



City of Madison

Conditional Use

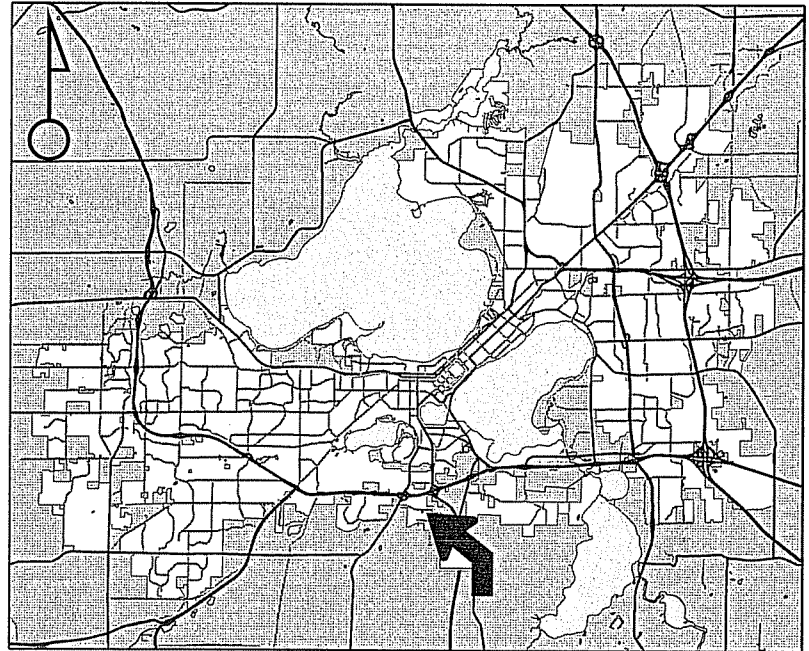
Location
945 Stewart Street

Applicant
Stewart Street Rentals/Hector Avila Rios-
Chava's Auto Mechanics, LLC

Existing Use
Automobile repair shop

Proposed Use
Establish an auto sales business in
M1 Limited Manufacturing District

Public Hearing Date
Plan Commission
19 December 2011

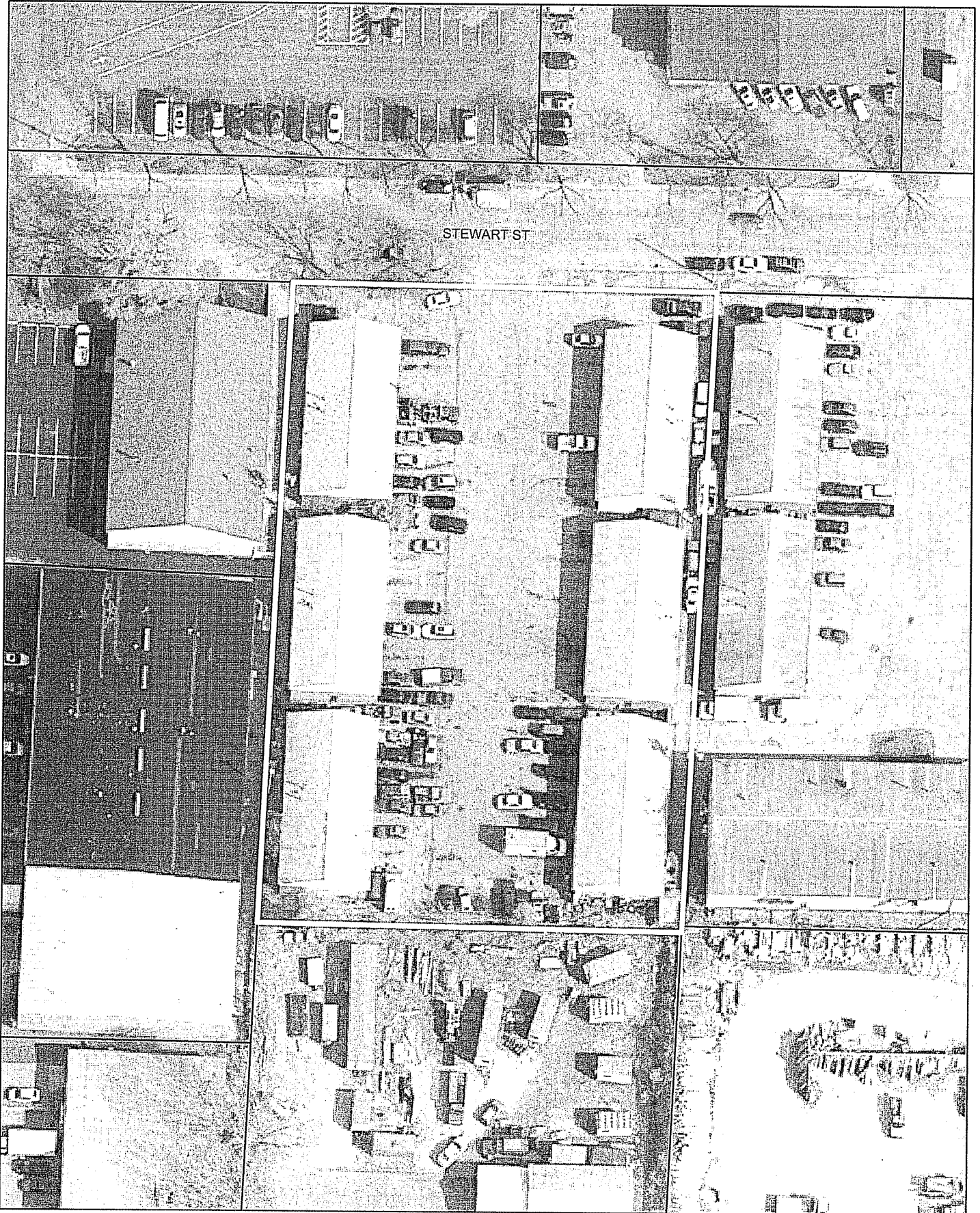


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 December 2011





OWNER SIGNED APP REC'D 10/25/11
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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:

Amt. Paid \$550.00 Receipt No. 125571
 Date Received 10/5/11
 Received By JLK
 Parcel No. 0609-022-0206-3
 Aldermanic District 14 Tim Bruer
 GQ OK
 Zoning District M1

For Complete Submittal

Application Letter of Intent
 IDUP NA Legal Descript. _____
 Plan Sets Zoning Text NA
 Alder Notification _____ Waiver _____
 Ngrhd. Assn Not. _____ Waiver _____
 Date Sign Issued 10/5/11

1. Project Address: 945 Stewart Street Project Area in Acres: _____

Project Title (if any): _____

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. Plan <input type="checkbox"/> Amended Spec. Imp. Plan
<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: Hector Avila Rios Company: Chava's Auto Mechanics LLC
 Street Address: 945 Stewart Street City/State: Madison, WI Zip: 53713
 Telephone: (608) 277-0061 Fax: () Email: Chavasauto@yahoo.com

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

Property Owner (if not applicant): Stewart St rentals / by Faircrest Management, Agent
 Street Address: 1865 Northport Dr Unit B City/State: Madison, WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: would like to use the Above street address as a Auto dealer and Auto mechanic shop

Development Schedule: Commencement _____ Completion _____

THE INFORMATION CONTAINED
 HEREIN IS UNCLASSIFIED
 DATE 03-03-2011 BY 60322
 60322/UC/BAW/STP/STP

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 including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- + **Filing Fee: \$550** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- + **Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

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: COMPREHENSIVE PLAN Plan, which recommends: INDUSTRIAL DEVELOPMENT for this property.
- + **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
TIM BEUER
 - 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: KEVIN FROST Date: 9/8 Zoning Staff: MATT TUCKER Date: 9/8/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Heather V. Arico 669-7796 Date 9-8-11
 Signature [Handwritten Signature], agent Relation to Property Owner managing agent 20 years
 Authorizing Signature of Property Owner [Handwritten Signature], agent Date 10/21/11

+ Effective April 27, 2009

FAIRCREST MANAGEMENT
1865 NORTHPORT DR STE B
MADISON, WI 53704-3027

Letter of Intent for Land Use Application

To Whom It Concerns

I, Hector Avila Rios, would like to open an used car dealership at 945 Stewart Street, Madison, WI 53713. I already run an auto repair shop at this address. The business is called Chava's Auto Mechanics LLC. There would be only be like 1 to 2 cars for sale at a time. I just want to sell enough car to help my repair shop make more money. There will be no changes to the building for it is already step up as a repair shop and a small auto dealership.

I plan on having no employees at this time. The hours of operation is Monday thru Friday 9am to 7pm. I will be closed Saturday and Sunday. The building is 1600 square feet. There are 3 parking spaces.

Respectfully

Hector Avila Rios

CITY OF MADISON			
PARKING FACILITIES APPROVED		Conditionally	Date
Zoning	R.M. Zoning		7/11/80
Plan			
Traffic Eng.	J. Jackson		7/1/80
Police			
City Eng.	Arnold E. Miller		3/11/80

EXISTING ELEVATION
 PROPOSED ELEVATION
 PROPERTY LINE
 ELEVATION TOP OF EXISTING RETAINING WALL

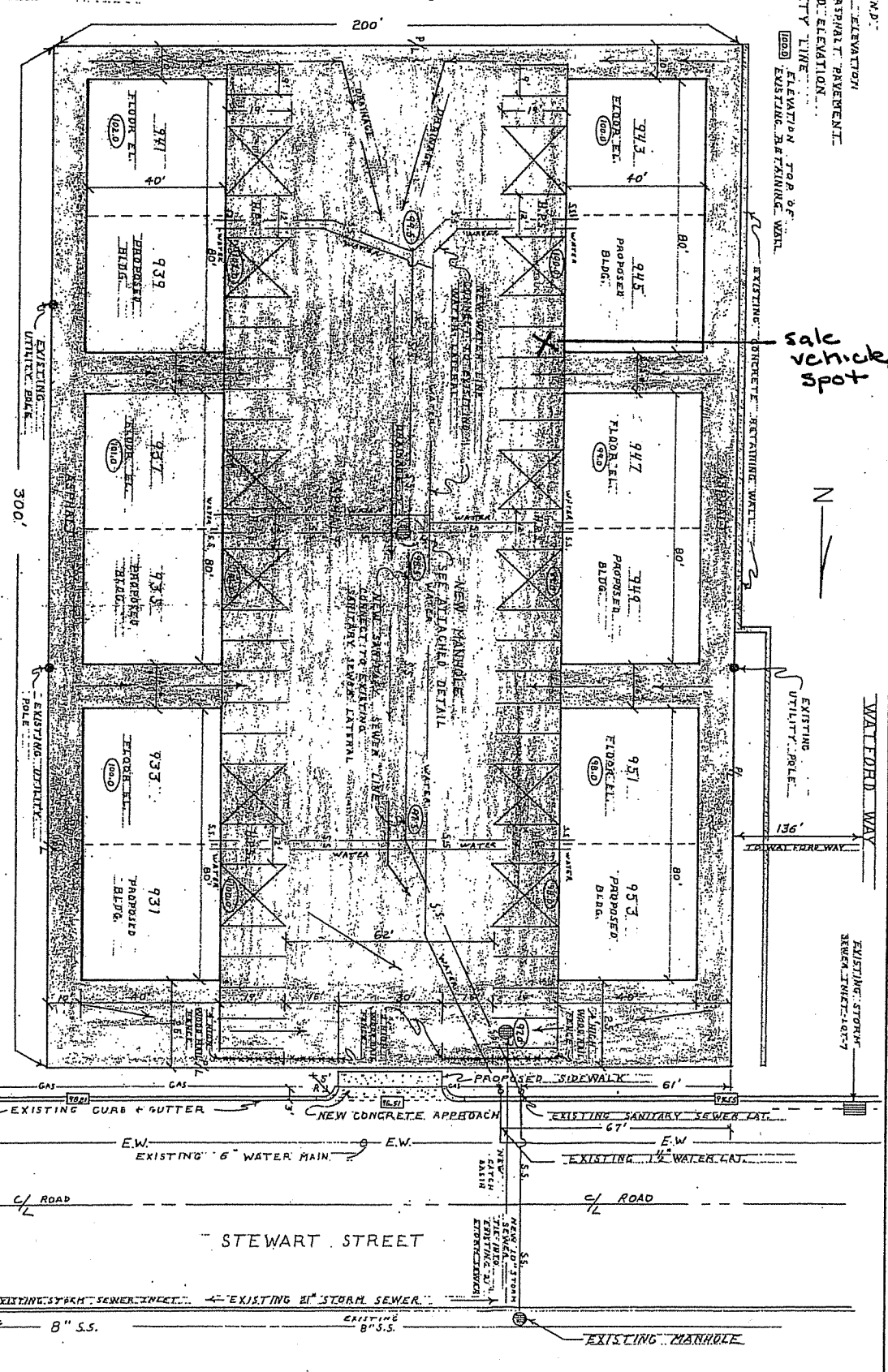
ELEVATION TOP OF RETAINING WALL
 929 STEWART ST. LOT 5

TOTAL PARKING 6 BUILDINGS
 38 SPACES INCLUDING 6 HANDICAPPED
 NOTE: ALL PARKING SPACES ARE
 30' WIDE EXCEPT 6 HANDICAPPED
 SPACES WHICH ARE 12'0" WIDE
 DEPTH AS INDICATED

NOTE: ENTIRE DRIVE AND
 PARKING AREA 6' CRUSHED
 ROCK WITH 2" ASPHALT
 SURFACING WITH SLOPE
 TO EXISTING BASIN

ELEVATION
 944 STEWART ST. LOT 5

ELEVATION
 944 STEWART ST. LOT 5



PLOT PLAN LOT-6	
WATSON COMMERCIAL + INDUST. PLAT.	
SCALE: 1" = 20'	APPROVED BY:
DATE: 11-21-78	REVISION:
JOE DANIELS CONSTRUCTION CO. INC.	
901 STEWART ST. MADISON, WIS. 53713	
DRAWING NUMBER	
1	