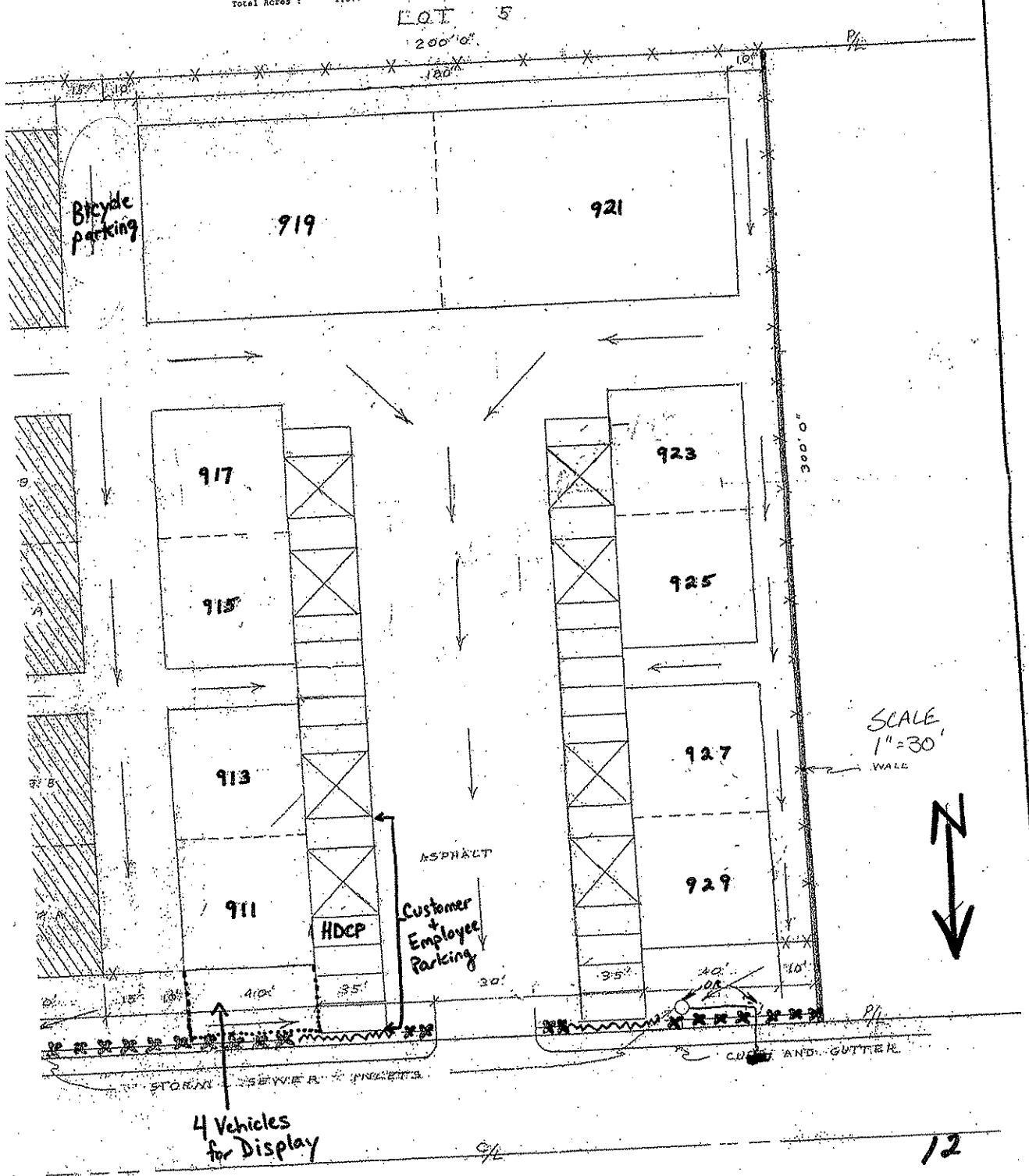


Michael Hanna - Owner
(608) 279-5573

3-23-10

Date

** Dane County, WI ** Parcel ID : 0609-022-0205-5
 Prop Addr: 911 STEWART ST Municipality : C MADISON
 Owner : STEWART STREET PARTNERS Data Rvd : 09/12/2002
 <<< PROPERTY INFORMATION >>>
 Prop Addr : 911 STEWART ST WI 53713
 City/State/Zip : MADISON MI 53713
 Owner : STEWART STREET PARTNERS
 Co-Owner :
 Owner Addr : 1865 NORTHPORT DR # B WI 53704
 City/State/Zip : MADISON MI 53704
 Prop Class : B COMMERCIAL Class 1: B COMMERCIAL Acres: .000
 Prop Use : WAREHOUSE 1 STORY Class 2: Acres: .000
 Municipality : C MADISON Class 3: Acres: .000
 Total Acres of Other Classes: .000
 Total Acres : 1.277
 Elem School : THOREAU
 Midd School : CHEROKEE
 High School : WEST
 School Dist : MADISON METRO



Stouder, Heather

From: Harry [phoenixforeigncars@yahoo.com]
Sent: Tuesday, May 04, 2010 6:21 PM
To: Stouder, Heather
Subject: 911 Stewart Street conditional use permit

Hi Heather,

Thanks for returning my call today regarding the proposal to grant a conditional use permit to my neighbor @ 911 Stewart Street for auto sales @ that address. I called with two points of concern: (1) that any change in use not increase the stress on the already limited parking situation in our shared lot which serves eight rental units of which 911 is only one, and (2) that the ingress and egress traffic situation not be made more dangerous due to a higher volume of traffic. This has been a scene of several accidents this last year due to the poor visibility leaving the parking lot onto Stewart Street which still allows curbside parking for this, and only this area of Stewart Street and Greenway Cross combined. Perhaps a curb parking restriction, such as the rest of the street has, would solve this problem entirely. I would be strongly supportive of such a change. Otherwise I have no objection to the granting of a new use to this business at this address - 911 Stewart Street.

Sincerely,

Harry Harrison dba Phoenix Foreign Car Service, 929 Stewart Street, Madison.